

IVYWILD: ON THE CREEK

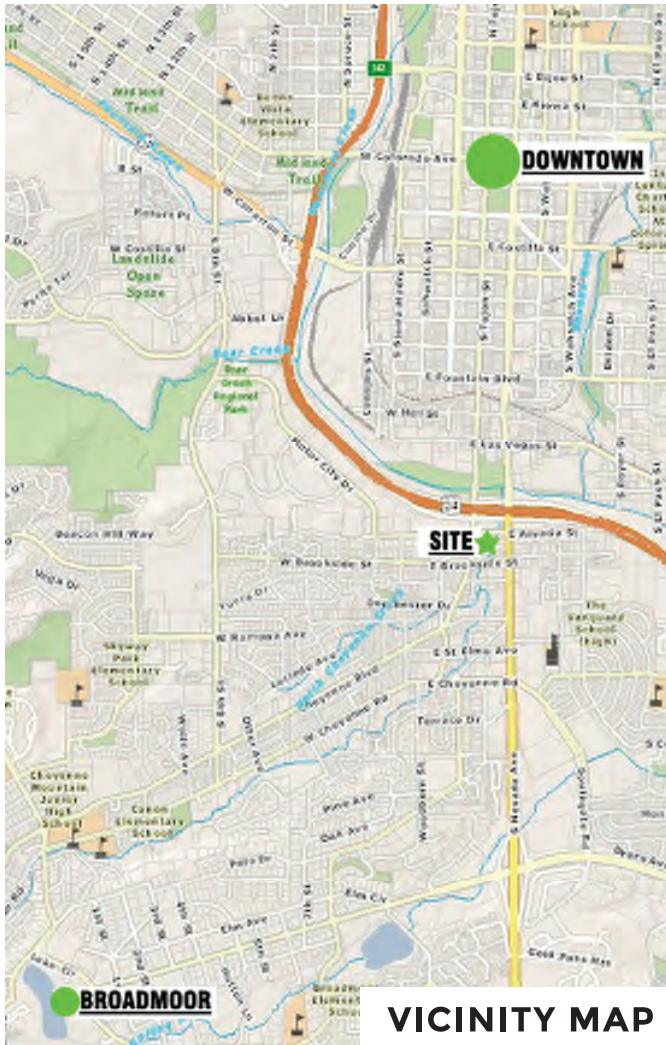
PRELIMINARY CREEK DISTRICT MASTER PLAN

The Ivy
ON CHEYENNE CREEK

ECHO

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VICINITY MAP



INTRODUCTION

Rejuvenating an Extraordinary Creekside Neighborhood

The Creekside District

The Ivywild: On The Creek Neighborhood District Master Plan builds upon the work of the Colorado Springs Community Vision and meets many of the Urban Renewal Authority's (URA) planning goals. The plan is the result of a two month preliminary analysis drawing upon the ideas and expertise of the planning team to further engage the city and surrounding stakeholders in a long-term vision and discussion for the project area.

The Master Plan will seek to identify an overall vision for the Ivywild: On The Creek project identifying uses, themes, and placemaking elements to transform the area into a vibrant, mixed-use, creek-oriented downtown neighborhood. The plan, in collaboration with the City of Colorado Springs, is to redevelop the neighborhood into a destination people can enjoy ease of access to the natural environment; safe modes of pedestrian, bike, and vehicular travel; ease of parking; mixed-use housing styles; commercial offerings; and entertainment.

Why a Master Plan?

The master plan is a necessary tool to communicate and guide investment and development in the area. The planning partners wish to ensure that future development moves forward in a positive and well positioned fashion that is predictable for the area and its stakeholders. It also serves to ensure a better understanding of the existing context, future objectives and long-range vision for the community.

The master plan will provide a starting point in directing policy and regulatory changes, initiate direction on how to prioritize public investments, and foster healthy development partnerships. The development team hopes to work with the City of Colorado Springs and the URA to build support for the implementation of the master plan. It is important that champions at all levels be identified such as policy makers, city and regional agencies, and surrounding stakeholders for the successful implementation of the vision. The planning partners will work with the City of Colorado Springs and stakeholders to find a balance in the next steps.

The Downtown Neighborhood

Ivywild: On the Creek is a small district situated in a portion of Colorado Springs that offers a unique urban and creekside environment. It also provides an opportunity to bridge the city's downtown with the desirable south Cheyenne Boulevard and the successful Ivywild neighborhood through mixed-use, transit-wise planning, and pedestrian connections. The District will provide a dynamic, new urban residential market that provides a centerpiece for future creekside business development and living. The redevelopment of the District's vacant parcels and under-utilized land, along with revitalization of existing building uses will help fulfill the city's vision for a healthy urban neighborhood.



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INTRODUCTION (CONTINUED)

Rejuvenating an Extraordinary Creekside Neighborhood

PLANNING PRINCIPLES FOR THE CREEKSIDE DISTRICT

Defined by the planning team, the guiding principles provide a framework for the planning process.

1. Provide a healthy urban and interactive creek environment that respects the hydrological factors within the area.
2. Provide a framework that supports the downtown and regional transportation needs that intersect with the District.
3. Improve sidewalks, paths, and bike facilities in a manner that supports urban redevelopment in and around the Creekside District.
4. Provide a dynamic park and greenway environment.
5. Introduce alternative urban residential units while promoting equitable, affordable Housing options.
6. Provide residential and commercial opportunities that support the local and regional arts.
7. Enhance economic competitiveness by creating an environment featuring high quality design that encourages the relocation of new businesses and assists existing businesses within the District.
8. Leverage existing infrastructure and incorporate strategies to provide healthy mixed-use development, infill, and re-use in the District.
9. Support a vision for the district that makes the creek and South Tejon St. a great place for pedestrians, businesses, residents and civic life.



AREA OF STUDY

THE DISTRICT VISION

The planning team was engaged in the process of creating a vision for the future of the Creekside District. The vision establishes expectations for the District through the next 10 years. The enclosed images and graphics have been provided as theming inspiration for *Ivywild: On the Creek*.

THE VISION... A PLACE FOR HOME, BUSINESS AND ENJOYMENT

The District Vision imagines a home for many people, with urban-style single family apartments and condominiums to provide a variety of housing options. A lively retail and dining atmosphere entertains visitors and residents alike. Office workers live nearby or commute to the District from around the city to take in the unique environment. Visitors from near and far may stay a few hours or a few days at the new hotel and mixed-use central core. The once disconnected area is now linked with the downtown trail system and embraces local transit services. The plan addresses visitors that arrive by car, foot, bus or bike. Parking is plentiful on street, within shared parking lots or via a multi-level parking structure. The plan hopes to reinforce that Cheyenne Creek is a clean and healthy waterway which provides unique scenic views from nearby bike and walking paths, new park amenities, businesses and new residential homes.



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THE MASTER PLAN



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MASTER PLAN: OVERVIEW

The Creek Edge

The creeks are a special amenity which run throughout the project offering opportunities to create unique, interactive experiences. The project will seek to enhance the creek image through parks, gathering spaces, multi-use pathways, and creek bank improvements. There are several goals and objectives for this creekside experience.

1. Provide pedestrian connectivity throughout the project and creek corridor.
2. Enhance the experience through use of materials, art, pathways, and amenities.
3. Introduce different types of creek interaction through seeing, hearing, and touching.
4. Improve flood control and seasonal run-off.
5. Repair important riparian habitat areas.



URBANIZED CREEKWALK CONCEPT



INTERACTIVE PUBLIC SPACE AT CREEK CONFLUENCE



NATURALIZED CREEKWALK CONCEPT

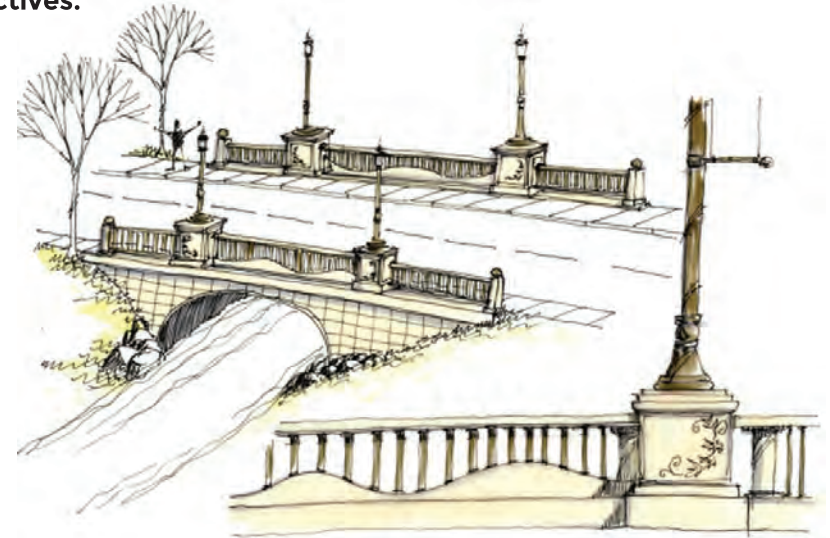


MASTER PLAN: OVERVIEW

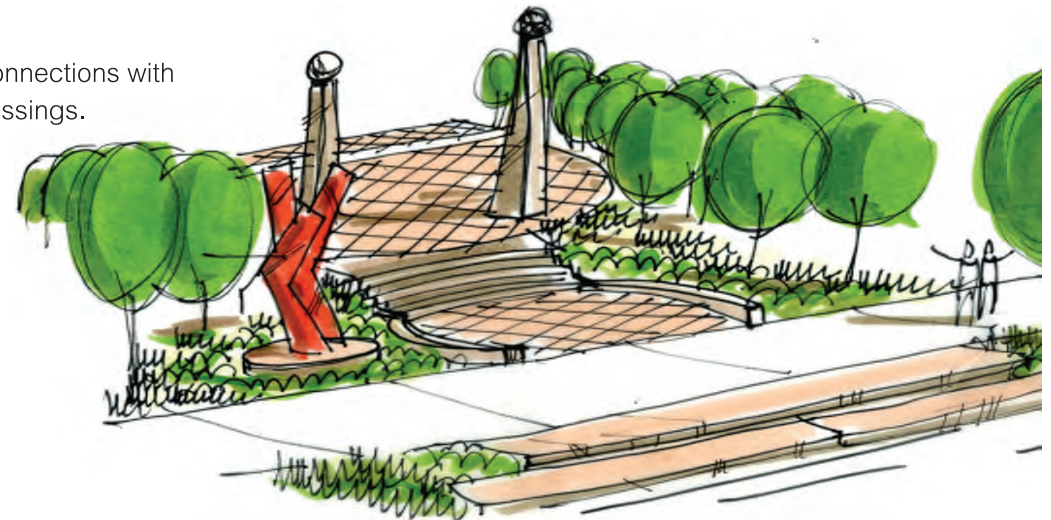
Creek Amenities

The creek and its banks contain a unique charm and tone such as stone walls, stone fences, and wrought iron metal. In order to help maintain and enhance the unique features found in the District, the project will seek to fulfill several objectives.

1. Repair and restore unique features along the creek to preserve their appearance and stabilize their usefulness.
2. Design using similar materials within the project boundaries to create a consistent theme.
3. Introduce juxtaposed materials to provide interest and variety.
4. Improve access to and within the project boundary, emphasizing the pedestrian.
5. Provide areas to display public art.
6. Introduce educational elements highlighting the creek.
7. Create distinct pedestrian connections with signage, maps, and safe crossings.
8. Improve the landscape with native materials.



IMPROVED DISTRICT BRIDGE ELEMENTS AND DETAILS



IMPROVED PUBLIC GATHERING & ART DISPLAY AREAS



MASTER PLAN: OVERVIEW

District Connections

The role of streetscape and pedestrian connections play an important part in creating an attractive and successful neighborhood. Providing safe, efficient, and direct access throughout the project fosters a sense of place. The connections should be easy to use and identify. Ivywild: On The Creek will seek to employ several principals in creating connections.

1. Improve walkability and create a sense of community.
2. Provide connections from people to places as an experience.
3. Provide Multiple access points, routes, and crossings to encourage walking and cycling.
4. Pedestrian scale streetscapes with amenities such as special paving, street trees, signage, and maps.
5. Overlooks to provide a sense of excitement, intrigue, and discovery.
6. Themed architectural elements such as logos, paving, bollards, signage, fencing, plantings, etc.



MIXED-USE, RESIDENTIAL AND STREETScape ELEMENTS



CREEKwalk OVERLOOK



PEDESTRIAN CONNECTIONS AND CREEK CROSSINGS

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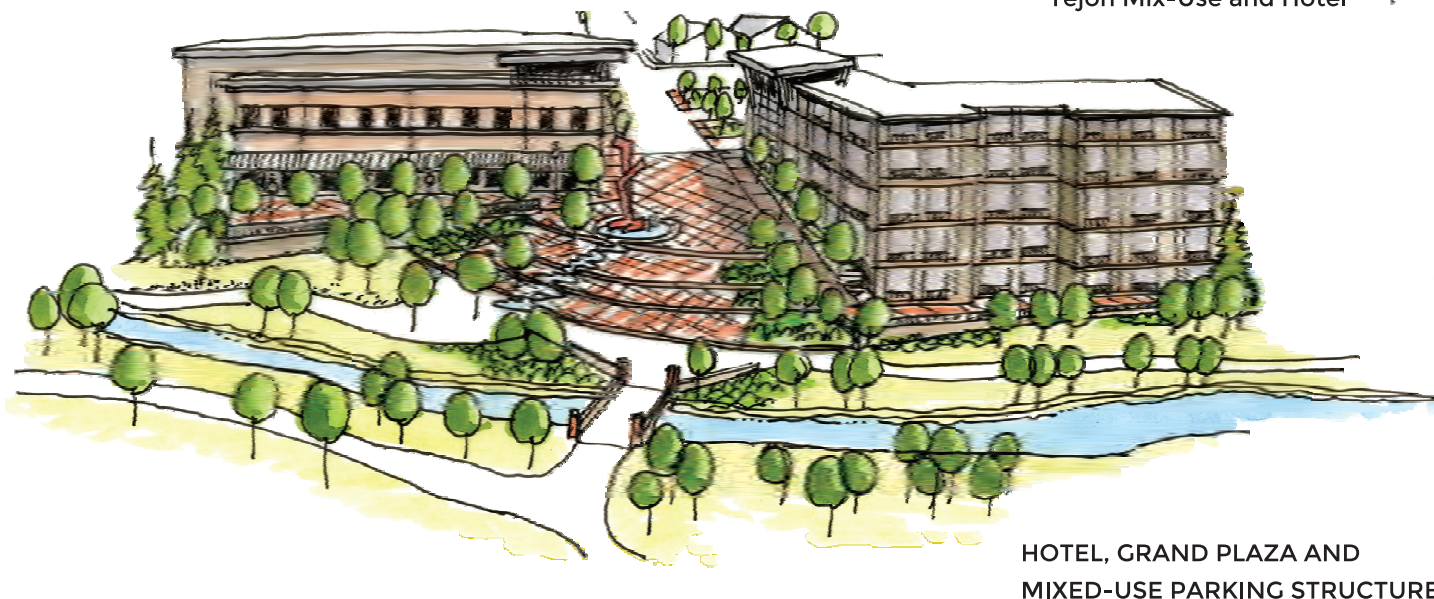


MASTER PLAN: OVERVIEW

District Core: Built Environment

The District Core provides an opportunity for infill and adaptive re-use that will create a vibrant, densely populated, 24-hour community. Proposed uses include:

1. Dining and Entertainment opportunities.
2. Live/ Work Residential Units.
3. Multi-Family Rental and For Sale units for all income types.
4. Office uses.
5. Retail uses.
6. Small to Mid-size Boutique Hotel.
7. Structured Parking to serve not only Ivywild:
On The Creek, but the Ivywild neighborhood at large.



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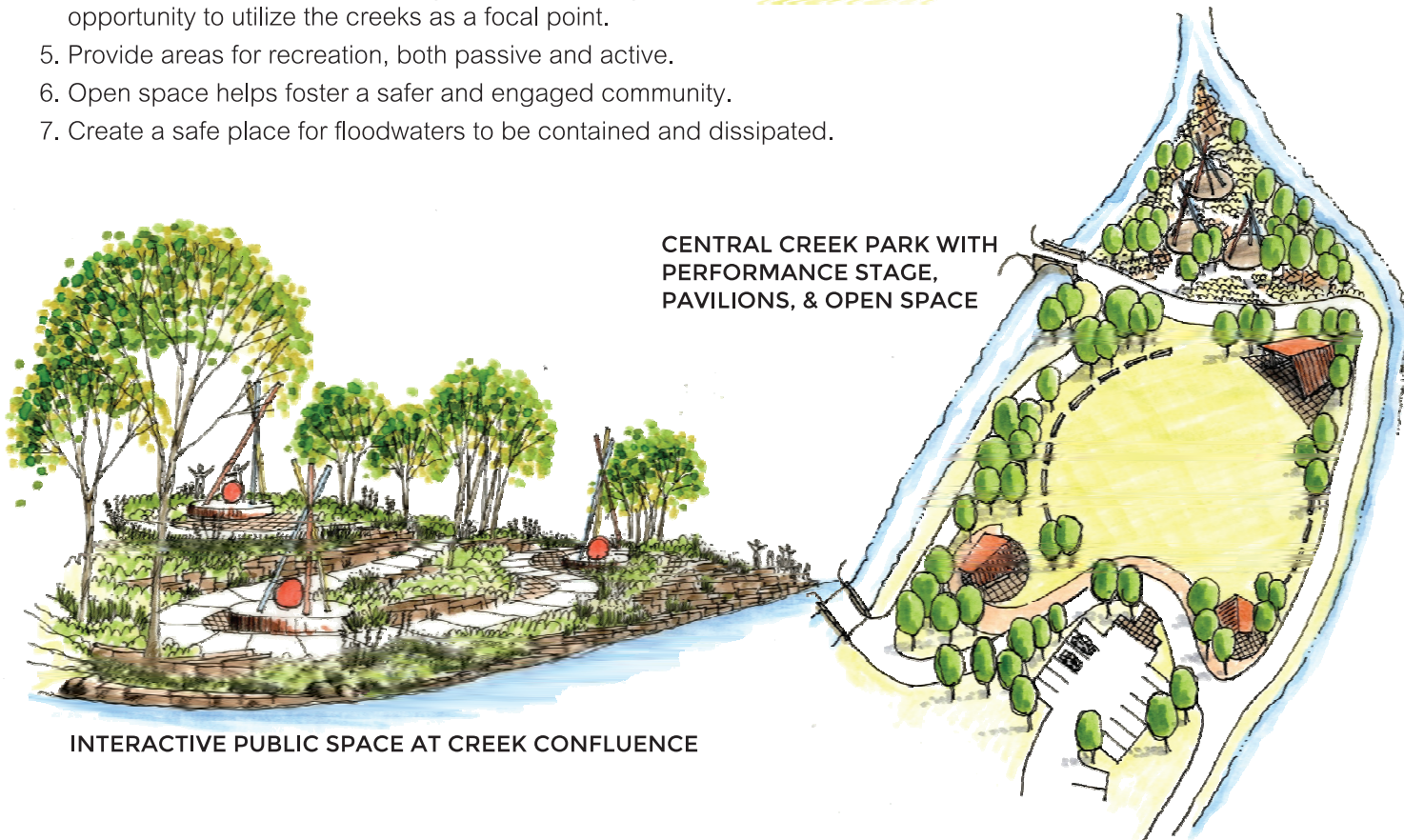
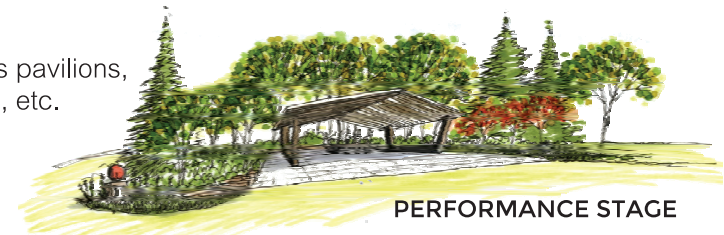
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ON CHEYENNE CREEK

MASTER PLAN: OVERVIEW

District Core: Park

The District Core also provides an opportunity for a central park and open space. Open space serves as a catalyst for neighborhood rejuvenation, plays an important role in the daily lives of the people who live and visit the area, and can serve as a cornerstone in creating a sense of community. *Ivywild: On The Creek* will seek to create place through various elements and objectives.

1. Large central open space with varying amenities such as pavilions, uninterrupted turf areas, overlooks, pedestrian pathways, etc.
2. Performance stage for large community events.
3. Areas of display for public art.
4. Located at confluence of existing creeks providing opportunity to utilize the creeks as a focal point.
5. Provide areas for recreation, both passive and active.
6. Open space helps foster a safer and engaged community.
7. Create a safe place for floodwaters to be contained and dissipated.





CREEKSIDE LIVING



MIXED-USE EATERY



MULTI-FAMILY LIVING

The 7th
ON CHEYENNE CREEK

MASTER PLAN: OVERVIEW

District Uses

The existing built environment and natural amenities in this District provide a perfect opportunity to reinforce and create a vibrant, dense, mixed-use neighborhood that provides opportunity for everyone to live, work and play.

MU: Mixed Use:

Commercial Use on first floor (restaurant, office, retail, live/work) with 1 to 3 stories of residential use above.

MF: Multi-Family:

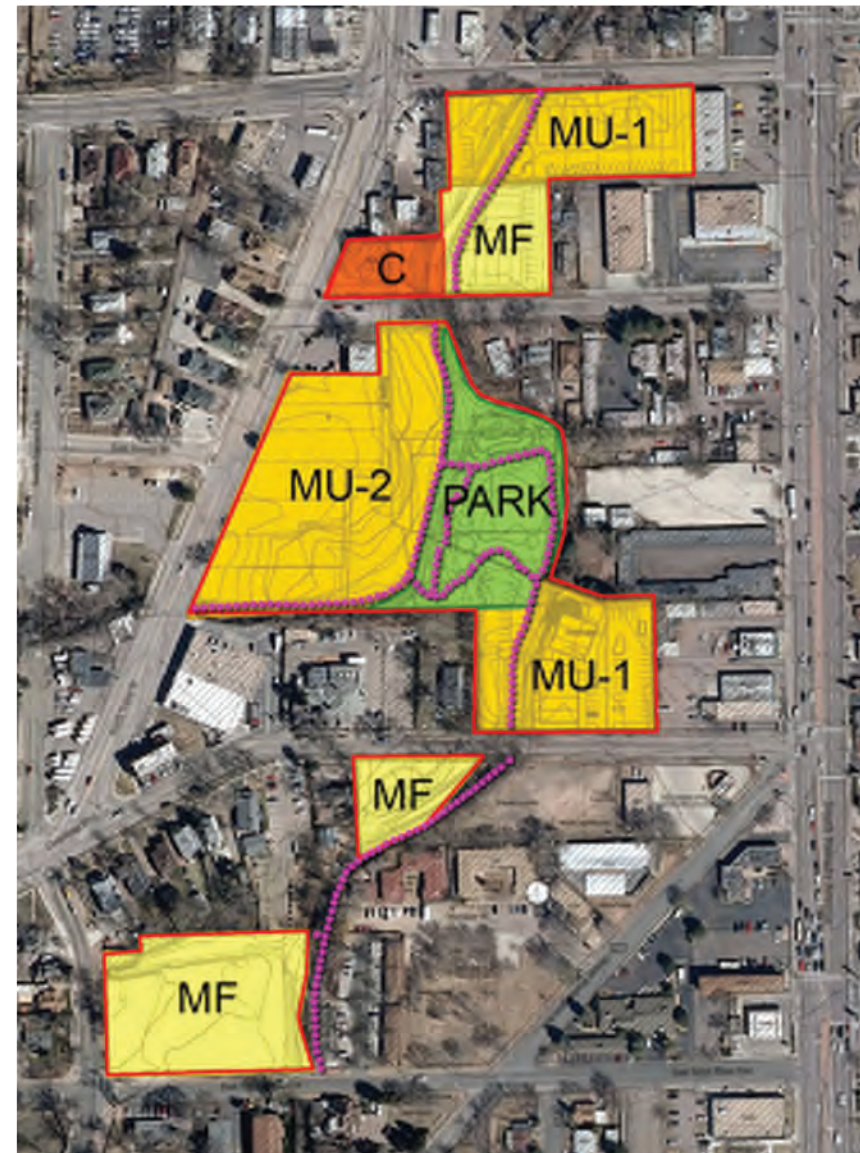
2 to 4 story Multi-Family Residential buildings for rent (apartment) or for sale (condominium).

C: Commercial:

Restaurant, Office, or Retail use.

PARK: Creekside Park with recreation,

entertainment, and relaxation opportunities.





USE DIAGRAM

MASTER PLAN: USES THE NUMBERS

The following spreadsheet indicates maximum build-out potential within the framework outlined within the Master Plan.

TAG	USE	SITE AREA	# FLOORS	S.F. PER FLOOR	TOTAL S.F.	UNITS	PARKING PROVIDED	PARKING REQUIRED
1	MULTI-FAMILY	37,020	3	9,310	27,930	25	40	40 **
2	MULTI-FAMILY	37,020	4	9,310	37,240	33	53	53 **
3	RESIDENTIAL (EXISTING)	8,000				2	4	4 **
4	LIVE/WORK	17,640	2	3,725	7,450	4	6	4 *
5	MIXED-USE	61,050	2	9,845	19,690	6	50	45 *
6	PARK	63,885						
7	COMMERCIAL	22,045	1	5,000	5,000			10 *
8	PARKING GARAGE	25,200	4	21,600	86,400		240	
9	MIXED USE	18,275	4	10,275	41,100	30	0	51 *
10	COMMERCIAL	8,000	2	3,940	7,880		4	39 *
11	HOTEL	40,375	5	12,850	64,250	110	5	110 *
12	COMMERCIAL	13,445	3	2,500	7,500		25	24 *
13	MULTI-FAMILY	34,515	4	10,645	42,580	26	26	26 *
14	LIVE/WORK	39,690	3	16,310	48,930	36	40	36 *
15	LIVE/WORK	11,635	2	1,600	3,200	2	2	2 *
	TOTALS	437,795 (10 acres)		116,910	399,150	274	495	444

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