

# Infill Steering Committee Priority Area Discussion

June 16, 2015

# Jumping Ahead

- If there are priorities, what does it mean to be one?
- Priority areas
- Priority uses/activities

# Importance of Priorities

- Infill definition is very broad
- Resources and patience are limited
- Catalytic and “leading edge” activity important
- Some areas have a greater combination of:
  - Opportunity, Capacity
  - Need
  - Potential etc.
- Some uses and activities do more to advance the infill vision or have more issues to be addressed

# Factors

- Development Age
  - No, inactive or public master plans
- Capacity
  - Transportation including transit
  - Utilities
  - Land use capacity
    - Vacancy, underutilization, variety, density
  - Trajectory; market
- Need
  - Disinvestment; core supporting conditions
- Impacts, willingness, readiness
- Downtown

# Development Age

- City population in 1980- 215,000
  - Now- 450,000+
  - Why pre- 1980?
    - Captures all of Academy Boulevard, GOG corridor
    - Pre- Briargate, Norwood, Pre- Powers Blvd. etc.
  - Other important earlier dates?
    - 1970- population 135,000 (30%)
      - Still get some of GOG, plus the mall areas, plus much of Academy Boulevard
    - “End of the (old) grid”
      - Late 1950s - population less than 70,000 (about 15%)
    - Prior to City zoning? 1925+
- But- not all areas age the same

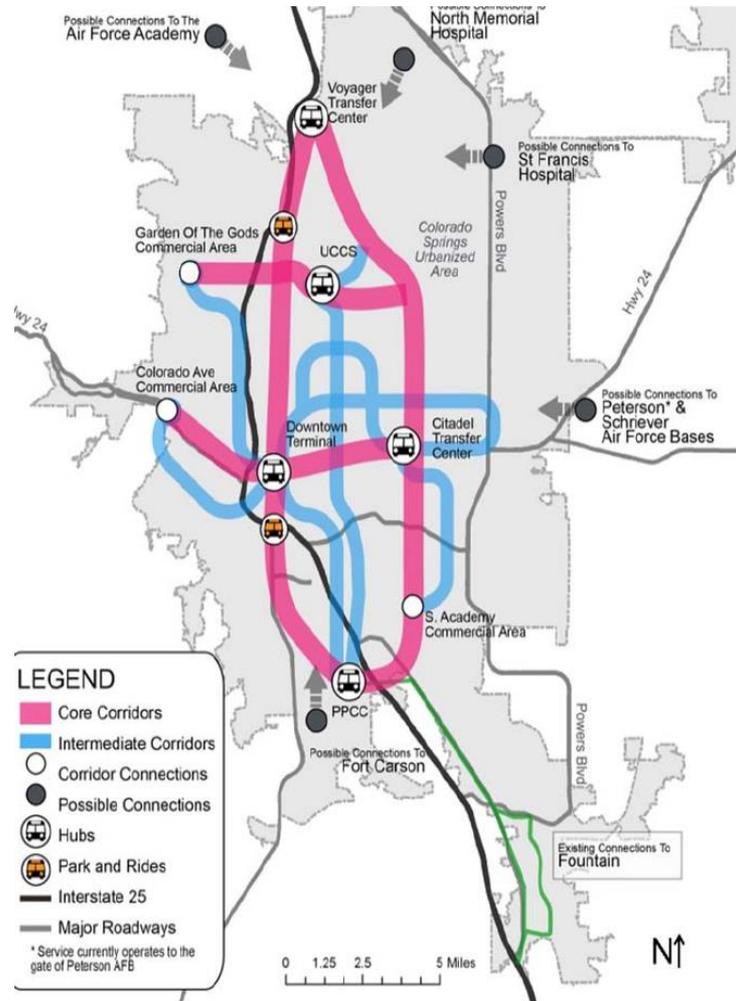
# Capacity

- All over-effective use of all increments
- Big capacity
  - Arterials
  - High Frequency Transit
  - Utilities
    - Wastewater as a proxy
  - Land Use Capacity
    - Vacant land inside pre-1980s area
    - Absorption and density
    - Zoning potential?



Available parking at Citadel Mall  
circa 2009

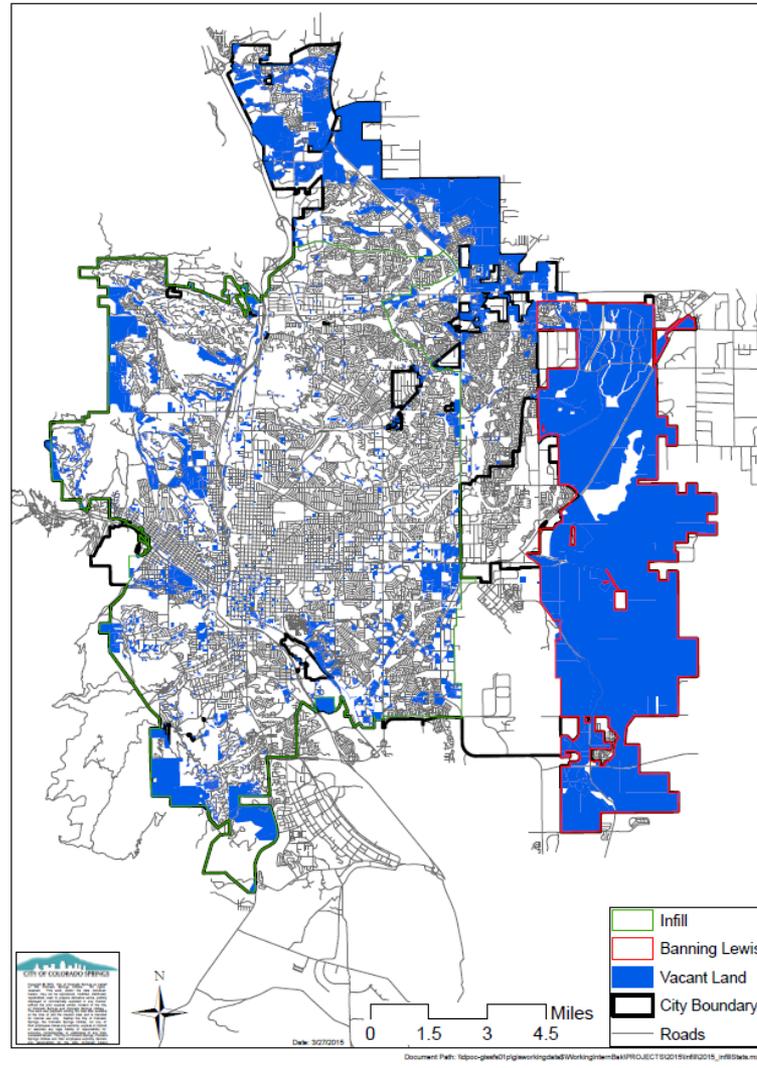
# Transit



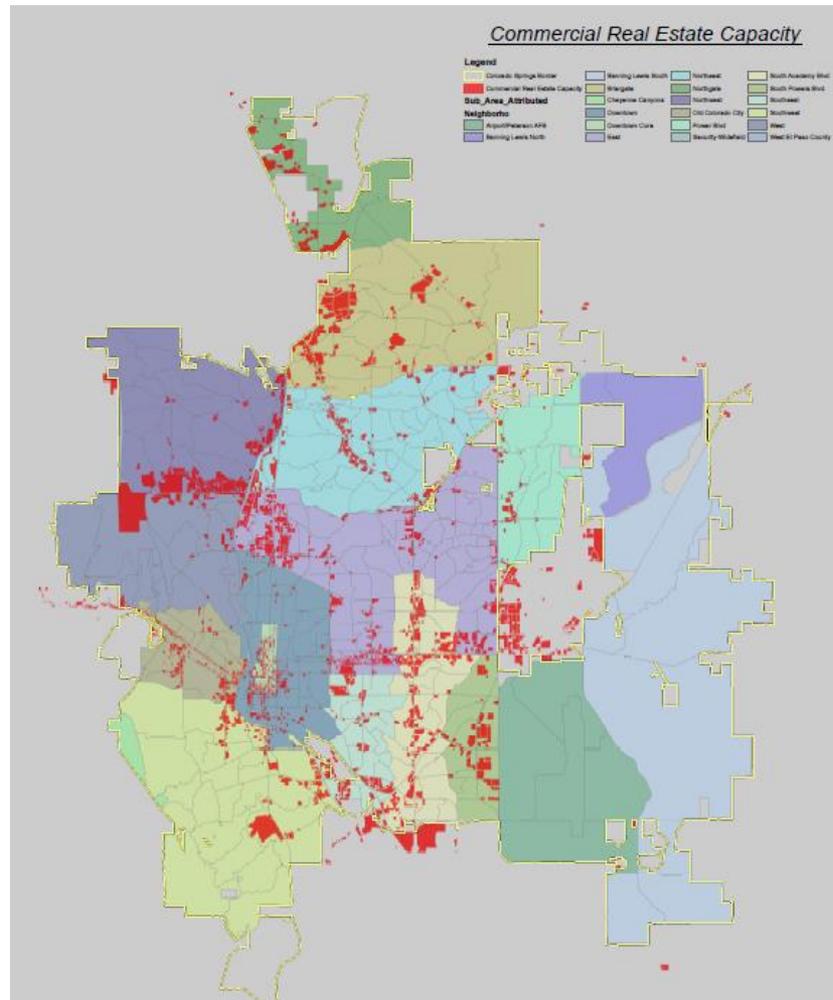


# Vacancy in Core Areas

In-City Vacant Area

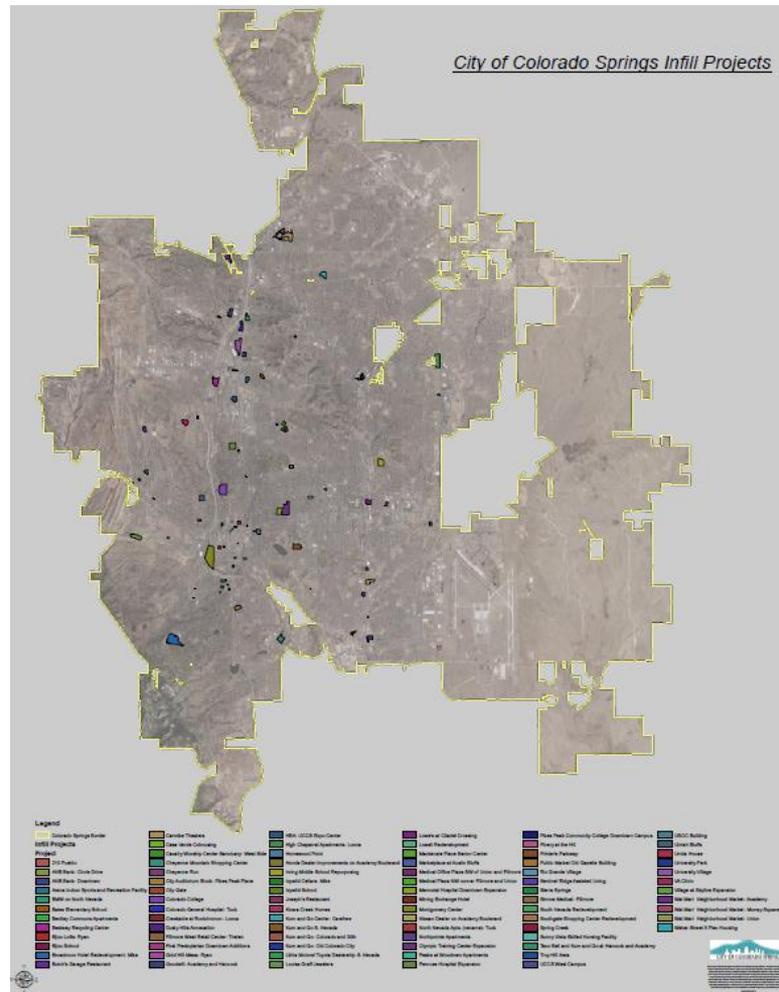


# Commercial Real Estate

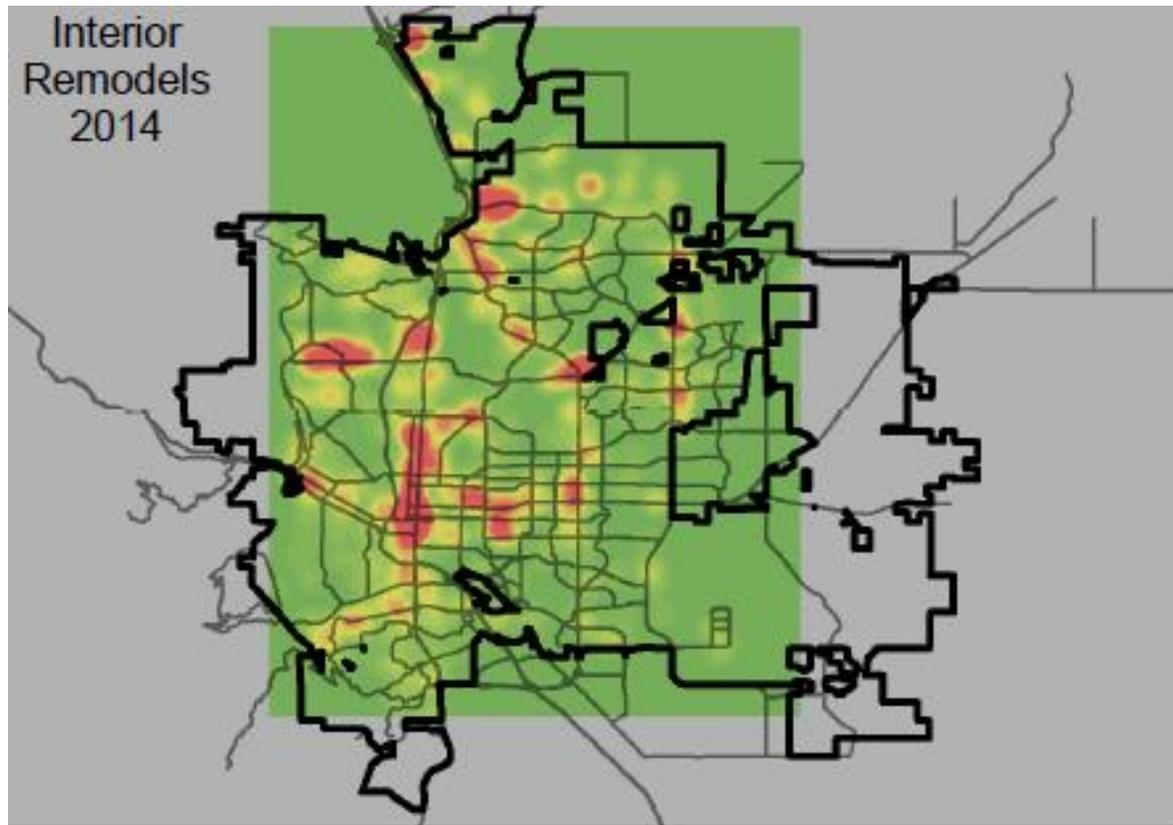


# Infill Projects

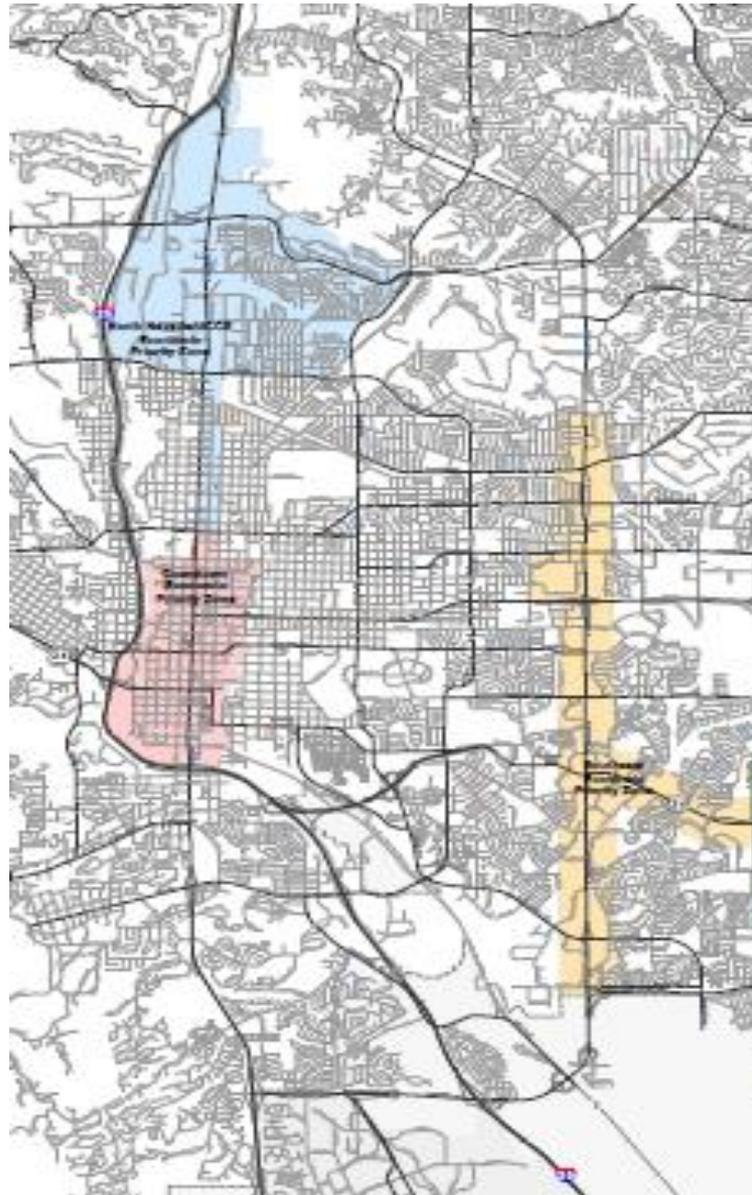
Case studies- anecdotal



# Building Permit Data



# EOZs



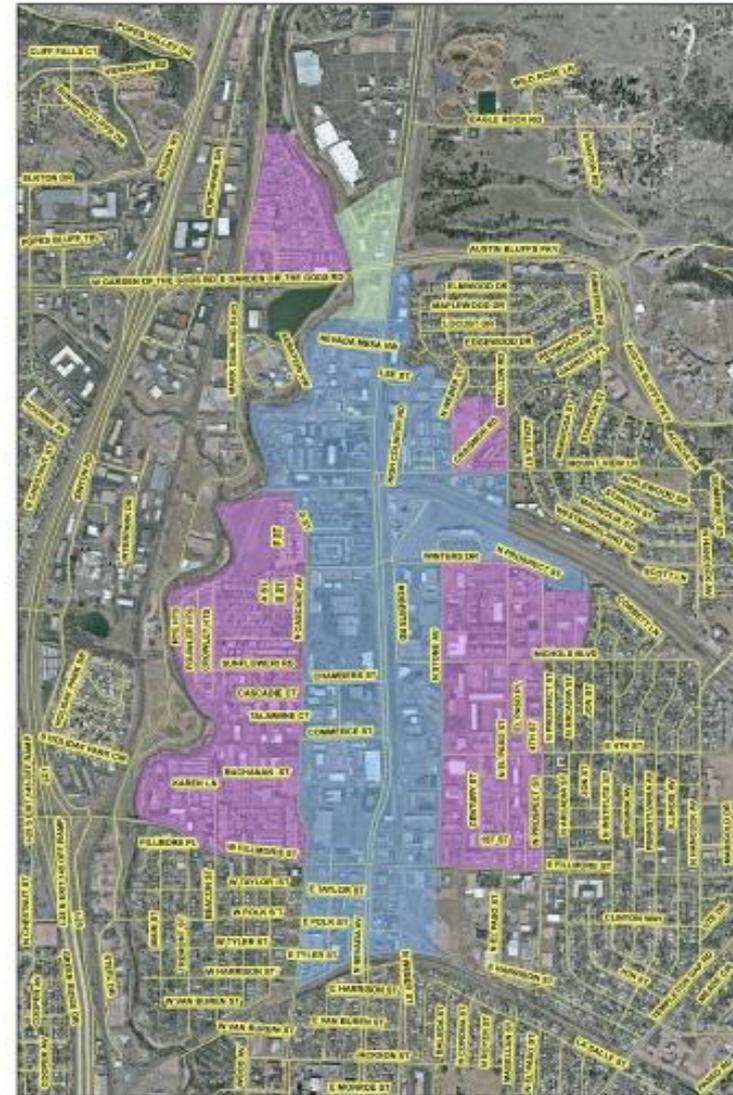
# Academy EOZ

## Implementation Boundaries



The South Academy Economic Opportunity Zones is defined as a 12 square mile area of Academy Blvd, from

# North Nevada



**N. Nevada Avenue  
Economic Opportunity Zone**



**Legend**

- Corridor Improvement Focus Area
- Placering Influence Area
- Focus Area Currently within Urban Renewal Boundary
- Roads

0.0 0.1 0.2 0.3 0.4  
Miles

# Priority Areas?

#1- Downtown

#2 Highest Priority Corridors

- North Nevada

- South Nevada

- Central and South Academy

#3 Other High Priority Corridors

- Platte

- West Colorado

- North Academy

- Garden of the Gods

- Fillmore-Circle-Fountain

#4 Priority Neighborhoods

# Priority Neighborhoods

- Association with Downtown or priority corridors
- Impacts of land use change
  - Trajectory
  - Capacity
  - Need
  - Issues
  - Willingness
- Lack of up-to-date plans

# Priority Uses and Activities

- Primary employment in priority areas
- “Catalytic” and/or “leading edge”
- Mixed uses
- Density
- Difference
- Connectedness

# Questions/Comments?

- How to map this