

North Nevada Avenue Plan August 3, 2016 Community Workshop

Verbatim Individual Responses

The following verbatim responses were submitted by workshop participants on individual response forms. A total of 93 individual response forms were submitted.

1. Did you notice any ideas missing from the list of challenges?

- Nice long list, will these all really be addressed? The reality of this is obvious. I agree this area needs to be renewed. Please do it in a non-typical chain store way. Please come up with ideas for traffic flow down Nevada south of project. It directly decreases livability of our neighborhood.
- Funding – it was said “to be determined.” So there are no ideas of possibilities?? Give examples. UCCS?
- No one gave answers. Just went around and around.
- No answers were made.
- Explosive growth of UCCS enrollment. If this area is made so attractive, traffic flow will be crucial.
- Zoning.
- Streetcar and shuttle service along Nevada from the lodges to downtown. Promote tourism. Community Garden. A senior center.
- Mass transit connections in the area (streetcar down Nevada to downtown). Walkability of neighborhood. Resolve food desert issue. Community garden. How all land uses are integrated together (history, commerce, industry, etc.).
- Challenge is to put a stop to business growth, not to encourage it.
- 1. Balancing N. Nevada as a critical vehicle thru-way vs. slower vehicle pace and variabilities associated with “mixed uses.” 2. ComCor plan. Centralized campus? Where?
- Zoning and funding.
- Loss of affordable housing. Clearly articulated impact on nearby residential areas.
- List is comprehensive.
- Wide range of uses with no current direction. Major business hub. Existing residential. Zero curb appeal. City social services. Fixed/low income housing. Industry. Some retail. Vacant land.
- Not sure.
- Affordable housing. Area cleaned up.
- Safety of people walking through traffic lights. What or where will ComCor go? Homeless? Dog track?
- Traffic flow as a key need in addition to the transportation.
- Safe and walkable.
- The list is very comprehensive.
- ComCor and the criminal element it attracts.
- Just leave it alone or at least where I live.
- Anything has to be better than what we now have.

- Increased buses and transportation on Nevada – overuse. Possibly losing affordable senior housing.
- Impacts on adjacent neighborhoods. Neighborhoods matter! The lives of the people in them matter!
- Creating a mass transit corridor that damages the residential North Nevada through the historic Old North End neighborhood. Be a good neighbor!
- A plan to see to it that large open areas are free of invasive weeds and trees in compliance with city restrictions on height and in line with fire mitigation. Then enforce it. That all includes median strips.
- Traffic volume on N Nevada especially when there is an accident on I-25.
- Possibility of losing affordable senior housing.
- ComCor.
- Parks.
- Traffic. Infrastructure.
- I sat at a table with two people who are very concerned about being displaced or rezoned. They are elderly and live in a senior mobile home community. They have valid concerns – it is very hard for them to focus on this great opportunity with that concern on their shoulders.
- How not to ruin Nevada Ave through the Old North End residential, historic neighborhood.
- Impacts on adjacent residential neighborhoods bordering the study area – e.g. the Old North End neighborhood. Integration of roadway system in study area with N Nevada through Old North End neighborhood.
- Traffic congestion at peak times. Lack of entertainment and grocery stores.
- Senior affordable housing? A way to keep traffic on Nevada from overwhelming the Old North End neighborhood.
- Incorporate “Age Friendly Colorado Springs” - livable communities, intergenerational housing. Connector between downtown and UCCS. How do we protect Old North End neighborhood? Carl Schuler can share more about “Age Friendly”.
- Public transportation along railway not on Nevada Ave.
- Need to address the fears of seniors being forced to move out of Panoramic Mobile Home Park.
- More trees and landscape. Zoning?? What about disabled people?
- Lack of community trust of the government. Would residents/businesses forced out be compensated?
- There are not many available industrial properties that are not in use because of marijuana growers.
- What is future of railway right of way?
- Traffic plan unification with plan.
- It seems everything is covered.
- Mix use high tech business/housing/parks/small places to go for food and entertainment.
- Green area (park?). New small business/housing development.
- Keeping/making mom/pop shops and no franchises or large corporations.
- Traffic – shoulder being used as a lane – so many on foot or bikes – so dangerous.
- I think the major things are covered.

2. Any ideas missing from the list of opportunities?

- Trolley.
- Small business opportunities, but not with just a few corporate owners. Have numerous new land and business owners.
- There were no direct answers.
- There were no direct answers.
- Parks, groceries. Family attractions – i.e. waterpark, playground, pool, community event area, locations for farmer’s market, fairs, etc.
- Affordable housing.
- Create a place that values the current businesses and residences as well as bringing new ones.
- Link green spaces/pedestrian trails. Integration with businesses/university and neighborhoods/subdivisions. People living in the neighborhood should be able to walk to the amenities.
- More police presence.
- Preserving existing historic structures and residences. Lots of low income residents in this area – respect that! Beautifying a street is fine – don’t expand beyond that.
- Bike and walking accessibility.
- Alter zoning to add more housing (make some partly residential).
- Nope – parks are there.
- What do you plan to do with all the people who cannot afford to move someplace else?
- Businesses that include hotel and eating opportunities – probably in businesses, but would be used by student families.
- How will affordable housing be provided?
- Looking out for the people residents.
- Need a grocery store, Walgreens, gas station, housing. So trashy.
- Traffic flow improvement.
- Connect trails.
- Green space.
- Green connecting spaces. Convenient transportation. Penrose Hospital – flat land, stable, services, easy access year-round.
- I would like to see high density mixed use urban development listed.
- Affordable housing.
- Use grids – Cascade and Stone to distribute traffic and use for buses, etc.
- Family-friendly.
- Move ComCor that’s in the 3800 block of Nevada away from residents behind it – spotlights shine in my windows at night. When it was a major men’s facility, rocks were thrown at my mobile home. When it was girls’, they wouldn’t shut up all hours – noise echoes from all of them.
- Extended stay place, gas station, grocery store, medical, fire station. More housing businesses connected to Cybersecurity.
- Blending modern with historic.
- Wide streets with grass or tree medians.
- 1. Private and public partnerships. 2. More cultural restaurants, please limit fast food establishments. 3. Farmer’s/public markets.
- Integrate and blend land use – Industrial to north with historic/commercial to the south. Hotels/houses near the National Cybersecurity Center.

- This area is a treasure waiting to happen. The potential is vast and good.
- If we need to consider affordable housing especially for seniors, let's consider moving the Senior Center and maybe affordable and sustainable senior "villages". Could be super cool! Or tiny home senior living. What about a dog park?
- How to link any development to downtown without the impact of ruining Nevada Ave through the Old North End residential historic neighborhood. New urban approach to creating urban street via the Transect (see D.P.Z.)
- A great location for data centers.
- Plans for future growth to foster community, not just the needs of UCCS.
- Intergeneration communities. How do you connect right of way railway to railway along I-25? How do you create more amenities to make livable: parks, community commons, walkable?
- Make the area look like a small town. Houses, shops, stores, parks for walking and a mix community of seniors and young adults that can help one another. Safe affordable, easy access of 3 to 5 miles.
- Community gardening.
- Add some parks. Cover existing bus benches with Plexiglas shelters.
- Live/work for all ages. Shopping, mass transportation. Avoid gentrification – all social strata.
- Affordable housing.
- Keeping the mountain views.
- Emphasis on retaining (but renovating) current business and housing.
- Lots of open areas that could be used for conversion to greenways and parks.
- Mixed use. Buildings with apartments above and businesses below.
- Mixed use high tech business/housing/parks/small places to go for food and entertainment.
- Restaurants (Appleby's or Ruby Tuesdays). Different than parks. University N. Nevada Center.
- Green space. Senior housing. Grocery store. Gas station.
- Recreational space such as parks, etc.
- Make sure that UCCS does not take over the area.

3. *What excites you about development of a plan for the North Nevada Avenue project area?*

- In order for us to be an area that brings millennials.
- Close to the west side. Supports urban renewal.
- Think unique!! Parks! Lake! Art! Culture. Lifetime Fitness? Do something out of the box!
- Sidewalks and elimination of crime and drugs.
- Sidewalks. Better bus connections and stops. Better flow of traffic on Nevada – not so many.
- If they only widen Nevada and add sidewalks and clean up buildings that need it. Adding a grocery store.
- Just widen the roads and sidewalks only.
- Infrastructure improvements. A planned business and living community.
- Sidewalks. More bus stops.
- Bring a variety of people, environments, businesses and housing to create an area rich in community and cultural history.

- The prospect that we can make this area pedestrian-friendly and that we can integrate several land uses into a cohesive network. I would advocate for keeping/developing the open space for green spaces. Link the bike trail across Nevada Avenue. Make a bike trail along the old rail right of way.
- Beautifying this area.
- Having sidewalks. Better timing of lights.
- An opportunity to create an inviting mixed use area.
- Finally, something is happening!
- The fact that it might get developed at all is exciting in itself! Opportunity to turn the corridor into a fully integrated neighborhood.
- Not exciting – facing the steamroller of big business.
- Possible planning consensus, which could enhance development certainty resulting in increased private investments in corridor.
- Improved sidewalks, roads and traffic movement.
- Revitalizing the area so that it feels like it's thriving instead of decaying, like it does now. Cybersecurity Center and UCCS key to this.
- It's an area that obviously need better infrastructure. I'd like to see some rezoning to single family residential.
- Panoramic Mobile Home Park.
- Making an interesting spot to go. Small shops and food places.
- The chance to mix older and new businesses with historic buildings.
- Sidewalks, green grasses, sculpture like University Village shopping center.
- Hopefully, getting rid of ComCor!
- Losing my home.
- ComCor done away with.
- Not much.
- Cleaner/safer/newer.
- Provides better traffic flow, land uses, enhancements to the corridor.
- Central to City Gateway.
- Revitalization.
- Cleaning up the area, increased business/profit.
- The possibility of vibrant fresh thinking in terms of urban planning, making some historical landmarks vital.
- Wonderful location with great highway access. Opportunity to connect UCCS with downtown via that kind of development.
- Would love another neighborhood to become a destination such as Old Colorado City.
- Nothing because according to the map your corridor improvement plan covers my whole neighborhood.
- I'm sight-impaired – need better crossings at traffic lights – longer time to cross. Four lanes are enough.
- Making it beautiful.
- Cleaning it up, more small businesses!
- Eradicating blight.
- Cleaning up the area.
- Beautification of area – better pedestrian access.
- It could be a model for development in other areas e.g. Academy Blvd.

- Change for the better – cleaner, safer, prettier. Right now it is a blight.
- To see it cleaned up.
- Clean up and revitalize.
- New opportunities. Making it a beautiful functioning area.
- Just getting it done!
- We will wait and see.
- Finally, be considered.
- An opportunity to include and expand arts and culture. We want to locate an Asian Heritage Center, Asian Botanical Garden, and Tea House to attract tourists at a destination place, provide jobs and enhance diversity in the project area.
- Great opportunity to revitalize the N. Nevada area.
- The potential of a “very well planned” area of Colorado Springs. Very few areas of “Old” Colorado Springs that have the opportunity to be redeveloped and become a joyous place to shop, eat, live and play. This area would also be very attractive to tourists.
- Nothing – will I become homeless at 70?
- Can’t get excited. May lose my home on Winters.
- Good opportunity for CS to become more up to date and hip and create more of the type of community that other Front Range communities are enjoying.
- There is a slim possibility for repairing this area without ruining my neighborhood/street.
- The potential to have ComCor relocated to a different part of town.
- After decades of neglect, I am excited to see an opportunity to create a thriving community entrance to our city – with some planning and forethought to include a plan for future growth.
- Local restaurants/shops – not chains. Parks and walkability, bike lanes.
- Create livable community. Located between two economic zones - downtown/UCCS. Will have growing Penrose expansion. Look at how Fort Collins has used railway corridors for bus lanes.
- It is a planned process.
- Potential improvements to the roadway, shoulders. Drainage improvements. Lighting improvements. Eliminate long stretches of dusty, dirt shoulders on either side of the Nevada corridor.
- Medical – CU Health Education.
- I’m excited but fear losing our place where we live.
- Better lighting and stormwater drainage.
- Street improvements, storm water control.
- If we could be paid 5 times the amount in which we purchased our building.
- I’m not a visionary.
- Eyesore converted to beautiful space.
- Excited that we may be able to improve, modernize and beautify the area. Long overdue. An opportunity to create community.
- New businesses, cleaning up, increase home values.
- Potential is great.
- Change! National Cybersecurity office!! Better streets and sidewalks and trees.
- The transportation flow including 1. Cars 2. People 3. Bicycles.
- Making spaces for small businesses that are started by community members.
- Less homeless to break in to our businesses especially along creek.
- Better roads, sidewalks, stop lights.
- The opportunity to revitalize an important part of our city.

4. What concerns you about development of the plan?

- That the traffic issue is well thought-out, that it takes into consideration future growth.
- Traffic on feeder streets like Garden of the Gods Rd, Fillmore.
- This should not be chain store central. Lame.
- The funding on the shops at Nevada got totally messed up. Why doesn't that problem get resolved before taking on more?
- Harming the housing for the seniors. Can only afford where they live and really like it.
- Tell us if it's going to be sold or not. Panoramic Mobile Park.
- Loss of affordable housing for long term. Elderly residents of mobile homes. Too great of focus on business development to the detriment of residents.
- People and businesses getting displaced through gentrification.
- We are going to build big box stores that are not friendly to pedestrians.
- Time frame.
- Being forced out of my mobile home. Mobile is too old to be moved, not accepted in other mobile home parks. No money to relocate anywhere. Affordable housing has a 5-year waiting list.
- Too soon to say.
- The vision will not be bold enough. Put an "SU" overlay over the entire parcel to protect existing uses but also provide flexibility for change over time.
- We need to keep existing housing, and build more mixed income housing.
- Any TIF (Tax Increment Financing) programs for implementing.
- I need to ensure that the left turn lane for north-bound traffic between Winters and Mount View is retained. It would cripple my business if lost.
- Retaining my residence. Keep large traffic arteries out of area – infrastructure of existing streets (drainage, lighting, sidewalks, etc.) is imperative. If rezoning is done, rezone toward R-1 and light commercial. Move heavy industrial to other large industrial areas.
- Reduction of vehicle access to/from my property from/to N Nevada.
- Loss of senior housing in the mobile home parks. Adding more traffic and congestion.
- Traffic.
- Out-pricing reputable small businesses.
- Increased traffic on N Nevada in the residential zone south of this project – Old North End – an area with 2 elementary/middle schools and not open to commercial traffic. Also worried about development density causing too much traffic, bringing too many people into the area (example – another University Village, student filled high rises).
- Will I have an affordable place to live?
- Time frame to do this.
- Putting more homeless people on the street.
- My biggest concern is that chain stores will replace the small family-owned businesses such as Roman Villa and Johnny's Hogan. These are unique to this part of C. Springs.
- Being rezoned – isn't that like still eminent domain?
- All the senior citizens who may be displaced, possibly only! to become homeless, because of fixed incomes!
- My home.
- The total truth of the plan when it is known.
- People are going to have to leave their home.

- Raising our taxes to fund development. If you re-zone will we lose our business? We are a manufacturer – we can move, but worried about cost. We can just up and move or if we stay are we funding the renewal? Raising our taxes?
- No-thing!
- Don't narrow Nevada Ave. Keep LaCasita.
- Congestion. Transportation. Patio homes. Affordable housing.
- Length of project and additional traffic.
- Losing my business and the inability to relocate it (older motel). Losing my investment in the business as I'm not the property owner.
- Possibility of mindless sprawl.
- That the city will do what they have in previous developments and it will be big box stores and strip-mall-flavored development.
- Affordable housing is being overlooked.
- Just losing where I live because I live in a great spot where I go to Coronado High School and if we moved I would not go to Coronado and lose a lot of friends.
- Being moved.
- Taller building.
- Creating an area that brings in too many people – overuse of Nevada.
- The negative effects from increased traffic through the Old North End neighborhood which must not be turned into a transit corridor. Our neighborhood is on the National Historic Registry and must be protected as such.
- The fact that this is a dog and pony show which really doesn't listen to neighborhood wants and needs – developers over people (Boo!).
- Paying for it.
- Losing housing for low income/seniors.
- The developers will have what they want and the citizens will be ignored as we have experienced in Cragmoor.
- More traffic through existing neighborhoods to access N Nevada's new and improved area.
- Landlord selling – displacing me, still owing mortgage. Utilities/property taxes rising.
- Who pays???
- How long will it take?
- Who is going to pay?
- Getting parties together in getting it accomplished.
- Lack of adequate transportation for mobility efficiency in the area. Adequate senior housing, affordable blended into facilities i.e. trails, gardens, grocery stores.
- What ends up happening to existing businesses? Smooth flow of traffic.
- Funding. Timing – not to drag this out for 15 years – economy is good, move forward. If UCCS is growing as fast and as much as noted...look at the development of UCF in Orlando, Florida as a model – what went well, what did not go well. Young people are missing from the community input. The average age in this meeting was greater than 50 years old. This says to me that not all interests were represented.
- Increased traffic on Mt View/Acacia between Nevada and Union.
- Will I become homeless at 70?
- I really hope that a good design to encourage community activity will be created. Mixed use and entertainment!

- 1. How not to ruin Nevada Ave through the Old North End residential historic neighborhood. This should not be a “corridor”, it should be thought of as an urban street – walkable. 2. Developers dominating the process and outcome. Instead of a community-based and benefiting process by the ‘little people’.
- We are very fearful of a major transit corridor being placed on North Nevada to connect UCCS to CC and downtown. Current City Transit plan calls for BRT and perhaps light rail.
- Long-term budgeting of the project. Proliferation of strip mall style businesses that do not really address the needs of the area.
- What happens when this ‘corridor’ dumps into Old North End? Should not be a ‘transportation corridor’ – should be more of an urban street north of railroad tracks, residential street through Old North End. Mass transit will greatly diminish the walkability and bike-ability of the area – especially through the Old North End. Express buses should not be on North Nevada Avenue.
- How to protect Old North End Neighborhood it connects. Need housing to create vitality. Seniors who live near area.
- Senior affordable housing.
- Taking homes (relocating).
- Rezoning current existing mobile home parks thereby eliminating affordable housing for seniors. Don’t displace our seniors! Don’t change land use.
- Loss of affordable housing, maintenance of trails and open space, loss of views of mountains from corridor, walkability.
- The rezoning.
- The city will rezone our area and make our senior area close. We have 57 mobiles in our area on fixed income, we are very scared we are going to be forced to move.
- Being evicted from my mobile home.
- Loss of historical business and residents. Big business over-running everything.
- There would not be enough compensation to make up what it would cost to move our business and make it worth the effort.
- The overwhelming expression of industrial being bad.
- Coming to a common vision given the disparate groups involved and now with a vested interest in the outcome.
- Follow through with plans, zoning, funding.
- Bureaucracy.
- Traffic.
- The cost of completing this plan. How it will affect our existing business.
- That you won’t implement innovative/smart/creative solutions to our transportation system. It will be bad in years and those with money won’t invest in our future.
- Pretty sure as a business we will be pushed out.
- Displacement of people, business, and the people that have made this area what it is.
- The cost and scope of the project.

5. *Thinking ahead 10-15 years, what short phrase would you like to be able to use to describe this area of North Nevada Avenue?*

- A vital beautiful area that has revitalized the area.
- Classy, urban, small shops, boutiques, and restaurant corridor.
- Quaint/historic!! Don’t ruin historic surrounding neighborhoods because of increase in traffic! Surrounding livability.

- Lots of thriving small businesses with local owners.
- Balanced – well lived – all needs of life accommodated.
- Clean and new businesses, also keeping the mobile home parks.
- Charming, interesting, safe area – multigenerational - to work shop and live – it’s not just shopping!
- Vibrant, diverse, friendly, inclusive. Mixed use.
- A neighborhood you would brag about. Walkability.
- Futuristic design.
- Small businesses and a mix of affordable housing.
- A beautiful and inviting area that compliments the city.
- Theme: “University Village” – a small town bracketed by UCCS and the north end: businesses, shops, offices, housing, park spaces. I live in University Village. Meet me at University Village. I live/work/play in University Village. University Village: small town feel, big town amenities.
- A real neighborhood, vibrant and fun.
- Quiet and historic.
- Gateway to Colorado Springs.
- It is a nice gateway to our downtown.
- Revitalized, thriving.
- A nice area leading to UCCS that is not too commercial, but nicely residential, safer, higher status.
- A good place for the afternoon.
- Exciting.
- Beautiful, but no homes taken.
- I want to be able to say, “I still live in my home.”
- What in the world happened?
- Lots of businesses, hotels, restaurants, trails.
- I might not be living at that time.
- Updated gateway to Colorado Springs. Campus feel like CU.
- Destination.
- More presentable.
- Beautiful.
- Eclectic. Multi-generational. Travel destination.
- Gorgeous – must see - vibrant.
- Young professional and creative class magnet.
- Fun day trip.
- It is stupid because like I said, I’m going to Coronado High School and I live off of Cascade and Winters. I’m going to be a senior.
- No building over 14 floors high.
- How can you describe something when you probably won’t be here?
- Growing. Small neighborhood.
- Charming, successful mixed use. Good neighbor to Old North End Neighborhood.
- Destination.
- Beautiful corridor that includes lots of housing and business opportunities.
- Like the Stapleton area in east Denver.
- Family-friendly.
- I’d be in my late 60’s or early 70’s by then or dead.

- Historical industrial. Kinda like “LoDo”.
- This is the best place in Colorado Springs!
- New shops, gas stations, grocery store, wide streets.
- Attract retail, tourism.
- Gateway to Pikes Peak.
- The place to go in Colorado Springs. Restaurants, jobs, hotels, townhouses, senior housing.
- Inviting. Hip. Respectful to community. Well planned – do not want 20 years from now to be disappointed in this plan.
- Hip new area!
- A walkable, safe “new urban” fabric was enabled to replace the typical sprawling, single-use zoned non-place that has been left here.
- Green, cool, vital, more residential. A mecca for senior living.
- A pleasant place to go – a destination that is Colorado Springs – local things – not big box things that say ‘anywhere USA’.
- Core livable community between significant economic catalyst.
- A village.
- Well-designed and better public transportation.
- Health and education-centered.
- A nice place to live and the worry that we will lose our home.
- Seniors not displaced.
- My place of security and retirement.
- See this historic, renovated area of Colorado Springs that has been improved but retains the historical.
- Pleased citizens including industrial citizens.
- Accessible.
- A vibrant, healthy and diverse community.
- Spectacular/functional.
- Unique – no place like it.
- Beautiful and nice (to live, shop, bike).
- A modern, usable, easy-to-access corridor into our city. (Not congested!)
- The best transportation solution of the state. Great shops with no hassle for parking.
- Mixed use – combined with UCCS.
- Safe, beautiful, and many uses.
- Fun and alive.

6. What is your connection to this location?

Out of 93 individual response forms submitted, the totals below are for each type of use indicated. (Note: an individual could indicate more than one use.)

Live	66	Work	16
Shop/do business	46	Exercise	13
Area property/business owner	39	College	4
Socialize	27	School	1
Commute	25		

The average number of categories which individuals indicated applied to them: between 2 and 3 (2.6).

Other:

- Would like to spend time here.
- See the area as embracing historic significance and blending in more cultural diversity representing El Paso changing population – Asian, Hispanic, Mid-Eastern cultures.
- I live on Nevada Ave. and will fight any increase of vehicular, high speed, dangerous traffic on my street.
- I reside on N. Nevada Ave in the Old North End neighborhood. I will fight any proposal to place a major transit corridor on N. Nevada.
- Connector between downtown and UCCS.
- I live ten minutes away in Patty Jewett.
- Lifelong connection to this area.
- Bike the Nevada corridor every day. We need tunnels under the road like at UCV.

Additional comments

- Lived here for 62 years – same area. It's my neighborhood.
- We have an auto repair shop.

Additional comments submitted via email after the workshop

Comment #1:

- I moved to Colorado Springs in Mid-March from Minneapolis. I'm very excited to help my new hometown become a big-league city. And I'm very excited about the Renew North Nevada Project.

As a person who has worked in advertising and design for almost 40 years, I look at this as the ultimate design project. And I think I have some neat ideas for the area:

Look and Feel

"Mid-Century Nostalgia"

From Garden of the Gods to Lake St. and beyond, Nevada Avenue was an American Road in the 1940s and 50s. And there are examples of this 1950s road culture still existing in the North Nevada Corridor. Like cafes and lodges. With Murphy's Cafe being one of the quintessential examples. And while the small motels on NN are past their prime, we should at least consider their design and signage for a new look and feel.

When you drive into Woodland Park, CO from the East, you immediately know you're in Woodland Park. They appear to have a very strong covenant regarding new construction, because every building seems to have some timber on it.

I'm not sure we want North Nevada to be that obvious, but it should be noticeable.



Murphy's Tavern, Colorado Springs.



This one is not in Colorado Springs.



Places like this could easily be replaced with nostalgically-designed Motel 6 and Super 8 facilities. Places like this could easily be replaced with nostalgically-designed Motel 6 and Super 8 facilities.

Businesses

- Good quality grocery store, missing from Campus Village
- A Target store, missing from Campus Village
- A coworking, shared office space concept: <https://exploreco.com/memberships>
- A ballroom
- A roller rink
- A drive-in restaurant ala Sonic
- Vintage clothing
- Vintage and new vinyl record store
- A smaller hotel/convention center
- Of course, fine, chef-driven, non-franchise restaurants
- A grand tasting room for local craft beers, a cooperative venture with breweries
- A rehabbed warehouse for artists and arts, food and entertainment related businesses



<http://www.northrupkingbuilding.com/about>

- A North Nevada Avenue, Road Culture museum and **NoNe** gift shop

Not sure NoNe is the right name. But it's all the rage in big cities to create these new names for neighborhoods. Maybe North Nevada is just fine.

Again, I am very excited about the project. And thanks for doing it the way you're doing it.

The citizens and business owners need to be involved.

I would love to be involved in this project on a professional basis. Maybe you need somebody to recruit businesses. And materials for that process. And a plan and materials to promote the plan to citizens. Certainly when the plans are further down the road, you'll need to put together a sort of traveling exhibit to show off all the great ideas.

I have been an advertising strategist, creative director and writer for almost 40 years. I have worked at and for the top ad agencies in Minneapolis. And my ideas have driven sales and won awards. I have experience working with market research, media planning and public relations firms, graphic designers, photographers and print, video and audio production houses. I am a collaborator and could put together a team of local pros to help the city with this wonderful project.

Comment #2:

I had to leave last night's meeting before the small group discussions wrapped up so I wasn't able to provide much personal input. I am excited for the potential redevelopment of this area, but have concerns we aren't going to realize the full potential of the area. The University Village Shopping center is a prime example of an urban renewal project that led to some great improvements and amenities for the area, but it missed out on the chance to be great. It could have been much more than a car centric/suburban shopping center with some amazing landscaping and faux urban elements. It should have been a mixed use complex with housing for UCCS students and staff and other young professionals. This would have reduced the need for such gargantuan parking lots. Instead of taking advantage of the amazing views of Pikes Peak and putting the restaurants to the west of the property, they put them right along the road and put the giant big box stores on top of a massive retaining wall. This has effectively cut off access to the trail and waterway that runs right along the property. Imagine how many more people would use that trail if there were cafes along the way and how many more patrons the restaurants would have if the trail and waterway was treated as an amenity.

The roads in this part of town are already quite congested so I hope that the plan the community develops for this area is much more mixed use so that we aren't just creating another area people need to drive to.

I am also concerned this will be just another plan that sits on the shelf and never really gets implemented. Without eminent domain or a large developer that owns a majority of the property it is going to be hard to get private property owners to implement the ultimate design. Since the City only owns the roads and a few pieces of public facility in this area, I think we need to focus on a street design that will catalyze the redevelopment we desire.

I just came across this YouTube video that describes the transformation that took place in Lancaster, CA when they redid Lancaster Blvd to include a ramblas in the center of the street.

<https://www.youtube.com/watch?v=pojylzK2uSM>

This would be a great element to include in this area to quickly attract redevelopment. This could be implemented on Nevada, Cascade & Stone. It will put the people in the mindset that these streets are not just for cars. This is important as just a few blocks south of this area lies the Old North End Neighborhood and Historic District. If we have safe streets in the North Nevada Renewal area we are more likely to get people to drive appropriately through our neighborhood on their way to/from N Nevada.

I am also hoping that there will be a serious look at including street cars in the overall plan. The existing railroad right of way and the desire to connect UCCS and Downtown should be considered. A street car could also solve the issue of providing mass transit through ONEN without large buses or even worse Bus Rapid Transit on Nevada Ave.

Thanks for adding these comments to those collected from other attendees.

Could you please send me a copy of the map that was distributed so I can share it with the Old North End Neighborhood. We will continue to encourage ONEN residents to participate in the workshops.

Additional comments submitted on a personal form at the workshop

The Center* at Colorado Springs **A new neighborhood, an innovative mixed use contemporary space**

A proposal by Christine Goosman
719-633-8120

Wrapping around a tree-filled pedestrian square with winding pathways and public spaces are mixed-use contemporary buildings that provide a new pedestrian friendly community core for Colorado Springs. Complementing beautifully designed residential buildings that frame the skyline, the lower level would serve as an iconic community center with dining, shops, and live entertainment on the square. The central square itself features lush green lawns, fountains and winding pathways.

Inspirational model: The Americana at Brand, by Rick Caruso. The basic formula would be scaled and themed to suit the needs of Colorado Springs.

Like the Americana, this would be a privately owned space so that the quality and atmosphere could be maintained 24/7. It attracts both daytime and nighttime visitors.

What this concept does: Unlike the more recent centers in Colorado Springs, where the parking area takes up the prime real estate while pedestrians are forced to walk the lengthy, generally unpleasant circumference, **this center is planned for the enjoyment and relaxation of people.** It is a place to people watch, enjoy the ambience, and spend hours in a pleasant and safe urban environment. Everything is on a human scale (think Main Street at Disneyland) so visitors feel that they are in the world as it should be. It uses the architecture of reassurance to make it a welcoming space for the community.

TWO LEVELS: Residential and Commercial

Upper levels: Residential Condominiums, Apartments and a hotel

Airy, contemporary condominiums for purchase (with small balconies—important for residents viewing activities in the square plus “populating” the view from below to the buildings, making the square look “alive”)

Airy, contemporary apartments for rent (separate building)

Parking building: Certain levels or parking structures are restricted to residents and give direct access to residential towers.

Main Residential Tower also provides the following residential services:

- Outdoor rooftop patio overlooking the center, perfect for entertaining, restricted to residents.
- Concierge
- Gym with classes
- Car Wash

- Offices and guest conference room, which can be rented

Ground level: Retail, Dining and Entertainment

Note: Existing landmark restaurants, such as Navajo Hogan, would be incorporated into the neighborhood, keeping our history in tact.

- Park like grounds with trees, grass, flowers, fountains, benches
- Small outdoor performance stage
- Large decorative fountain
- Picturesque kiosks selling crepes, ice cream, etc.
- A movie theater (there isn't one in this part of town!)
- Locally owned trendy restaurants featuring some of the newest culinary stars of the Springs and a range of cuisines. In good weather, outdoor dining on lovely patios. Take-away food shops, such as a bakery and deli, would be a plus.
- A range of boutique shops with a strong brand that are pretty much under represented in the Springs, such as Michael Kors, Sur La Table, Topshop, MAC Cosmetics, Tori Burch and maybe even a small antique store. Shopping IS part of the entertainment. The center would provide the critical mass to make them successful.
- On one side of the development, just beyond the residences, a seasonal outdoor swimming pool surrounded by green landscaping. This would be available at a minimum charge to residents, full charge for the public. Restaurant/snack bar and kids activities also provided.

Additional option: A boutique hotel suitable for business visitors and family events, such as weddings.

Hey, a Nordstrom would be nice, too!

Other Activities:

Taking advantage of the day and nighttime draw of the center, a variety of events can take place in the center core, including:

- Seasonal holiday shows
- Musical performances in the park
- Children's shows

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- Live theater in the park
- Dance performances
- Bingo night
- Art classes

To see the American at Brand example of a similar development, go to:

<http://americanaatbrand.com/index.php>

***Alternate Working Titles:**

Nevada Center at Colorado Springs

Plaza Nevada

The Springs Center

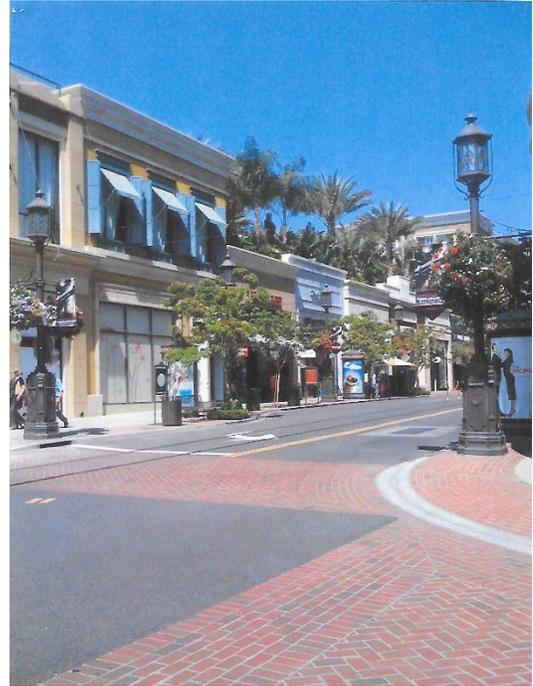
The Center in Colorado Springs

Pike Plaza

The Independence Center on Nevada

The Uptown

ParkView Center



The Americana at Brand

