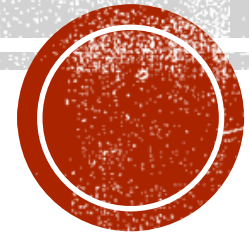


# CREEKWALK NORTH

## DEVELOPMENT PLAN & FINAL PLAT



Apr 2022



# CONTEXT

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





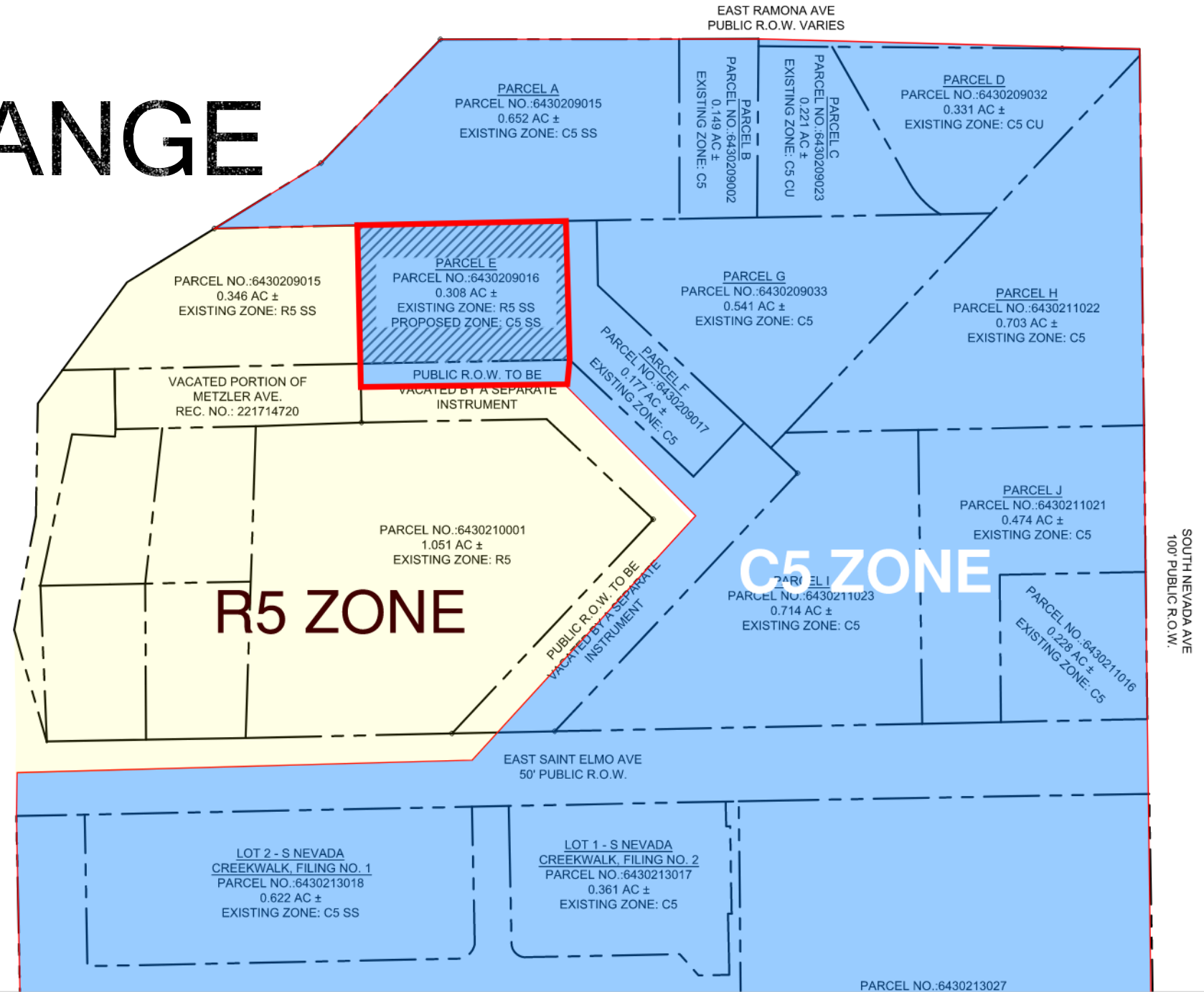
# Today





# 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 in the center of the image. The area includes several buildings, parking lots, and trees. The surrounding area also contains buildings and roads.

## **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



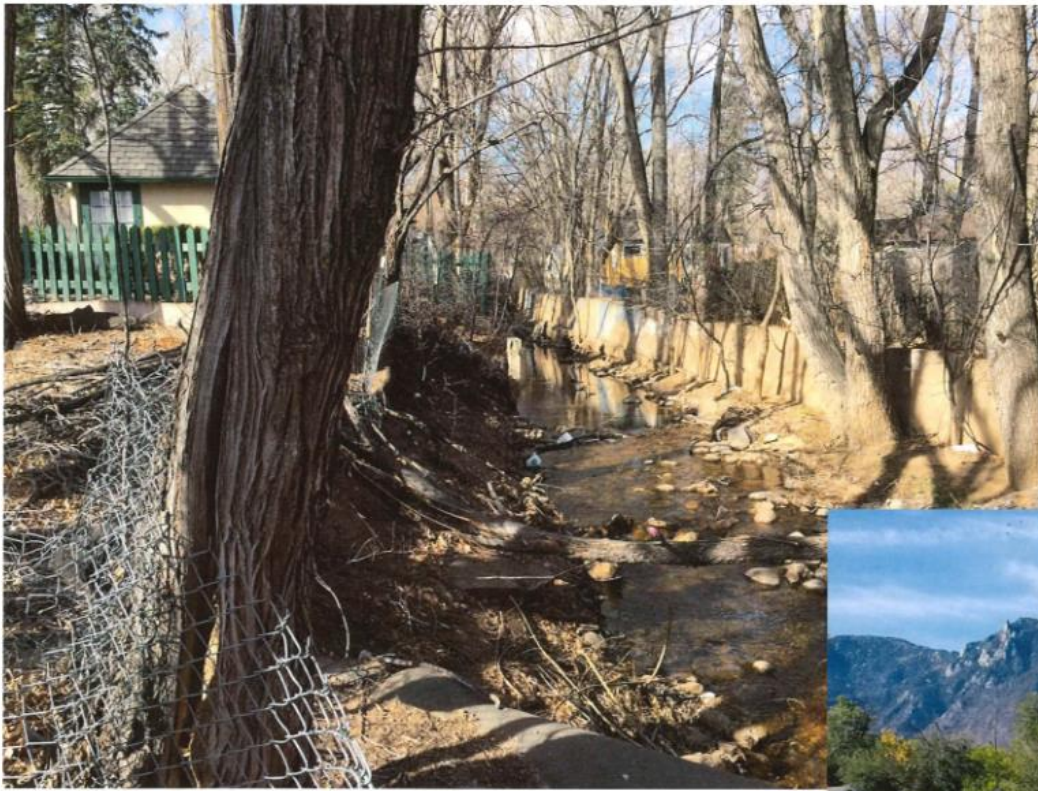


# SOUTH NEVADA AVE & CHEYENNE RD

## IMPROVED PEDESTRIAN FACILITIES







BEFORE

AFTER

