



CITY COUNCIL WORK SESSION

448 E. 1st Street, Room 190 Salida, Colorado 81201

June 20, 2023 - 5:00 PM

AGENDA

Please register for the City Council Work Session

<https://attendee.gotowebinar.com/register/8054749917914710285>

After registering, you will receive a confirmation email containing information about joining the webinar.

DISCUSSION ITEMS

- [1.](#) Extraordinary Teen Council
- [2.](#) South Ark Neighborhood Discussion

6/19/23 -Salida City Council Work session agenda – Teen Liaison

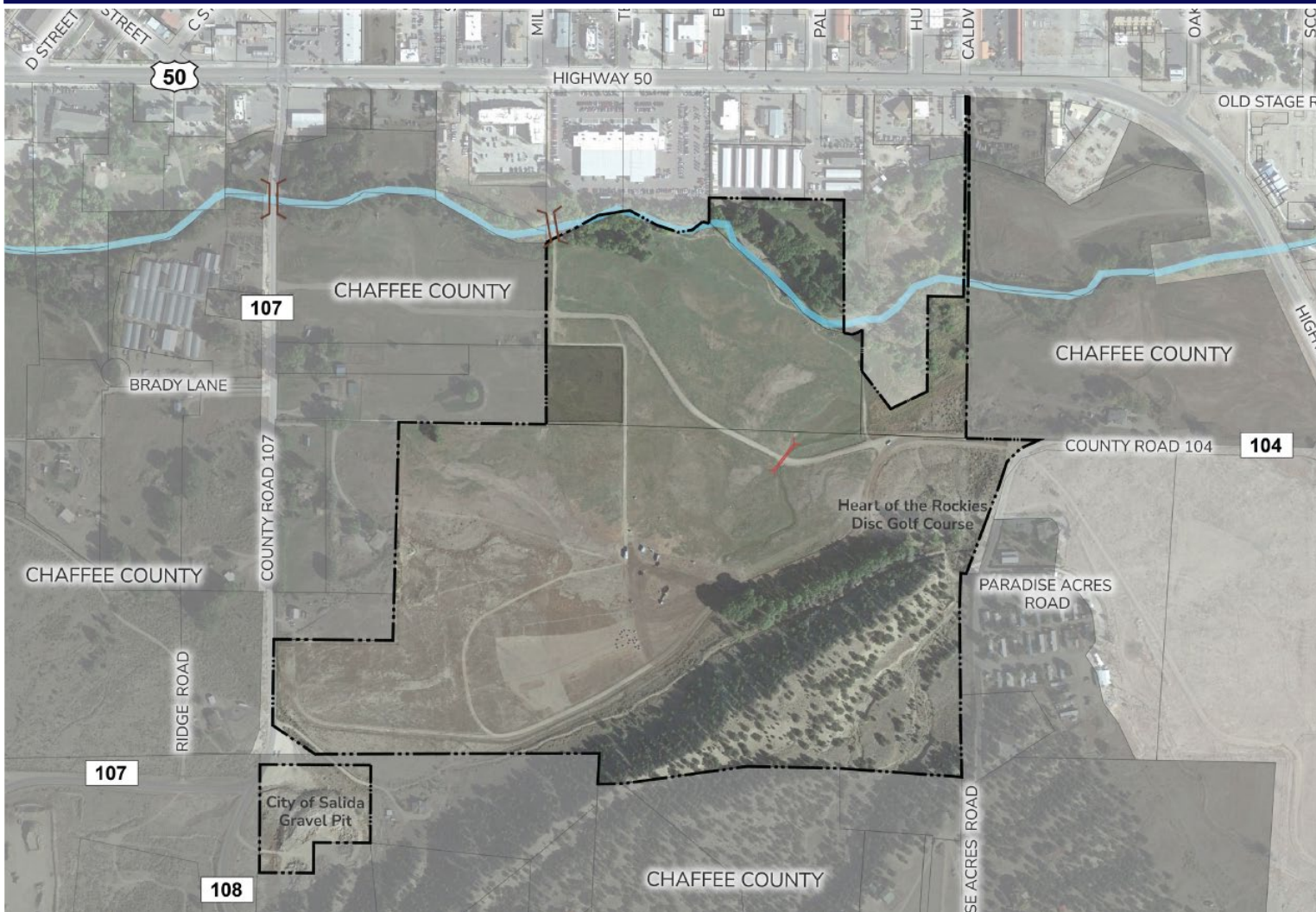
- Updates on -Sunfest mocktail event 5/25; sustainability committee; summer events(Arcade Night & Drive In Night); teen ride update; School Board presentation
 - Youth survey/focus group to get youth input - council input?
 - Possible topics - youth events to host; classes for teens; creating safe spaces, etc.
 - Look at PROST and Art Council agendas for opportunities for teen voice
 - What projects/issues does City Council need youth voice input or help on?

SOUTH ARK NEIGHBORHOOD MASTER PLAN UPDATE

City Council Work Session
06.20.23



PROJECT BOUNDARY



- 100-acre site
- Formerly known as part of the “**Vandaveer Ranch**” property.
- **Black dashed outline** is the only city-owned property left.
- **Other portions** of the ranch that the City used to own along Highway 50 were **sold to private entities several years ago.**

PROJECT OVERVIEW

2023 PROJECT TIMELINE

 = Engagement Check-In (public, stakeholders, online)


JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.
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PHASE 1
Project Kick-Off & Analysis




- Jan. 31, 2023**
Project Kick-off
- 250-300 Attendees
 - Online Survey (898)

PHASE 2
Master Plan Alternatives




- Mar. 28-30, 2023**
Design Charrette
- ~ 150 Attendees
 - Online Survey (456)

PHASE 3
Preferred Master Plan

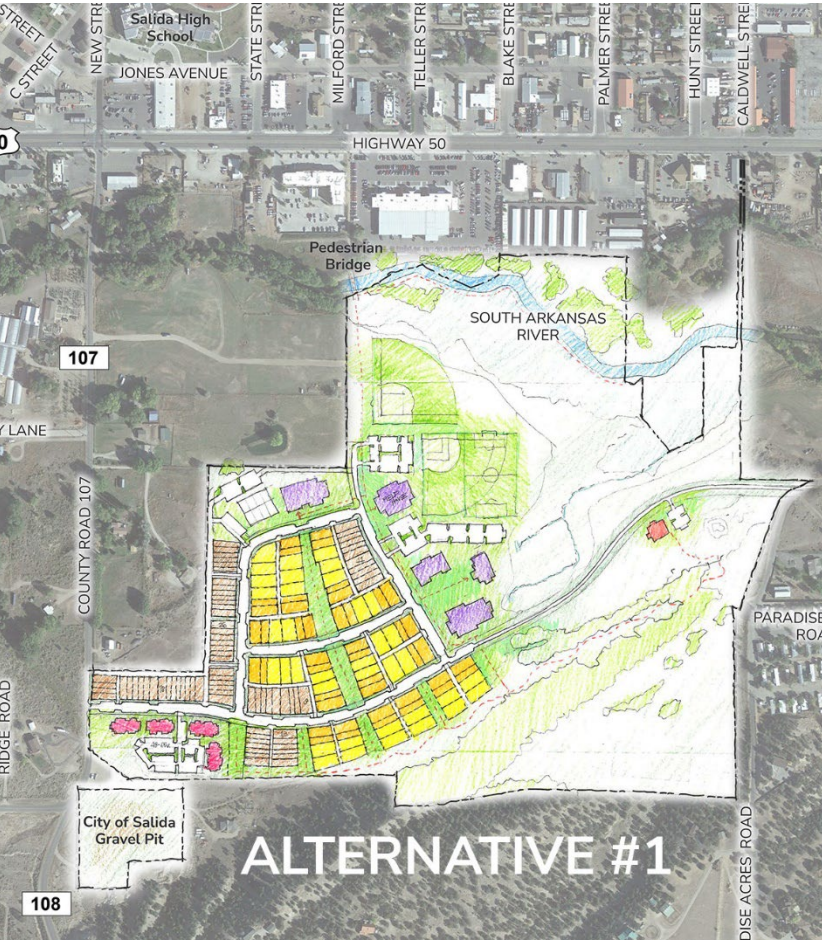



WE ARE HERE

PHASE 4
Final Master Plan & Adoption Process



CHARRETTE ALTERNATIVES



PREFERRED ALTERNATIVE DIRECTION:

WHAT PEOPLE LIKED:

Diversity of housing types

- Affordable options
- Yard space / livable options = good BUT limit single family homes
- Density at center

Greenways / common shared open space

- Trail connectivity

Central Park

- Key feature for n'hood / different from open space

Separate housing from recreation

- Noise / lights
- Access rec without going through neighborhood (recreation from 104; neighborhood from 107)

Recreation accessible from ped bridge

KEY THEMES:

AFFORDABLE / WORKFORCE HOUSING

- A mix of housing - of both types and incomes - targeted at serving the local community & workforce
- Flexible gathering spaces woven throughout neighborhood

RECREATION OPPORTUNITIES

- A mix of active recreation (e.g. maintained fields/courts, trails, etc.) and passive recreation (e.g. naturalized areas, dog-walking, etc.) opportunities

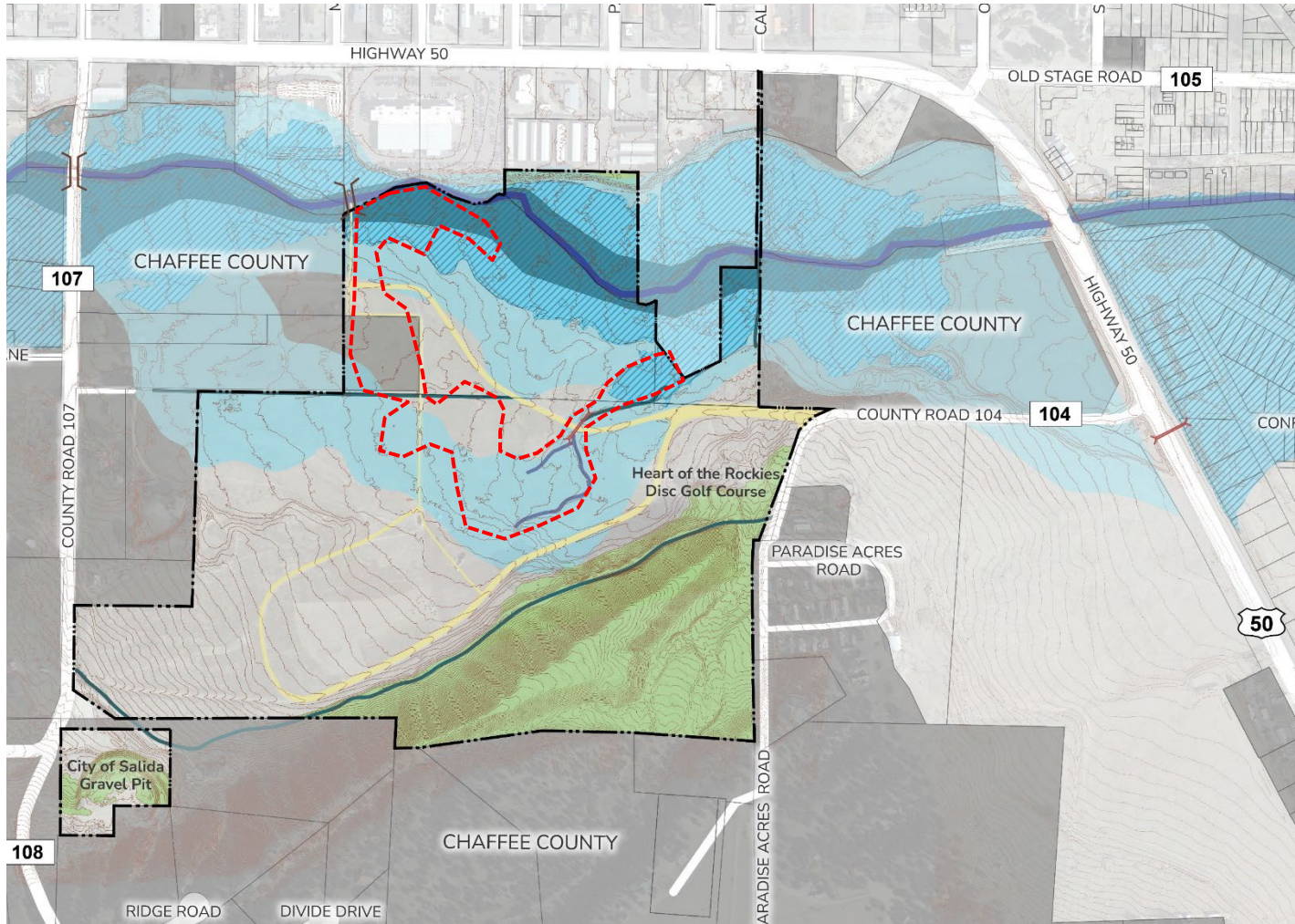
PRESERVED OPEN SPACE

- Opportunities for educational programming around natural amenities
- Maximization of Open Space to aid in preservation of views and habitats


POST-CHARRETTE UPDATES


- **CMC** – short-term interest is in developing workforce housing (not a campus at this time)
- **Senior Housing** – interest in developing Senior Housing/Memory Care facility (approx. 40 units)
- **Infrastructure Preliminary Costs** – backbone infrastructure \$5-6M (bringing water, sewer, vehicular access to site via spine road)
 - Researching grants and partnerships to help fund
- **Market Study Update and Case Studies** – underway (almost complete)
 - Understanding demand for housing and affordability ranges
 - Interviewing local developers, builders
 - Interviewing potential partners – Housing Trust, Housing Authority, County, CMC, etc.
 - Conducting case studies of similar developments in peer communities
 - Understand options for build-out and phasing
- **Wetlands** – preliminary wetland mapping underway
 - Understanding permitting options and jurisdictional or not

NATURAL CONSTRAINTS




 **Floodplain / Floodway**
(undevelopable)

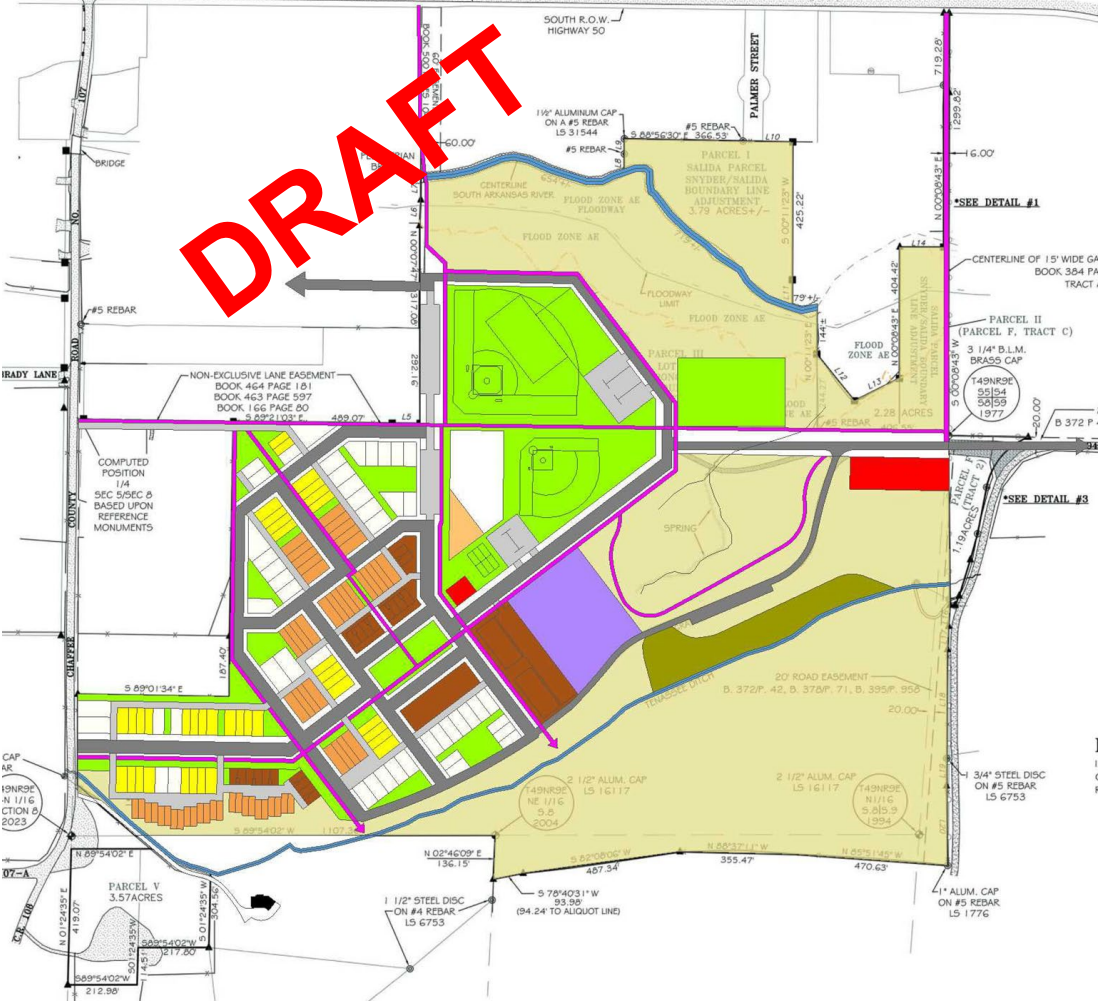
 **Fluvial hazard zone** (developable but requires fill to avoid potential debris overflow in major event)

 **Potential Wetlands** (more research to understand what is “jurisdictional”; may need permit to relocate to develop)

 **Waterways** – River, spring and ditch (protect)

 **Steep slopes** – hillside and north of river (avoid)

SITE PLAN REFINEMENTS



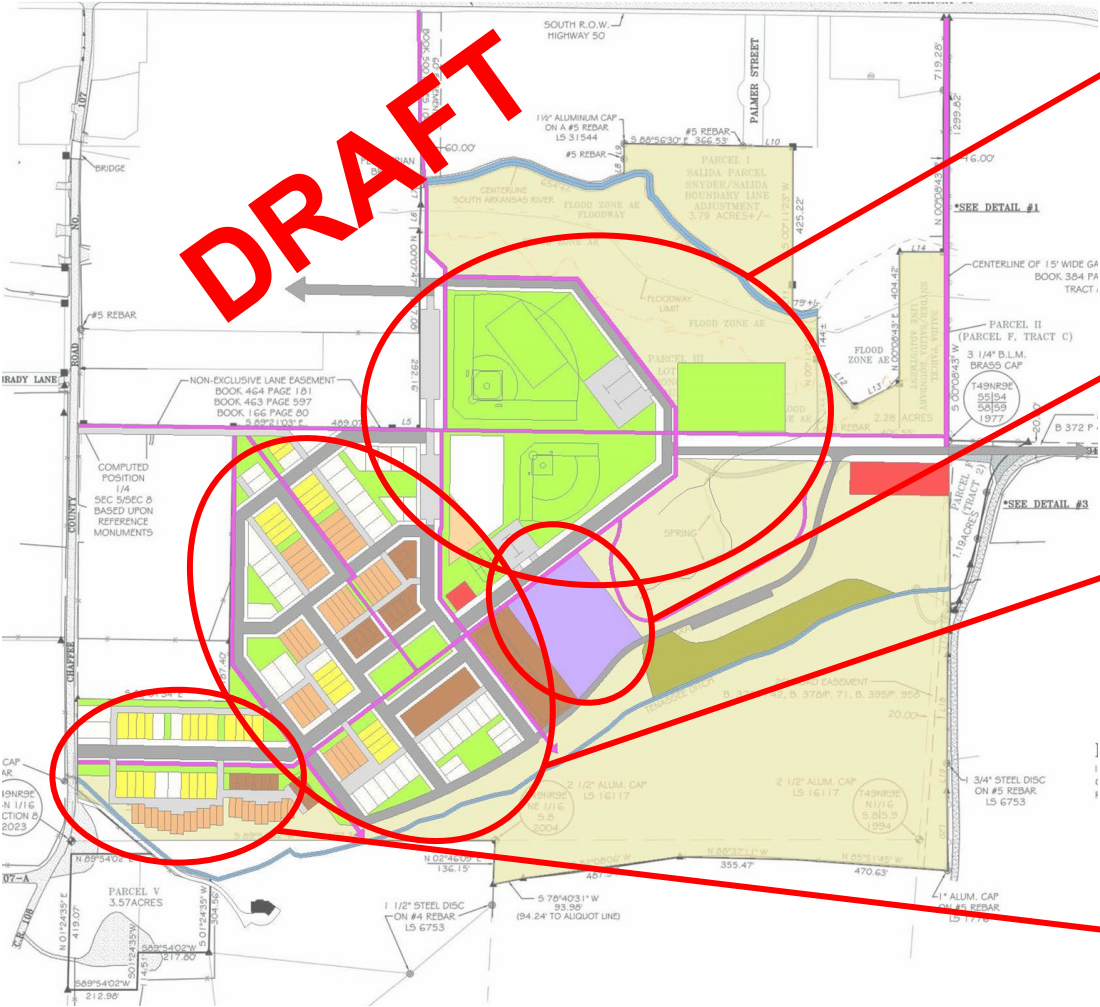
PROGRAM CONSISTENCIES:

- 50% open space
- 15% recreation
- 35% housing (approx. 300-350 units)

HOUSING ASSUMPTIONS:

- Mix of housing types and rental/ownership
 - 30% units single family/duplex/ courtyard (\$\$\$ - typically owned)
 - 20% units attached townhome/ rowhome (\$\$ - typically owned)
 - 50% units apartments/senior/4-plex (\$) - typically rented)
- All workforce (no 2nd homes/STRs)
- Mix of AMI targets (80%-200% primarily)

SITE PLAN REFINEMENTS



Working on recreation options based on different wetland scenarios.

Question: should a future education/civic campus be maintained?

Working on efficiency of neighborhood layout

Topography challenges (avoid steep roads)

ESTIMATED HOUSING NEED (DRAFT)

OWNERSHIP NEED (BY 2027):

- 125-250 Units (80% - 160% AMI)
- Market is delivering 160% and up (under 80% extremely difficult)
- Non-restricted / “market rate” workforce housing units should be focused at 200% and below.

RENTAL NEED (BY 2027):

- 54-119 Units (60% - 100% AMI)
- Market is delivering 120% and up (under 60% extremely difficult)
- Continue to monitor rental levels as they are brought to market.

CURRENT PIPELINE:

- 468-493 Units currently approved or under construction
- 61 deed-restricted = 12-13% (Inclusionary Housing Ordinance)
- Ownership units range from 120%-160% AMI
- Rental units range from 80%-100% AMI

NOTE: Realistically, South Ark could take up to 10 years to build out and housing needs will likely continue to grow (i.e. it can help, but won't solve)

HOUSING QUESTIONS (PART 1)

- 1. Is the mix of housing types appropriate?
 - a. Yes, the assumptions are reasonable.
 - b. No, I would like to see more / less _____.

- 2. Is the density (300-350 units) appropriate?
 - a. Yes, the assumptions are reasonable.
 - b. No, I would like to see more units.
 - c. No, I would like to see less units.

ASSUMED HOUSING PROGRAM:

- 30% units single family / duplex / courtyard (\$\$\$ - typically owned)
- 20% units attached townhome / rowhome (\$\$ - typically owned)
- 50% units apartments / senior / 4-plex (\$ - typically rented)

NOTE: Please comment only if your answer is in RED to save time.

HOUSING QUESTIONS (PART 1)

- 1. Is the current height limit of 35' for single family and 40' (3-stories max.) for multi-family appropriate?
 - a. *Yes, everything should be 3-stories or less.*
 - b. *No, 4-stories may be appropriate in certain circumstances/locations as long as it is designed to fit in with the neighborhood and surroundings.*

NOTE: Please comment only if your answer is in RED to save time.

DEED-RESTRICTIONS (PART 2)

- 1. **Should all the units be deed-restricted for workforce (i.e. person living in the unit must meet certain requirements for working in the county)?**
 - a. **Yes, this neighborhood should be 100% restricted to the local workforce and all units administered by the Housing Authority (or city?)**
 - b. **No, some units should include no workforce restrictions due to the difficulty of administering and limitations it places on selling units.**
 - c. **Maybe, it depends on the feasibility of implementation and administration of deed restrictions.**

NOTE: Please comment only if your answer is in RED to save time.

DEED-RESTRICTIONS (PART 2)

ASSUMING 300 TOTAL UNITS ON-SITE:

Current Inclusionary Zoning (16.7%)	Double Inclusionary (33.4%)	Triple Inclusionary (50.1%)	100% Deed-Restricted at AMIs less than 200%	Other %
52 UNITS	100 UNITS	150 UNITS	300 UNITS	TBD

REMINDER: Current Inclusionary Zoning Requirements

- Ownership units must be between 120%-160% AMI (and average 140%)
- Rental units (50% can be 80-100% AMI; 50% must be 80% or less AMI)

1. What is the desired level of affordable deed-restrictions for South Ark?

- Double inclusionary zoning requirements (33.4% / 100 units)
- Triple inclusionary zoning requirements (50.1% / 151 units)
- 100% of units should be deed-restricted, but with greater flexibility (some up to 200% AMI)
- Other percentage?

CITY'S ROLE IN DEVELOPMENT (PART 3)

HORIZONTAL DEVELOPMENT:

VERTICAL DEVELOPMENT:

City funds and builds all horizontal infrastructure (partial payback if/when land is sold + adjacent development occurs)

City maintains ownership of land (creates land trust); leases land to developers/owners to build housing units.

City funds and builds backbone infrastructure only; rest is funded/built by developers

City sells land to different developers (some could be kept in a trust and leased) to build out rest of infrastructure and housing units

City sells land to master developer who funds and builds all horizontal infrastructure

City sells land to master developer who funds and builds vertical development

HIGHEST INVOLVEMENT / MOST RESOURCES NEEDED
HIGHEST CONTROL

MEDIUM INVOLVEMENT
MEDIUM CONTROL

LEAST INVOLVEMENT / LEAST RESOURCES NEEDED
LEAST CONTROL