CUTTING EDGE COLORADO COMPREHENSIVE PLANS

Colorado APA Conference- Snowmass September 18, 2019

Moderator:
Carl Schueler, AICP, Colorado Springs

Panelists:
Jenny Houlne, Centennial
Daniel Krzyzanowski, AICP, Aurora
Conrad Olmedo, AICP, Colorado Springs*
Bruce Meighen, AICP, Logan Simpson

*now with Burlington, NC
Combined 2018 population of Colorado Springs, Aurora and Centennial; DOLA estimate
2014 National Planning Conference

SUSTAINING PLACES: BEST PRACTICES FOR COMPREHENSIVE PLANS

ATLANTA
Learning Objectives

- The latest trends and experience in innovative design and application of successful comprehensive plans in Colorado
- Insights into the politics and process of arriving at innovative and cutting edge plans
- Experience-based information on the effective use of the latest technology in all aspects of comprehensive planning
- And - making this relevant to activities we do more than once every 10 years
WHAT WE DON’T EXPECT TO FOCUS ON OR ACCOMPLISH

- Cover all our many lessons learned
- Describe our planning and input processes in detail
- Get deep into our key issues and politics
- Try to recap everything in our plans
- Dwell too much on the obvious
  - (e.g. of course we have social media and enhanced GIS now)

  Although we’d be happy to share this later
Questions, Comments and Contacts

Carl Schueler, AICP, Colorado Springs
  coloradosprings.gov/plancos/page/plancos
  Carl.Schueler@coloradosprings.gov

Jenny Houlne, Centennial
  www.centennialco.gov/centennialnext
  JHoulne@centennialco.gov

Daniel Krzyzanowski, AICP, Aurora
  www.auroragov.org/business_services/planning/plans_and_studies/comprehensive_plan
  dkrzyzan@auroragov.org

Conrad Olmedo, AICP, Colorado Springs*
  colmedo@burlingtonnc.gov

Bruce Meighen, AICP, Logan Simpson
  logansimpson.com

*now with Burlington, NC
CENTENNIAL NEXT

2040 COMPREHENSIVE PLAN
CENTENNIAL BY THE NUMBERS, 2018

17 years old

10th most populous municipality in CO

110,000+ residents

6,000+ registered businesses

4th best place to live in America
USA Today | 2015

1st city for first-time homebuyers in Colorado
WalletHub | 2017

3rd “Hottest Zip Code” in the Nation (80112)
Realtor.com | 2015

5th Most customer-friendly city in America
Yelp | 2016

**MOST** family-friendly city in Colorado
Apartment List | 2017

**RACE, 2016**

- **White**: 86.7%
- **Black or African American**: 2.8%
- **Asian Indian/Alaskan Native**: 0.7%
- **Asian**: 4.0%
- **Some Other Race**: 2.6%
- **Two or More Races**: 3.0%
Unique City

CITY COUNCIL DISTRICTS

70+ STAFF MEMBERS

CONTRACT CITY

LAW ENFORCEMENT, FIRE PROTECTION, UTILITIES, RECREATION, PUBLIC WORKS, BUILDING SERVICES, CODE ENFORCEMENT, CITY ATTORNEY, ANIMAL SERVICES, STORMWATER MANAGEMENT, OTHER COMMUNITY SERVICES
• Centennial’s 1st Comp Plan (2004)
• No base information.
• Did not fully explore the Community’s desired identity, vision, or values.
• General policy direction.
• 2 ½ year process
• Consultant and Staff Led
• 12 member Advisory Committee
• Fully embraced the NEXT Centennial
• Small budget
• Adopted unanimously in 2018
Centennial NEXT Process

**PHASE 1**
- Foundation
- Community Kickoff Events
- Community Assessment
- Plan Audit

**PHASE 2**
- Visioning
- Goals + Strategies Part 1
- Framework Document
- Opportunity Sites
- Spotlight Areas

**PHASE 3**
- Goals + Strategies Part 2
- Community Outreach
- Draft Plan Development
- Public Comment
- Final Plan Development
- Plan Adoption
- Plan Ratification

Phase 1 Outreach
- 614 Respondents
- 4,274 Reached*

Phase 2 Outreach
- 480 Respondents
- 5,852 Reached*

Phase 3 Outreach
- 1,146 Respondents
- 65,562 Reached*

*Reach is the total number of people that saw content related to Centennial NEXT on social media outlets.
# VISION FOR CENTENNIAL

Who will Centennial strive to **BE?**

<table>
<thead>
<tr>
<th>PLAN ELEMENT STATEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMUNITY DESIGN AND IDENTITY</strong></td>
</tr>
<tr>
<td>Our Sense of Place. Centennial celebrates the evolving diversity of the community as a place to live; a place to stay; a place to be.</td>
</tr>
<tr>
<td><strong>ECONOMIC DEVELOPMENT</strong></td>
</tr>
<tr>
<td>Retention and Attraction. Centennial preserves, grows and attracts employers through business-friendly policies and practices.</td>
</tr>
<tr>
<td><strong>HOUSING AND DEMOGRAPHICS</strong></td>
</tr>
<tr>
<td>Strength in Our Neighborhoods. Our neighborhoods form the foundation of our City, making it a desirable and attainable place to live for all.</td>
</tr>
<tr>
<td><strong>PARKS, OPEN SPACE, TRAILS AND RECREATION</strong></td>
</tr>
<tr>
<td>Health and Wellness. All residents can enjoy a rich culture of community events, stunning scenic views and a vast system of distinctive parks, open space, trails and recreation facilities.</td>
</tr>
<tr>
<td><strong>TRANSPORTATION</strong></td>
</tr>
<tr>
<td>Innovative Mobility. Centennial capitalizes on emerging technologies and the creation of an integrated transportation system, promoting seamless multimodal connections for both recreation and commuting.</td>
</tr>
<tr>
<td><strong>ESSENTIAL COMMUNITY SERVICES</strong></td>
</tr>
<tr>
<td>Quality and Innovation. Centennial connects the community through essential services and innovative technologies.</td>
</tr>
</tbody>
</table>
PLAN THEMES

OUR NEXT PLACES
Creating Experiences.
Centennial will create remarkable places that lead to unforgettable experiences. Centennial celebrates the evolving diversity of the community as a place to live; a place to stay; a place to be.

OUR NEXT ECONOMY
Centennial will support an economy to serve as a model of strength, diversity, and resilience for the region and beyond. Centennial preserves, grows, and attracts employers through business-friendly policies and practices.

OUR NEXT INNOVATIONS
A Smart Suburban City.
As an innovative and smart suburban city, Centennial will be a model for others. Centennial embraces the life cycle of technology to apply emerging and innovative technologies to connect the community through essential services.

OUR NEXT COMMUNITY
Centennial will integrate arts, culture, technology, and recreation opportunities within a connected community providing amenities and experiences for all walks of life. Our neighborhoods form the foundation of our City, making it a desirable and attainable place to live for all.
CENTENNIAL SPOTLIGHT AREAS
NOW

Located on the west side of I-25, the I-25 Corridor is bordered on the south by East County Line Road, on the north by East Arapahoe Road, on the west by South Yosemite Street, and is intersected by East Dry Creek Road. The Corridor consists of regional retail, low-rise office, industrial/flex uses, convenience retail, and vacant land. The commercial and business park nature of the area is influenced by its proximity to I-25 interchanges and the Dry Creek Light Rail Station. The surrounding area to the west is primarily single-family residential.

The northern portion of the I-25 Corridor, north of East Dry Creek Road, is predominantly low-rise office and industrial with limited retail.

The southern portion of the I-25 Corridor, which includes the Dry Creek light rail station, Panorama Corporate Center, developing Jones District, IKEA Centennial, and Centennial Promenade, make this area a regional retail destination and business park, which also benefits from proximity to Park Meadows Mall and I-25/I-70.

NEXT

Redevelopment of the Corridor could include leveraging highway, light rail, and its regional location to transition existing retail and employment centers to accommodate future office, retail, and residential trends. Opportunities for the Corridor include leveraging the Arapahoe Road/I-25 and Dry Creek/I-25 interchanges to increase the density of office, retail, and residential uses. However, opportunities are limited due to the lack of light rail access within walking distance. Attention to connections between development and the light rail station will be essential.
Implementation

OUR NEXT PLACES
Creating Experiences.

• UC Amendments (2b, 3d, 4a)
• Neighborhood beautification program (5g)

OUR NEXT ECONOMY

• Retail corridor study and toolbox (6b)
• Spark Centennial (6e)

OUR NEXT INNOVATIONS
A Smart Suburban City.

• Innovation Fund (1b)
• EnerGov (2a)
• Project Mercury – ITS (3a)
• Charge Ahead Colorado (3c)

OUR NEXT COMMUNITY

• New/improved trail connections (1b)
• Farmers Market (5a)
• LifeLong Centennial (6a, 6b)
centennialco.gov/centennialnext

Jenny Houlne
Principal Planner
jhoulne@centennialco.gov
303-754-3357
Daniel Krzyzanowski, AICP
Principal Planner
City of Aurora
FUN FACTS

- Official Elevation 5,471’
- 351,200 Residents
- 3 Counties: Arapahoe, Adams and Douglas
- 4 Public School Districts
- 450 Neighborhoods
- 154.31 SQ. MILES OF LAND WITH 97.41 MILES DEVELOPED
- 12 Campuses of Higher Learning
- 10 R line light rail stops in Aurora
- 9 public pools
- 6 public golf courses
- 27 HISTORIC landmarks, 2 HISTORIC districts & 2 CULTURAL landmarks
- 240+ pieces of Art in Public Places • 16 blocks of cultural arts district • 1 Aurora Fine Arts Center
- 107,669 jobs in Aurora
- Targeted industries: Aerospace and defense, bioscience and healthcare, renewable energy, and transportation and logistics
- 96 developed parks
- 5,000 ACRES & 91+ MILES OF OPEN SPACE AND TRAIL
- 3 full-service recreation centers
- 10,633 acres of parks land
Previous Comprehensive Plans

- Aurora’s previous comprehensive plan was adopted in 2009
- “Encyclopedic” collection of policies, data, projects, and other things happening at the time
Aurora Places Comprehensive Plan

• 2 ½ year process
• Led by city staff team
  – Planning, Communications, City Manager’s Office
• Consultant team
  – Houseal Lavigne Associates (Chicago, IL)
  – Raimi Associates (Berkeley, CA)
  – SE2 Communications (Denver, CO)
• Stakeholder Advisory Committee
Aurora Places Comprehensive Plan

- Completely new plan document, approach
- Focus on vision, values, community character, and policy priorities for a broad audience
- Unprecedented public outreach approach
- Adopted unanimously in 2018
Understanding Planning Context
A Community Conversation

- Engaged more than 3,200 stakeholders
- Hosted 90+ consultant- or staff-led workshops
- Conducted workshops in 6 languages
- Distributed 55 “do-it-yourself” workshop kits
Guiding Community Principles

A Strong Economy
A Diverse and Equitable City
Housing for All
A Healthy Community
A Thriving Environment
An Authentic Aurora
Easy Mobility and Active Transportation
Placetypes Approach

• Focus on development character and placemaking

• Attempt to better integrate land use, mobility, design, policy, and function
Placetypes Approach

Ties together zoning and development standards, mobility plans, economic development, water and energy conservation practices, and other elements.
Speaking to Diverse Audiences

- Focus on creating a document that speaks to diverse audiences
- Explanation of how the plan will be used and implemented
PlanCOS
LEADING THE WAY TO OUR FUTURE
American Planning Association
Colorado Chapter State Conference

September 18, 2019

Conrad Olmedo, AICP
Former Senior Planner for the City of Colorado Springs, Colorado
Principal Planner for the City of Burlington, North Carolina
A long time ago in a city far, far away. . . .
Colorado Springs

- Traditionally Conservative
- Population 466,000
  - 700,000 by 2040
- Strong Mayor/Council
- 200 sq. miles
- 6 Council Districts
- Pikes Peak
- 35,000 ac. Vacant land
- Most Desirable Place to Live
- Olympic Training Center
- The Incline
- 77 neighborhoods
- Garden of the Gods
- 13,330 ac. parkland
• State-of-the-art at the time
• Traditional committees, workshops and meetings
• Not branded
• Traditional chapter headings
• Minimal vision map
• Future land use map
• Hundreds of objectives, policies and strategies; some over 100 words long
• Said a lot of the same things our new plan does- but differently
• 2 ½ year total process
• Meetings and event-intensive - 300 plus
• Colorado-based consulting team- Logan Simpson lead
• Hands on full time City staff involvement throughout
• High profile steering committee
• Collaborative community engagement effort supported by consultants, City planning team, City public communications staff and partners
• And some politics!
Taking Engagement to a New Level

- Creative
- Partnerships
- Relentless
Creative and Inclusive Partnerships

Event at Community College

Fat tire bike event

Photo Scavenger Hunt

Springs Rescue Mission
Big Ideas and Themes

- Everybody is in a Neighborhood
- Housing for All
- Embrace Creative Infill
- Embrace Sustainability
- Brand as the Best
- Become a Smart Cities Leader
- Create Cross-Cultural Connections
- Complete Our Creeks
- Provide Parks for the People

PlanCos
LEADING THE WAY TO OUR FUTURE

VIBRANT NEIGHBORHOODS

UNIQUE PLACES

THRIVING ECONOMY

STRONG CONNECTIONS

RENOVED CULTURE

MAJESTIC LANDSCAPES
Typologies

Typology 3: Natural Resources and Regional Recreation

Natural Resources and Regional Recreation Recommendations:
- Protect Regional Environmental Resources and Important Habitats
- Reinforce Environmental Stewardship through Provision of User Infrastructure and Facilities
- Preserve Important Ecological, Historic, Cultural and Archaeological Features in Their Natural State
- Limit Development Encroachment that Threatens the Integrity of the Natural Landscape
- Designate Specific Areas for Public Access and Recreation

Example Location: Garden of the Gods Jupiter Stage Keep

Support Educational and Visitor Center Resources
Preserve Ecosystems and Support Biodiversity
Design and Maintain Official Trails to Keep Other Areas Pristine
Integrate Interpretive Signs and User Wayfinding

Limit Improving Infrastructure to Highlight Unique Natural Features
Include Natural Buffers Between Development and Key Landscapes
Other Modes of Transportation

The goal of this landscape typology is to balance tourism, recreation use, and environmental protection of important natural resource areas that embody the majestic scenery of Colorado Springs.

Examples from our city
Common desired elements
“Moving the needle”
The goal of this neighborhood typology is to retrofit, reinvent, and introduce new features to enhance the identity, quality, affordability, and attractiveness of these neighborhoods.
1. Citywide Net Density of New Residential Development

- New Residential Units
- Total Affected Acres

\[
\frac{\text{New Residential Units}}{\text{Total Affected Acres}} = 8.41 \text{ DU/ACRE (2018)}
\]

2. Lane Miles Per Dwelling Unit

- Added City Lane Miles
- Added Dwelling Units

\[
\frac{\text{Added City Lane Miles}}{\text{Added Dwelling Units}} = 0.034 \text{ LANE MILES PER DWELLING UNIT (2018)}
\]

3. Number of High Priority Neighborhood Plans Completed

- New High Priority Neighborhood Plans Initiated or Adopted Since 2018

\[
\frac{\text{New High Priority Neighborhood Plans}}{\text{Initiated or Adopted Since 2018}} = 1 \text{ PLANS (2018)}
\]

4. Infill and Redevelopment Activity

- Vacant Infill Acres
- Vacant Acres Banning Lewis Ranch

\[
\begin{align*}
\frac{\text{Vacant Infill Acres}}{\text{Vacant Acres Banning Lewis Ranch}} &= 6.564 \text{ VACANT INFILL ACRES (2017)} \\
&= 22,124 \text{ VACANT INFILL ACRES (2017)}
\end{align*}
\]
A vision to materialize neighbourhood plans, in alignment with PlanCOS, for the entire City of Colorado Springs within 12 years.
Comprehensive Planning

WHY BREAK THE MOLD?
WHY BREAK THE MOLD?

Location of Residential Potential

- Rural Area
- Complete Neighborhood

<table>
<thead>
<tr>
<th>Year</th>
<th>Rural Area</th>
<th>Complete Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>36%</td>
<td>24%</td>
</tr>
<tr>
<td>2010</td>
<td>35%</td>
<td>25%</td>
</tr>
<tr>
<td>2011</td>
<td>36%</td>
<td>24%</td>
</tr>
<tr>
<td>2012</td>
<td>36%</td>
<td>24%</td>
</tr>
<tr>
<td>2013</td>
<td>36%</td>
<td>24%</td>
</tr>
<tr>
<td>2014</td>
<td>36%</td>
<td>24%</td>
</tr>
<tr>
<td>2015</td>
<td>53%</td>
<td>21%</td>
</tr>
<tr>
<td>2016</td>
<td>53%</td>
<td>21%</td>
</tr>
<tr>
<td>2017</td>
<td>53%</td>
<td>21%</td>
</tr>
<tr>
<td>2018</td>
<td>62%</td>
<td>20%</td>
</tr>
</tbody>
</table>

Source: Teton County and Town of Jackson
WHY BREAK THE MOLD?

Acres Conserved and Number of Easements by Year

Source: Teton County; Jackson Hole Land Trust; Teton Regional Land Trust
CREATE A BRAND
BUILD ON VALUES

Make Plans Relevant and Approachable
TAKE OUTREACH TO THE NEXT LEVEL
Imagine Winter Park
EXECUTIVE SUMMARY

Four Visions
Imagine Winter Park is built around four community visions. The four community visions are statements that describe the desired future of the Town and are based on extensive input from the Winter Park Community.

Principles for Each Vision
The principles further elaborate on the community’s desires for the Town over the next 10-15 years and are organized within each of the four community visions.

Strategies
The Strategies are the last and most specific component of the plan. They provide action items for achieving the Principles.

CC 3.1 - Fully integrate workforce housing throughout the Town’s built environment
EN 3.3 - Work to become a Dark Sky Community
OR 1.5 - Manage trailhead parking to mitigate impacts to the environment and to residents
CO 1.5 - Initiate a comprehensive signage program to provide intuitive wayfinding throughout the Town
EN 1.2 - Maintain healthy stream flows for ecological, recreational, and scenic purposes
CC 4.3 - Ensure accessible transportation options are available to all our residents and visitors

What is Imagine Winter Park?
Imagine Winter Park is the Town of Winter Park’s Master Plan, also known as The Town Plan. This plan establishes a common vision for the Town’s future and outlines the process for achieving that vision. It is a tool that will guide the Town in everything from policy development and project funding, to decisions on land use, development, public services, and economic development.
BE CREATIVE

Our Healthy and Thriving Environment FRAMEWORK MAP

LEGEND
- TOWN BOUNDARY
- RIVER/CREEKS
- USFS PROTECTED LANDS
- EXISTING TRAILS
- EXISTING TRAILHEADS
- PROPOSED TRAILHEADS
- PROPOSED RIVER ACCESS POINTS
- PROPOSED RIVER WALK
- WILDLIFE CORRIDORS
- EXISTING COMMUNITY SERVICES
- PROPOSED COMMUNITY/HEALTH SERVICES
EMBRACE TRENDS

Plan for the 
Future, 
Not Today
PLAN FOR WHAT YOU WANT
Adapt to a Changing World and Environment
CREATE A LIVING PLAN

SELECT AN INDICATOR GRAPHIC FOR MORE INFORMATION

1. Citywide Net Density of New Residential Development
   - New Residential Units
   - Total Affected Acres

2. Lane Miles Per Dwelling Unit
   - Added City Lane Miles
   - Added Dwelling Units
   - Goal: 0.034 LANE MILES PER DWELLING UNIT (2018)

3. Number of High Priority Neighborhood Plans Completed
   - New High Priority Neighborhood Plans Initiated or Adopted Since 2018
   - Goal: 1
ALLOW FOR CO-CREATION
Questions?