



SOUTHWEST DOWNTOWN UPDATE //

7.26.2017

Brief Overview of SWD's History and Goals

Ryan Tefertiller

Realizing the Experience Downtown Master Plan

Susan Edmondson / Sarah Humbargar

SW Downtown Vision and Master Plan Framework

Jeff Finn

Project Element Updates

US Olympic Museum

Susan Edmondson

District Parking Structure

Greg Warnke

Bridge, Streets, Funding Update

Kathleen Krager

Introduction to the proposed districts

Urban Renewal Plan

Jeff Finn

Special Financing Districts

Carl Schueler

Economic Impact of implemented vision

Bob Cope & Dirk Draper

Next Steps

Bob Cope





“...to create a society that matches our scenery.”

MAYOR JOHN SUTHERS



An “Olympicized” city is one that strives for and achieves excellence across all sectors, elevating the quality of life for **ALL**.

Southwest Downtown
What has been accomplished?

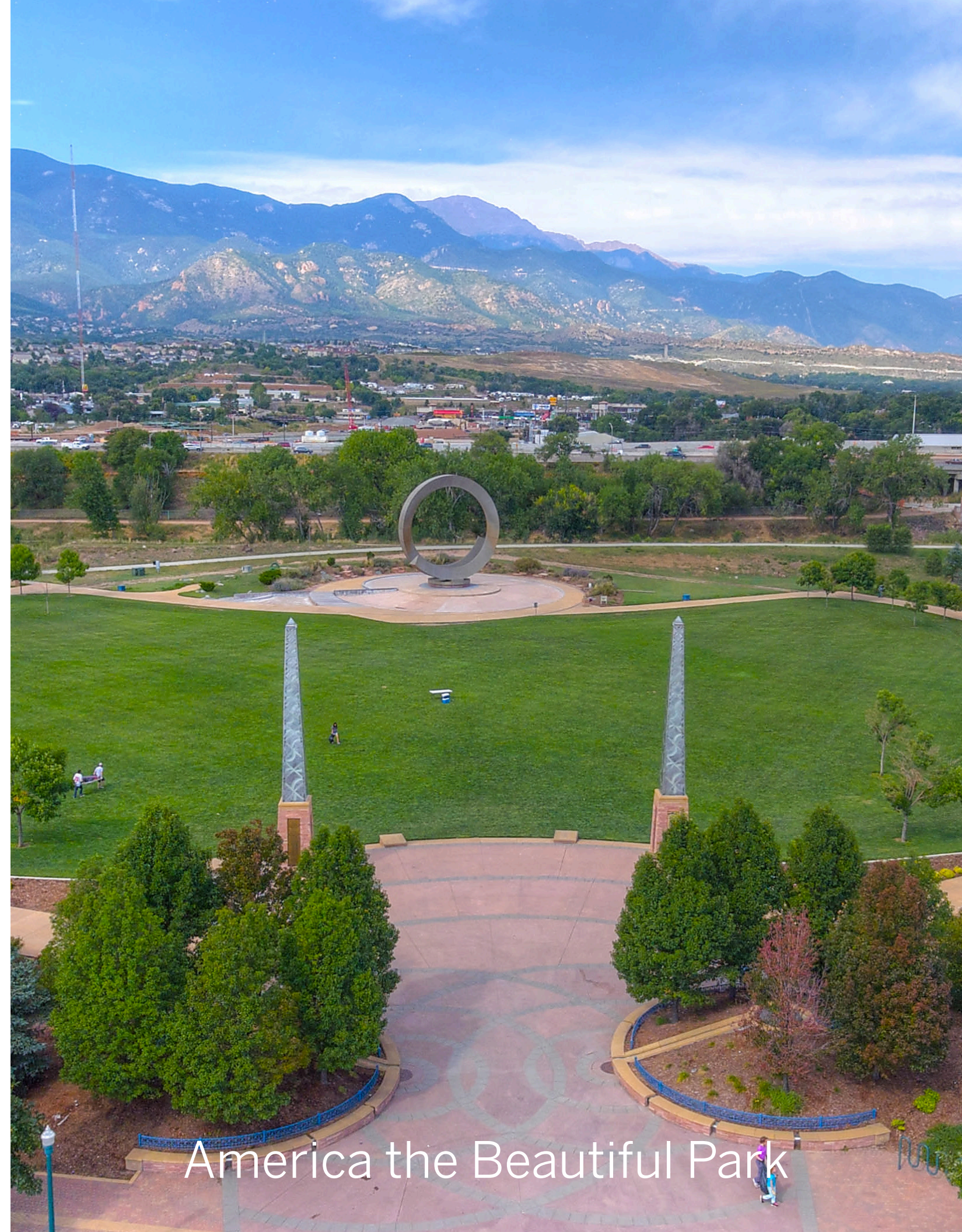


Southwest Downtown
What has been accomplished?



Pikes Peak Center

Southwest Downtown
What has been accomplished?



America the Beautiful Park

Southwest Downtown
What has been accomplished?



US 24 / I-25 Interchange

Southwest Downtown
What planning has occurred
over the last 20+ years?

- 1971 The Downtown Plan
- 1992 Downtown Action Plan
- 1998 Springs Community Improvements Program (SCIP)
- 2001 Confluence Park Master Plan
- 2001 SW Downtown Urban Renewal Plan
- 2007 Imagine Downtown Plan of Development
- 2009 Imagine Downtown Master Plan & Form Based Code
- 2012 ULI Panel Study for Downtown Colorado Springs
- 2013 City for Champions
- 2016 Experience Downtown Master Plan

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- 2016 Experience Downtown Master Plan**



Revitalization of Southwest Downtown key to achieving the Experience Downtown Plan of Development

Goals:

- 1 Economic and Cultural Heart of the Region
- 2 Diverse and Inclusive Place to Live, Integrated with Adjacent Neighborhoods
- 3 Celebrating and Connecting with Outdoor Recreation and Exceptional Natural Setting
- 4 A Place for Healthy and Active Lifestyles
- 5 A Walkable and Bike-Friendly Center Connected through Safe and Accessible Multi-Modal Networks
- 6 A Leader in Innovative Urban Design and Sustainability
- 7 Offering an Unbelievable Visitor Experience
- 8 A Place for Inspiration, Honoring History and Facing the Future



Revitalization of Southwest Downtown
key to achieving the
Experience Downtown Master Plan

Identified as a “**Catalytic Development Site**”
with critical catalytic elements including:

US Olympic Museum

Pedestrian Bridge Connecting to America the Beautiful Park
and the Legacy Loop

Plaza and Pedestrian focused streetscape infrastructure, suited for
frequent community celebrations of large and small scales

High density mixed use development

Multi-modal connectivity infrastructure and access to rail

Southwest Downtown

Master Plan Framework and Vision



Vision for SW Downtown

Extend the energy and mission of the US Olympic Museum into Downtown



Vision for SW Downtown

Extend the energy and mission of the [US Olympic Museum](#) into Downtown

New Urban Neighborhood Focused on Health, Wellness and the Outdoors / Great Place to Live, Work, Stay and Play



Vision for SW Downtown

Extend the energy and mission of the [US Olympic Museum](#) into Downtown

[New Urban Neighborhood](#) Focused on Health, Wellness and the Outdoors / Great Place to Live, Work, Stay and Play

Unique, Vibrant, Memorable and Functional Public Spaces



Vision for SW Downtown

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Connect the America the Beautiful Park to the Downtown and Downtown to the Park



Vision for SW Downtown

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Provide an economic-stimulating environment where significant downtown investment



Achievable Development Plan for the next 20 years

5.2M SF of Mixed-Use Urban Development

- 4,500 Residential Units
- 750,000 SF of New Office Space
- 150,000 SF of Retail / Restaurant Spaces
- 500 Hotel Rooms



Achievable Development Plan for the next 20 years

5.2M SF of Mixed-Use Urban Development

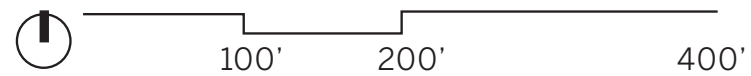
- 4,500 Residential Units
- 750,000 SF of New Office Space
- 150,000 SF of Retail / Restaurant Spaces
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Estimated \$1.8B new development / 4 phases

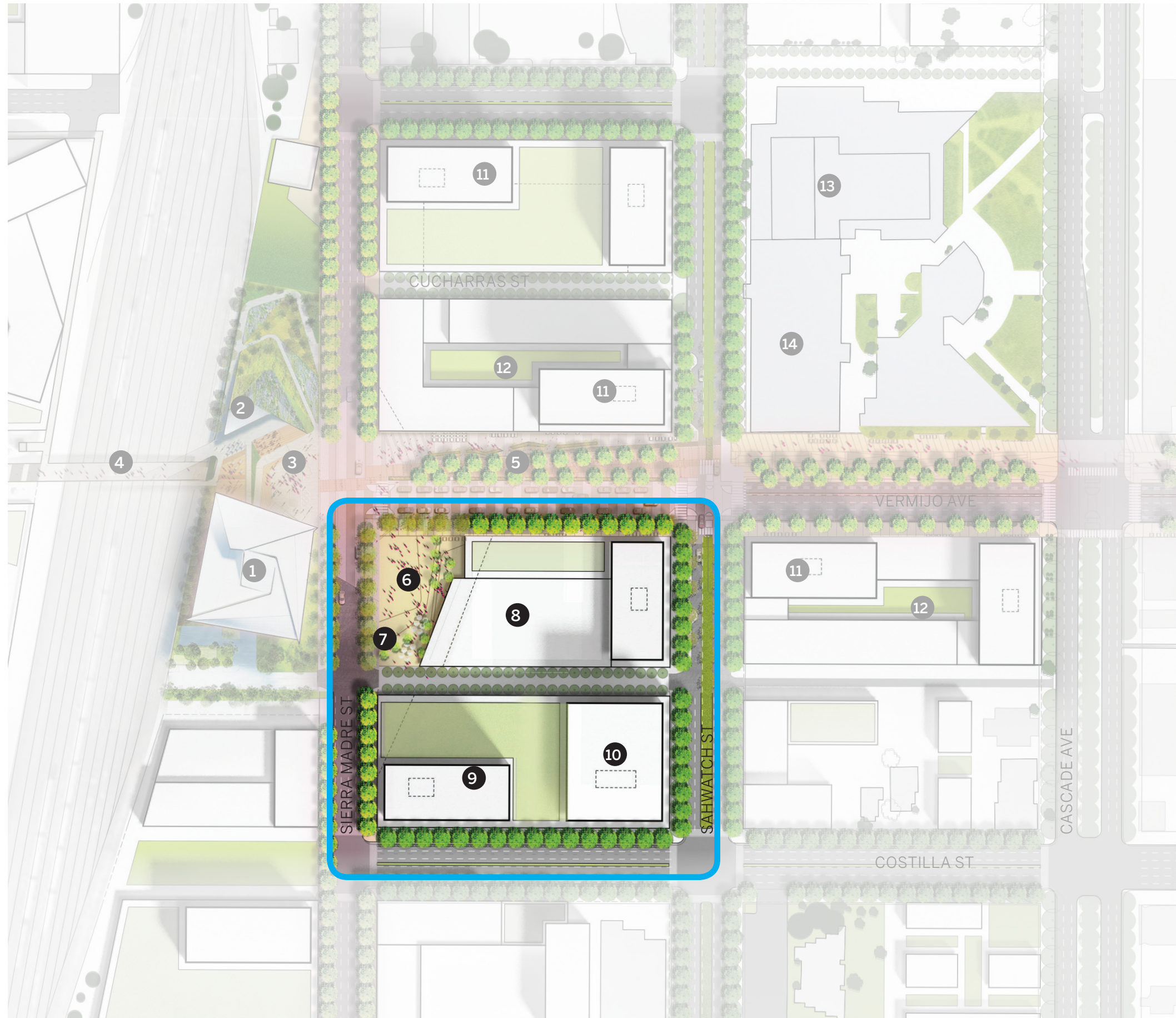
Phase 1 development begins 2018



- 1 United States Olympic Museum (USOM)
- 2 USOM Cafe
- 3 USOM Olympic Plaza
- 4 Bridge to America the Beautiful Park
- 5 Champion's Boulevard
- 6 Champion's Plaza
- 7 Bike Station + Visitor Kiosk
- 8 Rooftop Greenhouses
- 9 Hotel + Condo Tower
- 10 Office Tower
- 11 Urban Residential Buildings
- 12 Interior Block Courtyards
- 13 Pikes Peak Center
- 14 County Parking Garage

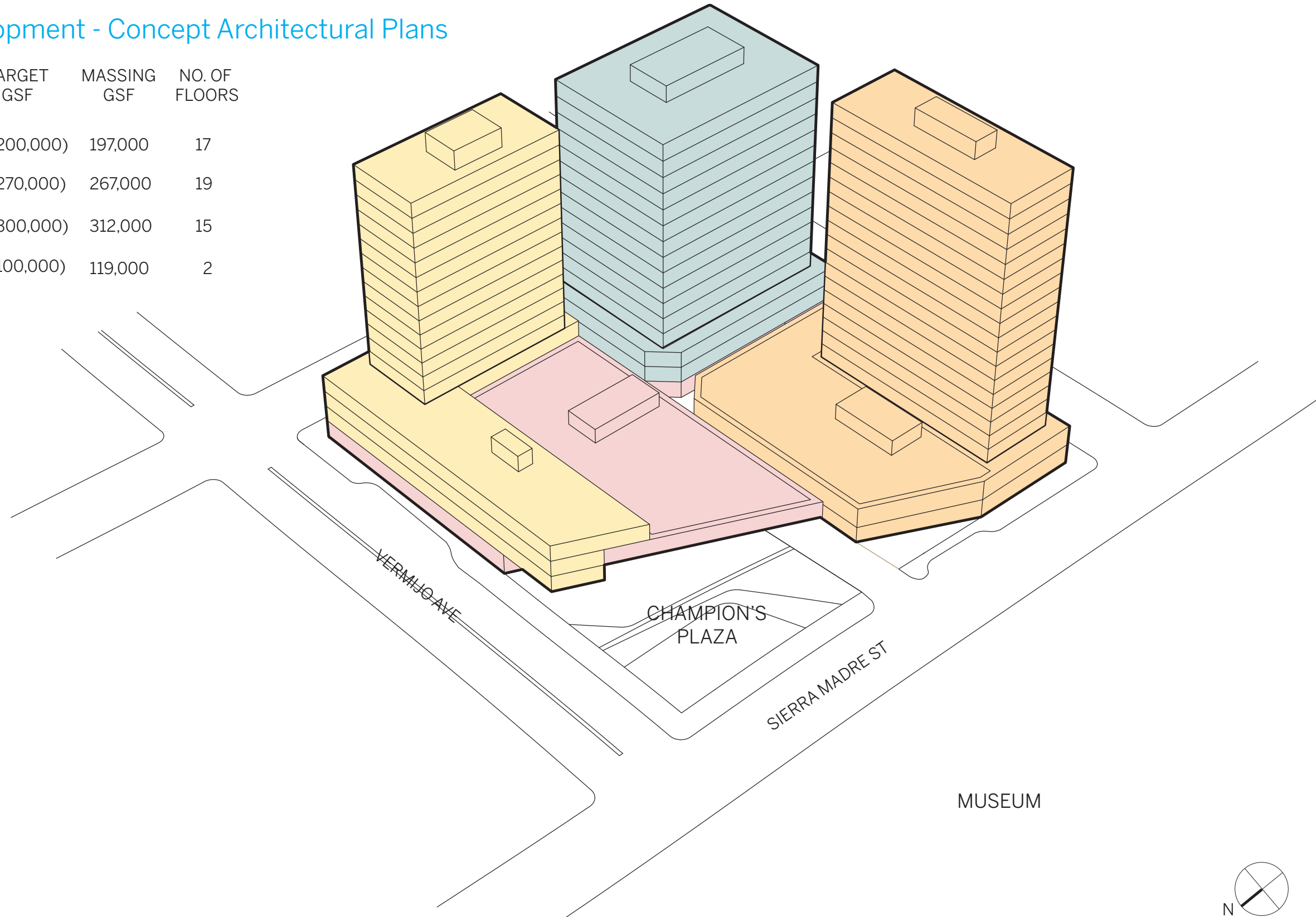


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Phase 1 Development - Concept Architectural Plans

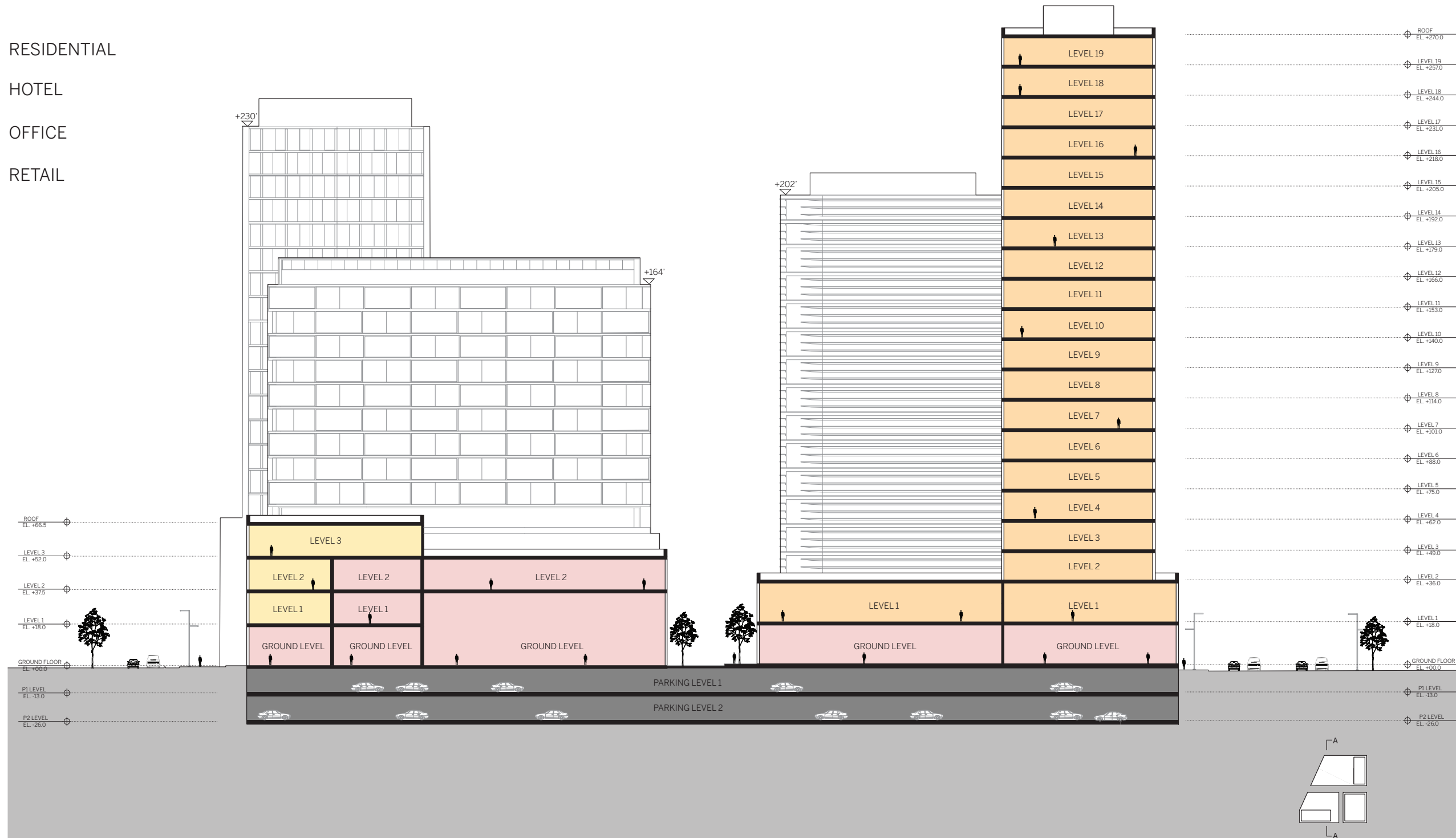
PROGRAM:	TARGET GSF	MASSING GSF	NO. OF FLOORS
RESIDENTIAL	(200,000)	197,000	17
HOTEL	(270,000)	267,000	19
OFFICE	(300,000)	312,000	15
RETAIL	(100,000)	119,000	2



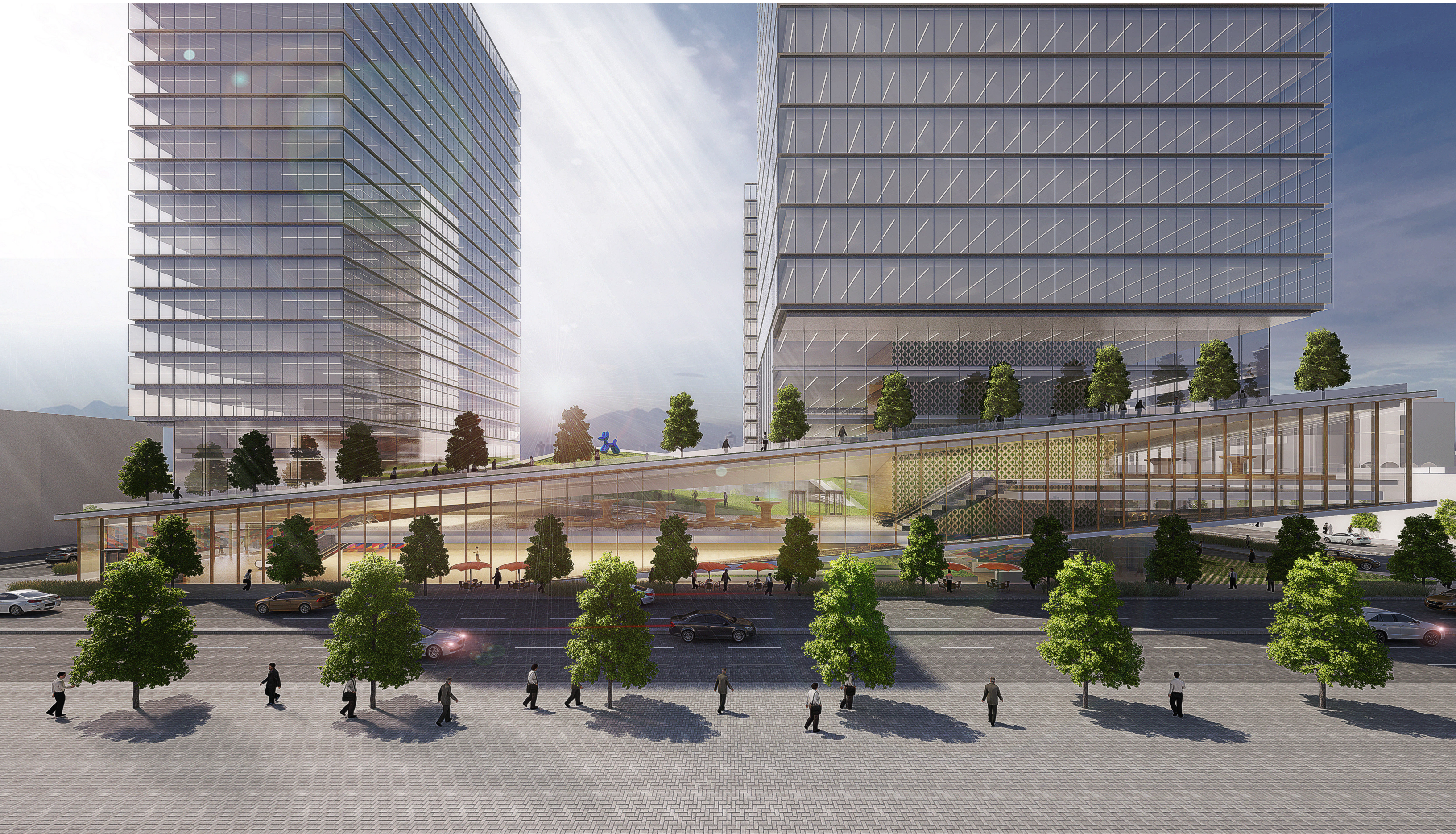
Phase 1 Development - Concept Architectural Plans

PROGRAM:

- RESIDENTIAL
- HOTEL
- OFFICE
- RETAIL





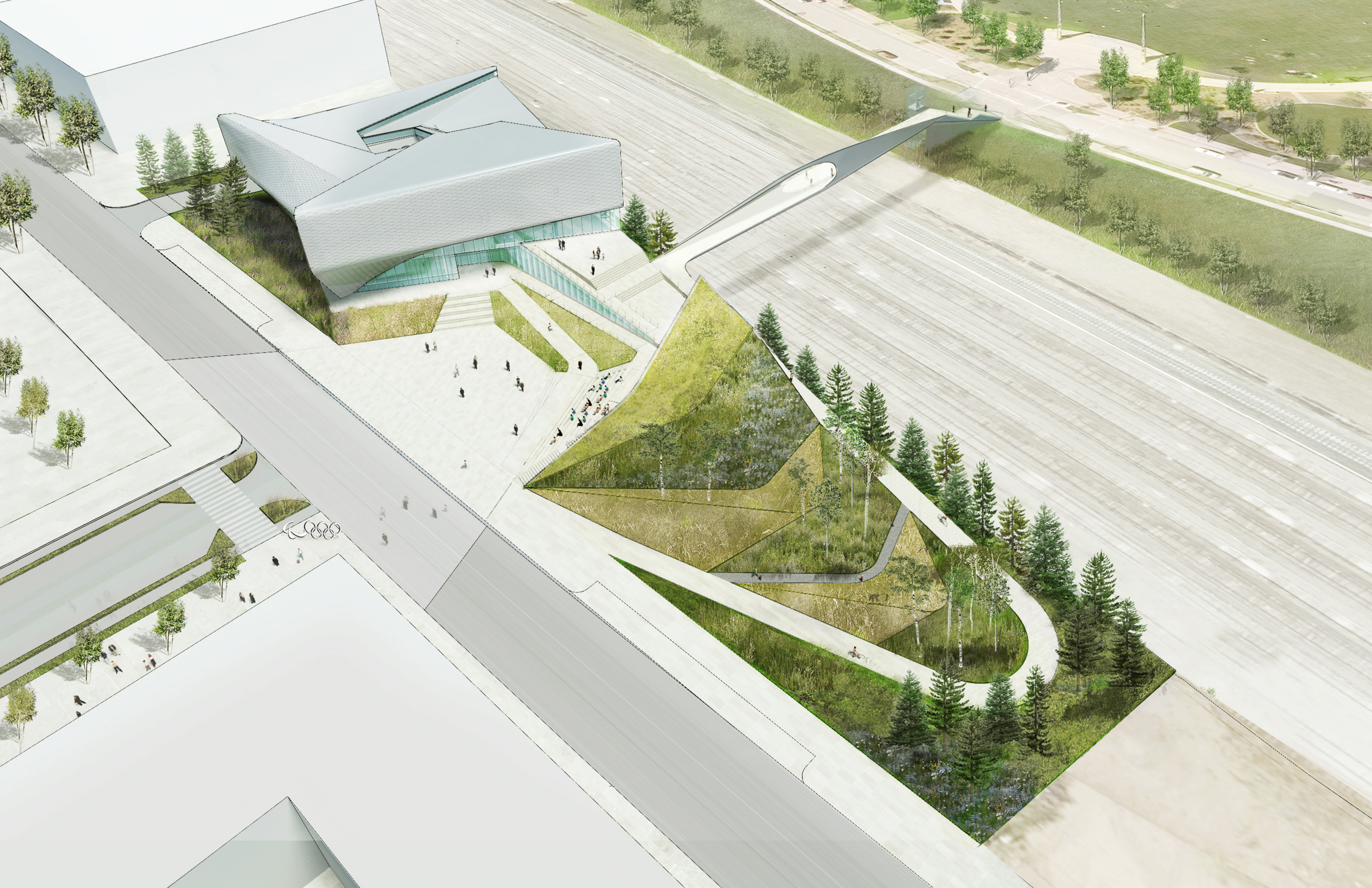




US Olympic Museum

Design + Construction Update





Construction progress
as of 7.24.2017



Southwest Downtown Public Improvements

Parking Structure
Bridge, Vermijo/Sierra Madre



COS PARKING ENTERPRISE
2,700 STALLS / 2,400 METERS





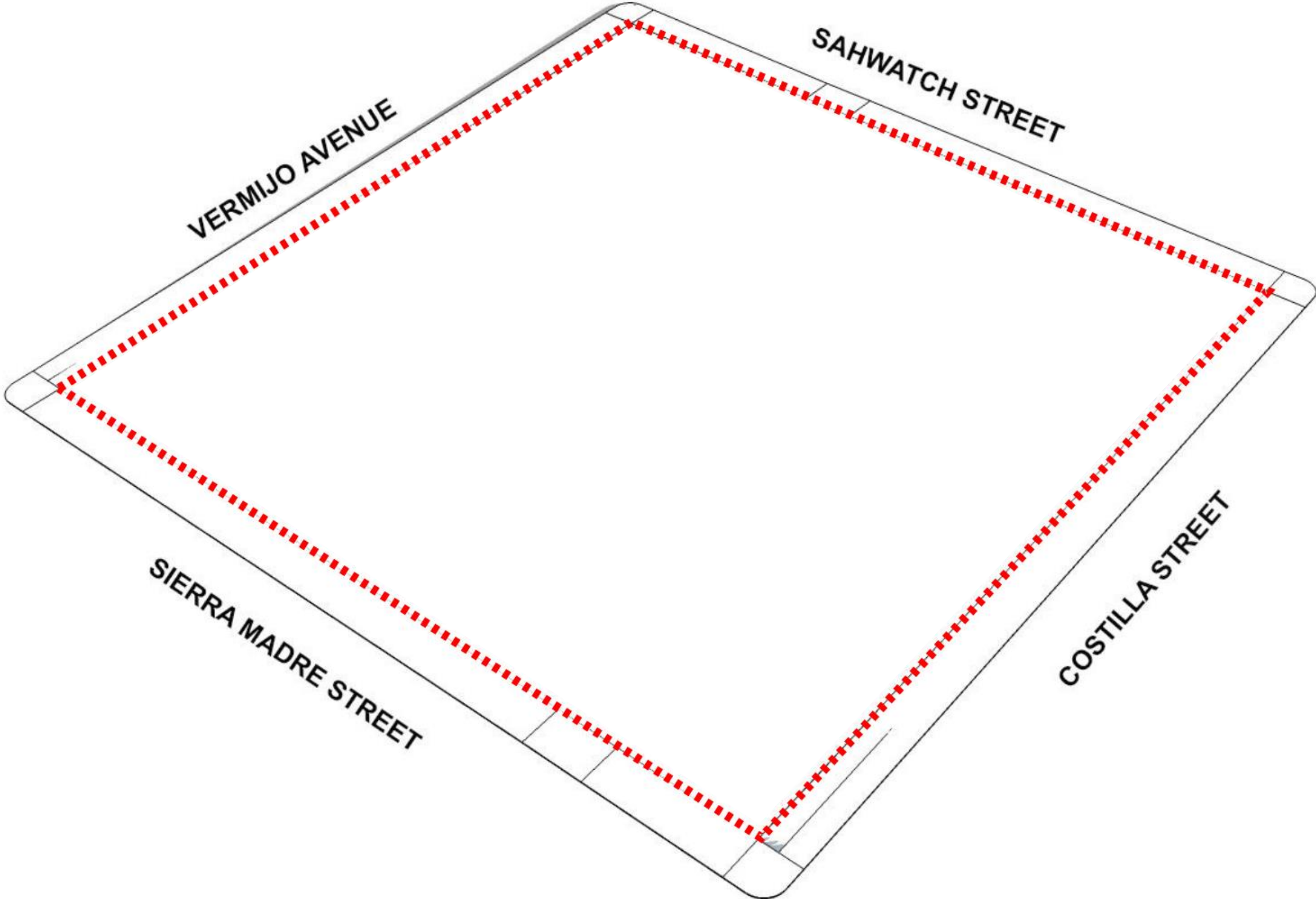
What has been **completed to date?**

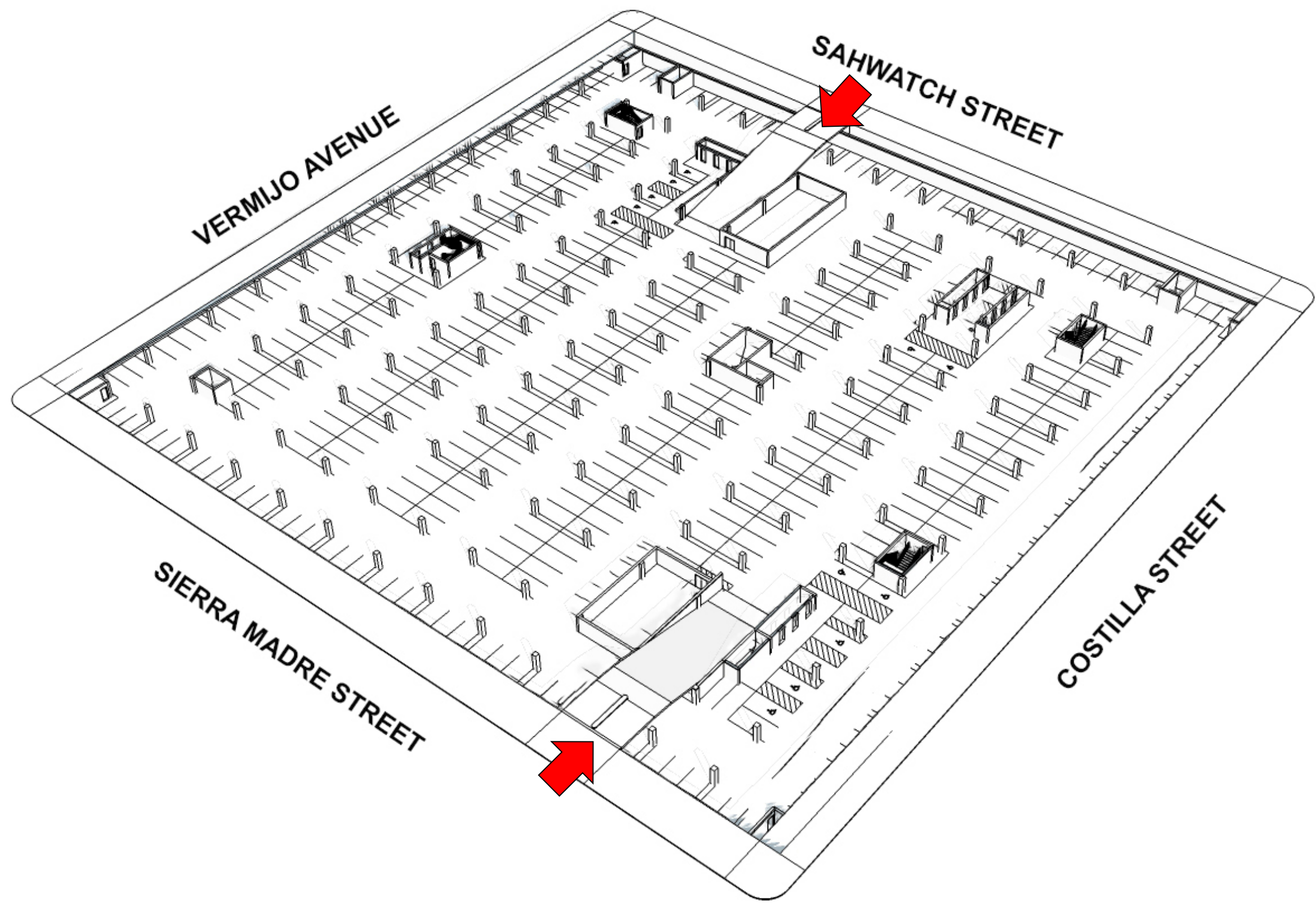


Parking Solutions Study was performed for the SWURA and completed in 2016

- Phase I of the planned development by the master developer consists a mixed use facility
- Subterranean parking
1,000 parking spaces to serve USOM
Phase I of commercial development

A two-phase RFP was developed to provide Architectural and Engineering design services



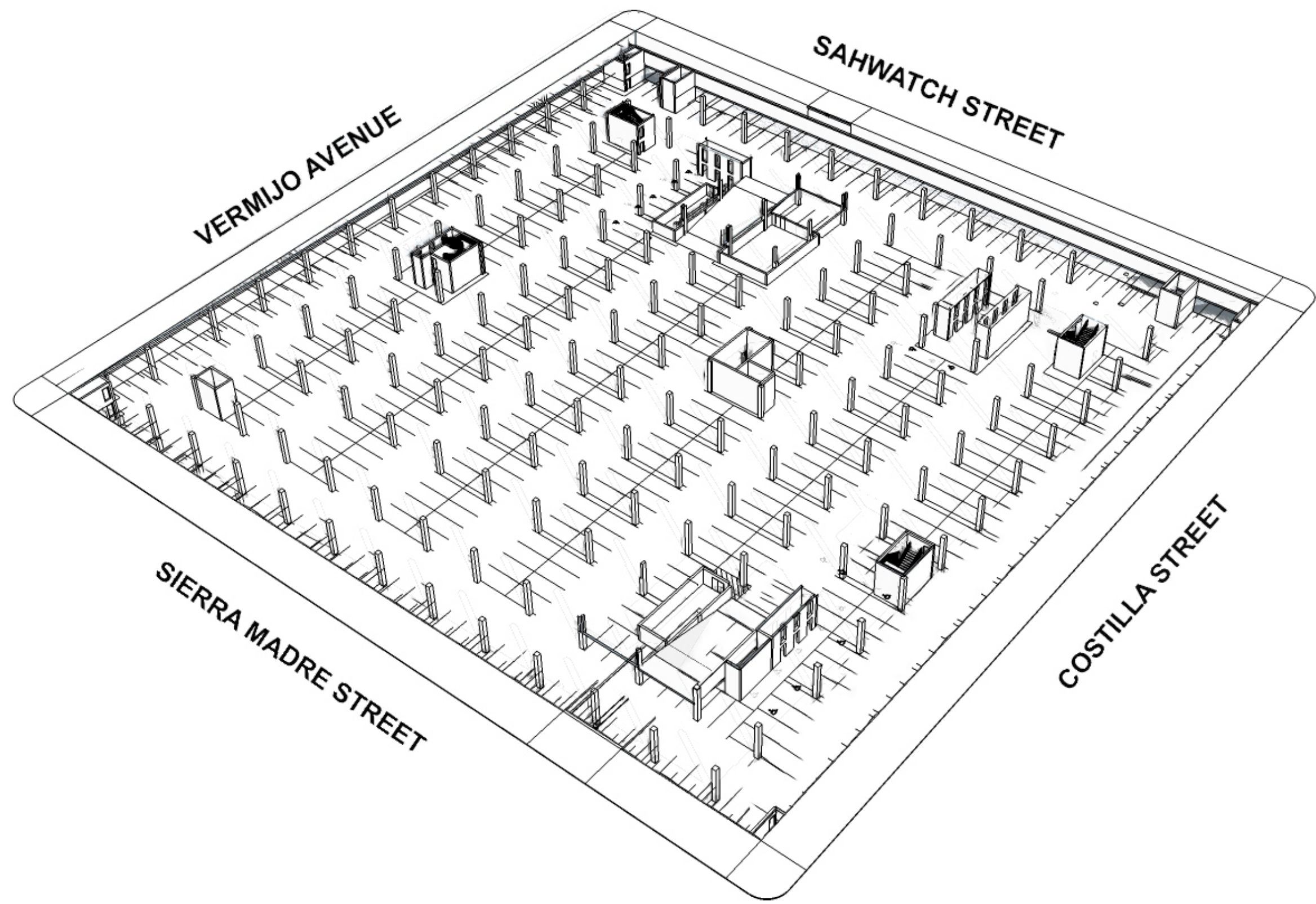


VERMIJO AVENUE

SAHWATCH STREET

SIERRA MADRE STREET

COSTILLA STREET

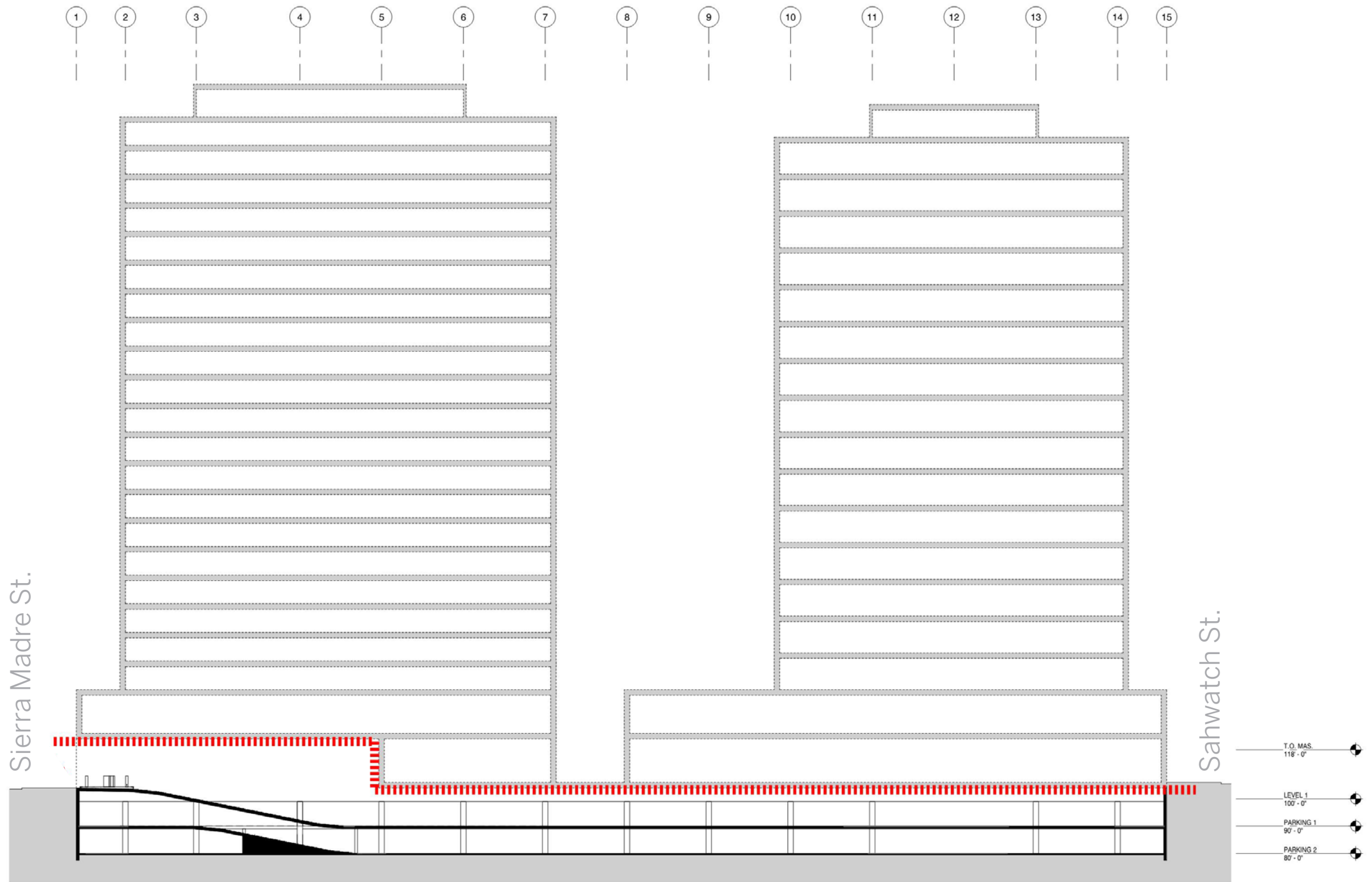


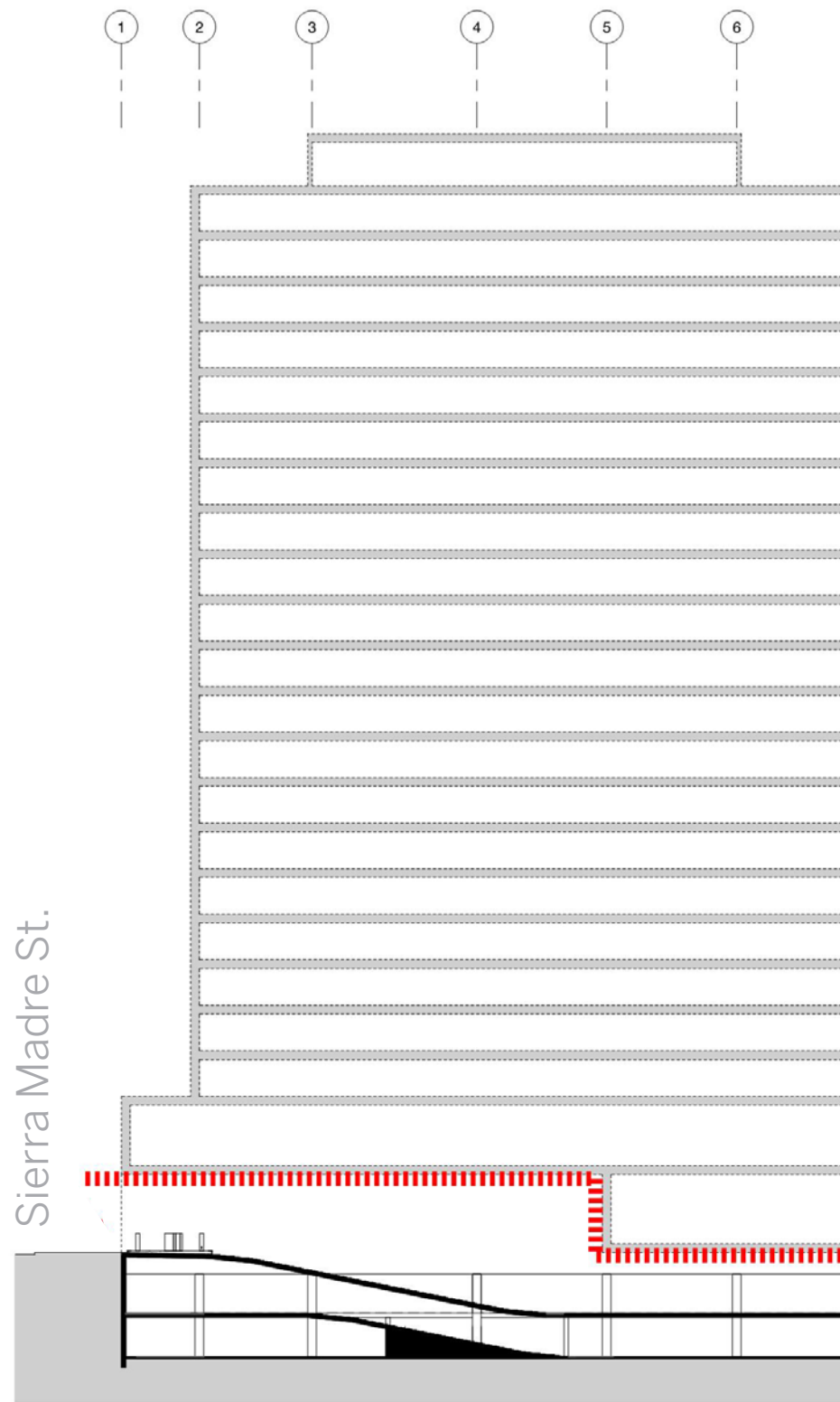
VERMIJO AVENUE

SAHWATCH STREET

SIERRA MADRE STREET

COSTILLA STREET





What is **next?**



Parking Solutions Study was performed for the SWURA and completed in 2016

- Phase I of the planned development by the master developer consists a mixed use facility
- Subterranean parking
 - 1,000 parking spaces to serve USOM Phase I of commercial development

A two-phase RFP was developed to provide Architectural and Engineering design services

Phase I - 30% design effort + cost estimation

Proposed Funding / Plan of Finance

Phase II - Final design and construction documentation

Construction Management

**AMERICA THE
BEAUTIFUL PARK &
LEGACY LOOP**

CIMINO DRIVE

USOM

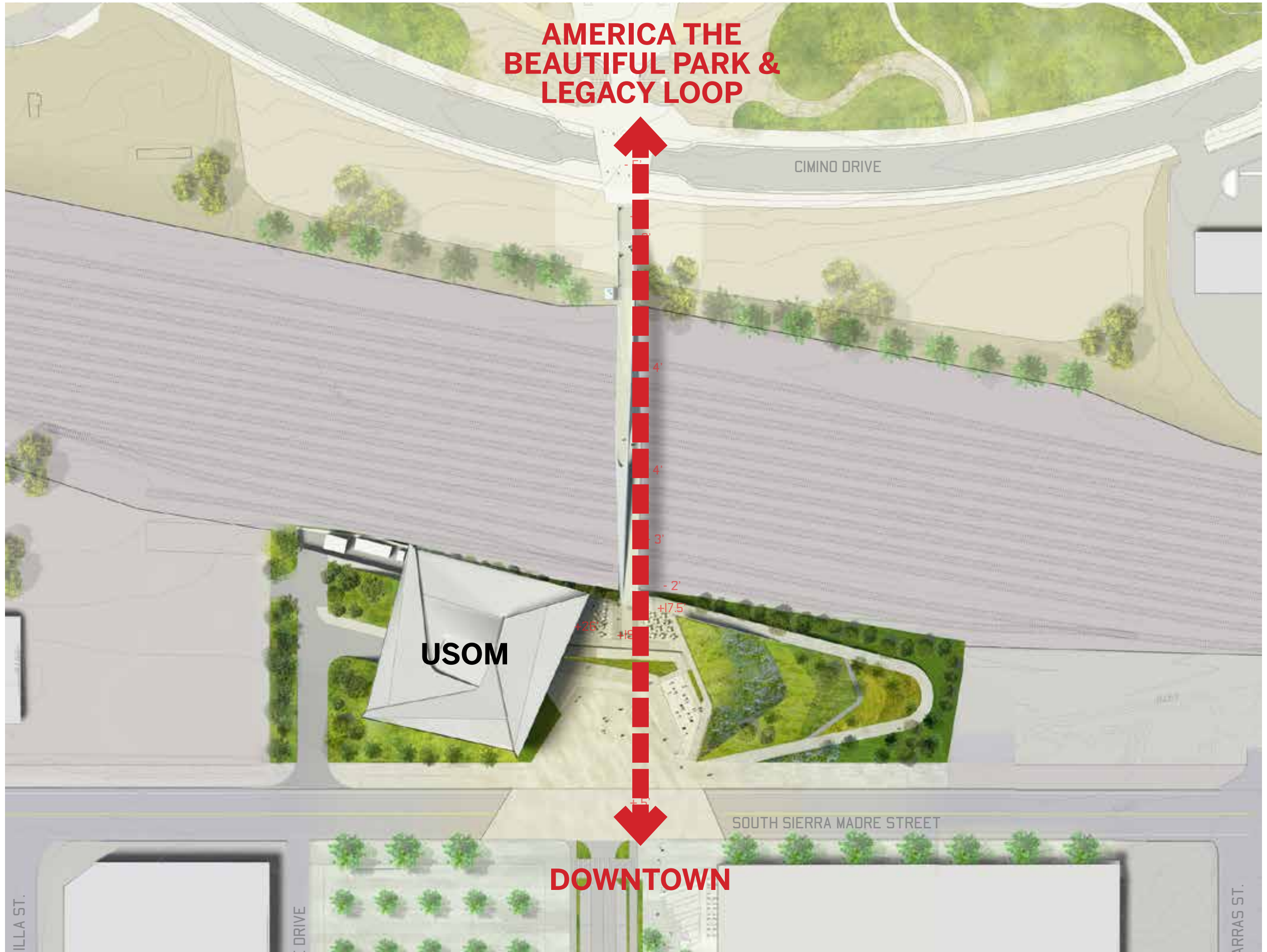
SOUTH SIERRA MADRE STREET

DOWNTOWN

ILLA ST.

DRIVE

ARRAS ST.

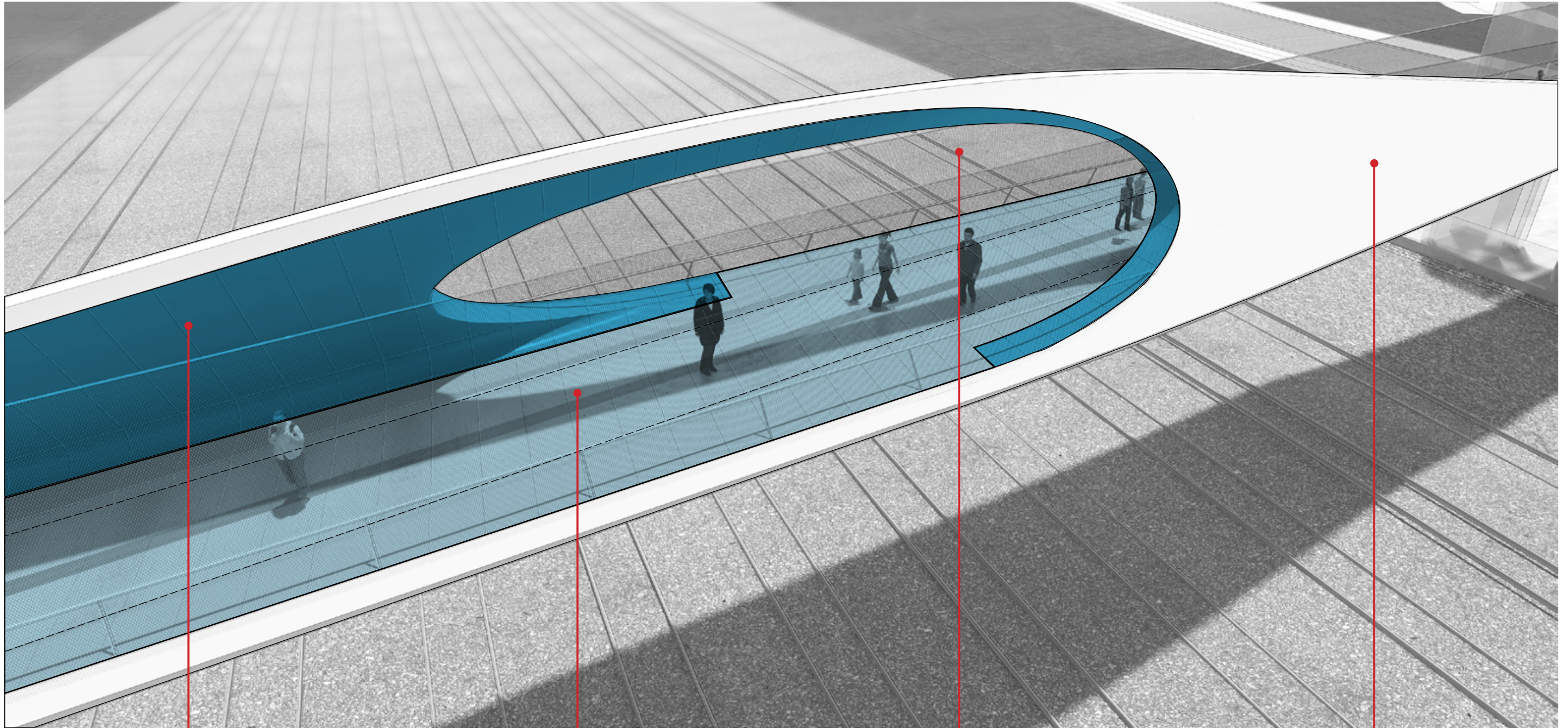












COMPOSITE METAL
PANEL



CONCRETE W/ EPOXY FINISH



X-TEND MESH



STRUCTURAL STEEL



STAGING AREA

STEP 1

STREET ROW OR EQUAL (TYP.)

STEP 4

HIGH VOLUME THROUGH TRACKS

SIGNS AND LOW VOLUME TRACKS

RAILROAD ROW

EXTENT OF TRACK PROTECTION SEE CONSTRUCTION SEQUENCE STEP 2

STEP 5

US OLYMPIC MUSEUM

PARK LANDING

MUSEUM LANDING

COMING DRIVE

USDM FOOTBRIDGE (FINAL LOCATION) PRECAST CONCRETE DECK PANELS



RIGA
BAUMANN

RIGA
BAUMANN

RIGA
BAUMANN

RIGA
BAUMANN

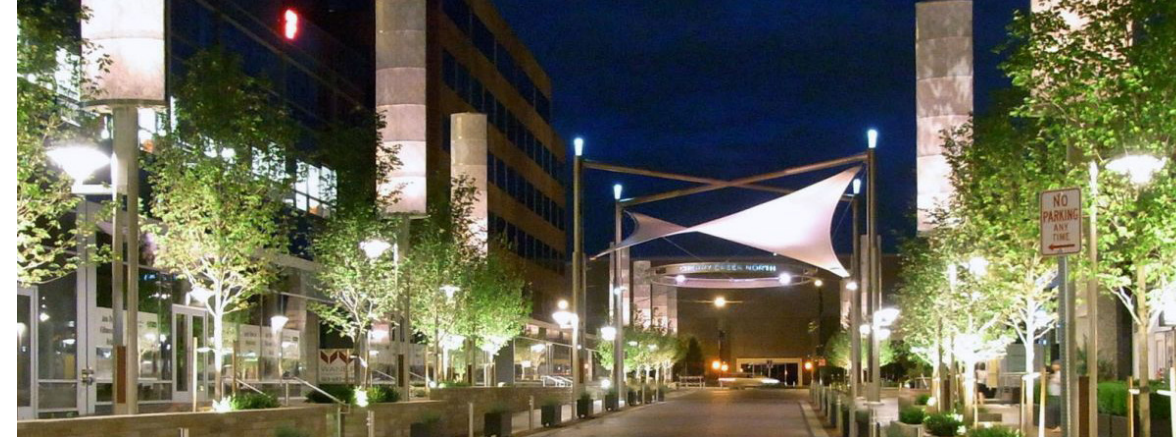
ATS
ATS



01 Flexible



04 Timeless



02 Destination



05 Catalyst



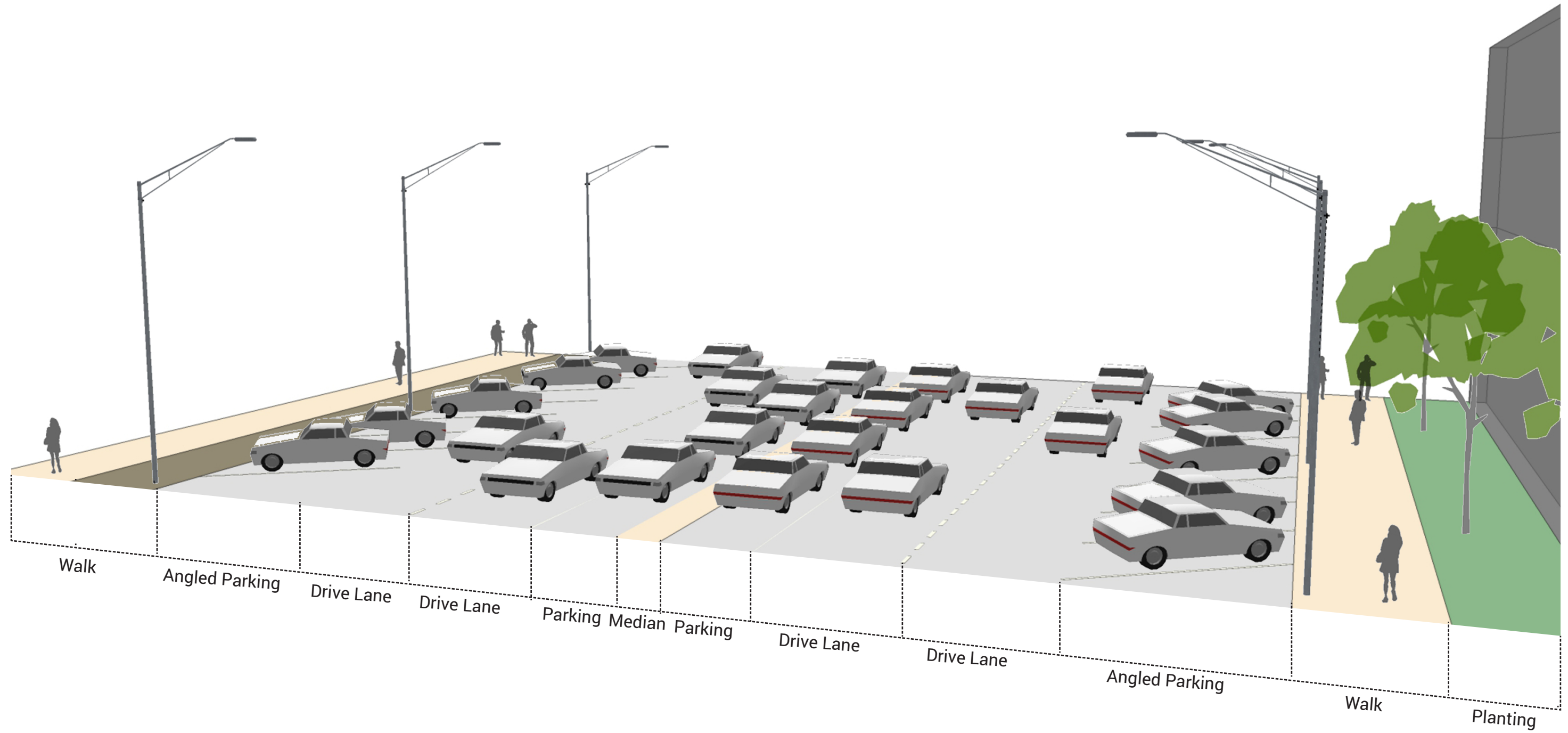
03 Sustainability



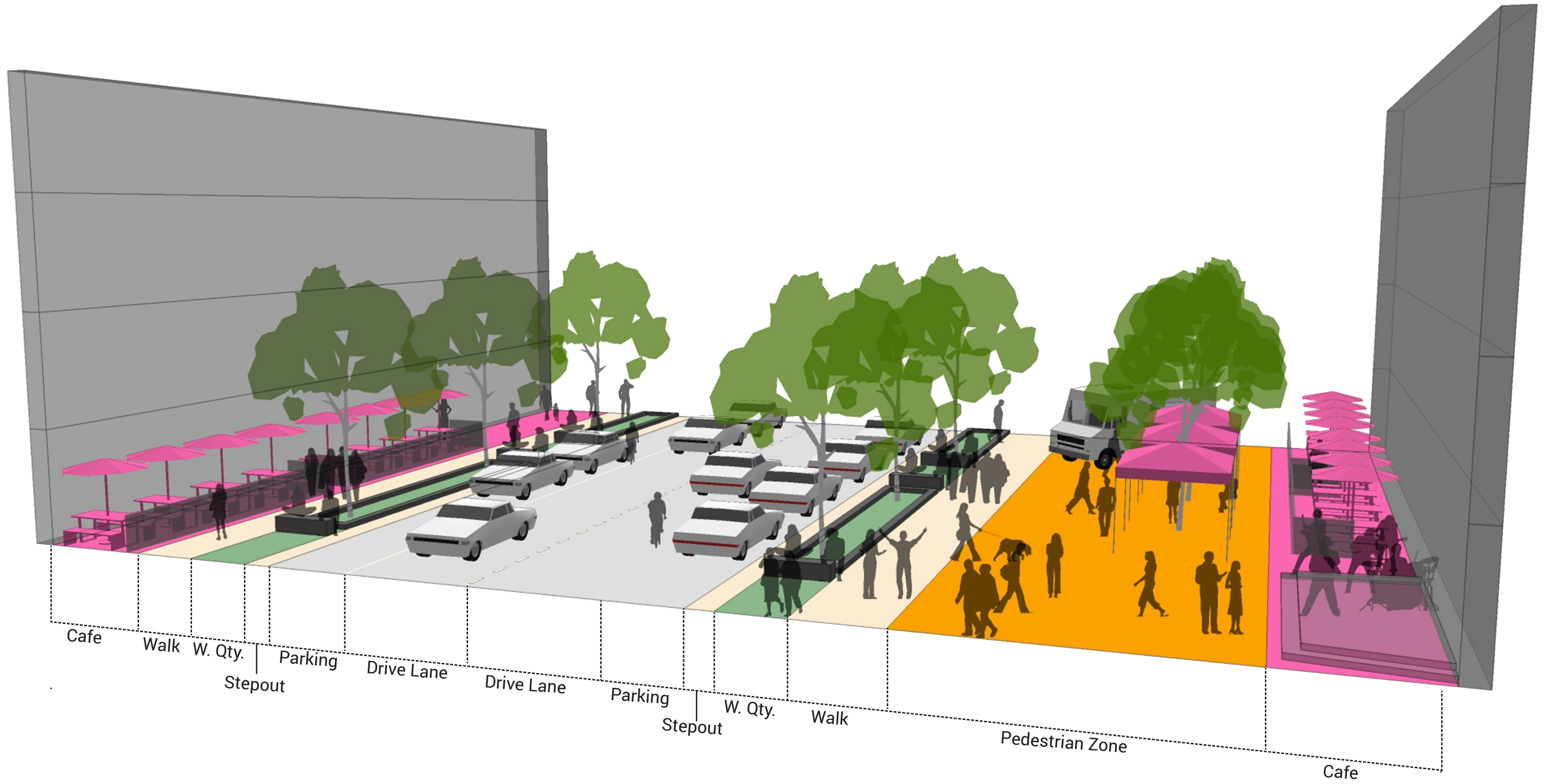
06 Unique



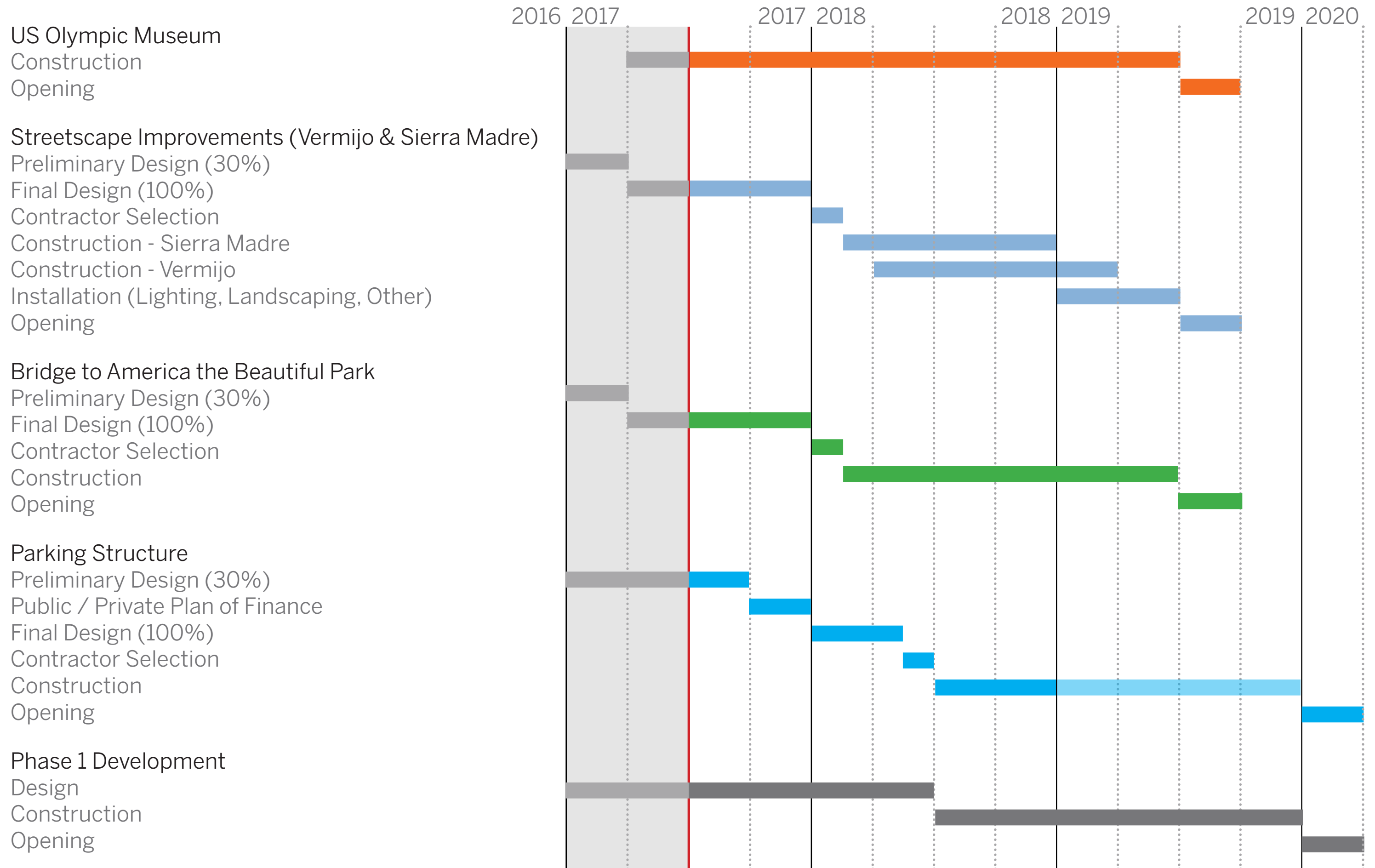
Vermijo Street - Existing Conditions



Vermijo Street - Concept Design







Southwest Downtown Public Improvements

Bridge, Vermijo/Sierra Madre,
Parking Structure

SW Downtown Sources / Uses of Funding:

Pedestrian Bridge, Olympic Museum to ATBP

Funding Source	Amount
USOM Tourism Bonds	\$ 7,100,000
PPRTA (Capital A List)	\$ 3,500,000
TOTAL COST	\$10,600,000

Vermijo/Sierra Madre Street Improvements

Funding Source	Amount
USOM Commitment	\$ 250,000
USOM RTA Bonds	\$ 1,700,000
PPRTA (Program Funds)	\$ 400,000
PPRTA (Maintenance Fund)	\$ 2,800,000
TOTAL COST	\$5,150,000

Parking Structure - Costs & Funding Plan TBD

- (1) Funding for Greenway Trail Improvements. \$3.5 M preapproved by PPRTA Board
- (2) Funding from Intersection Improvement Program Funds, Capitol A List
- (3) Estimated Cost to repair concrete, mill and overlay existing street blocks

Southwest Downtown Districts

Urban Renewal Plan +
Special Financing Districts





Purpose of the Urban Renewal Plan:

Eliminate and stop the spread of blighted conditions within/adjacent to Southwest Downtown and encourage reinvestment into an underutilized area of Downtown

SW Downtown URA History:

Existing SW Downtown Urban Renewal Plan was adopted by Council in 2001

Proposed / New URA Plan for Southwest Downtown will back out parcels from that district and propose new objectives and goals

The existing URA Plan (2001) will remain in effect on the left over parcels until the plan expires



SW Downtown existing conditions:

No curb, gutter or sidewalks

Insufficient stormwater infrastructure

Crumbling streets and roadways

Insufficient Utility Infrastructure

Environmental Issues

No pedestrian improvements

Designated as “blighted”

7/24/2017

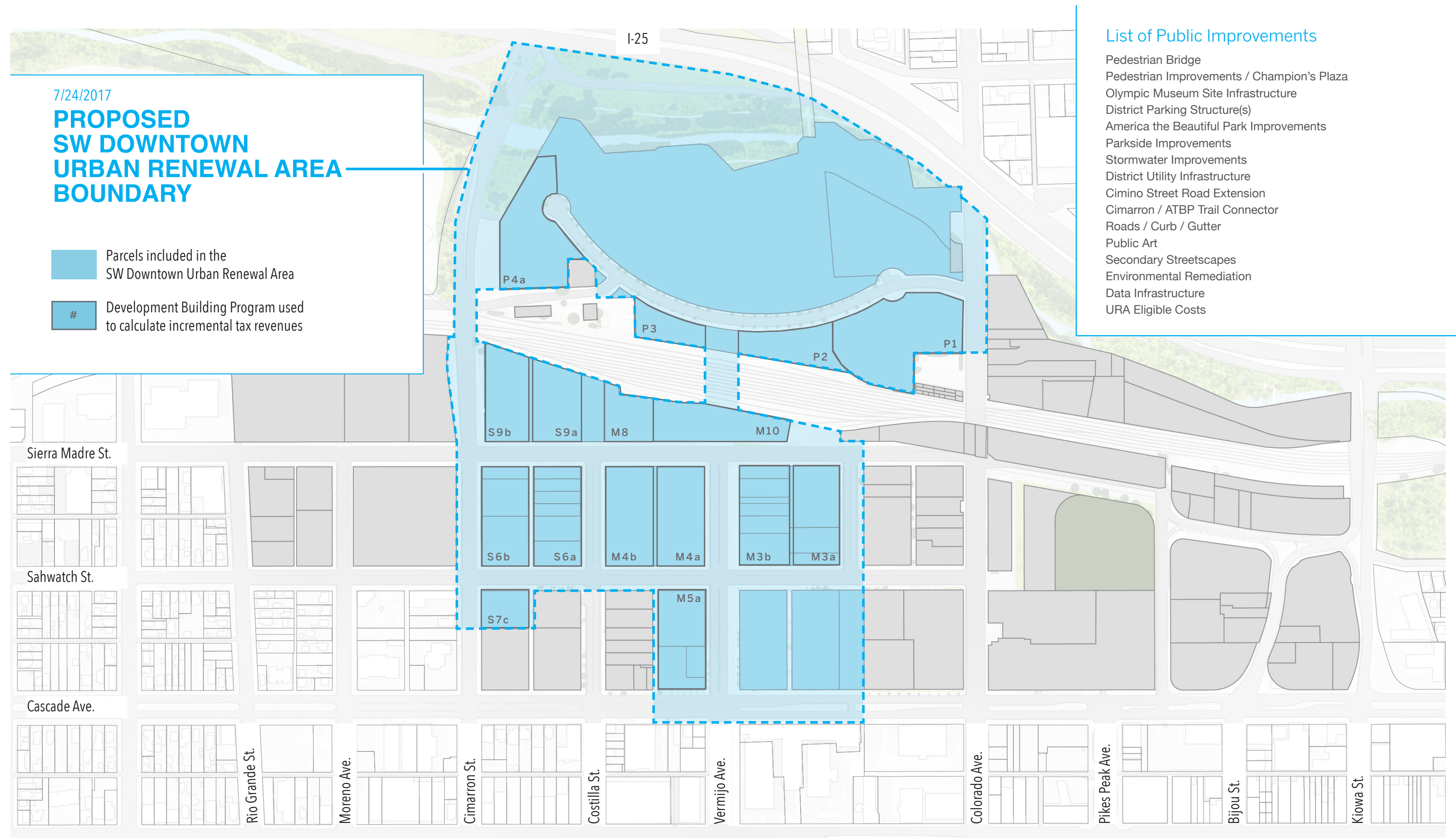
PROPOSED SW DOWNTOWN URBAN RENEWAL AREA BOUNDARY

Parcels included in the SW Downtown Urban Renewal Area

Development Building Program used to calculate incremental tax revenues

List of Public Improvements

- Pedestrian Bridge
- Pedestrian Improvements / Champion's Plaza
- Olympic Museum Site Infrastructure
- District Parking Structure(s)
- America the Beautiful Park Improvements
- Parkside Improvements
- Stormwater Improvements
- District Utility Infrastructure
- Cimino Street Road Extension
- Cimarron / ATBP Trail Connector
- Roads / Curb / Gutter
- Public Art
- Secondary Streetscapes
- Environmental Remediation
- Data Infrastructure
- URA Eligible Costs



Urban Renewal Plan + Special Financing Districts

SW DOWNTOWN

URBAN RENEWAL DISTRICT

RESPONSIBILITY //
PROPERTY TAX INCREMENT
SALES TAX INCREMENT

COMPOSITION //
COMMUNITY MEMBERS APPOINTED
TO CSURA BOARD

DATE EST. //
LATE 2017

FUNDING //
EXISTING MILL LEVY = 62.749 MILLS
SALES TAX INCREMENT

SW DOWNTOWN	SW DOWNTOWN
BUSINESS IMPROVEMENT DISTRICT	METRO DISTRICTS
RESPONSIBILITY // FUNDING TOOL TO COLLECT MILL LEVY ON COMMERCIAL DEVELOPMENT	RESPONSIBILITY // DISTRICT OPERATIONS, MAINTENANCE + MARKETING
COMPOSITION // DISTRICT PROPERTY OWNERS / TENANT DESIGNATED	COMPOSITION // DISTRICT RESIDENTIAL PROPERTY OWNERS + RESIDENTS
DATE EST. // 2017	DATE EST. // 2017
FUNDING // MILL LEVY FOR DEBT + O&M PUBLIC IMPROVEMENT FEE	FUNDING // MILL LEVY FOR DEBT + O&M



Southwest Downtown Special Districts:

Proposed mill levy assessment dedicated to initial and ongoing capital infrastructure and district maintenance/upkeep

Business Improvement District

- + Commercial Assessment for Capital and O+M
- + Public Improvement Fee on Retail Sales for Capital and O+M

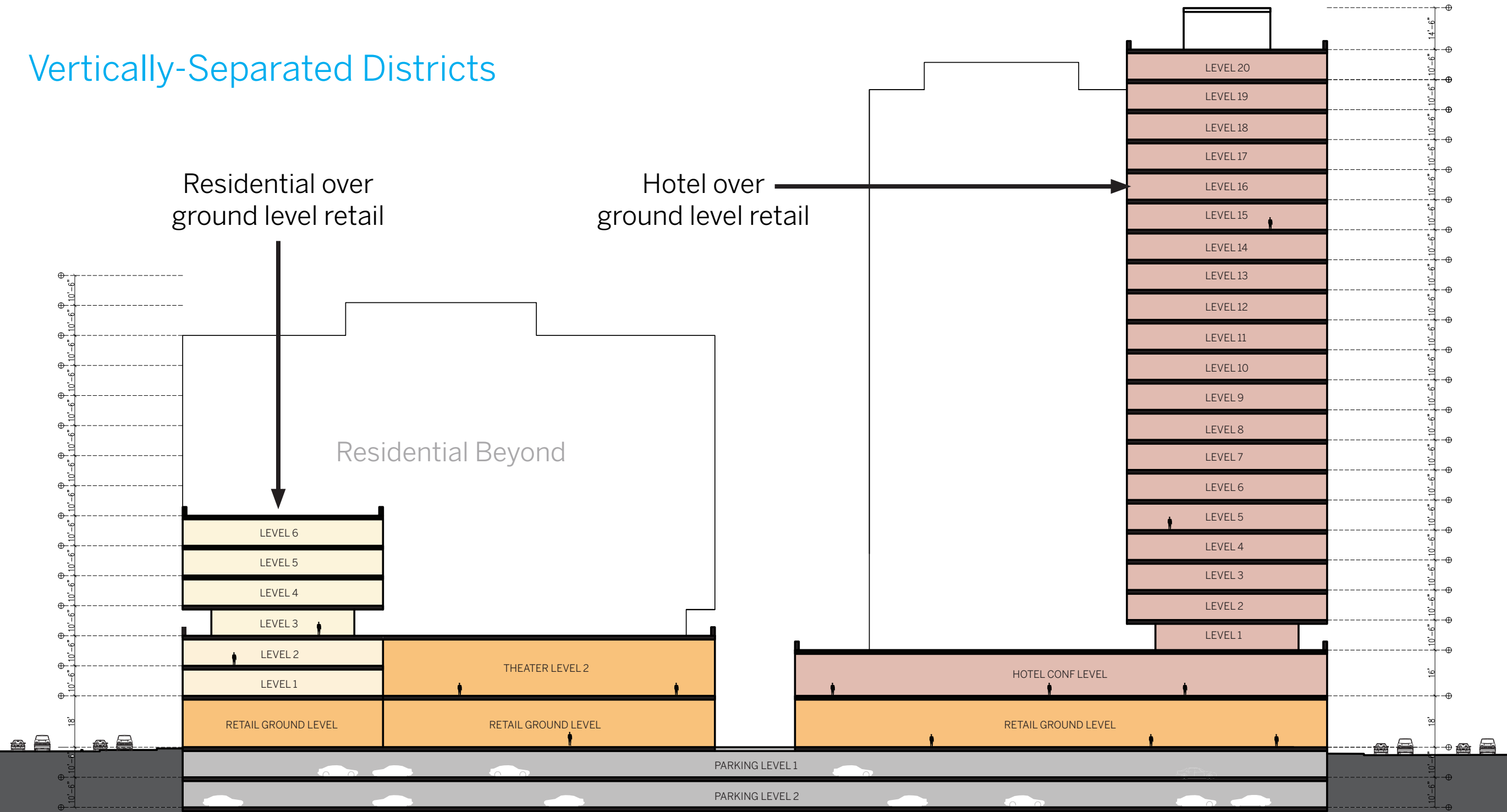
Metropolitan Districts No. 1 & 2

- + Residential Assessment for Capital and O+M

Districts will be voluntary and expandable as adjacent property owners choose to be included

Vertically-separated Special Districts

Vertically-Separated Districts

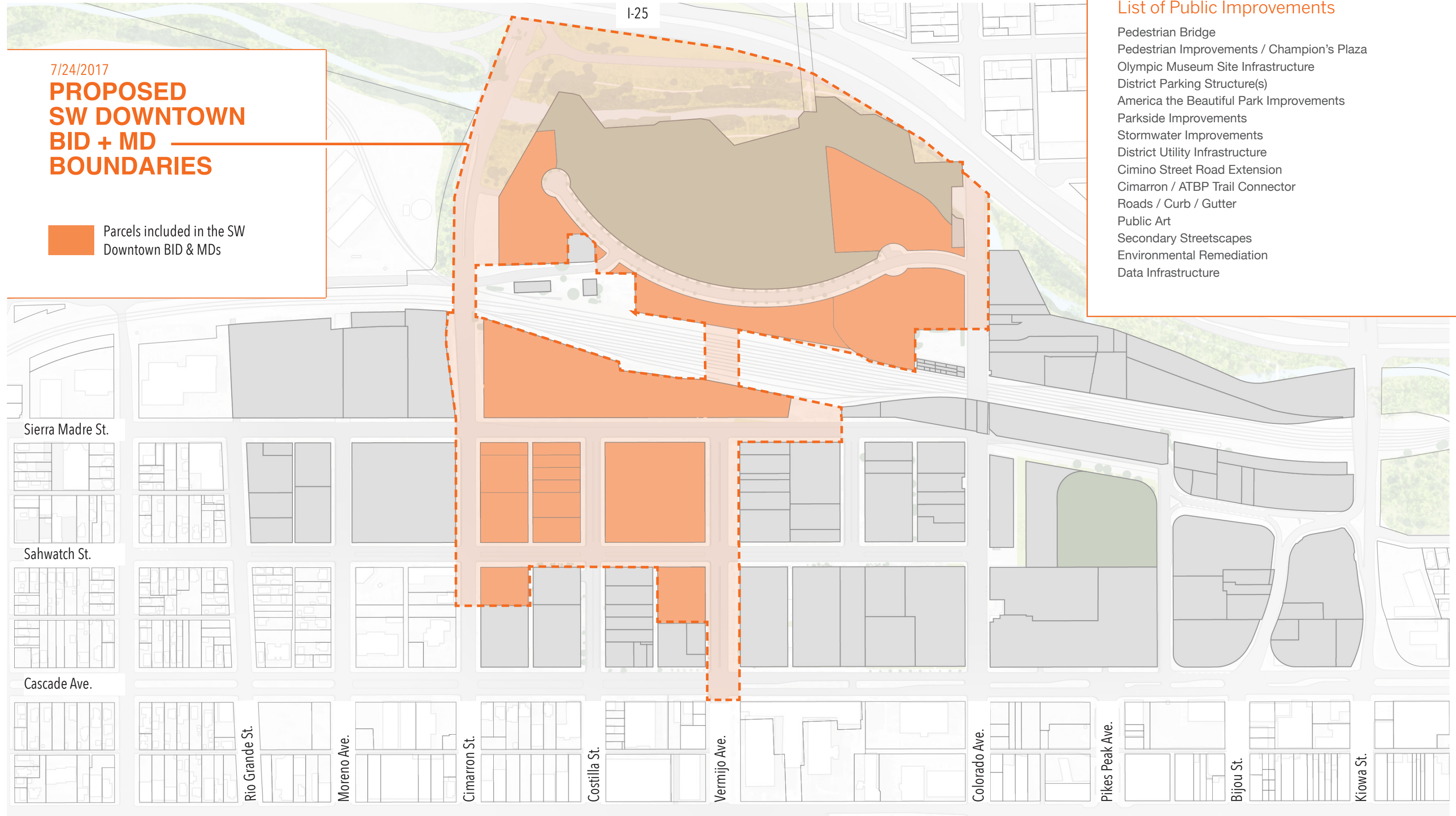


Residential & Commercial Property
located on the Same Parcel

7/24/2017
**PROPOSED
 SW DOWNTOWN
 BID + MD
 BOUNDARIES**

 Parcels included in the SW
 Downtown BID & MDs

- List of Public Improvements**
- Pedestrian Bridge
 - Pedestrian Improvements / Champion's Plaza
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 - Data Infrastructure



what is the ROI?

Economic + Fiscal + Social Impacts



Economic

**Investment = Jobs =
Gross Metropolitan Revenue**



Fiscal

Investment = Jobs = Tax Revenue



Social
Investment = Quality of Life



Investment = \$2B over 20 yrs



Investment = \$2B over 20 yrs



Const. Jobs = **1,358**



Permanent Jobs = **5,293**



Investment = \$2B over 20 yrs

Const. Jobs = **1,358**

Permanent Jobs = **5,293**

Economic Impact = \$7.1B (GMP)



Investment = \$2B over 20 yrs

Total Jobs = **6,651**

City Sales Taxes = **\$100M**
(net new)

City Prop Taxes = **\$11M**
(net new)





Social

What do +5,000 new jobs mean to COS?

**What will 4,500 new residences
mean to Downtown?**

**What would happen if community pride
in Colorado Springs was elevated?**



Goals of CSURA

Cure blight

**Promote projects which provide
public benefit**

Be proactive—player vs. performer

Create quality sustainable places

Raise standards of development

Create jobs

Promote public art

Facilitate delivery of affordable housing



Does the transformation
of SW Downtown
align with your goals?



What actions has CSURA / Council **taken to date showing it does?**



Adoption of previous Downtown Planning Efforts

Adoption of existing SWD Urban Renewal Area

America the Beautiful Park

Experience Downtown Master Plan

Financing Entity for City for Champions

Dedication of ROW for the US Olympic Museum

LART funds invested in the US Olympic Museum

Approve new Conditions Survey

SW Downtown Land Exchange



What actions will the URA / Council
consider in the next 6 - 8 months?



New SWD Urban Renewal Area Plan
End of 2017 (URA + Council)

Forming Special Financing Districts (BID + MD)
Late August / September 2017 (Council)

Finance Plan for SW Downtown Parking Structure
End 2017 / Beginning 2018 (Council)



Questions?



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