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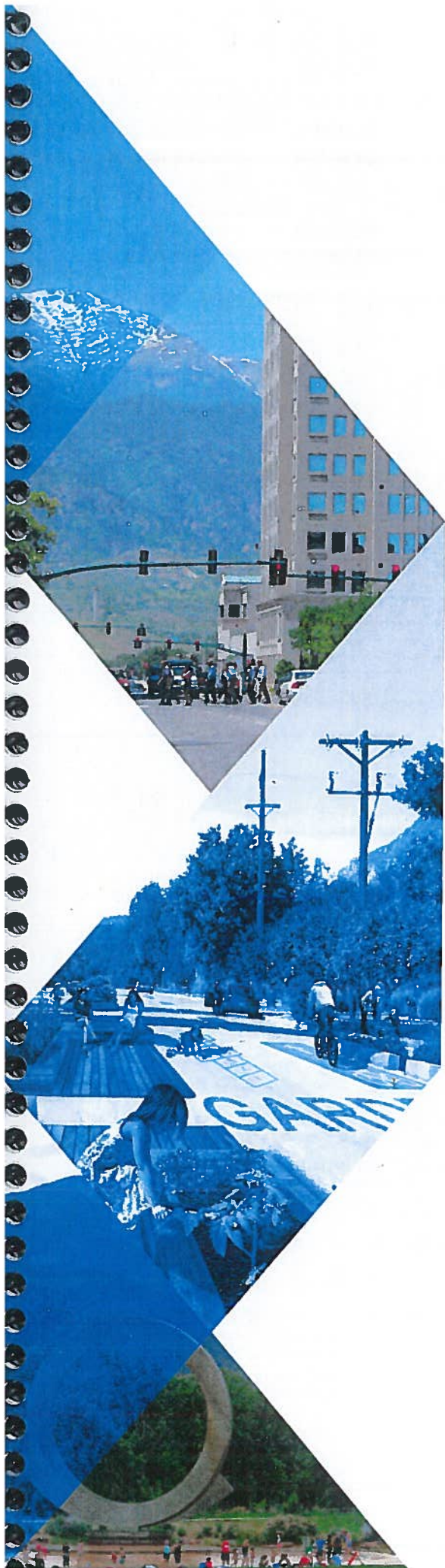
EXPERIENCE DOWNTOWN COLORADO SPRINGS

*Prepared under the direction of:
Downtown Development Authority of Colorado Springs
and the City of Colorado Springs*

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FIGURE 12



Catalytic Development Sites

Downtown's future land use is influenced by a number of key catalytic development sites and influence sites (see Figure 1.5). Finite market demand and investment capacity dictate that only a certain number of catalytic projects will be built in the core during each market cycle. However, while these sites capture today's development expectations and desires, there is always a possibility that new sites and priorities will arise in the next development cycle. **This chapter best captures development opportunities at the current point in time.**

Sixteen Catalytic sites are identified based on their near- to mid-term development potential, and their ability to impact the development and capital attraction patterns in the city center. Additionally, **five Influence sites** are generally located outside the study area boundary, but have immense impact on the growth and overall success of the greater Downtown area. Both Catalytic sites and Influence sites will require **strong partnerships and planning** to ensure their integration and ability to move Downtown toward the achievement of its goals.

Several of the sites are located near important Downtown gateways and represent **significant transformative opportunities and the potential to increase synergy between gateway and mobility improvements.** Examples include:

- The primary access point to the U.S. Olympic Museum and Southwest Downtown will be via the Cimarron Street gateway, which will be anchored by the development of the Citygate property (Site C.), and eventually by the redevelopment of Drake Power Plant (Site 1).
- The development of Catalyst Campus, and the Gazette-St. Francis properties (Sites I & H) will be critical in the evolution of the Pikes Peak Avenue gateway from the east. In conjunction with the Cottonwood Center for the Arts and Catalyst Campus, the area currently has momentum that can be captured to create a creatively and economically diverse hub of new businesses and residents.
- The continued growth of the Lowell Neighborhood (Site 3) and other residential developments on the southern edge of Downtown (Sites D & F) should convey a clear shift to a higher density urban neighborhood.
- The northern gateway area near Weber Street will increase in importance as Colorado College (Site 5) executes its plans for expansion and mixed-use development south of Cache la Poudre Avenue.

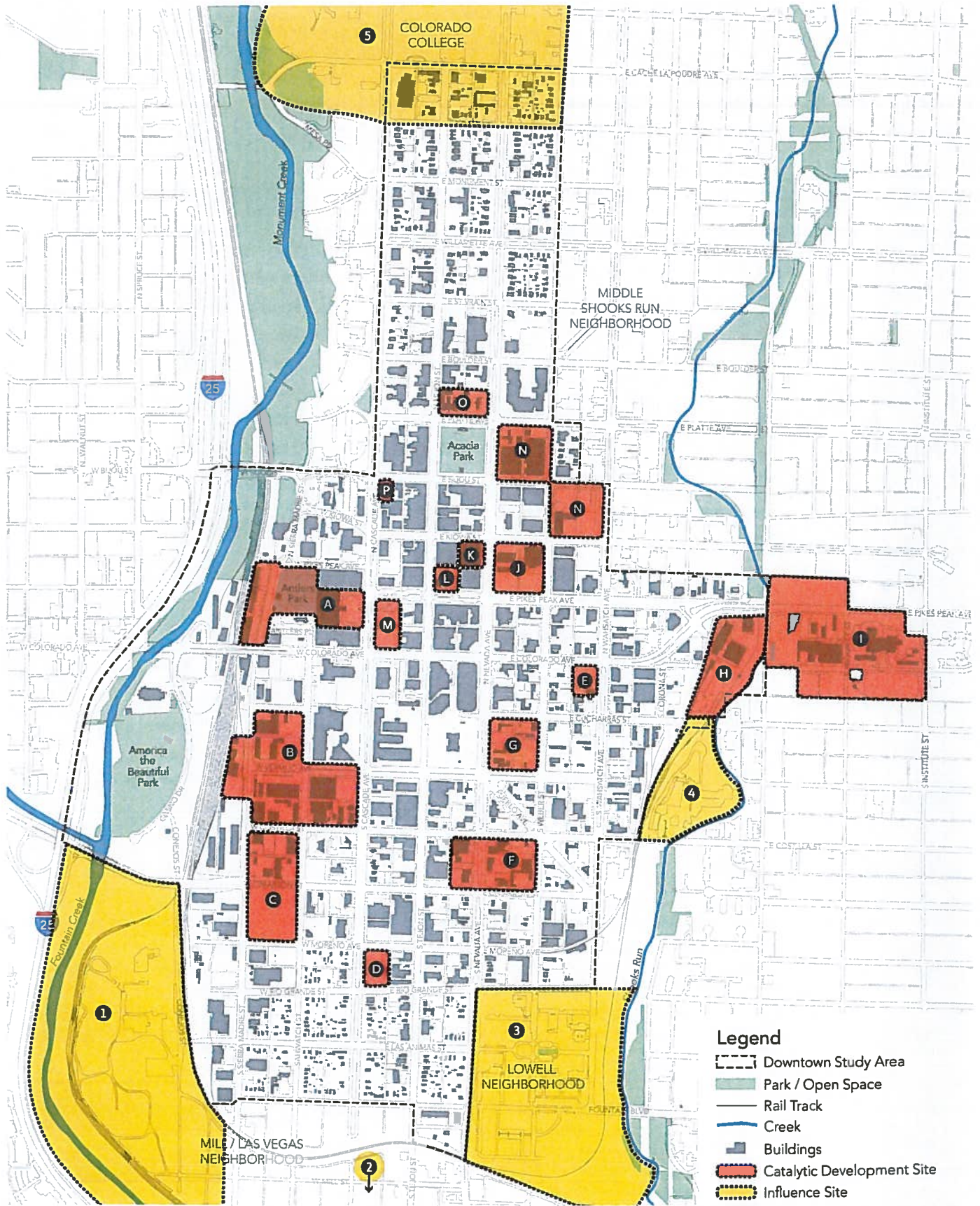
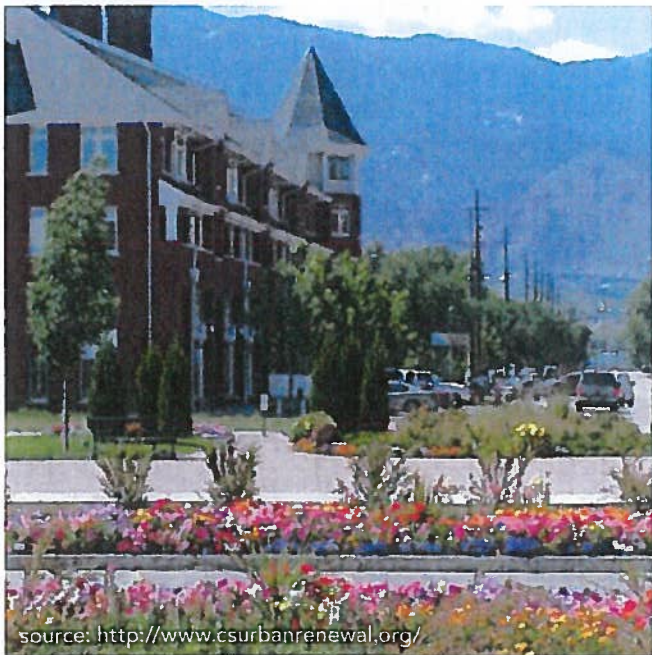


Figure 1.5 | Catalytic Development Sites

3 Lowell Neighborhood

Encompassing 58 acres surrounding the historic Lowell School, the Lowell neighborhood represents a unique and historically centered new-urbanist neighborhood in the heart of the city. Originally approved as an Urban Renewal Area in 1988, the Lowell Neighborhood has been the only new neighborhood to emerge adjacent to downtown in decades, providing hundreds of residential units over its 25-year life. The neighborhood is generally bound by Rio Grande Street to the north, Nevada Avenue to the west, the railroad tracks to the south and Shooks Run to the east. Due primarily to lags in market cycles, the area's redevelopment is not completed, and several acres still exist for new development. Lowell is an integral part of the Downtown, despite being just outside the study area boundaries, and should be treated with similar priority to core sites.



The Lowell Neighborhood will provide an attractive entry into Downtown, innovative mixed income housing opportunities, and neighborhood oriented commercial activities adjacent to the core.

4 Transit Mix

Located along the Legacy Loop and Shooks Run corridor, the Transit Mix Concrete Company site on the east side of Downtown is another important potential redevelopment adjacent to the study area. Although the site currently continues with regular Transit Mix operations, focused planning efforts should begin to assess the site's integration into the Downtown fabric, its impact on access to the Legacy Loop, close in neighborhoods such as Hillside, and connections to Catalyst Campus and other catalytic sites on the east side of Downtown.

5 Colorado College Development

The majority of the Colorado College campus is located just north of the Plan's study area boundary, although, of course, CC has been and continues to be considered an essential part of the Downtown fabric. A campus master plan was completed in 2015 that calls for locating several new campus facilities south of Cache La Poudre Street between Tejon and Weber streets (within the Plan's Study Area boundary). The College owns several blocks in this area and intends to complement the campus uses with mixed use development that will support both students as well as area residents. This development is an opportunity for cooperation and better linkages with the core of Downtown to the south. Additionally, the neighborhood greenway designation of Cascade, Weber and Cache La Poudre streets is vital for traffic calming, better connectivity of the campus to the Downtown core, and safer pedestrian and bike access throughout the greater campus area.