

# True North Commons Urban Renewal Plan

Colorado Springs, Colorado

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Prepared for:

Colorado Springs Urban Renewal Authority (CSURA) and  
City of Colorado Springs City Council

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# True North Commons Urban Renewal Plan

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Colorado Springs 2016-2020 Strategic Plan

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# True North Commons Urban Renewal Plan

City of Colorado Springs, Colorado

## 1.0 Introduction

### 1.1 Preface

This True North Commons Urban Renewal Plan (herein referred to as the "**Plan**" or "**Urban Renewal Plan**") has been prepared for the City of Colorado Springs (herein referred to as the "**City**"), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (herein referred to as the "**Act**"). Its administration and implementation will be carried out by the Colorado Springs Urban Renewal Authority (herein referred to as the "**Authority**", "**CSURA**" or the "**Authority Board**"), in cooperation with the **City**, affected property owners, and **Business Interests**.

### 1.2 Findings

As required by §31-25-107(4)(g) of the **Act**, this **Urban Renewal Plan** will afford maximum opportunity, consistent with the sound needs of the **City**, for the redevelopment of the **Urban Renewal Area** by private enterprise.

It is the intent of **City Council** in adopting this **Plan** that the **Authority** exercise all powers authorized in the **Act** which may be necessary, convenient or appropriate to accomplish the objectives of this **Plan**, except that the use of the power of eminent domain is not authorized. It is the intent of this **Plan** that the **Authority** may exercise all such powers as may now be possessed or hereafter granted for the elimination of qualifying conditions in the **Area**.

Powers conferred by the **Act** are for public uses and purposes for which public money may be expended and police powers exercised. By its approval of this **Plan**, the **City** hereby makes the legislative determination that the **Plan** is in the public interest and necessary for the public health, safety and welfare.

An urban renewal area is one or more parcels and related improvements adversely impacted by the presence of factors defined by the **Act**, that are appropriate for authorized undertakings and activities, and eligible for funding with resources of the **Authority** if deemed consistent with objectives expressed in a plan for the area. An urban renewal designation is made by the board or council of the municipality where the area is located, and based on a finding that conditions exist which "substantially impair or arrest the sound growth of the

municipality, or constitute an economic or social liability; and is a menace to the public health, safety, morals or welfare.”

The True North Commons Urban Renewal Plan Area Conditions Survey (herein referred to as the "**Survey**"), prepared by Ricker|Cunningham in November 2018, and presented to the **Authority** under separate cover, demonstrates that the True North Commons Urban Renewal Area (herein referred to as the "**Area**" or "**Urban Renewal Area**" or "**True North Commons Urban Renewal Area**") suffers from conditions consistent with factors defined in the **Act**, and does so at a threshold eligible for a finding of blight. Specifically, the **Survey** found evidence of seven (7) of the 11 total possible factors present at varying degrees of intensity, but all at levels considered consistent with what is contemplated by the statute. A description of conditions either observed or identified is presented below in Section 4.0.

### 1.3 Urban Renewal Area Boundaries

The **True North Commons Urban Renewal Area** is located along the northern border of the City of Colorado Springs in El Paso County, within the United States Air Force Academy (USAFA) federally owned property. (See Figure 1.) Its boundaries may generally be described as including land located north and south of Northgate Boulevard, near the northwest and southwest quadrants of Northgate Boulevard and Interstate 25 (I-25). It is comprised of two individual parcels totaling approximately 39 acres, and the adjacent Northgate Boulevard right-of-way. Once part of a larger tract totaling 11,265 acres, the subject properties were annexed into the city during the early part of 2019. (See Figure 2.) At that time, they were also rezoned from El Paso County Residential Rural (RR-5), to the city's Planned Unit Development (PUD) classification.

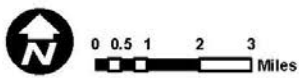
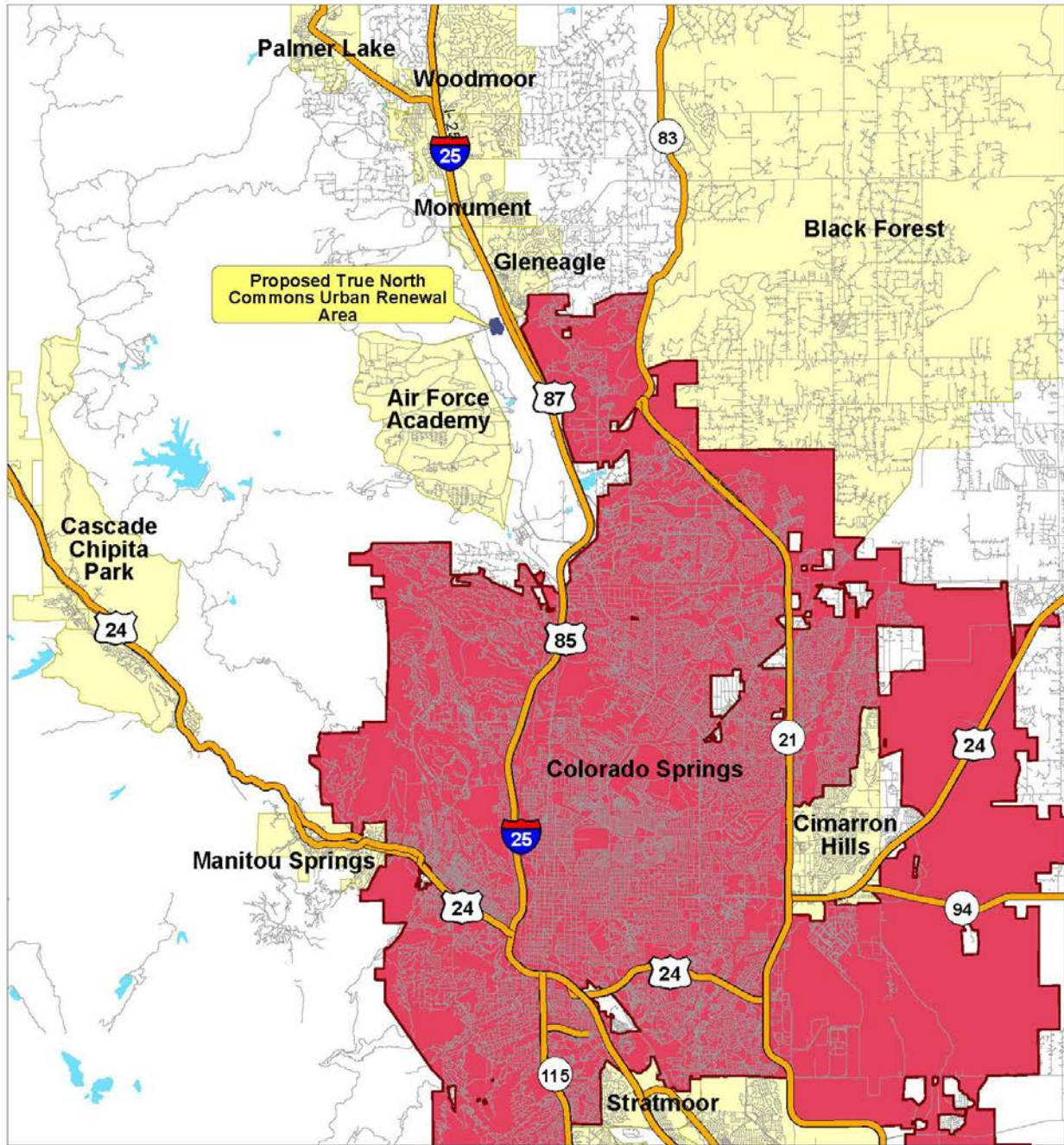
### 1.4 Ownership and Development Team

Parcels located in the **Area** are owned by the United States Air Force (USAF). While subdivided and annexed into the city of Colorado Springs, they will continue to be owned by the USAF, and leased to and developed by Blue & Silver Development Partners, LLC, a private sector development team selected following issuance of a solicitation pursuant to applicable federal law in 2017, or its successors and assigns.

### 1.5 Zoning Classifications

A description of the Planned Unit Development classification is provided below, as defined in the City of Colorado Springs Municipal Code, last updated by

Figure No. 1: Regional Context Map



SOURCE: US Census and ESRI  
Date: Monday, December 03, 2018

■ Proposed True North Urban Renewal Area  
■ Colorado Springs Municipal Boundary



Ricker|Cunningham



Figure No. 2: True North Commons Urban Renewal Area Boundaries Map



SOURCE: US Census and ESRI  
Date: Monday, December 03, 2018

 True North Commons URA  
 Colorado Springs, CO



Ricker|Cunningham

ordinance 18-53 passed May 22, 2018 (herein referred to as the “**Municipal Code**”).

### Planned Unit Development (PUD)

#### Purpose

To implement the Comprehensive Plan of the City of Colorado Springs by promoting development that is characterized by a variety of mutually supportive and integrated residential and nonresidential land uses. To allow for a variety of residential, commercial, office and industrial land use types and encourage appropriate mixed-use developments. This zone district is intended to provide the means through which land may be developed with an overall unified approach.

The district encourages flexibility in design to create a better living environment, to preserve the unique features of the site and to provide public services in a more economic manner.

To encourage flexibility, innovation of design and a variety of development types that will improve the quality of physical development over that normally achieved through the application of the City's standard single use zones.

To provide a clear and reasonable plan for the phased development and completion of proposed development, consistent with the Comprehensive Plan for the City of Colorado Springs. (Ord. 03-110; Ord. 03-190)

#### Requirements

The land use types and mix, intensity and density of the development are defined by and through the establishment of the PUD zone district. Specifically allowed residential and nonresidential land uses will be determined by the PUD concept plan or PUD development plan. Development standards including signage are determined by the PUD concept plan, or the PUD development plan. (Ord. 03-110; Ord. 03-190; Ord. 09-70; Ord. 12-68)

## 1.6 Future Land Use Designations

Because the subject properties were previously located in unincorporated El Paso County, and federally owned, no future land use designations have been assigned by either El Paso County or City of Colorado Springs.



## 1.7 Public Notification

Official meetings required by the **Act** were conducted as follows. The **CSURA** considered the **Plan** on December 12, 2018 at a regular meeting of the **Authority**. The **Planning Commission** reviewed the **Plan** on \_\_\_\_\_, 2019, and determined it was consistent with PlanCOS, the City of Colorado Springs Comprehensive Plan adopted January 2019 (herein referred to as the "**Comprehensive Plan**"). The Colorado Springs City Council (herein referred to as "**City Council**") considered and accepted the findings of blight documented in the **Survey**, and adopted the **Plan**, at a public hearing on \_\_\_\_\_, 2019.

## 1.8 Statutory Compliance

In compliance with the **Act**, a notice of the hearing including its time, date, and location, appeared in the Colorado Springs Gazette, the community's designated legal newspaper of general circulation. The notice also included a description of the Plan's purpose, **Area's** boundaries, and the scope of the **Urban Renewal Project**. In addition, a reasonable attempt was made to provide mailing notice of the hearing to all owners of property, residents and **Business Interests** in the **Area** at their last-known address of record.

The **Plan** and True North Commons Urban Renewal Plan - El Paso County Impact Report, (herein referred to as the "**El Paso County Impact Report**") was submitted to the Board of Commissioners, as were similar reports to the governing bodies <sup>1</sup> of all other taxing entities which collect a mill levy within the **Area**. Further, representatives of **CSURA**, together with their consultants and legal counsel, met with those taxing entities, between December 2018 and April 2019, in an effort to negotiate agreements regarding the use of **Incremental Revenues** in furtherance of the **Plan**, also in accordance with the **Act**.

## 2.0 Definitions

Capitalized and bolded terms used in this **Plan** are defined below, but should be assumed to have the same meaning as set forth in the **Act**, unless otherwise stated.

**Act** – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended.

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<sup>1</sup> Taxing entities which collect a mill levy within the Area include: El Paso County, City of Colorado Springs, Academy School District No. 20, El Paso County Road and Bridge, Pikes Peak Library District and Southeastern Colorado Water Conservancy District.

**Area or Urban Renewal Area** – means the True North Commons Urban Renewal Area as depicted in Figure 2.

**Authority** – means the city of Colorado Springs Urban Renewal Authority (or CSURA) or Board of the Authority.

**Available Property Tax Increment Revenues** – means all **Property Tax Increment Revenues** available pursuant to the **Tax Increment Financing** provisions of the **Act** not payable to taxing bodies pursuant to agreements, if any, with the **Authority** or otherwise as provided in §31-25-107(9.5) of the **Act**. In the event that an agreement is reached with a taxing body pursuant to § 31-25-107(9.5) of the **Act** after the **Effective Date** of **Plan** approval, the **Property Tax Increment Revenues** generated by said taxing body's mill levy shall become **Available Property Tax Increment Revenues**, and the addition of such revenue shall not be a substantial modification to this **Plan**. Upon approval of this **Plan** the **Available Property Tax Increment Revenues** are irrevocably pledged to payment of **Bonds** for the **Duration** of the **Urban Renewal Project** as provided in Section 7.0 below.

**Base Amount** – means that portion of property taxes which are produced by the levy at the rate fixed each year, by or for taxing entities, upon taxable property in the **Urban Renewal Area**, last certified prior to the effective date of approval of the **Plan**; and may include that portion of municipal sales taxes collected within the boundaries of the same area, during the twelve-month period for which these revenues have been reported and verified, prior to the effective date of approval of the **Plan**.

**Bonds** – shall have the same meaning as in §§31-25-103(3) and 109 of the **Act**, and, without limitation, specifically includes all revenues pledged to the **Authority**, including **Available Property Tax Increment Revenues**, and further pledged to pay **Project** costs pursuant to **Redevelopment/Development Agreements** or other reimbursement agreements between the **Authority** and owners and developers.

**Business Interests** – means a business entity and / or materials and equipment used in support of that interest.

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

**City Council** – means the governing body of the City of Colorado Springs.

**Comprehensive Plan** – means PlanCOS, the City of Colorado Springs Comprehensive Plan adopted January 2019.

**Cooperation Agreement** – means any agreement between the **Authority** and **City**, other public body (the term “public body” being used in this **Plan** is the same as defined by the

**Act**, or city-authorized special district), or taxing entity, respecting lawful actions to be taken, for the purpose of facilitating undertakings deemed necessary or appropriate by the **Authority** to implement the **Plan**.

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

**District (or Districts)** – means a metropolitan district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Special District Act, 32-1-101, et seq., **C.R.S.**, as from time to time amended, or a business improvement district which is a quasi-municipal corporation and political subdivision of the State of Colorado organized under the Colorado Business Improvement District Act, 31-25-1201, et seq., **C.R.S.**, as from time to time amended, or any successor **District** or **Districts** thereto as may be approved by the **City**.

**Duration** – means the entire twenty-five (25) year time period authorized by §31-25-107(9) of the **Act**.

**Effective Date** – means the date **City Council** adopts the **Plan** and activates the collection of **Incremental Revenues**.

**Eligible Costs** – means those costs eligible to be paid or reimbursed from **Incremental Revenues** and other resources pursuant to the **Act**.

**El Paso County Impact Report** – means the True North Commons Urban Renewal Plan - El Paso County Impact Report, dated November 2018, prepared by Ricker/Cunningham and presented to the Colorado Springs City Council under separate cover.

**Municipal Code** – means the City of Colorado Springs Municipal Code, last updated by ordinance 18-53 passed May 22, 2018.

**Plan** or **Urban Renewal Plan** – means this True North Commons Urban Renewal Plan, dated May 2019.

**Planning Commission** – means the city of Colorado Springs Planning Commission.

**Pledged Revenues** – means any and all revenues available to the **Authority**, including, without limitation, **Available Property Tax Increment Revenues**, **Sales Tax Increment Revenues**, any revenues available to the **Authority** from **Districts**, or any other source that are pledged by this **Plan** or otherwise to the payment of **Bonds** of the **Authority**.

**Property Tax Increment Revenues** – means the property tax revenues allocated to the **Authority** pursuant to §31-25-107(9) of the **Act** and Section 7.0 of this **Plan**.

**Project** - means any and all undertakings and activities authorized in this **Plan** and the **Act** intended to eliminate blighting conditions and complete improvements including such as: designing, developing, and constructing public and private improvements within and outside the **Area** boundaries deemed necessary to serve development in the **Area** and implement the objectives of the **Plan**. Undertakings and activities may include paying for improvements considered **Eligible Costs** as allowed by the **Act**. (See also **Urban Renewal Project**.)

**Proposal** – means Blue & Silver Development Partners' Enhanced Use Leasing (EUL) Project proposed within the USAF Academy property.

**Redevelopment / Development Agreement** – means one or more agreements between and among the **Authority** and developers, development teams, and / or property owners, such as individuals or entities, determined by the **Authority** to be necessary or desirable to carry out the purposes of this **Plan**.

**Sales Tax Incremental Revenues** – means city incremental sales tax revenues allocated to the **Authority** pursuant to §31-25-107(9) of the **Act** and Section 7.0 of this **Plan**.

**Special Fund** – means a fund supervised by the **Authority**, the resources of which include incremental ad valorem property and municipal sales tax revenue resulting from investment and reinvestment in the **Urban Renewal Area**.

**Survey** – means the True North Commons Conditions Survey, dated November 2018, prepared by RickerCunningham, and presented to the Colorado Springs City Council under separate cover.

**Tax Increment or Incremental Revenues** – means that portion of tax revenues (sales and / or property) in excess of the **Base Amount**, resulting from new investment in the **Area** following adoption of the **Plan** by **City Council**, allocated to and when collected, paid into the **Special Fund** of the **Authority**.

**Tax Increment Financing or TIF** – means tax allocation financing described in §31-25-107(9) of the **Act** as in effect on the date this **Plan** is approved by the **City Council**. **Tax Increment Financing** shall be required for the full **Duration** to carry out all activities and undertakings to complete the **Urban Renewal Project**, including, without limitation, payment of all **Bonds**.

**Urban Renewal Plan or Plan** – (See definition of **Plan**.)

**Urban Renewal Area or Area** – (See definition of **Area**.)

**Urban Renewal Project or Project** - (See definition of **Project**.)

### 3.0 Plan Intentions

With an urban renewal designation, the **Area** will be eligible for one or more urban renewal activities and undertakings authorized by the **Act**, and advanced by the **Authority**. To this end, it is an objective of **City Council** in adopting this **Urban Renewal Plan** that the **Authority** has available to it any and all powers authorized in the **Act**, and considered necessary and appropriate to accomplish its purpose through the approach defined herein. Because powers conferred by the **Act** include facilitating and completing enhancements for which public money may be expended, the intentions of this **Plan** are considered to be in the public interest, and a necessity, such finding being a matter of legislative determination by **City Council**.

#### 3.1 Purpose

*As explained in the **Act**, the intent of any and all urban renewal plans is to “assist the municipality with preparing and executing a workable program, using appropriate private and public resources, to: eliminate and prevent the spread of conditions adversely impacting properties and persons, encourage needed urban rehabilitation, and implement community priorities identified in adopted community plans and related policy documents.”*

For this reason, the purpose of this True North Commons Urban Renewal Plan is to eliminate or prevent blighting conditions contributing to the deterioration of properties and improvements in the **Area**, and posing obstacles to the feasible development of properties within its boundaries. To this end, the **Authority** intends to participate in financing, installing, constructing, and reconstructing infrastructure and utilities; as well as cooperate with others to improve public spaces and private properties, collectively all in an effort to promote economic growth in the community and region. In addition, it anticipates advancing intentions expressed in the **Comprehensive Plan**, Colorado Springs 2016-2020 Strategic Plan. These resources promote general and specific community objectives that will be advanced by improvements in the **Area**. References from all three documents are presented in Appendix A.

#### 3.2 Vision

The vision for the **Area**, as expressed in the Blue & Silver Development Partners' Enhanced Use Leasing Project Proposal (the "**Proposal**"), generally includes construction of a new Air Force Academy Visitor Center along with associated site improvements and landscaping, utility extensions to the site, and roadway



enhancements to Northgate Boulevard. A more specific description is presented below and illustrated in Figure 3. Some aspects of the **Proposal** have evolved since it was submitted to the USAF.

*The vision for the new True North Commons development is to seamlessly embrace the overall character and history of the Air Force Academy campus while providing an iconic architectural Visitors Center Facility and national treasure for residents, visitors and cadets. The experience that the visitor has in this location should reference the dignity and the architectural character of the campus that are about to visit. Our vision reflects that philosophy as it presents itself at the intersection of Northgate Boulevard and Interstate 25.*

*The master plan will include a mix of complimentary, non-residential uses such as commercial, hotel, office and retail / restaurant, all designed to complement and be integrated with a new Visitor Center to be constructed as part of this undertaking.*

*The development will be designed to take advantage of scenic views and natural site features, and will respect the mid-century modern design of the main campus as required by the Academy's status as a National Historic Monument, incorporating mid-century modern architecture throughout the project.*

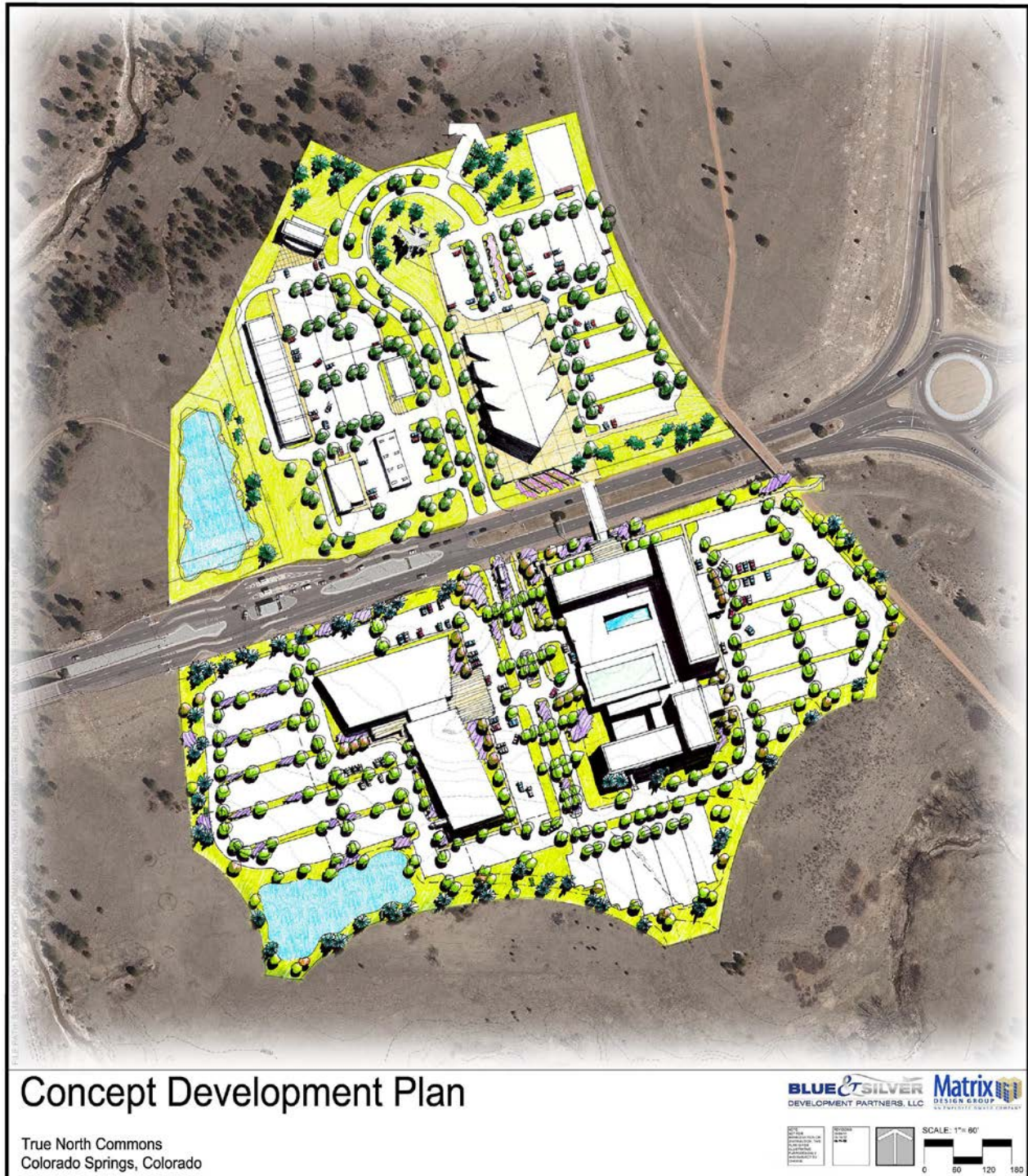
### 3.3 Approach

The proposed approach for eliminating and preventing the spread of blighting conditions, while fostering investment in the **Area**, includes multiple initiatives such as: design, financing and construction of public or private improvements and infrastructure; use of financial resources available to the **Authority**, exclusively and in combination with those of other partner entities, for the express purpose of the same; and active promotion of private investment and job creation.

### 3.4 Implementation

While the **Authority** will be the **Plan's** principal administrator, **City Council** will authorize and oversee its efforts. Therefore, the **Authority** will work in cooperation with the **City** and other entities, including a recently formed Business Improvement District (BID), to prioritize and implement capital investments (such as roadways, open spaces, public improvements) in the **Area**, ensuring they provide a benefit to property owners and **Business Interests** within its boundaries, as well as throughout the community. Additional challenges that will need to be overcome with these partners include some of those that have precluded private investment since the USAF made the property available for development.

Figure No. 3: True North Commons Concept Development Plan



Examples include: lack of utilities and infrastructure; physical conditions including topography which renders significant portions of the properties undevelopable; extraordinary provisions within the ground lease offered by the USAF including the requirement that resources be retained to “return the properties to their original condition,” which currently is vacant unimproved land; and heightened levels of security required to protect not only people and property that may occupy the development, but also the infrastructure and utilities serving it.

infrastructure; use of financial resources available to the **Authority**, exclusively and in combination with those of other partner entities, for the express purpose of the same; and active promotion of private investment and job creation.

### 3.4 Implementation

While the **Authority** will be the **Plan’s** principal administrator, **City Council** will authorize and oversee its efforts. Therefore, the **Authority** will work in cooperation with the **City** and other entities, including a recently formed Business Improvement District (BID), to prioritize and implement capital investments (such as roadways, open spaces, public improvements) in the **Area**, ensuring they provide a benefit to property owners and **Business Interests** within its boundaries, as well as throughout the community. Additional challenges that will need to be overcome with these partners include some of those that have precluded private investment since the USAF made the property available for development. Examples include: lack of utilities and infrastructure; physical conditions including topography which renders significant portions of the properties undevelopable; extraordinary provisions within the ground lease offered by the USAF including the requirement that resources be retained to “return the properties to their original condition,” which currently is vacant unimproved land; and heightened levels of security required to protect not only people and property that may occupy the development, but also the infrastructure and utilities serving it.

New development activity will conform to existing municipal codes and ordinances, along with area-specific regulations such as USAFA architectural requirements (Mid-Century Modern Architecture). Structural designs will be considered and approved by an architectural review board with representation by the USAFA Campus Architect; and where relevant, reviewed by the State Historic Preservation Office (SHPO) for contextual contiguity.

While the **Act** authorizes the **Authority** to regulate land uses, establish maximum or minimum densities, and institute other building requirements in an urban renewal area; for the purpose of this **Plan**, the **Authority** anticipates these activities will be



the responsibility of the **City**, in partnership with the **Authority** and other entities with governance in the Area.

#### 4.0 Blight Conditions

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

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

An investigation of conditions and determination of the presence of one or more of the factors listed above, was documented in the True North Commons Conditions Survey, dated November 2018, and prepared by Ricker|Cunningham. The general methodology

used to prepare the **Survey** involved the following steps: (i) identification of parcels to be included in the survey area; (ii) collection of information about properties, infrastructure and other improvements within its boundaries; (iii) investigation of conditions through field reconnaissance; (iv) review of aerial photography; (v) discussions with representatives of various public agencies and municipal departments; and (iv) recordation of identified and observed conditions listed in the **Act**.

Whereas all property and **Business Interests** in the **Area** have requested an urban renewal designation, provisions expressed in Factor (l) above apply, and only one factor need be present in order for **City Council** to render a finding of “blight” and make urban renewal resources available for investment within its boundaries. Despite this lower threshold authorized by the **Act**, conditions supporting the presence of seven (7) blight factors were ascertained in the **Area**, each one present at varying degrees of intensity. The following Table 1 provides an overview of those factors, categorized by the degree to which they are believed to contribute to adverse conditions in the survey area.

**Table 1**  
**Summary of Factors**

<b>Factors</b>	<b>Conditions Present and Significant</b>	<b>Conditions Present but Less Impactful</b>
(b) Predominance of defective or inadequate street layout	X	
(c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness		X
(c) Unsanitary or unsafe conditions		X
(d) Deterioration of site or other improvements		X
(e) Unusual topography or inadequate public improvements or utilities	X	
(f) Defective or unusual conditions of title rendering the title non-marketable	X	
(k5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements	X	

Source: Ricker/Cunningham.



## 5.0 Relationship to Comprehensive Plan

Whereas the **Plan's** purpose is to facilitate investment in the **Area** consistent with community objectives, development within its boundaries will need to reflect those expressed in the **Comprehensive Plan** (and any subsequent updates), as well as existing and future city-accepted planning documents deemed relevant. Similarly, implementation of the **Plan** will need to be conducted in compliance with all rules, regulations, and policies. As required by the **Act**, improvements should include those that remedy conditions of blight within the **Area**, particularly when financed in whole or part with **Incremental Revenues**, and deemed appropriate by the **Authority** in consultation with representatives of the **City** and other affected parties. References from that document that will influence development within the **Area**, and which development within the **Area** will advance, are summarized (paraphrased) in the discussion that follows.

### Our Vision

*We will build a great city that matches our scenery .... in the coming decades, Colorado Springs will become a vibrant community that reflects our engaging outdoor setting as pioneers of health and recreation. Our city will be filled with unique places of culture and creative energy, sustainably designed around our natural environment. We will attract and retain residents of all generations with an innovative, diverse economy, and dynamic, well-connected neighborhoods that provide viable housing opportunities for all.*

*To achieve our vision, the plan is organized around the following six vision themes.*

1. Vibrant Neighborhoods - Forms diverse and safe neighborhoods with quality gathering areas, a mix of housing types, transportation choices, and a shared sense of pride.
2. Unique Places - Centers on a vibrant downtown and is strengthened by our reinvestment in walkable, healthy, and magnetic activity centers that are located in new and reinvented areas throughout the city.
3. Thriving Economy - Fosters an environment of inclusivity and economic diversity by attracting an innovative and adaptive workforce, advancing existing and targeted employment sectors, investing in quality of life, supporting our military, and expanding our sports ecosystem as Olympic City USA.
4. Strong Connections - Adapts to how we move by transforming our corridors to support our future generations' health and mobility needs, enhancing economic vibrancy, upgrading infrastructure, and improving regional connectivity.
5. Renowned Culture - Promotes and embraces arts, culture, and education as essential parts of our lives and our identity. This builds on the efforts of General Palmer

and many others that envisioned culture as the cornerstone of the community and where creative energy generates new possibilities, interpersonal connections, and unprecedented philanthropy.

6. *Majestic Landscapes* - Values our natural and man-made outdoor spaces and celebrates our location at the base of America's Mountain by designing a city oriented around our iconic landmarks. We ensure our community can engage with and enjoy these places through an integrated system of parks, streetscapes, and natural areas.

The proposed development, as described herein, will likely move forward two of these themes – *Unique Places* and *Thriving Economy*. Within the *Comprehensive Plan*, each theme is described in the context of typologies, or locations where types of uses might occur based on certain attributes, along with supporting goals, policies and strategies. Particularly relevant citations associated with these themes are repeated here.

*Unique Places, Entertainment and Commercial Centers Typology* - The goal of this place typology is to create, redevelop, or reinforce entertainment and large commercial places in a manner that increases their multimodal connectivity, number, quality, and extent of their defining attributes.

*Entertainment and Commercial Centers* may accommodate larger retail establishments and serve a number of residential and employment areas over a significant portion of the city. The special characteristics and tourist attraction of some entertainment centers may draw users from a state-wide market area or even beyond. These centers typically include a mix of supporting uses, such as higher density residential, office, service, medical, and civic uses.

*Thriving Economy, Cornerstone Institutions Typology* - The goal of this typology is to support, reinforce, and expand these cornerstone institutions and to connect and integrate them within the larger community.

Core educational, medical, aviation, and military institutions of Colorado Springs have long served as the foundation of the local economy. The economic success of the city is in large part driven by these institutions. They attract and create new talent, generate emerging spinoff industries, and enhance overall quality of life in Colorado Springs. While these institutions are located throughout the city, they are most often concentrated on major campuses that function as nodes of activity and employment.

Ensuring these institutions remain strengths for Colorado Springs while also integrating into surrounding neighborhoods is a focus of this Plan. This can be accomplished through continued investment in quality infrastructure, integrating these campuses within surrounding neighborhoods, and collaborative approaches to meet workforce

*needs such as nearby attainably-priced housing. Places that accommodate this industry typology include Downtown, other urban activity centers, and existing and new campus-style developments.*

Additional intentions expressed in the **Comprehensive Plan** and related resources that will be advanced through implementation of this **Plan** are provided in Appendix A.

## 5.1 Additional Plans

In addition to the **Comprehensive Plan**, this **Plan** will also advance elements of the [Colorado Springs 2016-2020 Strategic Plan](#).

[Colorado Springs 2016-2020 Strategic Plan References](#)

### 3. Building Community & Collaborative Relationships

Celebrate and connect community through ongoing dialogue with our citizens and local, regional, and state leaders to reach mutual goals, and by encouraging private sector and non-profit initiatives that improve the well-being of everyone.

## 6.0 Authorized Authority Undertakings and Activities

Whereas the **Act** allows for a wide range of activities to be used in furtherance of the goals stated herein, the **Authority** intends to finance or cause the completion of public improvements and provide financial assistance together with the **City**, affected property owners, and other parties with an interest in the **Area**. Partnerships and similar forms of cooperative arrangements will be an essential element of the **Authority's** approach to eliminating and preventing the spread of blighting conditions within its boundaries. Other powers, conferred by the **Act**, and a component of the **Authority's** strategy for implementing the **Plan**, are described in the following paragraphs.

### 6.1 Prepare and Modify Plan for the Area

The **Authority** may work with public bodies, and retain consultants and other advisors to assist with the planning of properties in connection with the **Urban Renewal Project** in the **Area**. In addition, the **Authority** may propose, and the **City Council** may make, modifications to the **Plan**, provided they are consistent with adopted community plans and any subsequent updates. However, any such amendments made and otherwise contemplated, must be compliant with the **Act**. The **Authority** may also, in specific cases, allow non-substantive variations from the provisions of the **Plan**, if it determines that a literal enforcement would

constitute an unreasonable limitation beyond the intent and purpose stated herein.

In the context of this **Plan**, the **Authority** may review and evaluate its effectiveness at implementing the **Urban Renewal Project**. If deemed necessary, the **Authority** will consider modifications, but do so only in concert with **Area** property owners, **Business Interests**, and city staff operating in support of the **Authority**.

## 6.2 Complete Public Improvements and Facilities

The **Authority** may, or may cooperate with others to, finance, install, construct and reconstruct public improvements considered **Eligible Costs**, as per the **Act**, and necessary to promote the objectives of this **Plan**. Whereas public improvements should, whenever possible, stimulate desired private sector investment, it is the intent of this **Plan** that the combination of public and private investment that occurs in the **Area** will benefit properties within its boundaries, as well as those of the community at-large.

As described in Section 4.0, seven (7) of the 11 qualifying conditions of blight, as defined in Section 31-25-103(2) of the **Act**, were found to be evident in the **Area**. This **Plan** proposes to remedy these adverse conditions by encouraging, completing, and assisting with completion of specific improvements, potentially including those described below. As the **Plan's** administrator, the **Authority** will seek to effectively leverage available resources, and expend them judiciously.

- (b) Predominance of defective or inadequate street layout – roadway improvements including curbs, gutters, and driveways; and non-vehicular improvements including sidewalks, bike paths, trails, and bridges;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness – vehicular and non-vehicular improvements within properties that support multiple forms of mobility;
- (d) Unsanitary or unsafe conditions – enhanced lighting within public rights-of-way, accommodations for pedestrians and bicycles; and any improvements deemed reasonable and that will benefit the public;
- (e) Deterioration of site or other improvements – demolition of remnant infrastructure, parking lot improvements, fencing and other materials

inconsistent with and adversely impacting the intended development concept;

- (f) Unusual topography or inadequate public improvements or utilities – grading and fill to improve drainage, roadways and bridges, and infrastructure and utility extensions;
- (g) Defective or unusual conditions of title rendering the title nonmarketable – participation in those aspects of the development concept otherwise deemed infeasible because of limitations and expectations imposed by the master lessor (USAF); and
- (k5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements – participation in eligible expenses (as per the **Act**) and improvements to vacant properties that currently do not generate taxable revenue for the city.

In addition to completing improvements and / or participating in financing these improvements, the **Authority** may also participate in activities including building and site demolition required by existing **Development or Cooperation Agreements**, or considered necessary to eliminate unhealthy, unsanitary, and unsafe conditions, or obsolete uses deemed detrimental to the public welfare.

### 6.3 Acquire and Dispose of Property

The **Authority** may sell, lease or otherwise transfer real property, or any interest therein acquired by it, as part of the **Urban Renewal Project** and in accordance with the **Plan**. Upon any acquisition, and prior to disposal, the **Authority** may temporarily operate, manage and maintain property, if deemed in the best interest of the **Urban Renewal Project** and intentions of this **Plan**; or set aside, dedicate or transfer properties for public use in a manner consistent with terms described herein, with or without compensation.

### 6.4 Enter into Agreements

The **Authority** may enter into **Redevelopment and Development Agreements** and contract with developers, property owners, individuals, and other entities, determined to be necessary to carry out the purposes of the **Plan**. Such **Agreements**, or other contracts, may contain terms and provisions deemed necessary or appropriate for the purpose of undertaking contemplated activities, and remain in full force and effect unless all parties to such **Agreements** agree otherwise.



In accordance with the **Act**, the **Authority** may enter into one or more **Cooperation Agreements** with lawful entities for the purpose of financing, installing, constructing and / or reconstructing improvements considered eligible and necessary for implementation of the **Plan**. In addition, it may, but is not required to contract with the municipality or other organization for administrative activities including the distribution, management and reporting of financial resources.

#### 6.5 Adopt Standards

The **Authority** may work with public bodies, and retain consultants and other advisors, to assist with zoning and rezoning properties in the **Urban Renewal Area**. However, while the **Act** allows for the adoption of standards and other requirements applicable to **Projects** undertaken in the **Area**; in the context of this **Plan**, it is the **Authority's** intention that these activities will be conducted in cooperation with the **City** or other governmental entity with jurisdiction in the **Area**, and that all development will either meet or exceed applicable rules, regulations, policies, other requirements and standards.

#### 6.6 Provide Relocation Assistance

While the **Plan** does not anticipate individuals, families or business concerns will be required to relocate due to the acquisition of real property, if such an action becomes necessary, the **Authority** will adopt a relocation plan in conformance with the **Act**.

#### 6.7 Incur and Issue Debt

The **Plan** authorizes the **Authority** to borrow money, and apply for and accept advances, loans, grants and contributions from lending sources, private and public, for purposes identified in the **Plan** and as authorized by the **Act**. The **Authority** may also loan or make monetary resources available for undertakings and activities deemed meritorious and consistent with the **Plan**. These resources may be derived through any and all methods authorized by the **Act**, including the issuance of **Bonds** to finance activities and operations of the **Authority**, as defined in 31-25-109 of the **Act**.

Such **Bonds** will be special obligations of the **Authority** which, with regard to principal, interest and premiums (if any), are payable solely from and secured by a pledge of any income, proceeds, revenues or funds of the **Authority** derived in connection with its undertakings and activities, including grants or contributions of funds.

## 7.0 Project Financing

The **Authority** is authorized to finance the **Project** by any method authorized by the **Act** or any other applicable law, including without limitation, appropriations, loans or advances from the **City**; federal loans and grants; state loans and grants; interest income; pay as you go arrangements; annual appropriation agreements; agreements with public and private parties or entities including, without limitation, **Districts**; issuance of **Bonds**; sale of securities; **Tax Increment Financing** (including both property, sales and use tax increments); loans, advances and grants from any other available source.

Any financing method legally available to the **City**, the **Authority**, any private developer, redeveloper or owner may be used to finance in whole or in part any lawful cost or financial obligation, including without limitation, the cost of public improvements described, authorized or anticipated in the **Act** or **Plan** or in any manner related or incidental to the redevelopment of the **Area**. Such methods may be combined to finance all or any part of the **Project**. Any financing method authorized by the **Plan** or by any applicable law, including without limitation, the **Act**, may be used to pay the principal of and interest on and to establish reserves for **Bonds** and all forms of indebtedness (whether funded, refunded, assumed or otherwise) incurred by the **Authority** or **City** to finance the **Project** in whole or in part.

The **Authority** is authorized to issue **Bonds**, including notes or any other financing instruments or documents in amounts sufficient to finance all or part of the **Project**. The **Authority** is authorized to borrow funds and to create indebtedness in carrying out this **Plan**. The principal, interest and any premiums due on or in connection with such indebtedness may be paid from **Tax Increment Financing** revenue or any other funds available to the **Authority**, including, without limitation, **Pledged Revenues**.

The **Project** may be financed by the **Authority** under the **Tax Increment Financing** provisions of the **Act**. Property taxes levied after the effective date of the approval of this **Plan** upon taxable property in the **Area** each year by or for the benefit of each specific public body that levies property taxes in the **Urban Renewal Area** on taxable property in the **Urban Renewal Area** or all, or a portion of municipal sales taxes collected within the **Area**, or both such taxes, shall be divided for a period not to exceed twenty-five (25) years after the effective date of this allocation provision, as follows:

### 7.1 Base Valuation Revenues

That portion of the taxes which are produced by the levy at the rate fixed each year by or for each such specific public body upon the valuation for assessment of taxable property in the **Area** last certified prior to the effective date of approval of the **Plan** or, as to an area later added to the **Area**, the effective date

of the modification of the **Plan**, and, subject to the **City Council** approval, that portion of municipal sales taxes, not including any sales taxes for remote sales as specified in §39-26-104(2), **C.R.S.**, and use taxes collected within the boundaries of the **Area** in the twelve-month period ending on the last day of the month prior to the effective date of the approval of the **Plan**, or, both such portions, must be paid into the funds of each such public body as are all other taxes collected by or for said public body.

## 7.2 Incremental Revenues

That portion of said property taxes or, subject to **City Council** approval, all or any portion of said sales taxes and use taxes, or both, in excess of the **Base Amount** of property taxes, sales taxes or use taxes paid into the funds of each such public body as provided above must be allocated to and, when collected, paid into a **Special Fund** of the **Authority** to pay the principal of, the interest on, and any premiums due in connection with the **Bonds** of, loans or advances to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, the **Authority** for financing or refinancing, in whole or in part, the **Urban Renewal Project**, or to make payments under an agreement executed pursuant to §31-25-107(11) of the **Act**.

Unless and until the total valuation for assessment of the taxable property in the **Urban Renewal Area** exceeds the base valuation for assessment of the taxable property in the **Urban Renewal Area**, as provided above, all of the taxes levied upon the taxable property in the **Urban Renewal Area** must be paid into the funds of the respective public bodies. Unless and until the respective municipal sales tax collections in the **Urban Renewal Area** exceed the respective **Base Amounts** for municipal sales tax collections in such **Urban Renewal Area**, as provided above, all such municipal sales tax collections must be paid into the funds of the municipality.

When such **Bonds**, loans, advances, and indebtedness, if any, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the taxable property or the total municipal sales tax collections, or both, in the **Urban Renewal Area** must be paid into the funds of the respective public bodies, and all moneys remaining in the **Special Fund** that have not previously been rebated and that originated as **Property Tax Increment Revenues** generated based on the mill levy of a taxing body, other than the municipality, within the boundaries of the **Urban Renewal Area** must be repaid to each taxing body based on the pro rata share of the prior year's **Property Tax Increment Revenues** attributable to each taxing body's current mill levy in which property taxes were divided pursuant to provision. Any moneys remaining in the **Special**

**Fund** not generated by **Property Tax Increment Revenues** are excluded from any such repayment requirement. Notwithstanding any other provision of law, revenues excluded by §31-25-107(9)(a)(II) of the **Act** are not intended to be included in **Available Property Tax Increment Revenues**.

The **Incremental Revenues** are irrevocably pledged by the **Authority** for the payment of the principal of, the interest on, and any premiums due in connection with such **Bonds**, including any loans, advances and other indebtedness incurred by the **Authority** to finance the **Urban Renewal Project**, but excluding any offsets collected by the County Treasurer for return of overpayments or any reserve funds reserved by the **Authority** for such purposes in accordance with §31-25-107(9)(a)(III) and (b) of the **Act**, and also excluding a reasonable amount each year as determined by the **Authority** for payment of maintenance and operating expenses associated with administering the **Plan**, carrying out the **Urban Renewal Project**, and maintaining the existence of the **Authority**.

The **Incremental Revenues** (as described and defined in this **Plan**) are immediately subject to the lien provided by the provisions of §11-57-208, **C.R.S.**, effective as of the date this **Plan** is approved by the **City Council** of the **City**. Such pledge is necessary and required for the benefit of the **Authority** and private enterprise to carry the **Urban Renewal Project** in accordance with the requirements of §31-25-107(4)(g) of the **Act**. Such **Available Property Tax Increment Revenues** are and shall be subject to the lien of such pledge for the **Duration** of the **Project** without any physical delivery, filing, or further act. The creation, perfection, enforcement and priority of the pledge of the **Available Property Tax Increment Revenues** as provided herein shall be governed by §11-57-208, **C.R.S.** The lien of such pledge on the **Available Property Tax Increment Revenues** shall have priority over any and all other obligations and liabilities of the **Authority** with respect to the **Available Property Tax Increment Revenues**.

## 8.0 Severability

If any portion of this **Plan** is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the **Plan**. Further, if there is any conflict between the **Act** and this **Plan**, the provisions of the **Act** shall prevail, and the language in the **Plan** automatically deemed to conform to the statute.

# True North Commons Urban Renewal Plan

City of Colorado Springs, Colorado

## Appendix A:

Excerpts from the following policy documents:

- PlanCOS, the City of Colorado Springs Comprehensive Plan, adopted January 2019
- Colorado Springs 2016-2020 Strategic Plan



## 2019 PlanCOS Comprehensive Plan References

Following are references (taken verbatim) from the 2019 PlanCOS Comprehensive Plan that support the goals and objectives of this True North Commons Urban Renewal Plan.

### CHAPTER 1: INTRODUCTION

#### Our Vision

We will build a great city that matches our scenery .... in the coming decades, Colorado Springs will become a vibrant community that reflects our engaging outdoor setting as pioneers of health and recreation. Our city will be filled with unique places of culture and creative energy, sustainably designed around our natural environment. We will attract and retain residents of all generations with an innovative, diverse economy, and dynamic, well-connected neighborhoods that provide viable housing opportunities for all.

To achieve our vision, the plan is organized around the following six vision themes. Those with particular relevance to proposed investment in the **True North Commons Urban Renewal Area** are presented in **bold** text.

7. Vibrant Neighborhoods - Forms diverse and safe neighborhoods with quality gathering areas, a mix of housing types, transportation choices, and a shared sense of pride.
8. Unique Places - Centers on a vibrant downtown and is strengthened by our reinvestment in walkable, healthy, and magnetic activity centers that are located in new and reinvented areas throughout the city.
9. Thriving Economy - Fosters an environment of inclusivity and economic diversity by attracting an innovative and adaptive workforce, advancing existing and targeted employment sectors, investing in quality of life, supporting our military, and expanding our sports ecosystem as Olympic City USA.
10. Strong Connections - Adapts to how we move by transforming our corridors to support our future generations' health and mobility needs, enhancing economic vibrancy, upgrading infrastructure, and improving regional connectivity.
11. Renowned Culture - Promotes and embraces arts, culture, and education as essential parts of our lives and our identity. This builds on the efforts of General Palmer and many others that envisioned culture as the cornerstone of the community and where creative energy generates new possibilities, interpersonal connections, and unprecedented philanthropy.
12. Majestic Landscapes - Values our natural and man-made outdoor spaces and celebrates our location at the base of America's Mountain by designing a city oriented around our iconic landmarks. We ensure our community can engage with and enjoy these places through an integrated system of parks, streetscapes, and natural areas.

## Elements of this Plan and How to Use Them

Chapters 2 through 7 provide much of the primary contents of our plan organized around our themes. Development applications and city initiatives should be evaluated using a hierarchy of applicability beginning with the themes, and then the goals, policies, and strategies. Each chapter has common elements. The text and contents of this Plan are also formatted to support navigation to the most applicable policy direction. The following is a description of what these are and how we expect them to be used. **Those elements cited below in the context of the relevant themes are presented in bold text.**

1. **Importance** - Each chapter begins with an introduction and description of the plan theme, focusing on the issues that the city faces. It describes why we believe each theme is important and it highlights a few of the key trends that particularly relate to them. This section sets up the context for the goals, policies, strategies, and essential questions found in the subsequent sections.
2. **Typologies** - This section describes a set of typologies—or classifications of similar kinds of areas—related to the chapter’s plan theme. These typologies recognize different functions and desired patterns for areas of the city and provide a context for the city’s goals and policies. The typologies are a very unique and innovative approach to city planning, and are one of the cornerstones of our Plan. They attempt to graphically represent the key elements of each theme in a way that applies them to different areas of the city depending on their context, conditions, and what characteristics we desire to encourage or discourage. This tailored approach provides a generalized but real-world sense for how, where, and to what extent we want to “move the needle” with respect to a given theme in a given area. Defining common desired elements and expectations helps inform what makes it successful and what enhancements should be considered in the future.  
**Not all attributes are desired or applicable for all projects. Instead, this section outlines best practices, example areas and ideas that should be at, a minimum, actively considered. Typologies should be used as purposeful and important examples. At the same time, they need to be understood as examples and should not be expected to be complete or universally applicable.**
3. **Framework Maps** - Each of Chapters 2 through 7 has a Framework Map. These maps provide a spatial “framework” to help describe the typologies for each theme as they relate to the overall physical fabric of our city. These maps are intended to provide a general location for predominant typologies. These maps link elements and typologies spatially, allowing the reader to navigate to other important elements of this Plan, and to the more detailed plans that support it. These maps express important concepts and priorities for areas of our city, and are expected to be used. However, their boundaries, extents, and limits are purposefully generalized. These maps are advisory and not regulatory. However, they should be referenced prior to moving on to other components of the plan.
4. **Goals, Policies, and Strategies** - The goals and policies support and advance the PlanCOS vision. The goals identified in Chapters 2 through 7 encompass the Big Ideas of this Plan and are purposefully limited in number. They articulate a desired ideal and a value to be sought.

The policy statements under each goal are outcome-based and guide decision-making. The supporting strategies are most specific and intended to provide examples of action-based implementation of the vision. They are not inclusive of all actions and options.

If a given theme is applicable, consideration would be expected to start with that and then move on to the most applicable goals, policies, and strategies. Individual statements should not be applied in isolation, in cases where additional context and balance is needed.

Chapter 8 goes into more detail concerning the process of using this to review development applications in conjunction with Chapter 7 of the City Code.

5. Essential Questions - Chapters 2 through 7 each include essential questions. The intent of these questions is to provide an easy and consistent way to maintain a focus on and apply the key aspects of each vision to pertinent city-initiated decisions, such as Code changes, capital improvement planning, and programming priorities. Depending on the nature of the decision, the questions from one or more of the Chapters should be prioritized. Not all questions will be applicable to every decision and these questions are not intended to be directly applied as review criteria for privately initiated development applications.
6. Indicators - Indicators measure progress toward achieving the city's vision and goals. They can facilitate prioritization of future actions, policy, and funding based on this evaluation and tracking. Indicators are meant to be reproducible, attainable, affordable, and quantifiable. This section includes only the most relevant indicators to the chapter. A full list with descriptions is found in Chapter 8.
7. Relationship to Relevant Plans - For a city of the size and complexity of Colorado Springs, it is essential that we have and maintain many different plans. While Plan**COS** establishes our overall context and vision for the physical development of our city, much of the real work needs to be in the form of specific topical or local plans. A key challenge with Plan**COS** lies in how to integrate and balance it with all the other plans we have or develop. Of particular importance is understanding how this Plan relates with CSU's Strategic and infrastructure plans and with privately initiated land use master plans.  
Generally, Plan**COS** should be viewed and used as "the first place to look" when considering decisions that have comprehensive planning considerations. From there, the expectation will be to tier-off into more detailed plans. Appendix D helps describe this system of related plans. With these other plans, a very general rule of thumb is that the more current they are, the more they should be relied on, especially when balancing sometimes competing policy and priority directions.

Each of Chapters 2 through 7 has a section on relevant plans. These sections provide additional focus on the other plans or categories of plans most relevant for each theme, and on how they are expected to be used. Plan**COS** provides an opportunity to align the vision for the physical development of the city with its enterprises, one of those being CSU.

The City Council convenes separately as the Board of Directors for CSU, and jointly with CSU's Chief Executive Officer who is responsible for CSU's strategic planning, governance policies, long-term organizational sustainability, performance, and its infrastructure planning.

While Plan**COS** recognizes the important distinctions in roles between CSU and the general city governance, it also envisions partnership, alignment, coordination, and complementary strategic planning in implementing the goals and strategies of Plan**COS**.

The balancing of Plan**COS** with Privately Initiated Land Use Master Plans is particularly important. Generally, developers, property owners, and neighbors should expect to rely on these previously adopted land use plans as entitlements. This Plan is expected to be consulted when amendments of Privately Initiated Land Use Plans are being requested. Plan**COS** and any other relevant city-initiated master plans should also be considered in the review of and action on, the more specific land use applications needed to implement these privately initiated plans.

8. Definitions - Words and how we use them are important. For this Plan we have particularly tried to define words and terms that can be have different interpretations or may be controversial. We have also defined words that have a special use in this document, along with those that are more technical in nature. All of these definitions are found in and hyperlinked in Appendix E: Glossary of Terms. Some definitions of special importance are also highlighted within the text. With some words, one really has to read into the relevant parts of this document in order to capture the full context their intended meaning. For words and terms not defined in this Plan, Chapter 7 of our City Code should be considered a source for words defined in it. For all other words, we expect to rely on a combination of recognized technical sources, the dictionary, common sense, and course, the overall context of this Plan. We have tried not to use too many acronyms, but those we do use are explained in under Acronyms at the front of the Plan.

## CHAPTER 3: UNIQUE PLACES

### Unique Place Typologies and Framework

Our places will not remain or become more unique if they are held to a single model and set of standards. However, to achieve our city's vision for these places, certain overall qualities and elements need to be widely encouraged, supported, and promoted. Although not all of these elements will be necessary or even relevant for every great place, the best will incorporate many of them. These common contributing elements include the following:

- a uniquely identifiable character and design that reinforces a sense of identity, focus and place;
- an accessible location and design that promotes the safety and convenience for all users;
- a center of activity with an integrated mix of land uses;
- a network of physical connections to support walkability, links to and alignment with the city's trails, bike lanes, and green infrastructure network;
- an incorporation of historic buildings, features, legacy, and character (when available);
- a focus on public gathering places with areas for public interaction;

- a connection with and orientation to the outdoors, parks, public plazas, streets, and views of important natural features;
- a walkable and human scale experience with the built environment;
- an incorporation of “Third Places;” and
- a focus on arts, education, and culture.

### Unique Place Typologies

Colorado Springs’ unique places are a blend of attractions, destinations, uses, and experiences. They integrate a range of uses and activities which complement and support each other. A predominant use often determines the type of place. However, depending on their purpose, location, and context, places can and should vary in size, intensity, scale, and their mix of supportive uses. In each case, activity centers are intended to be mixed-use and pedestrian-oriented and to establish good connections and transitions to surrounding areas. The following typologies for unique places are intended to encompass a range of scales and orientations of places throughout the city. Because places consist of a wide range of combinations of existing and desired uses, patterns, scales and contexts, not all places in the city will fall into one of these typologies. In some cases, they will include a blend of more than one typology, or they may be evolving and transitioning into a different kind of place. Therefore, it is essential to apply these typologies in a manner that is sensitive to their stage of development, needs, and relative potential for future change.

Urban place typologies are as follows. Those with particular relevance to proposed investment in the **True North Commons Urban Renewal Area** are presented in **bold** text.

1. Neighborhood Centers
2. Community Activity Centers
3. **Entertainment and Commercial Centers**
4. Regional Employment and Activity Centers
5. Corridors
  - a. New/Developing Corridors
  - b. Mature/Redevelopment Corridors

#### Typology 3: Entertainment and Commercial Centers

The goal of this place typology is to create, redevelop, or reinforce entertainment and large commercial places in a manner that increases their multimodal connectivity, number, quality, and extent of their defining attributes.

Entertainment and Commercial Centers may accommodate larger retail establishments and serve a number of residential and employment areas over a significant portion of the city. The special characteristics and tourist attraction of some entertainment centers may draw users from a state-wide market area or even beyond. These centers typically include a mix of supporting uses, such as higher density residential, office, service, medical, and civic uses.

## Goals and Policies

A list of goals and policies in support of this theme follow. Those with particular relevance to proposed investment in the **True North Commons Urban Renewal Area** are presented in **bold** text.

1. Be a City of Places
2. Embrace Creative Infill, Adaptation, and Land Use Change
3. Grow the City's Heart
- 4. Focus on Corridors and Centers**
5. Create Sustainable and Resilient Places

### Focus on Corridors and Centers

**Goal UP-4:** Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.

**Policy UP-4. A:** Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.

**Policy UP-4. B:** Within unique centers, incorporate density and mixed uses along with higher standards of design, attention to the public realm, and design for multimodal access including transit.

**Policy UP-4.C:** Ensure that the City Zoning Code supports the intent of unique places.

**Policy UP-4. D:** Leverage funding tools, partnerships, and policies to fund and maintain redevelopment centers, corridors, and gateways.

## CHAPTER 4: THRIVING ECONOMY

### Economic Typologies and Framework

Employment centers throughout our city have different characteristics and issues, and therefore are in need of differing priorities and physical elements. This Plan identifies several employment and industry typologies to address and clarify these differences; and to allow for more refined and useful application of city goals and policies. Each typology is intended to broadly encompass a range of specific industries, based on similar physical characteristics and needs. While there are six individual typologies, it should also be understood that none exist in a vacuum, and often there is blending among them.

Therefore, not all employment hubs within the city fit conveniently into a single typology, and in many cases, locations (such as Downtown) are appropriate for several typologies.



Local economic development organizations have currently identified three core targeted industry clusters based on our region's unique competitive advantages and existing strengths. These industries, sports medicine and related health services; professional, scientific and technical services; and aviation and specialty manufacturing, are embedded and highlighted in the typologies below.

Employment and Industry typologies are as follows. Those with particular relevance to proposed investment in the **True North Commons Urban Renewal Area** are presented in **bold** text.

1. **Cornerstone Institutions**
2. Spinoffs and Startups
3. The Experience Economy
4. Life and Style
5. Industry Icons
6. Critical Support

### Common Desired Elements

Although not universally applicable to all Thriving Economy typologies or all areas within them, many of the following physical elements are broadly desirable for many of them:

- Access to or opportunities for well-connected multimodal transportation;
- A mix of complementary uses;
- A variety of integrated or nearby housing options for employees working in the area;
- Opportunities for additional economic development and investment, particularly tied to fiscally sustainable job growth;
- Amenities including walkability, parks, gathering places and supporting uses that attract investment and provide value to employees, customers and visitors;
- A recognizable and attracting physical design and character; and
- Land use integration with surrounding areas.

### Typology 1: **Cornerstone Institutions**

The goal of this typology is to support, reinforce, and expand these cornerstone institutions and to connect and integrate them within the larger community.

Core educational, medical, aviation, and military institutions of Colorado Springs have long served as the foundation of the local economy. The economic success of the city is in large part driven by these institutions. They attract and create new talent, generate emerging spinoff industries, and enhance overall quality of life in Colorado Springs. While these institutions are located throughout the city, they are most often concentrated on major campuses that function as nodes of activity and employment.

Ensuring these institutions remain strengths for Colorado Springs while also integrating into surrounding neighborhoods is a focus of this Plan. This can be accomplished through continued investment in quality infrastructure, integrating these campuses within surrounding neighborhoods, and collaborative approaches to meet workforce needs such as nearby attainably-priced housing. Places that accommodate this industry typology include Downtown, other urban activity centers, and existing and new campus-style developments.

### Goals and Policies

A list of goals and policies in support of this theme follow. Those with particular relevance to proposed investment in the **True North Commons Urban Renewal Area** are presented in **bold** text.

1. **Brand as the Best**
2. Expand Our Base
3. **Think and Act Regionally**
4. Embrace Sustainability
5. Become a Smart Cities Leader

#### **Brand as the Best**

**Goal TE-1:** Build on our quality of place and existing competitive advantages.

**Policy TE-1. D:** Enhance our Cornerstone Institutions (Typology 1) campuses, while also integrating them into the surrounding community.

**Strategy TE-1. D-1:** Encourage the development of spinoff and startup businesses that build upon the research and development strengths of our major institutions, and locate on or adjacent to these campuses.

**Strategy TE-1. D-2:** Support Cornerstone Institutions (Typology 1) campus developments that provide amenities, services, and cultural assets to nearby residents.

**Strategy TE-1. D-3:** Provide a mix of uses that are both neighborhood and institutional campus-serving to help integrate them into the community.

#### **Think and Act Regionally**

**Goal TE-3:** Continue and initiate regional coordination and partnerships focused on economic development and shared fiscal sustainability.

**Policy TE-3. B:** Coordinate and partner with regional military installations.

**Strategy TE-3. B-1:** Incorporate appropriate recommendations of the Joint Land Use Study into city plans and initiatives.

**Strategy TE-3. B-2:** Coordinate among military installations and other partners on public improvements and facilities that serve the city and installations.

**Strategy TE-3. B-3:** Provide attainable, diverse, attractive and convenient off-base housing options for active military, contractors, and military retirees.

**Strategy TE-3. B-4:** Encourage new land uses and business opportunities that help attract and integrate former service members and their families into the Colorado Springs community.

**Strategy TE-3. B-5:** Ensure development adjacent to military installations is consistent with their long-term and operational goals.

## CHAPTER 5: STRONG CONNECTIONS

### Strong Connection Typologies & Framework

The concepts within this chapter define types of streets, corridors, and utilities based on their location and function within the city. They provide direction for mobility across all modes of transportation, and also encompass the need for and development of utility, storm-water, and communications connections from the local to regional scale. Although it is common for transportation and utilities typologies to overlap and interrelate, there are enough differences to support separate typologies for each category. Our city's green infrastructure is also an essential part of our system of connections, and our waterways in particular, are corridors for a multitude of purposes. The role of green infrastructure and trails in our connections is addressed primarily in Chapter 7. Although we recognize their importance, we have not created separate typologies for the airport or railroads that carry freight.

## CHAPTER 6: RENOWNED CULTURE

### Renowned Culture Typologies & Framework

Our Renowned Culture typologies are intended to help focus on, support, and grow those places and spaces within our community that are most important to the value and expression of our history, arts, culture, education, and tourism. They are also intended to assist us in infusing these values throughout more of our community. Some of these renowned culture typologies (or particular examples of them) have well defined boundaries and desired characteristics. In other cases, both the boundaries and the characteristics may be much more organic and less predictable.

Some of our most cherished cultural places combine aspects of more than one typology. For example, Old Colorado City would clearly combine elements of Typologies 3, 4, 5, and possibly 6 below.

Renowned Culture typologies are as follows. Those with particular relevance to proposed investment in the **True North Commons Urban Renewal Area** are presented in **bold** text.

1. Defining Institutions
2. Community Assets
3. Historic Districts
4. Creative Districts and Corridors
5. **Cultural and Tourist Attractions**
6. Pop-Up Culture

#### Typology 5: Cultural and Tourist Attractions

The goal of this cultural typology is to recognize, protect, and enhance the values associated with special places in our community, including those most important to our tourism industry.

Our city's culture is quintessentially associated with our places and attractions. These places may have other primary roles and functions, but their attributes usually exhibit our city's unique heritage or have a particular association with the arts and to destinations that draw residents and visitors alike. In some cases, these districts and places encompass iconic landscapes, like Garden of the Gods, but they also include retail and mixed-use areas with a focus on culture.

#### **Goals and Policies**

A list of goals and policies in support of this theme follow. Those with particular relevance to proposed investment in the **True North Commons Urban Renewal Area** are presented in **bold** text.

1. Honor Our History
2. **Grow and Celebrate Our Culture**
3. Create Cross-Cultural Connections
4. Celebrate Our Partnerships
5. Strengthen Our Educational Resources

**Goal RC-2:** Add to, enhance, and promote Colorado Springs' institutions, attractions, and community assets integral to our local culture and civic pride.

**Policy RC-2. B:** Promote existing and new arts and cultural hubs, venues, and focal points as elements of activity centers throughout the city.

**Strategy RC-2. B-1:** Support the approval of development and public facility plans that include public art and creative and performance space as part of activity centers.

**Strategy RC-2.C-1:** Partner with arts and tourism organizations, our Defining Institutions (Typology 1), Community Assets (Typology 2), and Cultural and Tourist Attractions (Typology 5) to market local arts and cultural resources.

## CHAPTER 8: ADAPTABLE IMPLEMENTATION

### Annexations

Over the next 20 years, Plan**COS** envisions limited but strategic additional outward expansion of city limits, and a focus on developing and redeveloping property currently within city boundaries while becoming more proactive in working to incorporate existing enclaves and near enclaves into the city. Additional strategic annexations around the periphery of the city may be considered if they will have a fiscal benefit to the city, will be well aligned with existing and planned city infrastructure, or will support the primary economic development objectives of the city and regional partners. The city's 2006 Annexation Plan should be systematically evaluated and updated, consistent with this overall vision.

Annexation policies should be evaluated in coordination with Colorado Springs Utilities. To fully realize the city's goal for more fiscally sustainable and resilient land use, communication should be opened with El Paso County and surrounding municipalities about potential intergovernmental agreements focused on the shared benefits of interjurisdictional land use, service, and revenue sharing coordination.

## Colorado Springs 2016-2020 Strategic Plan References

*Following are references (taken verbatim) from the Colorado Springs 2016 – 2020 Strategic Plan that support the goals and objectives of this True North Commons Urban Renewal Plan.*

### 3. Building Community & Collaborative Relationships

Celebrate and connect community through ongoing dialogue with our citizens and local, regional, and state leaders to reach mutual goals, and by encouraging private sector and non-profit initiatives that improve the well-being of everyone

# True North Commons Urban Renewal Plan

City of Colorado Springs, Colorado

## **Appendix B:**

True North Commons Urban Renewal Area Legal Description

**LEGAL DESCRIPTION  
(URBAN RENEWAL PLAN AREA)**

**PARCEL 1 (SOUTH AREA)**

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST BEING MONUMENTED ON THE NORTH END BY A FOUND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED WITH SYMBOLOGY INDICATING IT BEING THE NORTH ONE-QUARTER CORNER OF SECTION 1 AND "1970 U.S. AIR FORCE 6786 BDY 47" AND ON THE SOUTH END BY FOUND REBAR CAPPED WITH A 3-1/4 INCH METAL AND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A BRASS DISC STAMPED WITH SYMBOLOGY INDICATING IT BEING THE CENTER OF SECTION 1 AND "U.S. DEPT. OF INTERIOR - BUREAU OF LAND MANAGEMENT 1966" - BEARING SOUTH 0°12'17" EAST A DISTANCE OF 2674.46 FEET

**COMMENCE** AT THE CENTER OF SAID SECTION 1; THENCE SOUTH 40°07'17" EAST A DISTANCE OF 4,501.50 FEET TO AN ANGLE POINT ON THE EXTERIOR OF THE UNITED STATES AIR FORCE ACADEMY PROPERTY BEING MONUMENTED BY A 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED "1970 U.S. AIR FORCE 6786 BDY 38"; THENCE SOUTH 25°23'28" EAST, ALONG SAID THE EXTERIOR A DISTANCE OF 2,877.81 FEET; THENCE SOUTH 66°17'28" WEST A DISTANCE OF 1,184.56 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FORMER ATCHISON TOPEKA AND SANTA FE RAILROAD AS DEPICTED IN THAT CERTAIN BOUNDARY SURVEY OF THE UNITED STATES AIR FORCE ACADEMY RECORDED DECEMBER 3, 1970 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS IN PLAT BOOK O2 PAGE 84 (RECEPTION NUMBER 768143) ALSO BEING THE WESTERLY LINE OF THAT CERTAIN EASEMENT GRANTED BY THE UNITED STATES AIR FORCE ACADEMY FOR ROAD, STREET AND HIGHWAY RECORDED AUGUST 11, 1958 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1691 PAGE 594 SAID POINT; THENCE CONTINUE SOUTH 66°17'28" WEST A DISTANCE OF 300.00 FEET TO THE WESTERLY LINE OF SAID RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES;

1. THENCE NORTH 23°42'32" WEST A DISTANCE OF 336.78 FEET;
2. THENCE NORTH 66°17'28" EAST A DISTANCE OF 50.00 FEET;
3. THENCE NORTH 23°42'32" WEST A DISTANCE OF 854.90 FEET TO A TANGENT 1,810.08 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
4. THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°00'57" AN ARC DISTANCE OF 600.75 FEET;
5. THENCE NORTH 42°43'29" WEST A DISTANCE OF 1,023.31 FEET;
6. THENCE NORTH 47°16'31" EAST A DISTANCE OF 50.00 FEET;
7. THENCE NORTH 42°43'29" WEST A DISTANCE OF 444.01 FEET TO A 180.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 42°27'13" EAST ALSO BEING THE **POINT OF BEGINNING** OF THE PARCEL HEREINAFTER DESCRIBED;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°32'50", AN ARC DISTANCE OF 149.37 FEET;



LEGAL DESCRIPTION  
URBAN RENEWAL PLAN AREA

THENCE SOUTH 00°00'03" EAST A DISTANCE OF 28.02 FEET TO A 275.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 06°30'01" EAST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°49'43" AN ARC DISTANCE OF 258.36 FEET;

THENCE SOUTH 29°40'16" WEST A DISTANCE OF 37.92 FEET TO A TANGENT 750.00 FEET FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°20'36" AN ARC DISTANCE OF 253.20 FEET;

THENCE SOUTH 10°19'41" WEST A DISTANCE OF 71.19 FEET;

THENCE SOUTH 73°39'41" WEST A DISTANCE OF 114.49 FEET TO A 500.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 36°09'23" WEST;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°25'20" AN ARC DISTANCE OF 396.38 FEET;

THENCE SOUTH 80°44'03" WEST A DISTANCE OF 155.40 FEET TO A TANGENT 350.00 FEET FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°29'02" AN ARC DISTANCE OF 265.63 FEET;

THENCE NORTH 84°11'55" WEST A DISTANCE OF 72.01 FEET TO A 290.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 89°25'27" WEST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°34'48" AN ARC DISTANCE OF 311.68 FEET TO A 5,525.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 83°27'14" EAST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°52'08" AN ARC DISTANCE OF 373.09 FEET;

THENCE NORTH 72°14'57" EAST A DISTANCE OF 1,289.58 FEET;

THENCE SOUTH 42°43'29" EAST A DISTANCE OF 394.83 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 925,654 SQUARE FEET (21.25008 ACRES), MORE OR LESS.

**TOGETHER WITH**

**PARCEL 2 (NORTH AREA)**

A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 12, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST BEING MONUMENTED ON THE NORTH END BY A FOUND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED WITH SYMBOLOGY INDICATING IT BEING THE NORTH ONE-QUARTER CORNER OF SECTION 1 AND "1970 U.S. AIR FORCE 6786 BDY 47" AND ON THE SOUTH END BY FOUND REBAR CAPPED WITH A 3-1/4 INCH METAL AND 6 INCH CONCRETE MONUMENT EMBEDDED WITH A BRASS DISC STAMPED WITH SYMBOLOGY INDICATING IT BEING THE CENTER

LEGAL DESCRIPTION  
URBAN RENEWAL PLAN AREA

OF SECTION 1 AND "U.S. DEPT. OF INTERIOR - BUREAU OF LAND MANAGEMENT 1966" - BEARING SOUTH 0°12'17" EAST A DISTANCE OF 2674.46 FEET

**COMMENCE** AT THE CENTER OF SAID SECTION 1; THENCE SOUTH 40°07'17" EAST A DISTANCE OF 4,501.50 FEET TO AN ANGLE POINT ON THE EXTERIOR OF THE UNITED STATES AIR FORCE ACADEMY PROPERTY BEING MONUMENTED BY A 6 INCH CONCRETE MONUMENT EMBEDDED WITH A 3-1/2 INCH METAL DISC STAMPED "1970 U.S. AIR FORCE 6786 BDY 38"; THENCE SOUTH 25°23'28" EAST, ALONG SAID THE EXTERIOR A DISTANCE OF 2,877.81 FEET; THENCE SOUTH 66°17'28" WEST A DISTANCE OF 1,184.56 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE FORMER ATCHISON TOPEKA AND SANTA FE RAILROAD AS DEPICTED IN THAT CERTAIN BOUNDARY SURVEY OF THE UNITED STATES AIR FORCE ACADEMY RECORDED DECEMBER 3, 1970 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS IN PLAT BOOK O2 PAGE 84 (RECEPTION NUMBER 768143) ALSO BEING THE WESTERLY LINE OF THAT CERTAIN EASEMENT GRANTED BY THE UNITED STATES AIR FORCE ACADEMY FOR ROAD, STREET AND HIGHWAY RECORDED AUGUST 11, 1958 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN BOOK 1691 PAGE 594 SAID POINT; THENCE CONTINUE SOUTH 66°17'28" WEST A DISTANCE OF 300.00 FEET TO THE WESTERLY LINE OF SAID RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING EIGHT (8) COURSES;

1. THENCE NORTH 23°42'32" WEST A DISTANCE OF 336.78 FEET;
2. THENCE NORTH 66°17'28" EAST A DISTANCE OF 50.00 FEET;
3. THENCE NORTH 23°42'32" WEST A DISTANCE OF 854.90 FEET TO A TANGENT 1,810.08 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;
4. THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°00'57" AN ARC DISTANCE OF 600.75 FEET;
5. THENCE NORTH 42°43'29" WEST A DISTANCE OF 1,023.31 FEET;
6. THENCE NORTH 47°16'31" EAST A DISTANCE OF 50.00 FEET;
7. THENCE NORTH 42°43'29" WEST A DISTANCE OF 904.60 FEET TO A TANGENT 1,482.69 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHEASTERLY;
8. THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°03'47" AN ARC DISTANCE OF 53.38 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREINAFTER DESCRIBED

THENCE SOUTH 72°39'57" WEST A DISTANCE OF 685.05 FEET;

THENCE SOUTH 73°39'57" WEST A DISTANCE OF 171.63 FEET;

THENCE SOUTH 88°59'57" WEST A DISTANCE OF 72.37 FEET;

THENCE SOUTH 72°49'57" WEST A DISTANCE OF 197.95 FEET;

THENCE SOUTH 67°14'57" WEST A DISTANCE OF 95.00 FEET;

THENCE NORTH 02°10'03" WEST A DISTANCE OF 97.72 FEET TO A TANGENT 1,740.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°45'00" AN ARC DISTANCE OF 113.88 FEET;

THENCE NORTH 01°34'57" EAST A DISTANCE OF 194.53 FEET;

LEGAL DESCRIPTION  
URBAN RENEWAL PLAN AREA

THENCE NORTH 44°59'57" EAST A DISTANCE OF 64.89 FEET TO A TANGENT 190.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°18'10" AN ARC DISTANCE OF 90.54 FEET TO A 1,060.00 FOOT REVERSE CURVE;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°54'13" AND ARC DISTANCE OF 275.73 FEET TO A 2,440.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH 68°52'17" EAST;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°07'59" AN ARC DISTANCE OF 303.76 FEET;

THENCE SOUTH 63°04'42" EAST A DISTANCE OF 101.78 FEET;

THENCE NORTH 73°16'22" EAST A DISTANCE OF 404.96 FEET;

THENCE SOUTH 12°37'36" EAST A DISTANCE OF 136.09 FEET TO A TANGENT 1,482.69 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°02'06" AN ARC DISTANCE OF 725.49 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 769,050 SQUARE FEET (17.65496 ACRES), MORE OR LESS.

THE COMBINED AREA OF THE TWO ABOVE DESCRIBED PARCELS PRODUCES A CALCULATED AREA OF 1,694,704 SQUARE FEET (38.90504 ACRES) MORE OR LESS.