Tefertiller, Ryan

From: Jill Schlaefer <jillschlaefer@gmail.com>
Sent: Friday, August 10, 2018 9:43 AM
To: Tefertiller, Ryan
Cc: ivywild80905@gmail.com
Subject: RE: Creekwalk Redevelopment File Numbers CPZ ZC 18-00096, CPC CP 18-00097, CPC V 18-00098, AR NV 18-00525, AR NV 18-00526

Follow Up Flag: Follow up
Flag Status: Completed

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I received a post card from The Planning & Development Department, Urban Planning Div. for the Creekwalk Redevelopment zoning changes and variance applications File Numbers CPZ ZC 18-00096, CPC CP 18-00097, CPC V 18-00098, AR NV 18-00525, AR NV 18-00526. As a resident within the Redvelopment Area, I wish to make my objections to portions of this redevelopment proposal on the public record-

1) The map on page 11 of the application entitled Figure 6, Vacation and Easement diagram, shows St. Elmo Street being closed to through access with Nevada Ave. This unnecessarily restricts traffic access, increasing congestion at an already busy and low visibility intersection on Cascade Av. As Washington and other local street networks are modified by the Creekwalk Redevelopment in this proposal, all local traffic will be funneled to St. Elmo Street for egress onto Cascade Av.

The biggest negative impact is that of emergency vehicle access to the high density neighborhood along St. Elmo. By closing off the Nevada and Washington access', emergency vehicles will be forced to utilize Cascade - an already narrow and congested street - to reach apartments, condos and the internal remnant neighborhood within this area. VERY unsafe and unacceptable. I very strongly oppose allowing this variance.

This closure will present an unsafe and later potentially costly city paid modification to correct traffic issues. I respectfully request that the city require this developer to complete a traffic assessment of the proposal and adjacent street network based on the most current proposed street closures and urban renewal planned development, how they will affect the neighborhood - including all the urban renewal and recently city approved high density housing developments in this immediate area.

(2) The request for a street set back variance of zero (0) feet at St.Elmo St does adversely impact the public. It is unclear that ADA sidewalks have been included nor adequate safe pedestrian clearance is provided along St.Elmo where this variance has been requested. Already scarce street parking would also be compromised. There is no alternative commercial delivery space indicated if rear setback is reduced to 0ft. This means the public street will be utilized for commercial deliveries.

With additional 20 or so residential units being added to Ramona & St.Elmo at Cascade Ave., as well as new creekside trail, increased pedestrian and residential traffic access throughout this area will require diligent attention to assure safe street sidewalks and crossings. The St. Elmo frontage abuts two multi-family developments of apartments & future 20+ condos. Rear offsets need to include sidewalk and recovery area for street parking/snow removal/delivery access - zero ft setback is unsafe and unacceptable. To accommodate standard setback the developer should redesign and utilize parking area/store frontage space on south side of the proposed development. Urban renewal has just added pedestrian magnets (restaurants) along South

FIGURE 2

Nevada...putting barriers to safe ped access is short sighted and unproductive in the long run. Once a the variance is allowed, it cannot be undone. I very strongly oppose allowing this variance.

3)The request for a street set back variance of ten (10) feet at Ramona St is unclear whether ADA sidewalks will be included or if there will be adequate access or delivery areas provided for the where this development has been proposed. This area is still a neighborhood and the variance will inappropriately crowd the sidewalk -a "strong urban" edge is not desired nor fitting with mixed street use. That may work for Nevada frontage, but this is a residential interface and deserves consideration as such. I do not support allowing this variance.

4) The Non-Use Variance - Signage Request by Thomas and Thomas Planning, on behalf of Creekwalk LLC, for approval of a non-use variance for temporary construction signage: That is a full fledged commercially sized billboard!

Does approval of the non-use Variance for signage grandfather this oversized signage after construction is done? What constitutes "done"? Can this signage hang around for years with developer leaving minor "work" undone to prolong the presence of the signage? I do not necessarily object to this variance, but wonder if a renewal-based variance is possible - where the contractor would need to reapply for the variance annually, and the variance ending absolutely within 2 years of approval.

Summary Comment

Just because this developer was late to the game and could only afford an oddly shaped conglomeration of parcels should not burden the neighborhood with poorly planned and implemented designs.

--

Jill Schlaefer/Marybeth Tryba
(303) 514-2987
Colorado Springs
30 W. Cheyenne Road

FIGURE 2

Tefertiller, Ryan

From: Julie Nedrow <rustedfence@gmail.com>
Sent: Monday, August 13, 2018 11:01 PM
To: Tefertiller, Ryan
Subject: Creekwalk Redevelopment File Numbers CPZ ZC 18-00096, CPC CP 18-00097, CPC V 18-00098, AR NV 18-000525, AR NV 18-00526

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Ryan - I received a post card from The Planning & Development Urban Planning Division for the Creekwalk Redevelopment zoning changes and variance applications File Numbers CPZ ZC 18-00096, CPC CP 18-00097, CPC V 18-00098, AR NV 18-00525, AR NV 18-00526 as did many residents of Ivywild who reside in the Redevelopment area. The Ivywild Improvement Society has been meeting to discuss the drawings and applications regarding the Creekwalk Redevelopment. We have many concerns and questions regarding this project. Our list of concerns include:

1. All of the Setback variances being requested - The streets of Ramona and St. Elmo are already narrow streets, reducing the set becks would make those areas would impact pedestrian safety. The urban feel and buildings are not conducive to the identity of Ivywild and the historic value of the neighborhood. Standard set backs should be enforced. The board does not support any of the variances to the set backs as written in the applications.
2. Safety - Fire/Ambulance access within the areas in the Redevelopment such as the apartments, condos, and homes within the internal part of this development.
3. Increased traffic through Ivywild impacting the quality of our neighborhood. With the increased of the number of people projected to access these new retailers and restaurants it appears that the design did not take into account the increased traffic flow through the neighborhood. Streets that will be used a thoroughfares do not necessarily have sidewalks.
4. We have general concerns with all of the development and being able to get out of the neighborhood. Tejon street, Cheyenne Blvd are already backing up during the morning rush hour and are very congested at the end of the work day. Current business owners on the west side of Tejon have commented on the increase of traffic and most of the development has not been started nor completed.
5. The general interface of the Redevelopment area with Ivywild. We have issues with a giant parking lot being built on Cheyenne Road, which is one of the four corners of Ivywild. It is urban development right next to residents homes in Ivywild, there is no buffer between Ivywild and the urban edge. There has been no consideration of the impact to the neighborhood or the identify of Ivywild.
6. The types of development while may be attractive to the city, there is absolutely no preservation of character or of the "cottage industry" of Ivywild.
7. It is not clear how long the bulletin sized development signs would remain in place. This project appears to possibly span several years, a long time to have that size of signage in place.

The Ivywild Improvement Society recommends that this project be not approved until a traffic study is completed that takes into account the projected increase in traffic through the neighborhood as well as the board recommends that the City host a public meeting for further discussion of this large project in order to get more feed back on this redevelopment project.

Ryan - This a big development, that really redesigns and impacts Ivywild.

Thanks for your consideration of our comments and requests.

Respectfully,

Julie Nedrow
President
Ivywild Improvement Society
719-650-7085

FIGURE 2

FIGURE 2

Tefertiller, Ryan

From: Tina Marie Denker <tmdenker@hotmail.com>
Sent: Friday, August 10, 2018 8:05 AM
To: Tefertiller, Ryan
Subject: Re: Planning Notice-

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Thank you for meeting with me the other day. As requested here are our comments for the filings:
1. The pedestrian walk way lighting will be a concern.
2. Parking for tenants from the Ivy Apartments? Closing off St. Elmo from Cascade with a pedestrian bridge, what plans are there to address the parking? Tenants already park vehicles on the vacant land across the street on St. Elmo due to lack of parking spaces..*which is slated for development.
3. Large commercial delivery trucks will not park or deliver on rear access along St. Elmo. Our concern they will increase noise and block our entrance of property. Is this the reason for requesting a vacation of the set back?

Tina Marie Denker
Denker Properties LLLP
Owner/ Broker
719-330-6643
Tmdenker@hotmail.com

On Aug 7, 2018, at 7:51 AM, Tefertiller, Ryan <RTefertiller@springsgov.com> wrote:

> Great. Suite 603 (6th floor) of the City Admin Building. Ring the bell at the suite door and I'll let you in.
> Ryan

<image001.png>

Ryan Tefertiller
Planning Manager, AICP
Phone (719) 385-5382
Email rtefertiller@springsgov.com

Urban Planning Division
Planning & Development
30 S. Nevada Ave, #603
Colorado Springs, CO 80901
Phone (719) 385-5905

Weblinks: *Pre-Application Meeting Request | SpringsView/Map | Downtown Planning | Development Applications | Zoning Code | Track My Plan | Parcel Info*

From: Tina Marie Denker [mailto:tmdenker@hotmail.com]
Sent: Tuesday, August 07, 2018 7:50 AM
To: Tefertiller, Ryan
Subject: Re: Planning Notice-

FIGURE 2

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I will be at your office at 8 am

Tina Marie Denker
Denker Properties LLLP
Owner/ Broker
719-330-6643
Tmdenker@hotmail.com

On Aug 7, 2018, at 7:35 AM, Tefertiller, Ryan <RTefertiller@springsgov.com> wrote:

> I think meeting in person would be better, but whatever works for you is fine. If you can't make it into my office tomorrow morning we can just talk on the phone.
> Ryan

<image001.png>

Ryan Tefertiller
Planning Manager, AICP
Phone (719) 385-5382
Email rtefertiller@springsgov.com

Urban Planning Division
Planning & Development
30 S. Nevada Ave, #603
Colorado Springs, CO 80901
Phone (719) 385-5905

Weblinks: *Pre-Application Meeting Request | SpringsView/Map | Downtown Planning | Development Applications | Zoning Code | Track My Plan | Parcel Info*

From: Tina Marie Denker [mailto:tmdenker@hotmail.com]
Sent: Tuesday, August 07, 2018 7:33 AM
To: Tefertiller, Ryan
Subject: Re: Planning Notice-

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8 AM Wednesday would work. Will this be a phone conference?

Tina Marie Denker
Denker Properties LLLP
Owner/ Broker
719-330-6643
Tmdenker@hotmail.com

FIGURE 2

On Aug 7, 2018, at 7:23 AM, Tefertiller, Ryan <RTefertiller@springsgov.com> wrote:

Hello Tina,
I think it would be best if we could sit down together to go over the plans, implications, and your concerns. Do you have any availability later this week? I'm currently available at 8AM or 11AM tomorrow (Wednesday) or Thursday at 11AM or 2PM.
Let me know if any of those dates/times work for you,
Ryan

<image001.png>

Ryan Tefertiller
Planning Manager, AICP
Phone (719) 385-5382
Email rtefertiller@springsgov.com

Urban Planning Division
Planning & Development
30 S. Nevada Ave, #603
Colorado Springs, CO 80901
Phone (719) 385-5905

Weblinks: *Pre-Application Meeting Request | SpringsView/Map | Downtown Planning | Development Applications | Zoning Code | Track My Plan | Parcel Info*

From: Tina Marie Denker [mailto:tmdenker@hotmail.com]
Sent: Monday, August 06, 2018 3:48 PM
To: Tefertiller, Ryan
Subject: Planning Notice-

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I would like you to call me to discuss your flyer that was mailed...
I'm more than concerned I looked over these plans.
Otherwise my list of concerns will be documented and filed before the date requested.
Please give me a call to set up a time to discuss these plans...
One huge concern under CPC CP 18-00097- I will not allow open access on my property; there is a fence that has been existing for more than 25 years, and I will not allow access for the other said properties. The developers are well aware of that fence...
Please give me a call as I prepare my list of comments.

Tina Marie Denker
Denker Properties
Owner/Broker

FIGURE 2

FIGURE 2

Tefertiller, Ryan

From: Julie Nedrow <rustedfence@gmail.com>
Sent: Sunday, October 21, 2018 10:26 PM
To: Tefertiller, Ryan
Subject: Ivywild Master Plan Amendment - Creekwalk -CPC MP 93-176-A3MN18

Follow Up Flag: Follow up
Flag Status: Completed

Ryan - The Ivywild Improvement Society wishes to submit the following comments in regards to the referenced application as it pertains to the request to amend the Ivywild Master Plan. As the city is aware, Ivywild is a unique, independent neighborhood characterized by community, local business, neighborhood engagement, and is located uniquely between downtown Colorado Springs, and the wilds of Cheyenne Canon. It is a multigeneralational, diverse, historic neighborhood. Neighborhood businesses such as the Spencer's, the Caffeinated Cow, the Smiling Toad, are a testament to Ivywild's love and support for local entrepreneurs, and its attractiveness to business owners looking to join a community that is not cookie cutter, dominated by chain restaurants and box stores. The franchise look and franchise businesses that have already been added to Nevada is okay for what it is but this development encroaches further west into Ivywild and we do not support the generic look of strip malls that are found through out Colorado Springs as well as other cities.

The Creekwalk Development represents a unique opportunity to add to the Ivywild community. It could attract successful businesses from Denver or Boulder looking to expand into the Colorado Springs area; it could inspire brewers, restauranteurs, and artisans to start new and vital businesses here. We strongly urge the property owner, Creekwalk LLC, Danny Mientka; to work with his contracted architect, Thomas + Thomas Planning, Urban Design and Landscape to incorporate design elements that are representative of the Ivywild neighborhood that would support Ivywild's master plan which is committed to the historical preservation and promotion of our areas distinctive architecture and cottage industry. The Creekwalk development has an opportunity to join a long and storied neighborhood history by becoming a vital center of daily life and business.

Along with the concern for the attractiveness and contribution to the historic elements of the Ivywild neighborhood, there is concern that this development commmits to a) the long-term maintenance of improvements made to the Cheyenne Creek greenway, including possible subsequent owners; b)to making Creekwalk attractive and feasible to local businesses and entrepreneurs, not just national chains; c)to beautifying the area with locally appropriate landscaping and trees; d) to adopting an architectural style that enhances and mirrors historic neighborhood architectural styles, including the use of brick and natural materials and Cottage and Craftsman architecture elements. The addition of adding architectural detail and landscaping can be cost effective additions and easily added to the plans at this stage of the proposal. To this end the Ivywild Improvement Society does not approve of any amendment to the Ivywild Master Plan. We are requesting a meeting with you and any additional city representatives you would deem appropriate to attend as well as the developer or representative to discuss their proposal. Thank you for your consideration of our requests and opinions.

Sincerely,

Julie Nedrow
Ivywild Improvement Society

FIGURE 2

President
719-650-7085

FIGURE 2

IVYWILD NEIGHBORHOOD

Home is where the heart is.

IVYWILD IMPROVEMENT SOCIETY

The MISSION of the IVYWILD IMPROVEMENT SOCIETY is "Commitment to building a cohesive and diverse, sustainable neighborhood through relationship building."

Ivywild Improvement Society Members

Julie Nedrow – President
Marybeth Tryba – Vice President
Marilyn Eggleston – Secretary
Julia Melandez – Treasure
Molly Merry – Historian
Collin Downing – Member
Charlie Lawton – Member
Nolan Stephenson – Member
Jake Norment - Member

FIGURE 2

I·V·Y·W·I·L·D

MASTER PLAN

NEIGHBORHOOD

CITY OF COLORADO SPRINGS
Comprehensive Planning Division
30 South Nevada Avenue/P.O. Box 1575
Suite #305/MC350
Colorado Springs, Colorado 80901-1575

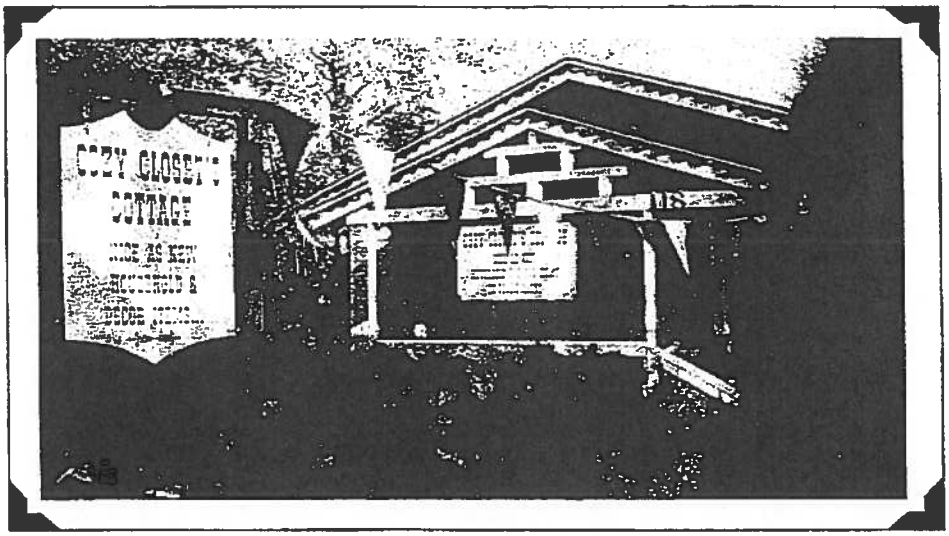
Approved by City Council, September 1993

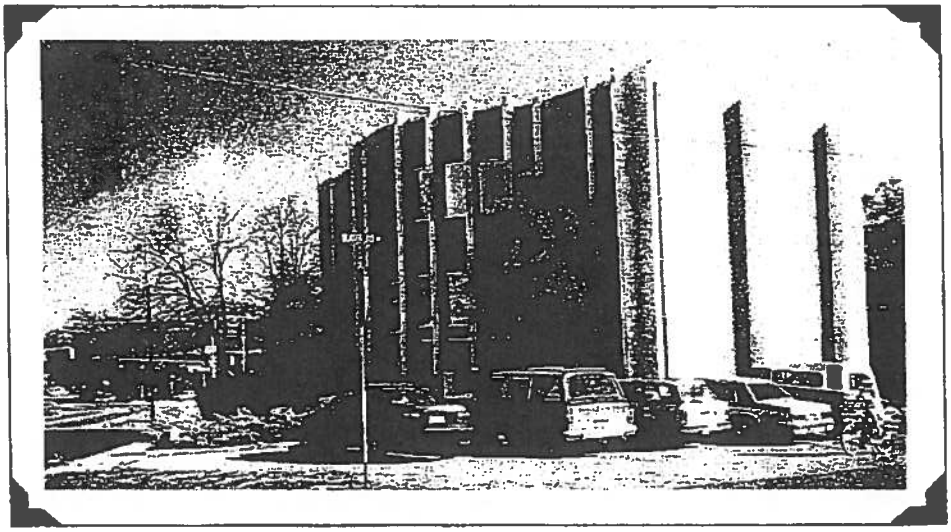
FIGURE 2

The following Plan provides a high level of flexibility and it can be modified to reflect changes in conditions, priorities, or the availability of funding. The following material presents the component parts of the Neighborhood Plan, which are shown in Figure 7.

SECTION 4.1 LAND USE AND ZONING

The most important issue regarding land use and zoning for Ivywild is to preserve the residential and cottage/village commercial areas within the neighborhood, which are recognized as unique assets by and for the residents. This can be accomplished by providing physical buffering between the commercial uses on Nevada Avenue and the predominantly residential uses in the center of the neighborhood.





Variety of Commercial Development

FIGURE 2

FIGURE 2

South Tejon Street

The largest part of the neighborhood, west from the "cottage" commercial area on Tejon and south from Motor City, is single-family residential land use. There are a few pockets of multi-family uses scattered through the single-family areas, but they are not concentrated in any one area, allowing the single-family uses and character to remain strong. In fact, ninety-one percent of the structures in the neighborhood have some kind of residential use.

Auto-related commercial land uses exist along the north and east boundaries of Ivywild, and are heavily influenced by Motor City further to the north and Nevada Avenue on the east edge. Today, Nevada Avenue maintains the motel/visitor commercial character previously described, as well as the auto-related commercial influence from Motor City. Between Nevada and Tejon is a transition area of variable width between the commercial uses and the single-family residential uses at the center of the neighborhood. This transition area is characterized by multi-family houses and apartments. The multi-family land uses tend to stop at or very near to Cheyenne Creek, which forms a green edge and boundary for this use. Pressures from the Nevada Avenue commercial uses are apparent in this transition area in that the condition of the area shares similar characteristics: few street trees and amenities and less maintenance than can be found within the interior of the neighborhood.

Centered along Tejon Street west of the multi-family area, from Arvada Street south to the five point intersection at Cascade and Ramona Avenues, is a strong "cottage" commercial area. This area is characterized by small businesses that typically occupy converted houses or older commercial buildings which maintain historic setbacks, character, and relationship to the street. Another pocket of similar use also occurs on Cheyenne Road, just west of Nevada Avenue. Like the multi-family land uses, these areas are transitions between the Nevada Avenue commercial uses and the residential areas. They make a nice transition into the residential portion of the neighborhood because their original residential form, scale, and relationships are all kept intact and, therefore, relate well to the single-family residential uses. See Figure 4, Neighborhood Land Use.

Table 3
IVYWILD LAND USE

Land Use	No. Acres	Percent (%) of Total Area
Single Family Residential	153	63
Multi-Family Residential	34	14
Neighborhood Commercial	16	7*
Auto-Related Commercial	38	16*
TOTAL	241	100

* Some businesses include residential quarters within them.

FIGURE 2

FIGURE 2

SECTION 3.2

LAND USE AND ZONING

GOAL: Contain major commercial activity and land use along the present boundaries of Nevada Avenue and Motor City, while reinforcing cottage commercial as a neighborhood attribute.

Reference: Ivywild Master Plan
Page 38

- Incorporate into the Plan policy statements regarding the neighborhood's desire to protect the character of the residential areas. Encourage the maintenance and enhancement of neighborhood-scale (cottage) commercial uses along Tejon Street.

GOAL: Improve zoning and land use compatibility related to residential and cottage commercial preservation.

- Monitor land use changes in the transition area in order to ensure that new development is compatible with the character of the area.

GOAL: Encourage density standards that will generate residential infill that is compatible with the neighborhood context.

- Incorporate into the Plan policy statements of the neighborhood's desire to maintain residential character appropriate to surrounding homes.

FIGURE 2

Current City zoning was designated for Ivywild concurrent with annexation of the area into the City. Because Ivywild was built according to El Paso County standards prior to annexation, the City applied its zoning designations that best matched existing land uses and lot area characteristics. As a result, the land use and zoning are the best fit possible under the current Zoning Ordinance. The current zone designations most closely match the uses, although there are some potential conflicts, as pointed out. Zoning in Ivywild is shown in Figure 5.

Reference: Ivywild Masterplan Land Use and Zoning analysis Section 2.1 pg.16-17

The bulk of the neighborhood is zoned R-1-6000, located in the central portion of Ivywild, from the Ivywild School west, between Brookside Street and a line one half block north of Ramona. This residential zone allows single-family dwellings and small personal care boarding homes on lots not less than 6000 square feet in area. Conditional uses include schools, religious institutions, human service establishments, and day care centers. This zone has a good match to its land use.

The zoning pattern for other parts of the neighborhood shows a less precise match of land use and zoning. The C-5, or "intermediate business," zone occupies the majority of the northern boundary of the neighborhood, adjacent to and including some Motor City uses to the north. Additionally, this zone occupies the eastern portion of the study area, from Cheyenne Creek to Nevada Avenue and beyond, encompassing the multi-family, transitional uses and the commercial and visitor commercial uses along Nevada Avenue. This zone can be characterized as allowing almost any intermediate-sized business or commercial venture, with auto-related businesses and human-service establishments as conditional uses.

Compatible Infill

The R-5, or multi-family residential, zone is to the west of the Nevada Avenue C-5 zone, south of Dorchester Drive and Ramona Avenue. The land use in this area is predominantly single family, with historic homes and apartment buildings. This zone allows multi-family dwellings and rooming houses, in addition to single- and two-family dwellings as principal permitted uses. Conditional uses include hotels, mini-warehouses, libraries, and funeral parlors.

To the east of the R-5 zone is an R-2 zoned area bounded by a line one half block north of Ramona Avenue. Another R-2 area occurs to the south of the C-6 zone adjacent to Motor City and bounded by Brookside and Navajo Streets. R-2 is defined as two-family residential, with principal permitted uses being one-and two-family homes, personal care boarding homes, and intermediate care boarding homes. Conditional uses within this zone include schools, religious institutions, human service establishments, and day care centers. Four small pockets of R-5 zoning exist throughout the R-2 zoning, encompassing apartment complexes and condominiums. Otherwise, the R-2 zone contains mostly single-family housing land use.

Existing Commercial Infill

As described, zoning and land use appear to be fairly compatible throughout the majority of the neighborhood. There are only two

FIGURE 2

areas of potential concern: the C-5 zone, which overlays the apartment and cottage commercial uses from the half block west of Nevada to Cascade; and the R-5 zone between the half block west of Nevada Avenue and Woodburn Street, and bounded by Dorchester on the north to Cheyenne Road on the south boundary of the Study Area, covering single-family uses.

The C-5 zone, between Nevada and Cascade, is a potential problem for the following reasons. It encompasses approximately half of the multi-family land use area, suggesting that the area could eventually be commercial. The multi-family land use serves to buffer the single-family uses from the Nevada Avenue strip commercial uses, and it is valuable in helping to prevent commercial encroachment. Because of current zoning, however, commercial encroachment is a real possibility, which could remove the buffering effect of the current land use and possibly reduce the quality of neighborhood for the single-family areas. However, redevelopment to commercial uses would trigger more significant landscape buffering to screen the impacts of the adjacent land uses under the landscape ordinance for new construction.

The R-5 zone in the southeastern corner of the neighborhood covers one of the oldest areas in Ivywild, which has many Victorian and bungalow style houses that are valuable to the neighborhood's identity and character. This zone designation may encourage unsympathetic apartment and rooming house conversions that could diminish the cohesive, single-family atmosphere that residents stated in their survey that they enjoy. In addition, R-5 zoning may conditionally allow such uses as mini-warehouses that are not appropriate to the character of this part of the neighborhood.

Table 4
IVYWILD ZONING

Zoning	Percent (%) of No. Acres	Percent (%) of Total Area
R-1-6000	42.0	17.5
R-2	78.0	32.5
R-5	49.0	20.5
R-5-P	3.5	1.5
PUD	1.5	0.5
C-5	55.5	23.0
C-6	3.0	1.0
C-6P	0.5	0
C-6/CR	8.0	3.5
TOTAL	241.0	100.0

FIGURE 2

Reference: Creekwalk Application page 9

a. The Ivywild Neighborhood Master Plan was approved by city council in September of 1993. The Creekwalk boundary is shown in orange in the above (and below) graphic. The parcels to be rezoned all fall within the dark grey shaded area denoting the 100-year floodplain which is not ideal for residential. From the Master Plan, it is believed that the proposed redevelopment and rezone will support the Neighborhood objectives to provide a logical transition east to west from the S. Nevada Ave. commercial uses to western Neighborhood uses. The greenway and proposed creek improvements under the Stream Side Overlay Ordinance and will also meet the "land use buffer" objectives between the uses that is suggested in the Master Plan. Both the Stream Side and Zoning Landscape Ordinances will help serve the buffer goals along a natural transition edge. While the project will remove a few single family and multi-family residential units that are directly adjacent existing commercial activity on the east side of the creek, off-site apartment buildings will remain to the west of Cheyenne Creek, further maintaining the desired transitional environment and uses between the commercial uses and single-family use that begin on the West side of S. Cascade Ave. The Cheyenne Creek and a proposed trail corridor along the westernmost boundary of the concept plan will provide a cleaner delineation and transition between uses while providing soft neighborhood connections. As illustrated below, the existing CS zoning will improve the buffering between the western residential with the proposed creek improvements. See Ivywild Neighborhood Master Plan Amendment proposal.

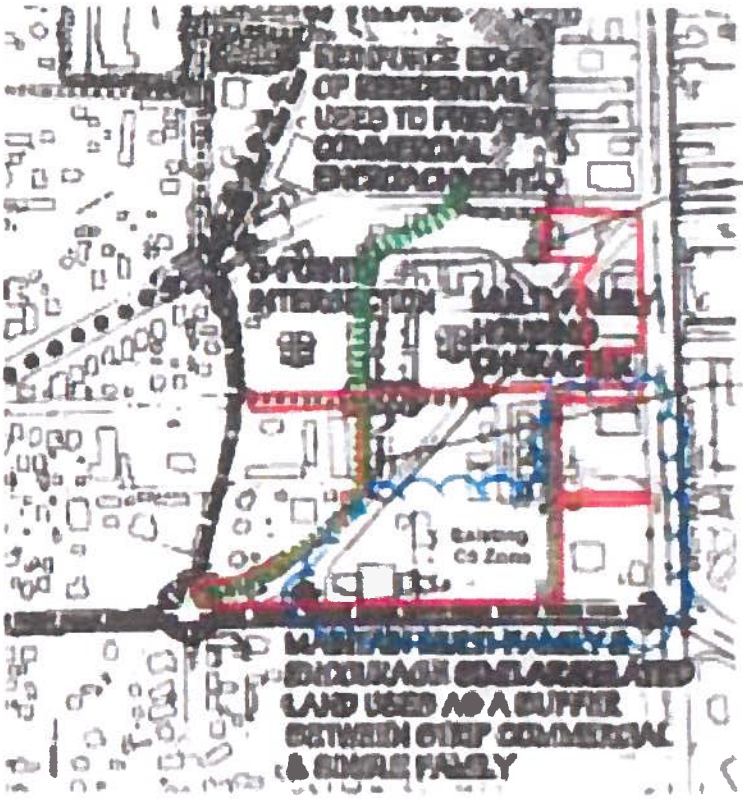


Figure 4. Revised natural Ivywild land use buffer

FIGURE 2

1. **Land Use Relationships:**
   a. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections. **The proposed development encourages a new mix of commercial and retail use into the S. Nevada corridor which is consistent with the South Nevada URA objectives. The plan also gives special attention to the Cheyenne Creek as a trail corridor, greenway and neighborhood friendly buffer and transition between the adjacent residential land uses.**
   b. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings. **The proposed activity center is being considered a neighborhood center as much as a local retail center. No large anchor users are planned for the project and the goal is to fill the center with local and one-off tenants and business to build on existing neighborhood character.**
   c. The land use pattern is compatible with existing and proposed adjacent land uses and protects. **The corridor is changing. While the center will reflect some of the modern development standards, many steps are be taken to scale and match the surrounding urban patterns in the adjacent neighborhood, such as, by limiting tenant spaces size, building up to the street frontages, putting parking behind the buildings, and protecting and embracing the natural character of the creek.**
   d. Protect Residential neighborhoods from excessive noise and traffic infiltration. **The project team has worked with City Traffic Engineering to improve traffic conditions on Cheyenne Rd. (lane addition, widening and additional signal) and reduce neighborhood pass thru on St Elmo with the closure of the bridge at the creek. The project and improvements will go forward, hand in hand with the City's current traffic study for the Ivywild neighborhood.**

Reference: Creekwalk Proposal and Application
Page 17

Concerns & Questions:

1. Section a. Neighborhood friendly- Whose concept?
2. Section b. – One off tenants
   No large anchor users
3. Section c. Discuss urban patterns

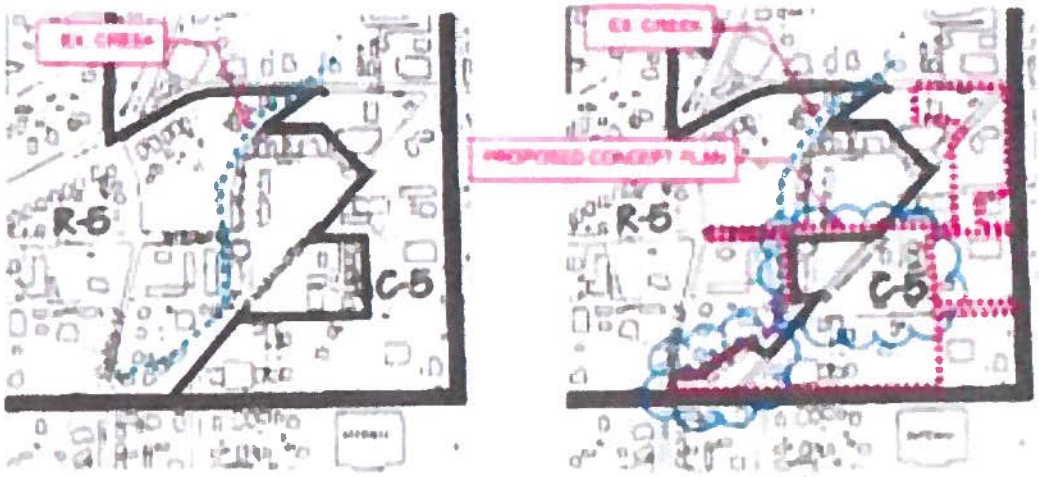
FIGURE 2

e. Housing types are distributed so as to provide a choice of densities, types and affordability. **While some affordable housing is being disturbed, an active relocation plan is in place to help assign new housing options for residents. No new housing is being planned with the proposed development. See enclosed relocation Plan.**

f. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities. **The development layout responds to the natural flood way and floodplain in the areas to protect the investment and surrounding properties under the criteria laid out by FEMA and the County Floodplain Administrator. The plan also embraces the creek under the Stream Side Overlay ordinance to improve conditions of flood management and enhance trail/park amenities.**

g. Land uses are buffered, where needed, by open space and/or transitions in land use intensity. **Yes, the plan and proposed Master Plan Amendment illustrates and considers appropriate buffers and transitions with the changes.**

h. Land uses conform to the definitions contained in section 7.5.410 of this part. **The proposed land use changes (1.9-ac of R5 to C5) is consistent with the overall C5 zone and the proposed development for the S. Nevada corridor under the S. Nevada URA goals.**



EXISTING MASTER PLAN -ZONIG

PROPOSED MASTER PLAN -ZONIG

Reference:
Creekwalk Proposal & Application
Page 18

Figure 10: Land Use Change Diagram

Public Facilities:

1. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan. **There will be no changes the Park and Trail Master Plan with this Amendment.**
2. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community. **There will be no changes with this Amendment.**
3. The proposed school sites meet the location, function and size needs of the school district. **There will be no changes with this Amendment.**
4. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities. **The proposed Master Plan Changes do conform to current policies and services needs of the area impacted by the Concept Plan and Amendment. The related concept plan also includes the planning and undergrounding of electrical transmissions along S. Nevada as part of the plan public improvements.**
5. Proposed public facilities are consistent with the strategic network of long range plans. **There will be no changes with this Amendment.**

Concerns & Questions:
Section g. what does "land uses are buffered" mean? Appropriate Buffers and transitions with the changes?

FIGURE 2

Examples of materials and architectural elements in Ivywild

FIGURE 2

FIGURE 2

Examples of modern commercial construction incorporating architectural elements

FIGURE 2

FIGURE 2

HISTORIC SITES & STRUCTURES
EL PASO COUNTY, COLORADO

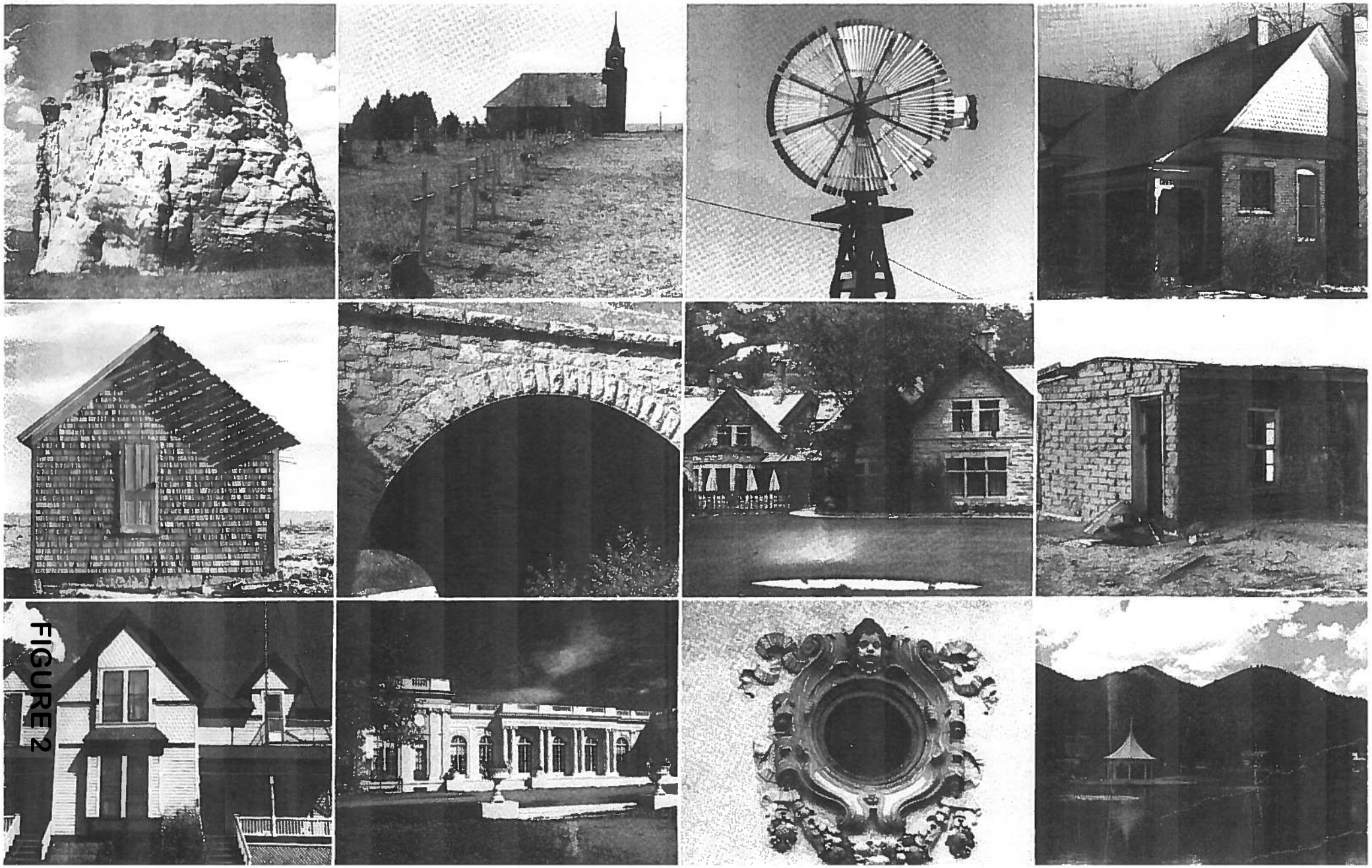


FIGURE 2

FIGURE 2

THE CAÑON
IVYWILD

By Elaine Freed

Like many other older sections of the metropolitan area, Ivywild went through several stages of building after starting out in the 1860's as ranch country. By the turn of the century it had developed into a suburb, serviced by electric trolley cars of the Colorado Springs and Interurban Railway which ran along Tejon Street all the way to Stratton Park on Cheyenne Boulevard. Easy accesssibility brought out people who enjoyed the picturesque qualities of Cheyenne and Fountain creeks and admired the view of Cheyenne Mountain to the west.

Those who could afford it set up full-scale country places, making huge outlays for landscaping and garden furniture. Col. John Bacon's "Glendale," at Cheyenne Road and Cascade, became an Ivywild showplace in the 1890's. The elaborate grounds had stone walls around the property and along the creek, as well as a rustic stone bridge and a jungle of flowers and vines. On nearby Cheyenne Boulevard, S.P. Mederia, manager of Cripple Creek's Union Pacific Mine and Milling Company, built a handsome house in the Queen Anne style, an asymmetrical but balanced construction of decorated gables, bays, a corner turret, and a curving verandah. Across the street, a similar house dominated a large wooded corner lot, its verandahs, angular gables and decorative shingles tying it to a popular late-Victorian vertical frame style.

These homes, representative of the suburban picturesque tradition, survive, but much of residential Ivywild has been destroyed by commercial development on the Nevada and Tejon strips. A small pocket of turn-of-the-century cottages still remains west of South Tejon Street and south of Brookside, in the neighborhood of Spencer's Market. The houses form a cohesive and viable residential area in spite of increasing commercial development along the eastern edge, on Tejon Street. These buildings differ in several ways from the picturesque country homes just described. First, they are small, pattern-book houses designed by builders rather than architects; second , they generally occupy standard-size city lots of 50 feet frontage, in contrast to the acreages of the country places; finally, they represent in their neo-Colonial design a total break with the romantic, eclectic styles of the late Victorian period.

Most of these little houses are so unassuming that it is difficult to perceive elements of style, much less related patterns of design. Viewed together, however, their modest designs appear as variations on a theme established a few years earlier in the East with such Georgian-style Colonial Revival houses as the one which the architectural firm of McKim, Mead, and White did for H.A.C. Taylor in Newport, Rhode Island. The luxurious Taylor mansion would dwarf the Ivywild cottages, but, scale aside, it articulates a set of structural and decorative components which were copied nationally around 1900 by builders of small middle-class houses. The large, box-like Taylor house featured a flat hipped roof, dormers, and porches supported by columns and crowned with balustrades, all symmetrically placed to establish a formal and yet comfortable effect. All of this was easily copied by pattern books and local builders who had only to embellish a hipped-roof box with bays, porches, dormers, and columns to give variation to a single model. These popular Colonial Revival houses, ranging from one to three stories, were imitated around the country and constructed in all sizes; the Ivywild cottages were all single story with the exception of two or three which have a short second story created by the use of dormers. The simplest, square cottages have low hipped roof, peaked in the center; for a decorative variation, builders added short dormer windows, also roofed in the hipped style to maintain a low basic line. This style invariably included a porch, usually

FIGURE 2

FIGURE 2

d-1 rustic stone fence, ivywild

d-2 mederia house, ivywild

d-4 4 cheyenne boulevard

d-3 5 cheyenne boulevard

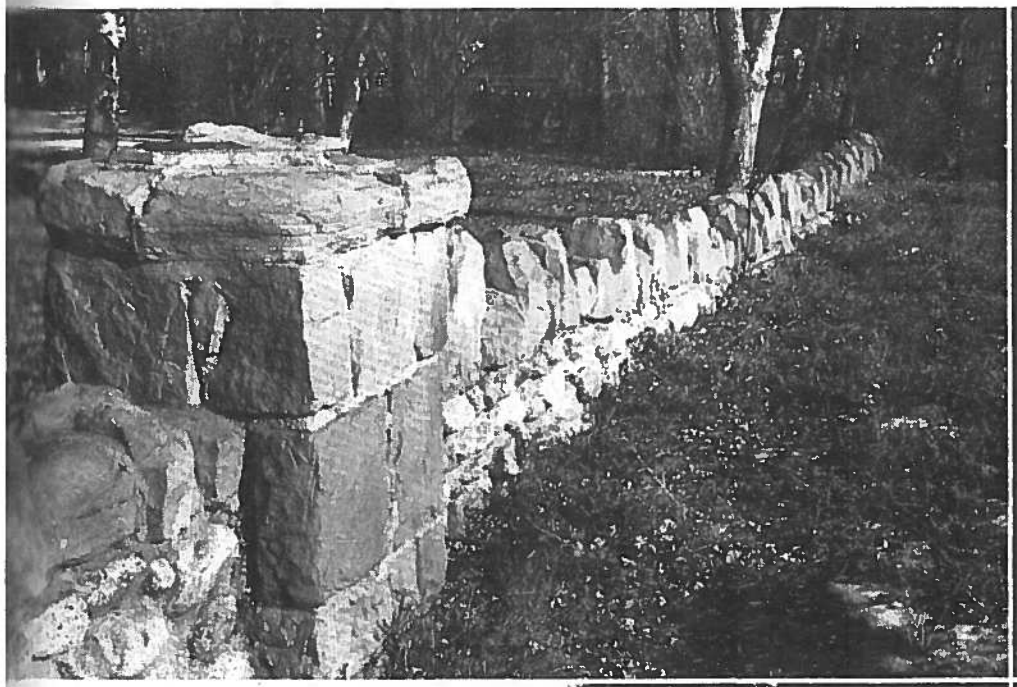


FIGURE 2

FIGURE 2

spreading across the entire front, broken by entry stairs leading to a front door set slightly off center. Plain round columns supported the gently-sloped porch roof, columns which were Doric derivatives meant to establish a degree of classicism on the facade. Occasionally the columns are paired, a further refinement associated with the classicism of the late Colonial period.

Adaptation is the key to the proliferation of any style. Cottage builders of the Ivywild area revised the use of the traditional roof balustrade, moving it down to the bottom of the porch to form a railing. Over two centuries earlier in English country houses, balustrades had started out on top, almost as a crown above the cornice. McKim, Mead and White, in the Taylor house, designed an expansive hipped and dormered roof in the Dutch style, but then used balusters half-way down to ornament the flat porch roofs. By the beginning of the twentieth century, builders had incorporated an ornamental balustrade, as seen here, into a functional railing. The evolution continued; in some cottages the railing was transformed into a solid, low wall coming up a third of the way from the porch floor to meet the short columns which supported the roof. Builders of larger cottages of the same style added bay and large dormer windows.

Predictably, this flexible design quickly evolved into another popular house style. The Ivywild district on South Tejon and Cascade streets includes several examples of bungalows, which made up the subsequent wave of American residential building. Invented in India and perfected in California around 1905, bungalows rapidly gained favor in cities all over the country, including Colorado Springs. Bungalows come out of a tradition of country building, in structures such as Japanese wooden houses, Norsk retreats, and Swiss chalets, where the exposed structural use of timber turns to ornament, and the basic low lines are exaggerated by overhanging eaves. A small house at 1526 South Tejon exemplifies this style: rustic stonework forms the chimney and porch walls, square slot-and-peg columns support the porch overhang, eaves spread out from a low gable, decorated with a false balcony of braced timbers. This house represents a tradition totally at odds with the Colonial Revivial cottages around it; yet the styles merge very easily. Both types are small, frame structures with low profiles and expansive front porches. A house at 1642 South Cascade serves as an excellent example of transition from the classicism of the formal cottage to the more picturesque bungalow. The Cascade house shared the hipped and dormered roof treatment of the cottages, but then moves toward a bungalow line in the wide curving eaves, supported by braces more ornamental than structural, which suggest a continuation of the roof timbers. The porch has "third-up" walls, similar to the other cottages, but the support columns here are squared and then shingled in a continuous line with the exterior siding. The house successfully combines two divergent traditions without looking strange or compromised, a testimony to the utility and appeal of both styles. As a group, these small homes represent a period when the classicism of contemporary architectural design rapidly spread to modestly-priced builder homes, bringing to a large audience those graceful stylistic elements which had earlier been available only to the rich. The evolution of the Colonial Revival cottage style, and its later transition toward the bungalow, is evident in many other sections of Colorado Springs and probably in most American cities.

FIGURE 2

FIGURE 2

d-7 1520 south cascade

d-9 1510 south cascade

d-27 1605 south cascade

d-28 1609 south cascade

d-31 1602 south tejon

d-34 1522 south tejon

d-6 1642 south cascade

d-33 1526 south tejon

d-1 glendale, 6 cheyenne rd, w.
d-2 mederia house, 1 cheyenne blvd.
d-3 5 cheyenne blvd.
d-4 4 cheyenne blvd.
d-5 the bungalow (ivywild school), 1626 s. tejon
d-6 1642 s. cascade
d-7 1520 s. cascade
d-8 1516 s. cascade
d-9 1510 s. cascade
d-10 1506 s. cascade
d-11 1500 s. cascade
d-12 19 w. brookside
d-13 27 w. brookside
d-14 31 w. brookside
d-15 35 w. brookside
d-16 39 w. brookside
d-16a crestone heights sanitorium, 225 w. brookside
d-17 12 w. brookside
d-18 2 w. brookside
d-19 1 e. brookside
d-20 5 e. brookside
d-21 9 e. brookside
d-22 13 e. brookside
d-23 1513 s. cascade
d-24 1519 s. cascade
d-25 1521 s. cascade
d-26 1601 s. cascade
d-27 1605 s. cascade
d-28 1609 s. cascade
d-29 1610 s. tejon
d-30 1606 s. tejon
d-31 1602 s. tejon
d-32 1530 s. tejon
d-33 1526 s. tejon
d-34 1522 s. tejon

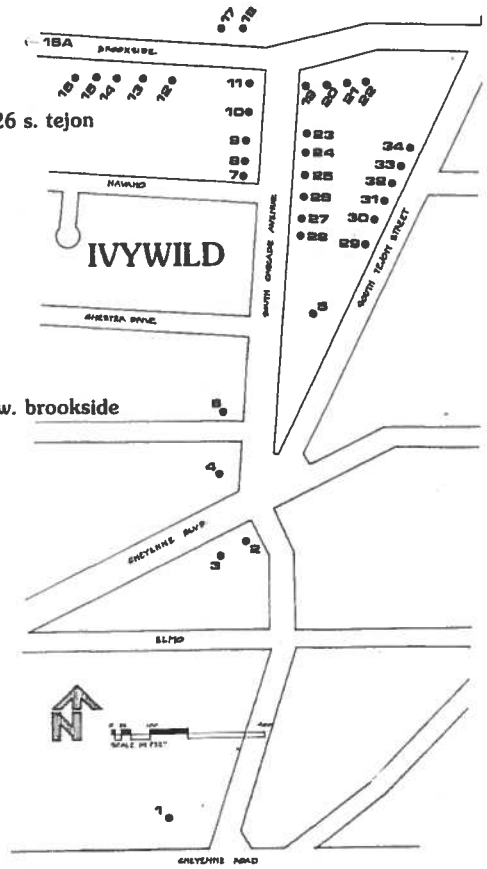


FIGURE 2

FIGURE 2