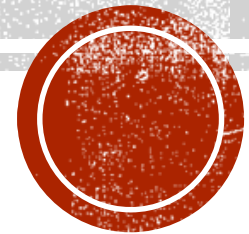


CREEKWALK NORTH

DEVELOPMENT PLAN & FINAL PLAT



Apr 2022

CONTEXT

The project is seeking to address a host of urban conditions in the corridor.

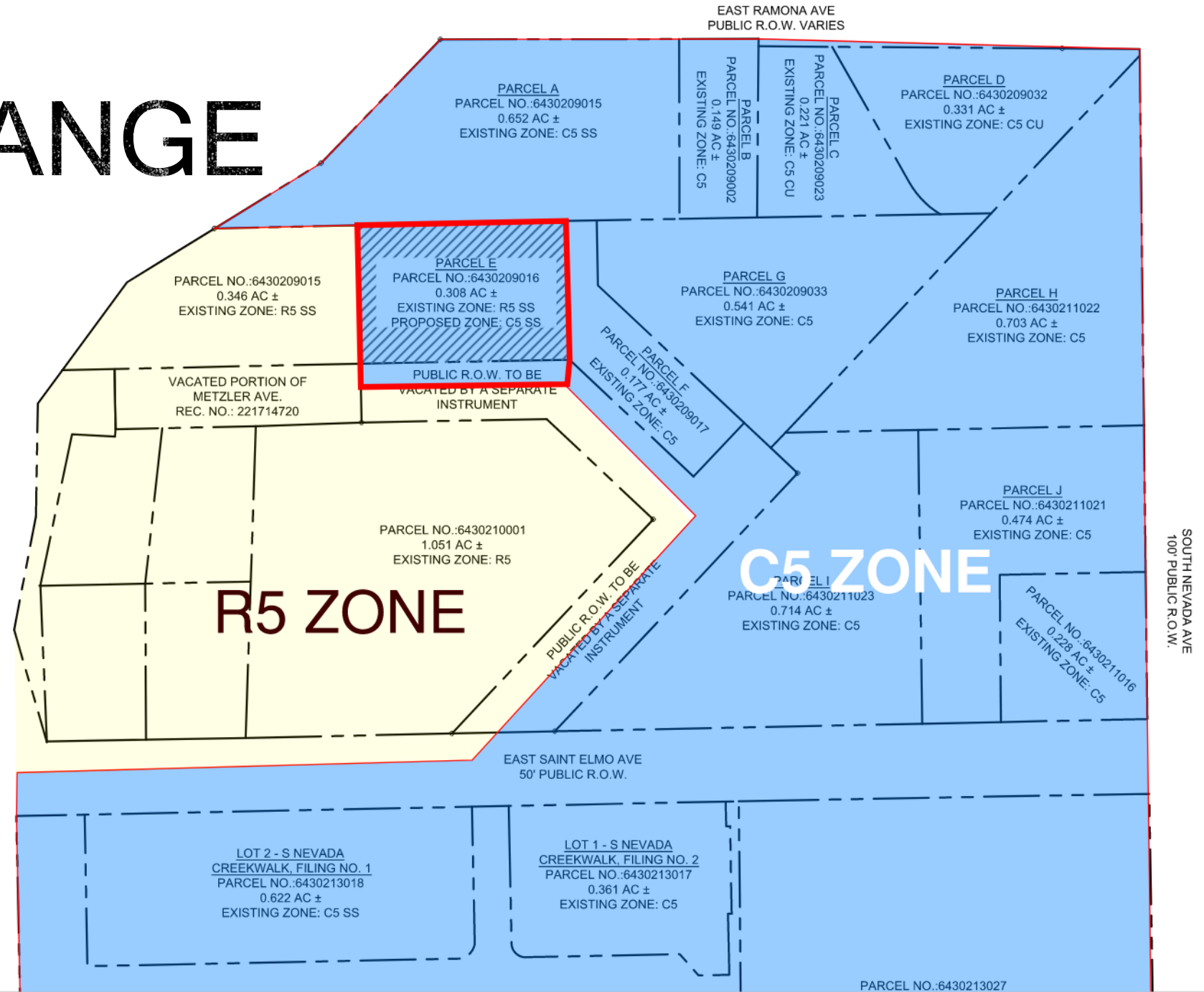


Today



ZONE CHANGE

- The zone change introduced a very small change in the overall existing area land use
- The project Opens the door for the **first ever stormwater management tools** to the neighborhood
- .308 ac of land use change



PROJECT CONTEXT

- Site History/Proposal
 - South (Completed)
 - North



STORMWATER CLARIFICATION

- City Council already heard and approved the CP, MP and ZC project
 - City Staff Justified the application of the stormwater variance
 - The variance request was reviewed and approved by the City of Pueblo
- National standards included per Mile High Flood District criteria that is used up and down the front range as well as meeting local criteria per the City of Colorado Springs DCM to allow for sub-surface stormwater BMP's
- This project is part two of a two phased project, which includes the installation and operation of an existing system with Creewalk South





SYSTEM



STORMWATER CRITERIA

- DCM Vol 2, 4-4.0 Underground Control Measures – “they may be allowed on a case by case basis using the variance procedures described in Volume 1, Chapter 1 of this Manual”.
- 4 Step Process
 - Reduce runoff by disconnecting impervious area, eliminating “unnecessary” impervious area and encouraging infiltration into soils that are suitable
 - Treat and slowly release the WQCV
 - Stabilize stream channels
 - Implement source controls
- Water Quality Capture Volume and Treatment
 - No water quality detention or treatment measures exist today
- 100 Year Detention and Flood Control
 - No detention or flood control measures exist today





An aerial photograph showing a residential and commercial area. A dashed white line outlines a specific region of interest, which includes several buildings, parking lots, and trees. The area is situated near a major road on the right side of the image.

EXISTING CONDITIONS

10+/- AC, NO
HISTORIC
STORMWATER
SYSTEMS IN PLACE





PHASED SYSTEM IMPROVEMENTS

**STORMWATER AND
WATER QUALITY
CONTROLS**



DEVELOPMENT CLARIFICATION

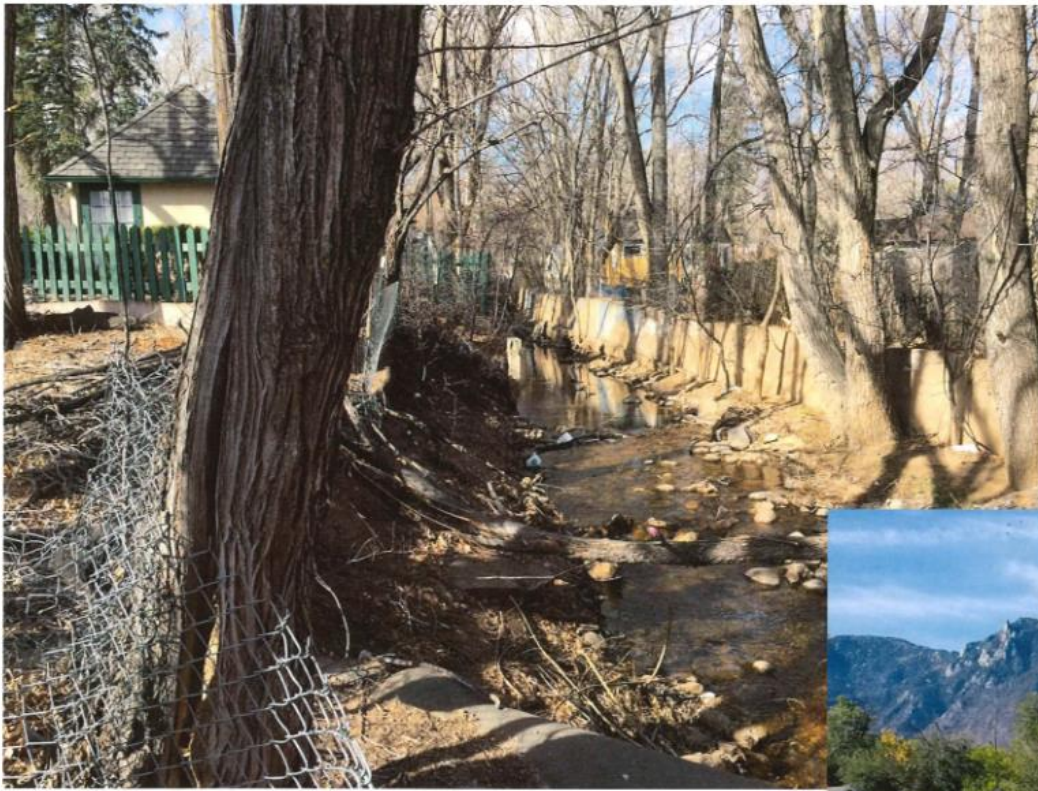
- Improving the neighborhood
 - Creek and Habitat improvements
 - Streetscape upgrades
 - Pedestrian safety improvements
 - Driveway closures and improved compacity of Nevada
 - Champion for signalization and lane improvements along Cheyenne Rd and Nevada Ave



SOUTH NEVADA AVE & CHEYENNE RD

IMPROVED PEDESTRIAN FACILITIES





BEFORE

AFTER

