



## NORTH NEVADA AVENUE PLAN

### PROJECT GIVENS

*The following points are non-negotiable and set the parameters for the community decision-making process to create the North Nevada Avenue Plan.*

- In order to implement the Plan, it must be economically feasible. The Plan must address and balance market needs with the priorities expressed through a community involvement process.
- The Plan will be consistent with the City of Colorado Springs Infill Policy Chapter of the Comprehensive Plan and Infill Action Plan adopted by City Council on March 22, 2016. The Plan will also be consistent with and inform the City of Colorado Springs Comprehensive Plan Update that is currently in process.
- The Plan will capitalize on and leverage the success of public and private investments affecting the project area, such as implementation of the University of Colorado Colorado Springs 2013 Master Plan, the University Village Colorado commercial area, and the planned cyber security intelligence center.
- The City of Colorado Springs will not use eminent domain to implement the Plan.
- All City of Colorado Springs vehicle and pedestrian safety standards as well as infrastructure standards, such as streets, stormwater and water quality facilities, curb, gutter and sidewalks, must be addressed.
- The Birdsall Power Plant provides supplemental electric generation capacity and hosts other core operations. For the purposes of this planning effort, it is assumed the Plant and its necessary supporting infrastructure will remain in the project area.
- Many businesses, neighborhoods, groups, and individuals are interested in and are encouraged by the City to participate in the open, public process that will result in creation of the North Nevada Avenue Plan.
- The preferred Plan will be submitted to the Colorado Springs Planning Commission for review and recommendation to the Colorado Springs City Council for consideration and final approval.