

222 E PIKES PEAK AVE

P3 // Multimodal Transit / Parking / Development

February 23, 2022 - CSURA

Presented by:

City of Colorado Springs + NDG



**COLORADO SPRINGS
URBAN RENEWAL AUTHORITY**

INTRODUCTIONS

RYAN PHIPPS

City of Colorado Springs - Public Works

MULTIMODAL TRANSIT CENTER

CRAIG BLEWITT

City of Colorado Springs - Mountain Metro Transit

PARKING

SCOTT LEE

City of Colorado Springs - Parking Enterprise

COMMERCIAL DEVELOPMENT

JEFF FINN

Norwood Development Group

SCOPE / SCHEDULE / NEXT STEPS

RYAN PHIPPS

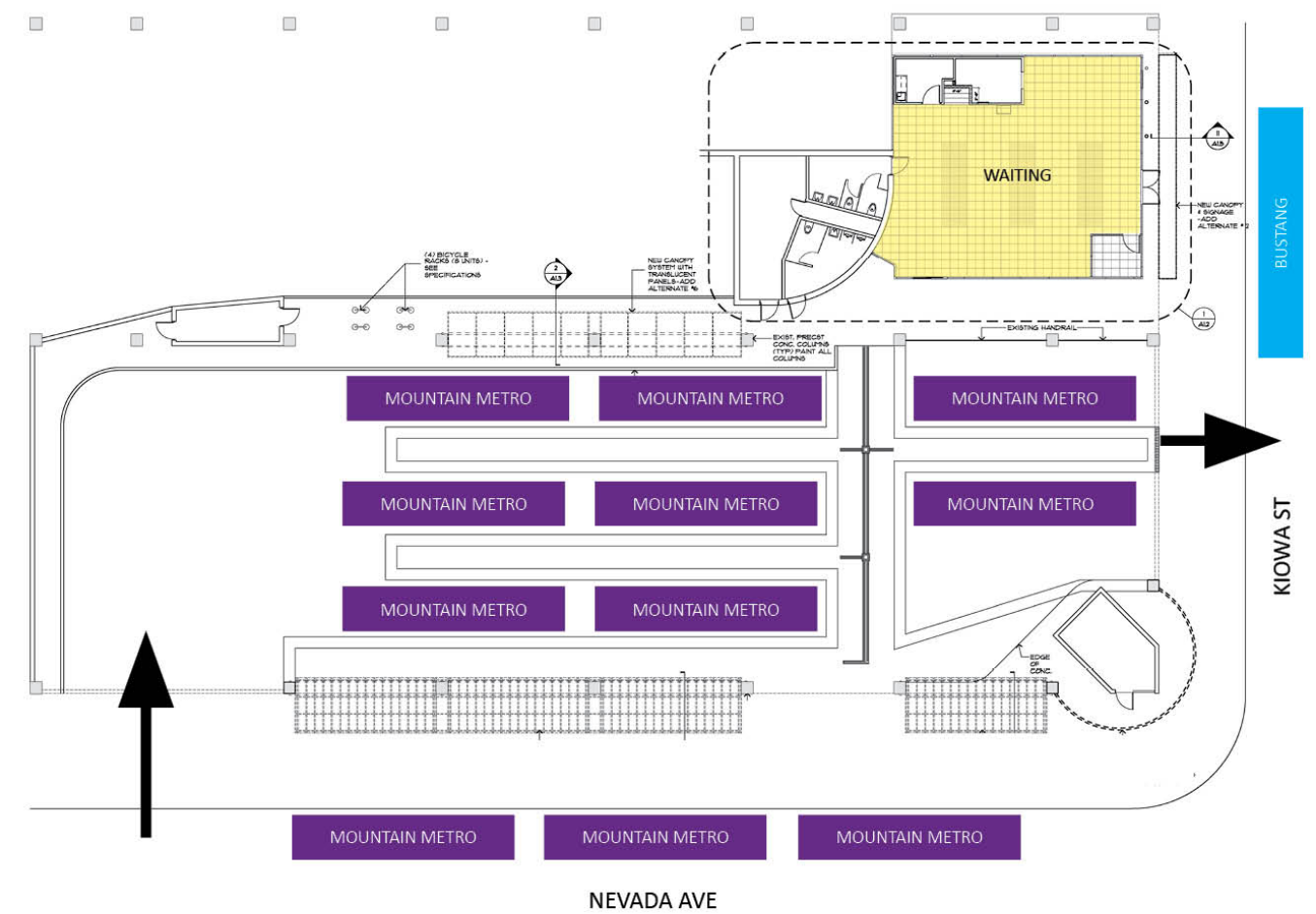
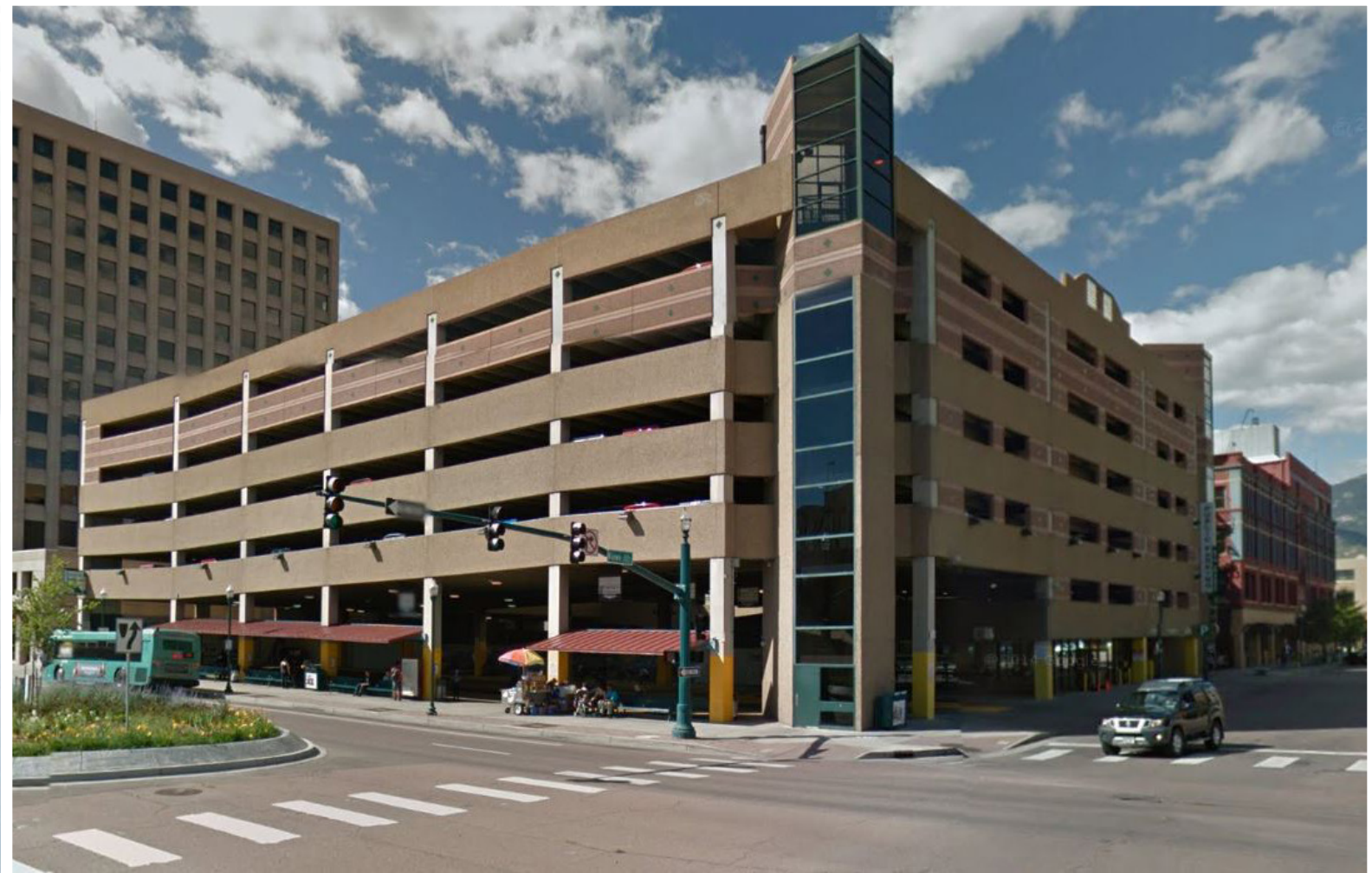
City of Colorado Springs - Public Works

ECONOMIC GOALS + OPPORTUNITY

BOB COPE

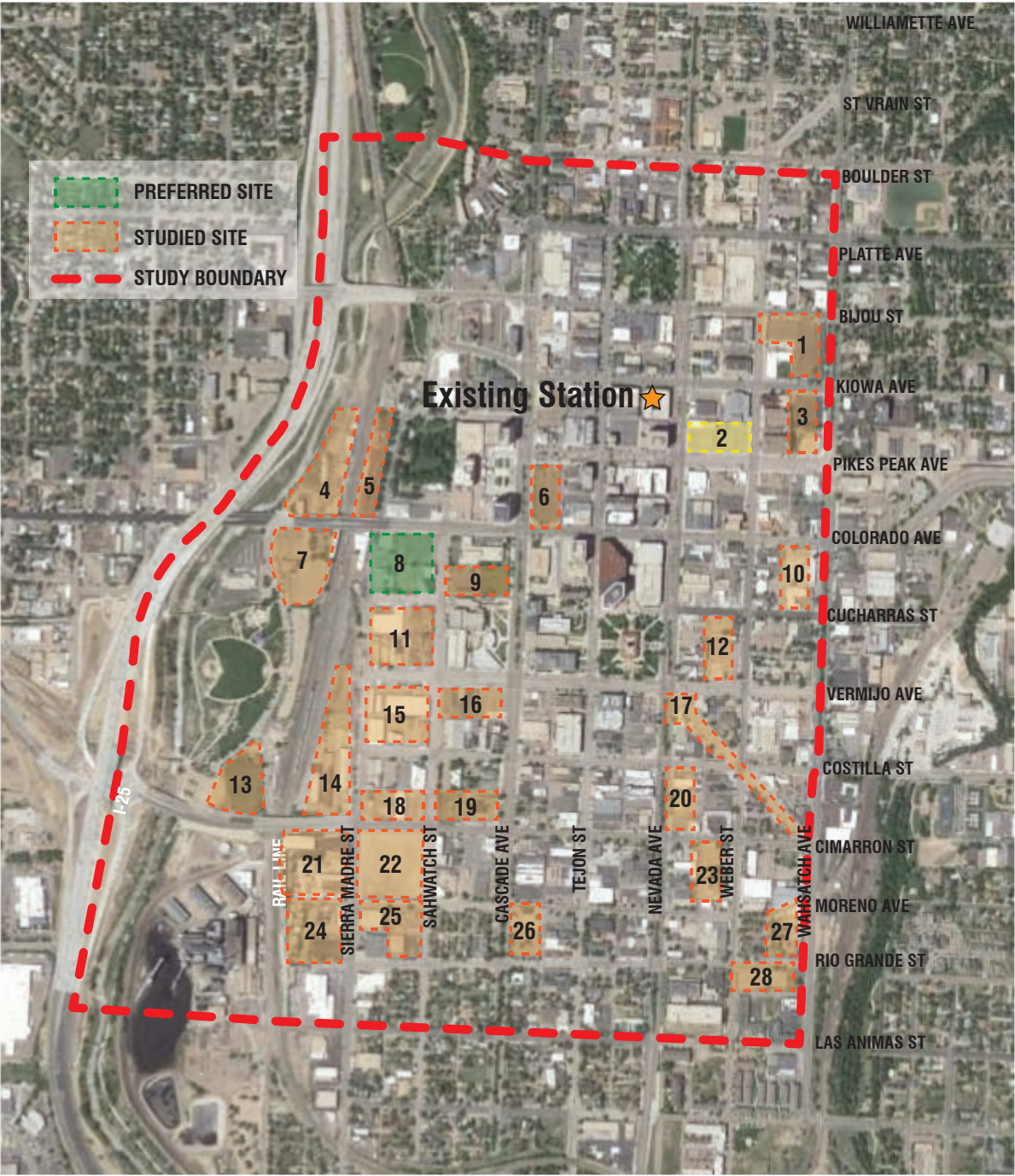
City of Colorado Springs - Economic Development

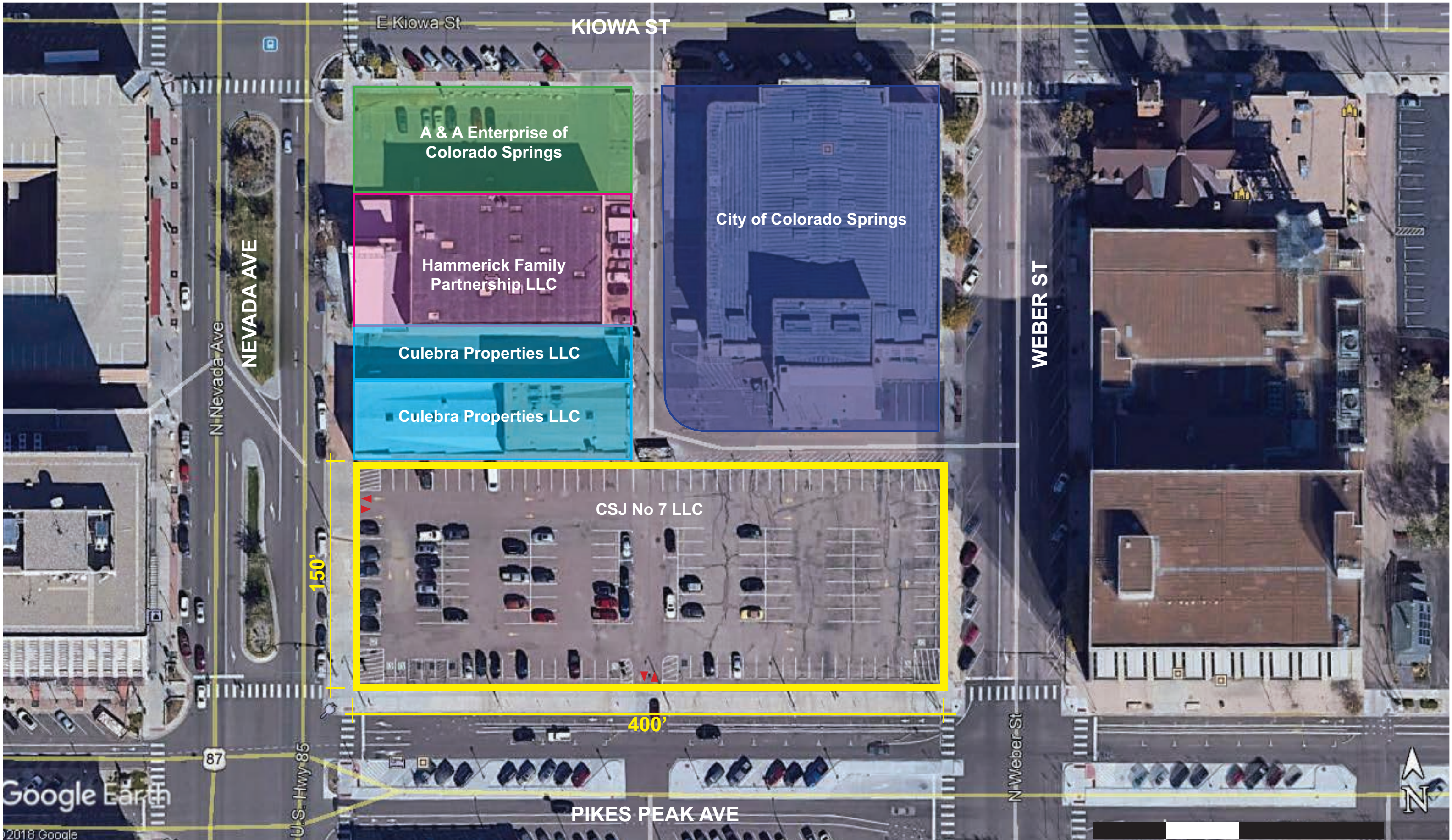






POTENTIAL SITE LOCATIONS





A & A Enterprise of Colorado Springs

Hammerick Family Partnership LLC

Culebra Properties LLC

Culebra Properties LLC

CSJ No 7 LLC

City of Colorado Springs

E Kiowa St

KIOWA ST

NEVADA AVE

N Nevada Ave

WEBER ST

N Weber St

PIKES PEAK AVE

U.S. Hwy 85

87

150'

400'

Google Earth

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DOWNTOWN SHUTTLE ANALYSIS

Mountain Metropolitan Transit

Prepared for:

metro
MOUNTAIN METROPOLITAN TRANSIT

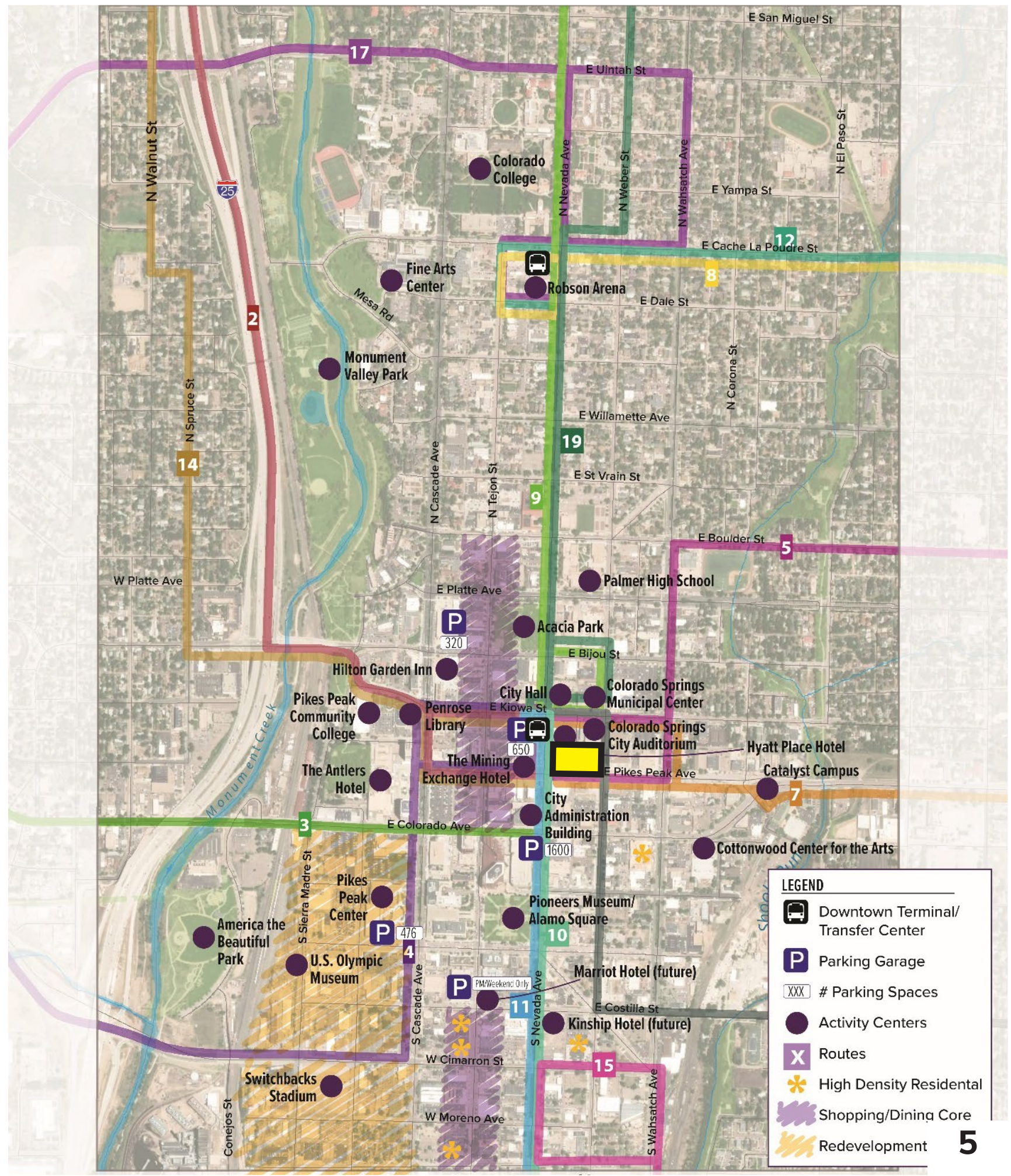
City of Colorado Springs
Mountain Metropolitan Transit
1015 Transit Drive
Colorado Springs, CO 80903

Prepared by:

FELSBURG HOLT & ULLEVIG
connecting & enhancing communities

Felsburg Holt & Ullevig
6300 South Syracuse Way, Suite 600
Centennial, CO 80111
303.721.1440

FHU Reference No. 118206-03
July 2019

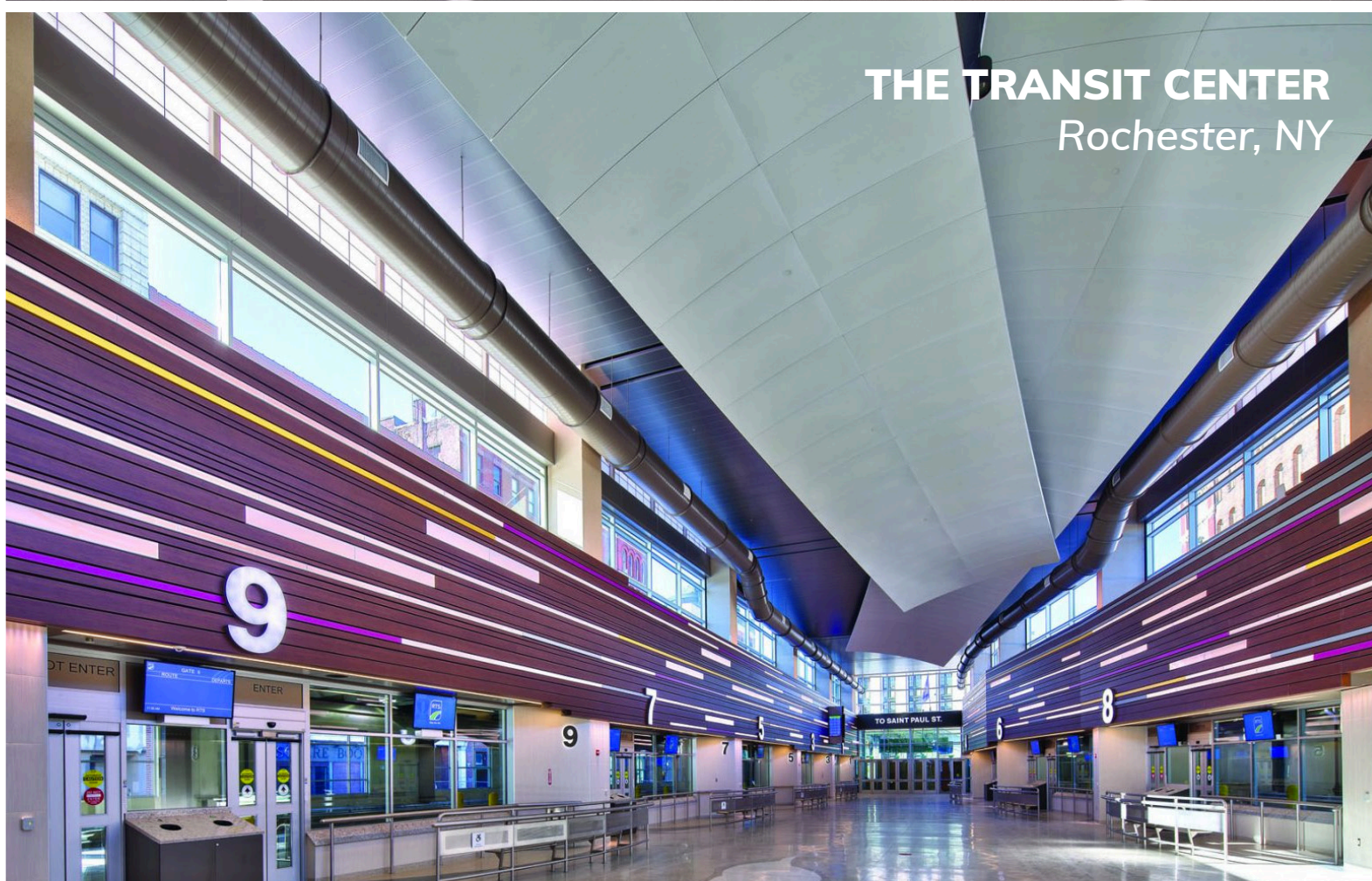




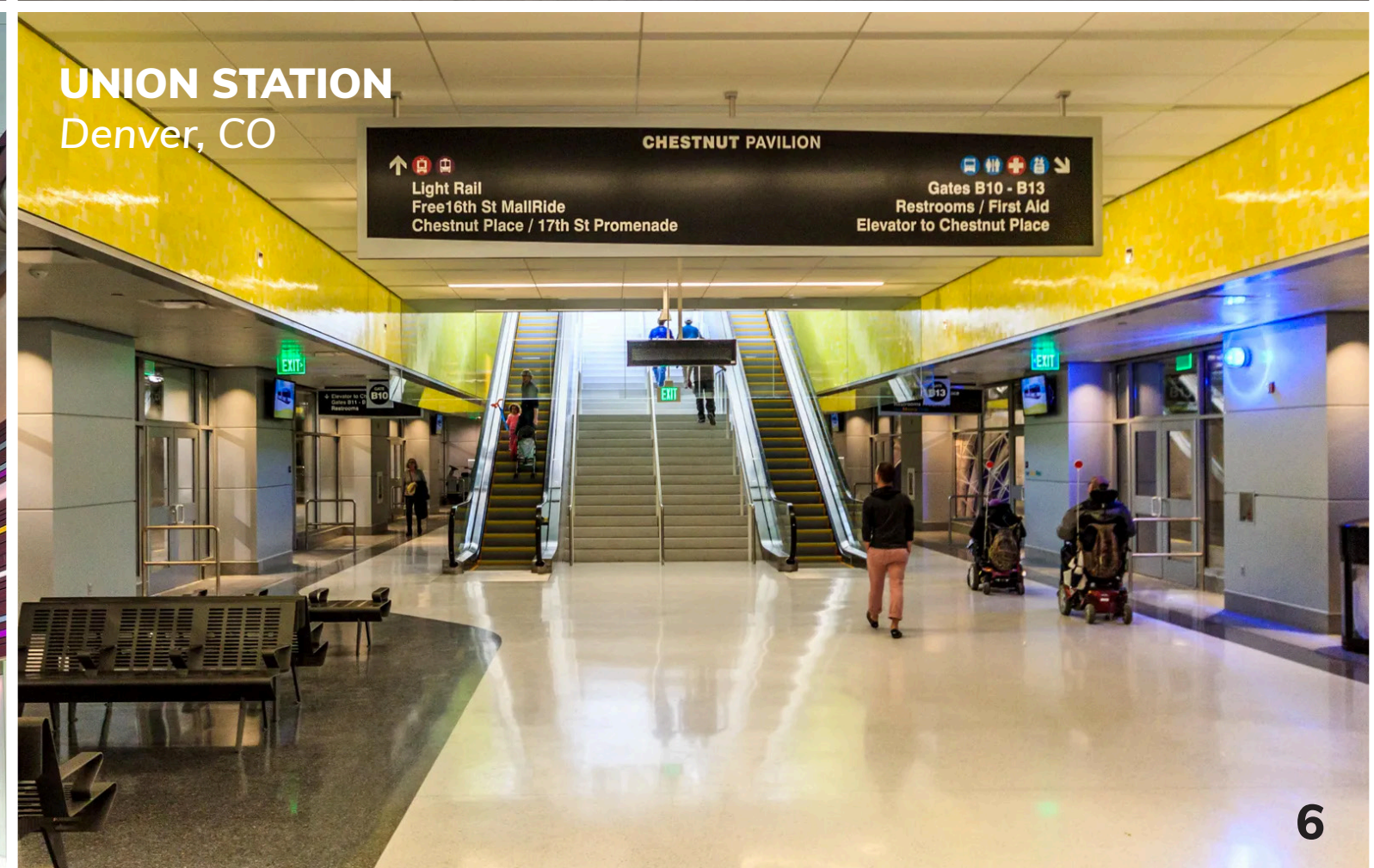
ROSA PARKS TRANSIT CENTER
Detroit, MI



MAIN STREET STATION
Boise, ID



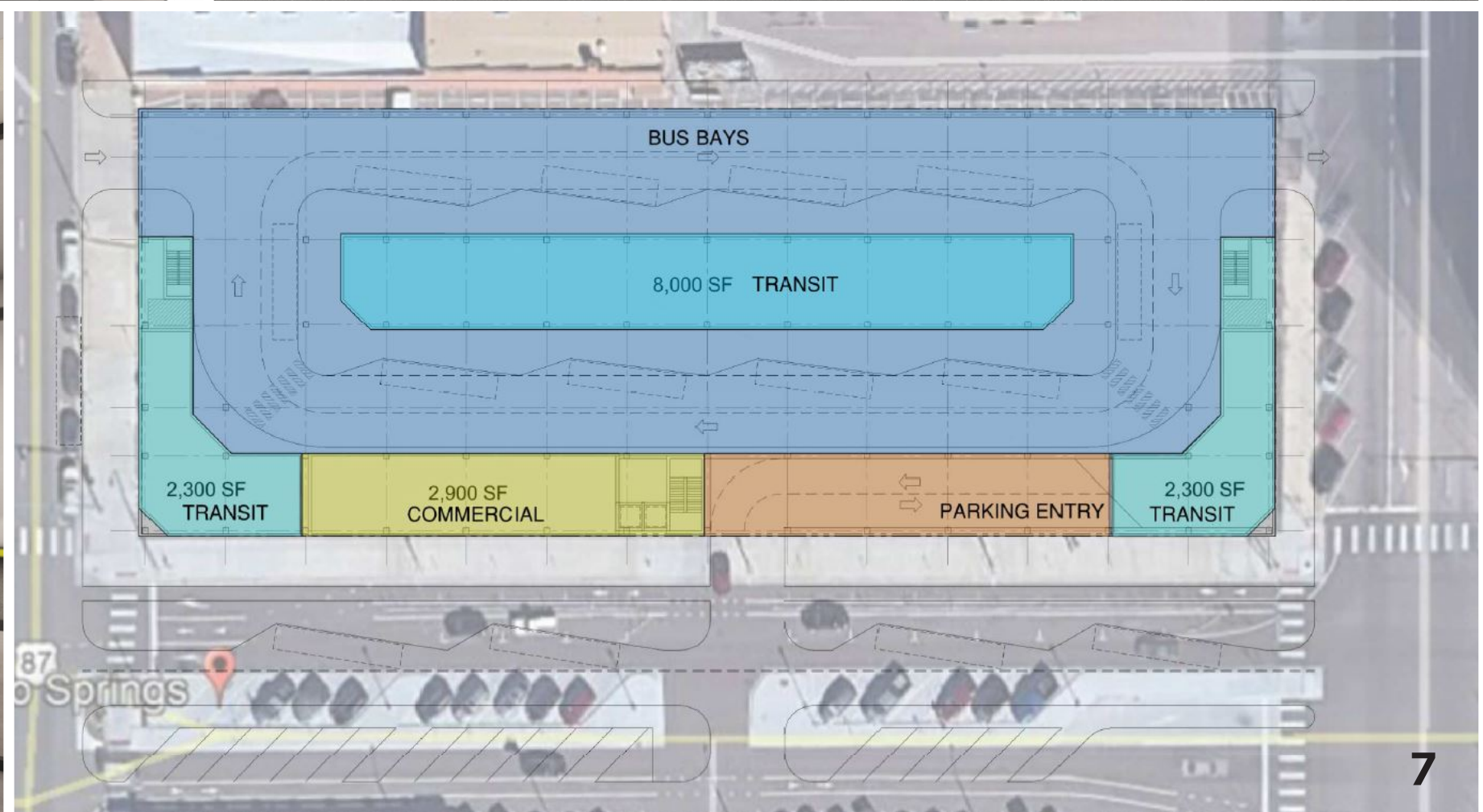
THE TRANSIT CENTER
Rochester, NY

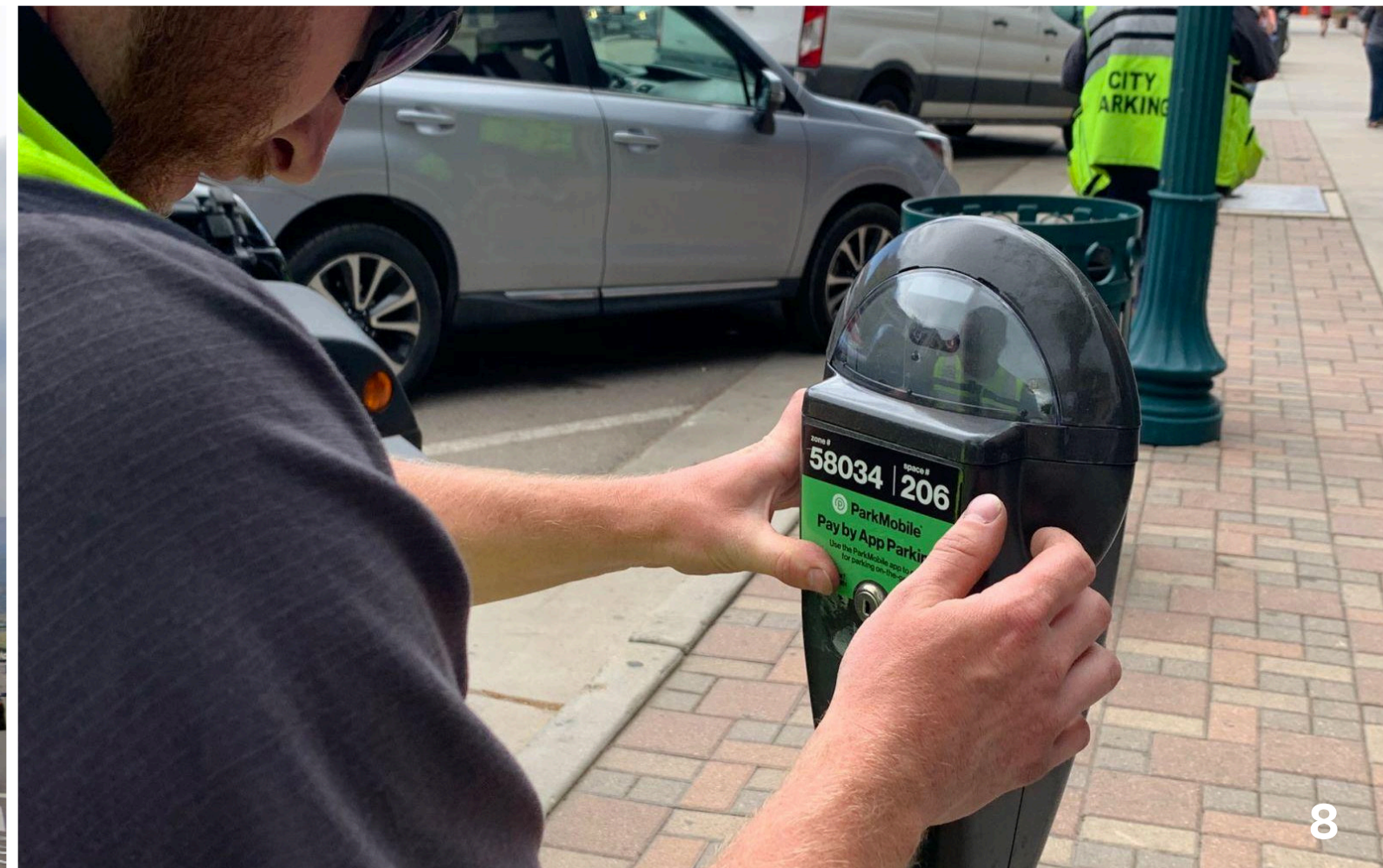
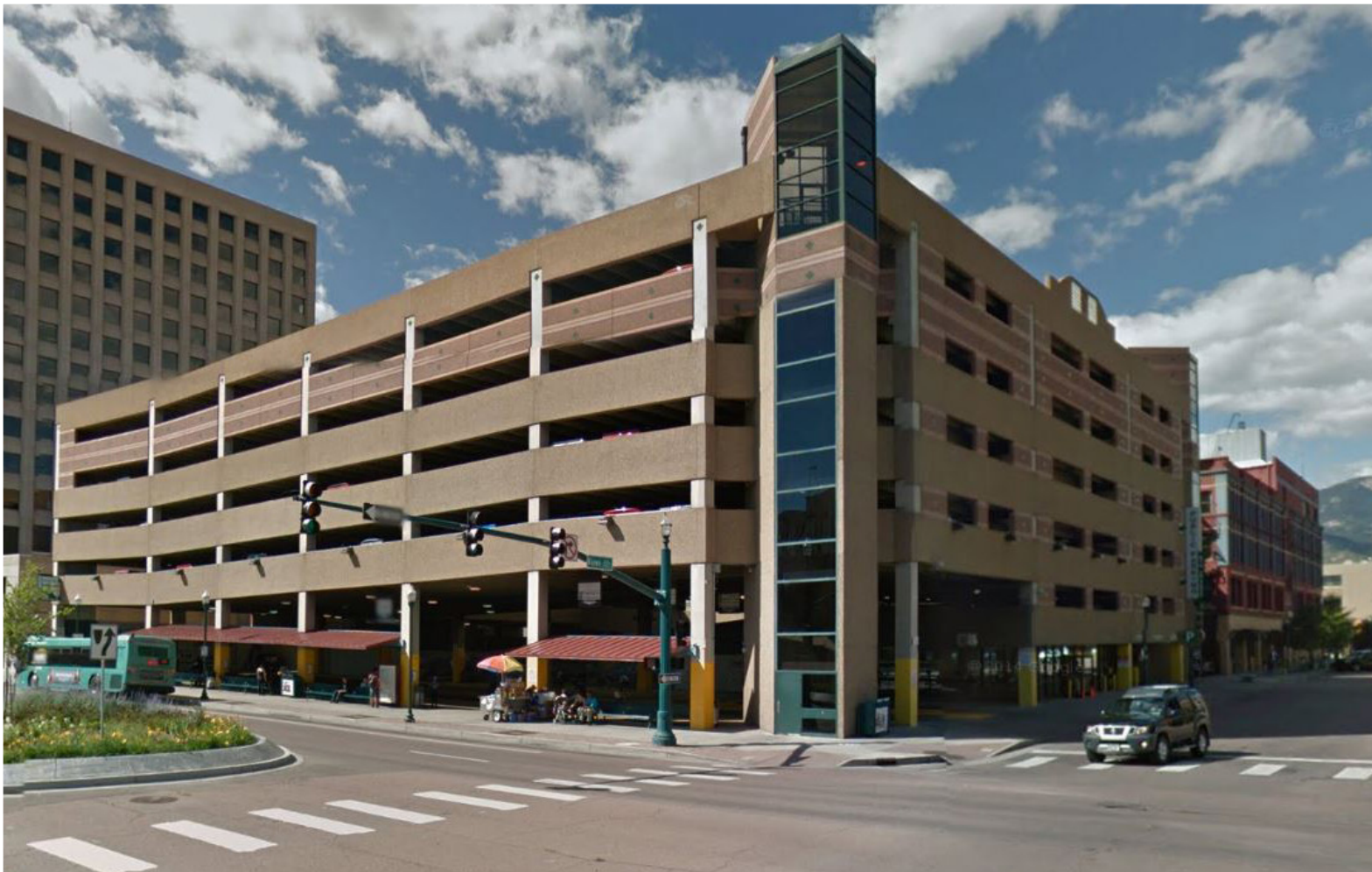


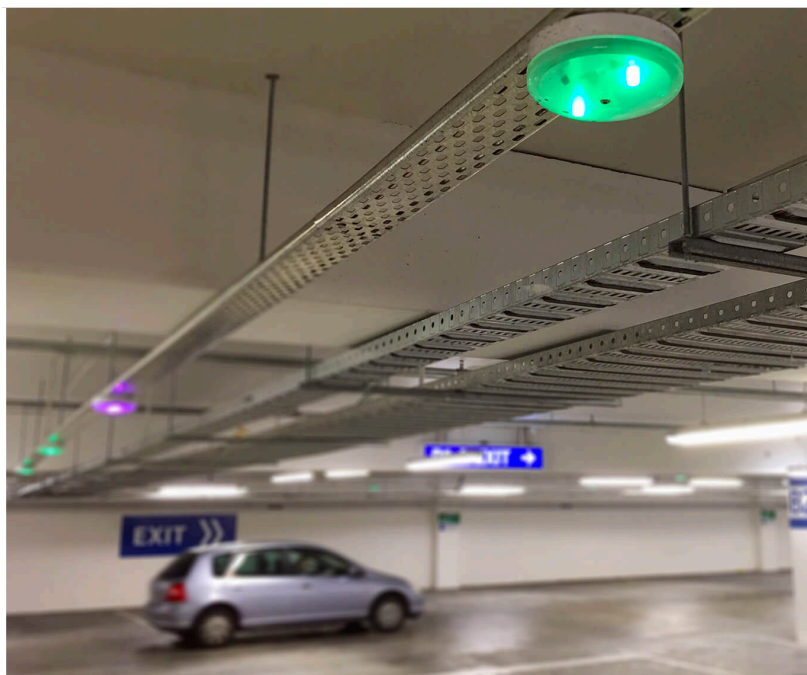
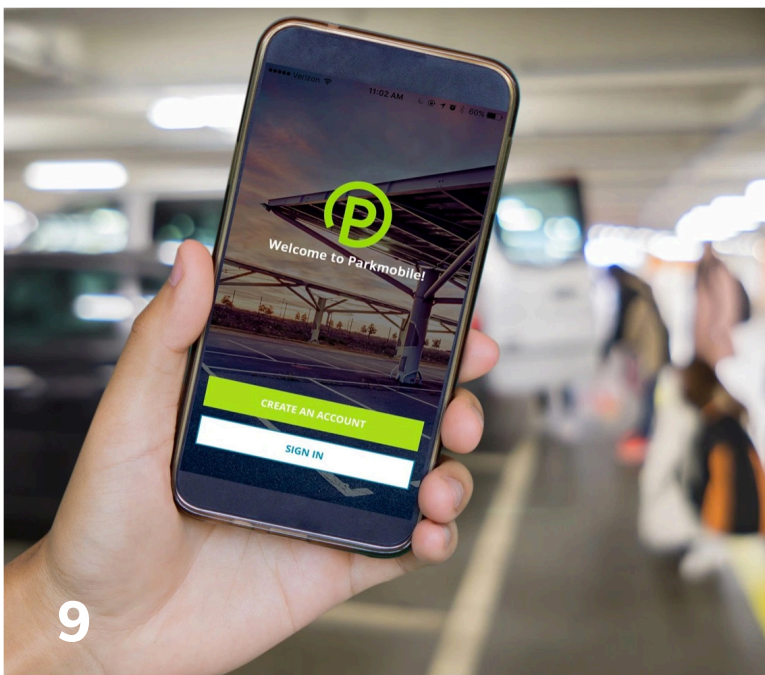
UNION STATION
Denver, CO

CHESTNUT PAVILION

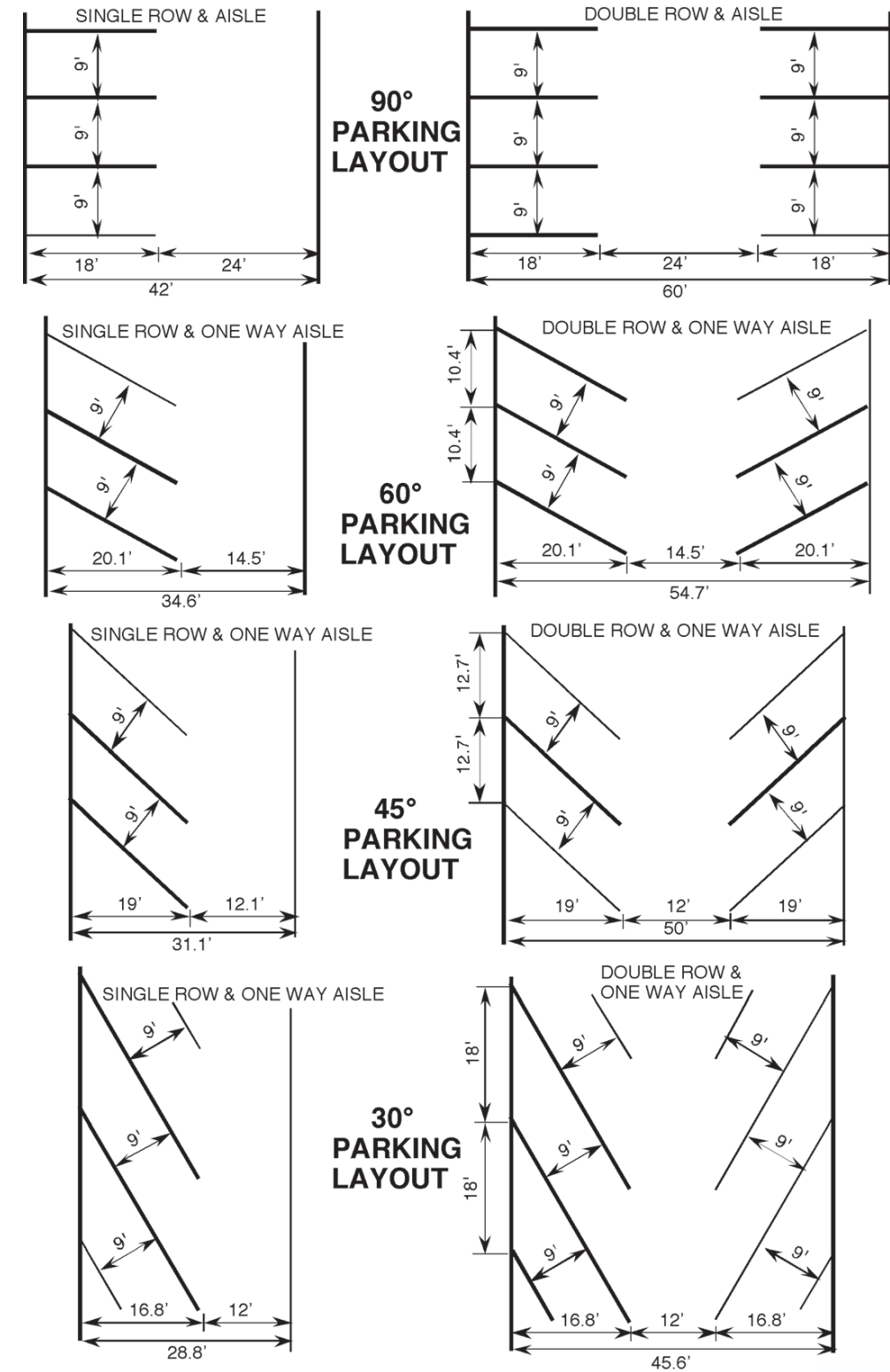
↑	🚗	🚝	🚶	🚰	🚰	🚰	🚶
Light Rail	Free 16th St Mall Ride	Chestnut Place / 17th St Promenade	Gates B10 - B13	Restrooms / First Aid	Elevator to Chestnut Place		







PARKING + USER EXPERIENCE



NDG Development Objectives

Partner w/ Public Sector(s) to realize multiple opportunities

Activate the East/Central Urban Core

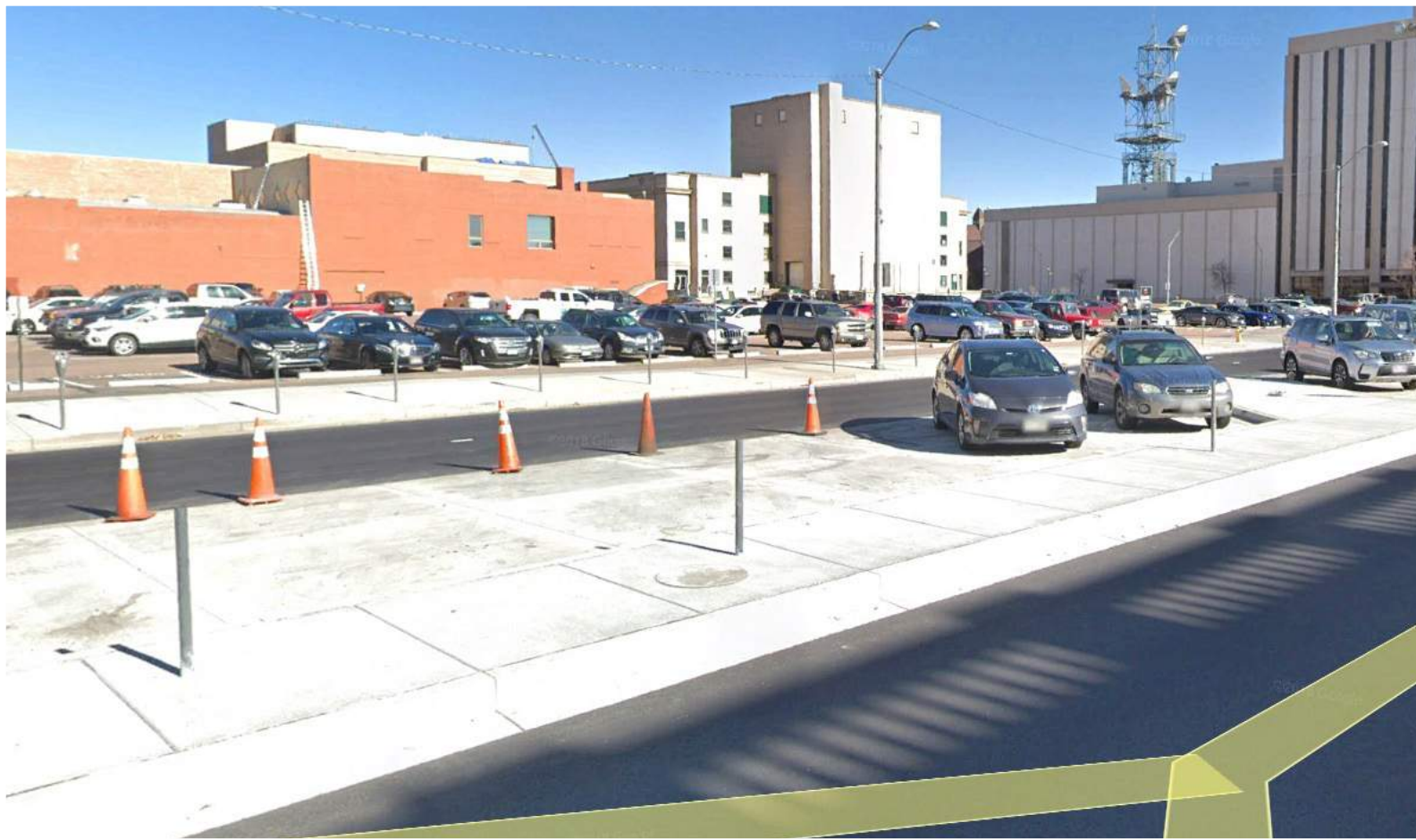
Increased Density with a Mix of Uses - to include **Office / Hospitality / Residential**

High quality design standards

Pedestrian-focused Public Realm

Accelerate Development Opportunities that Maximize the Financial Tools offered through Urban Renewal





COMMERCIAL DEVELOPMENT OPTIONS

OPTION 1

OFFICE x 2

2 Office Towers @ 300K GSF
Ground Floor Retail @ 6K GSF

306K GSF

OPTION 2

OFFICE + HOTEL

1 Office Tower @ 150K GSF
1 Hotel @ 220 Key = 192K GSF
Ground Floor Retail @ 6K GSF

348K GSF

OPTION 3

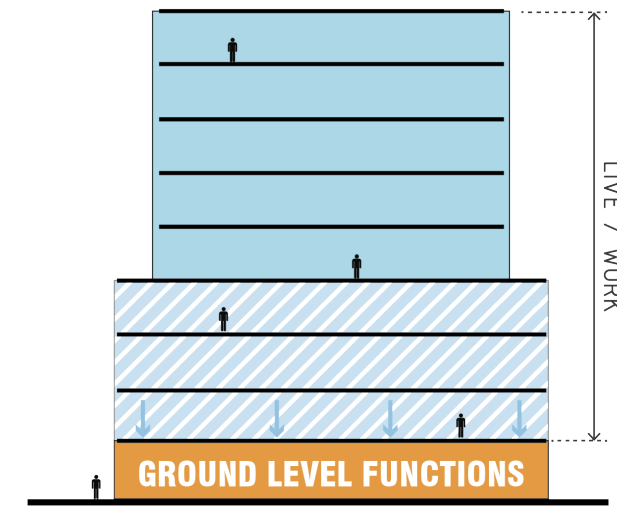
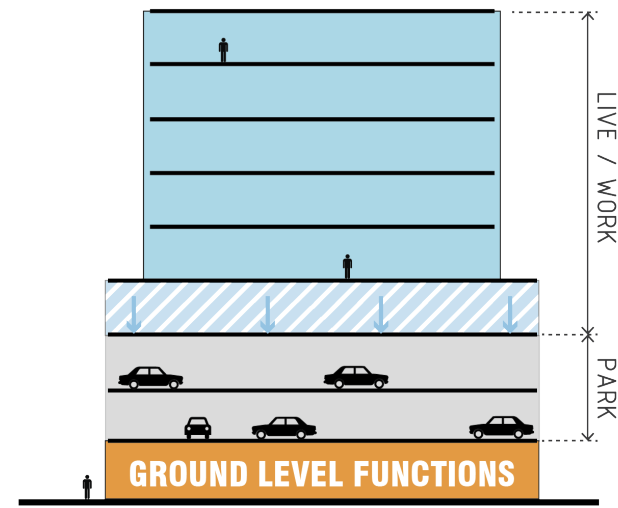
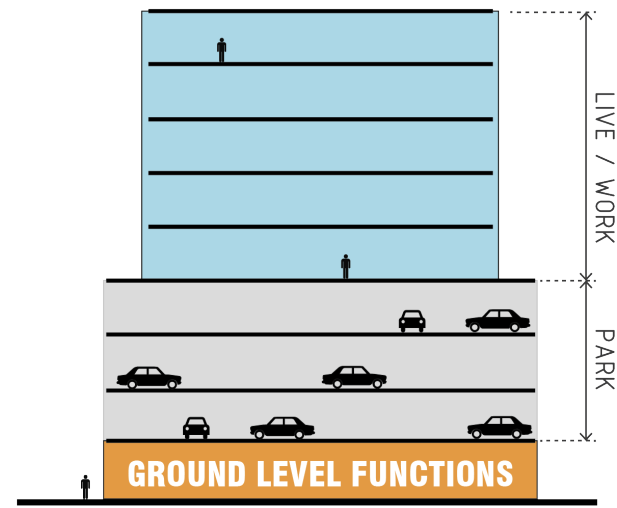
OFFICE + RESI

1 Office Tower @ 150K GSF
1 Resi @ 250 Units = 250K GSF
Ground Floor Retail @ 6K GSF

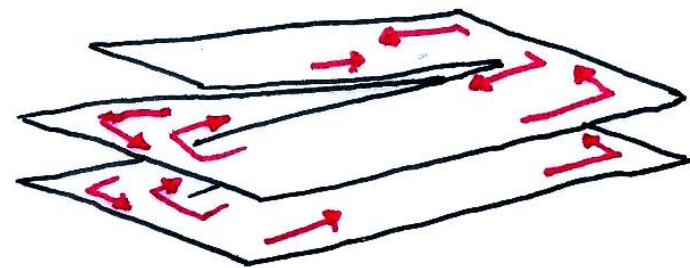
406K GSF



PARKING TYPOLOGIES + CURRENT USES



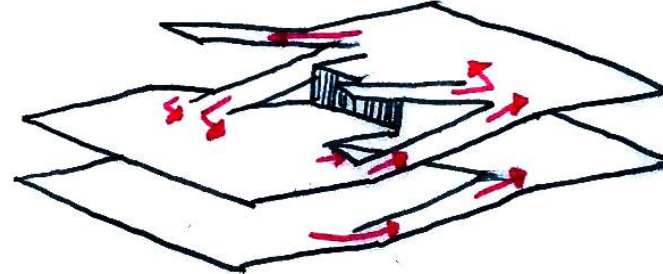
PARKING TYPOLOGIES v FUTURE USES



Sloping Floors

Two Way Circulation

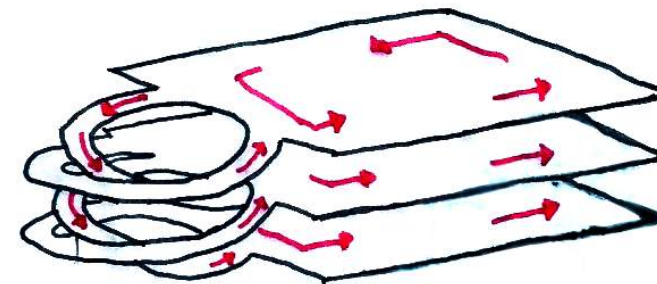
OPTIMIZATION ● ● ●
 REPURPOSING ○ ○ ○



Staggered Floors

One Way Circulation

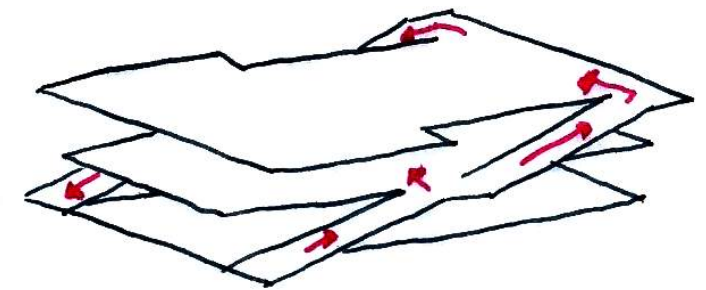
OPTIMIZATION ● ● ●
 REPURPOSING ● ● ○



Flat Floors

Helical Ramps

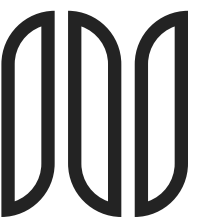
OPTIMIZATION ● ● ●
 REPURPOSING ● ● ●



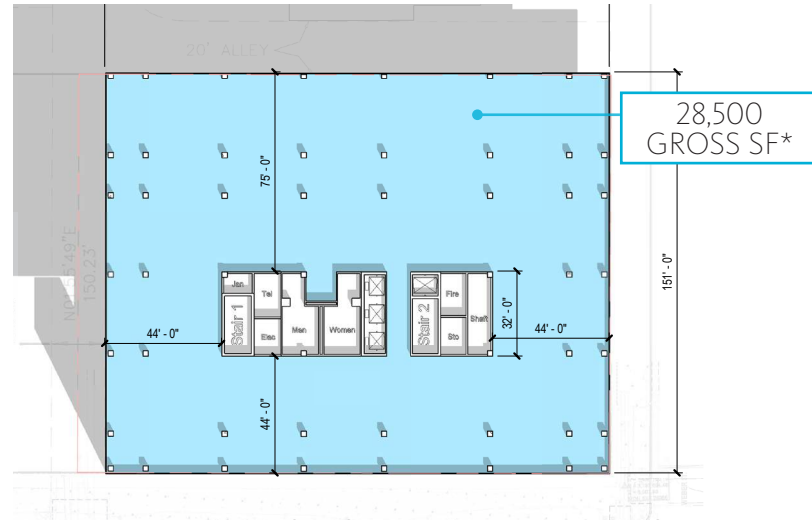
Flat Floors

One Way Ramps

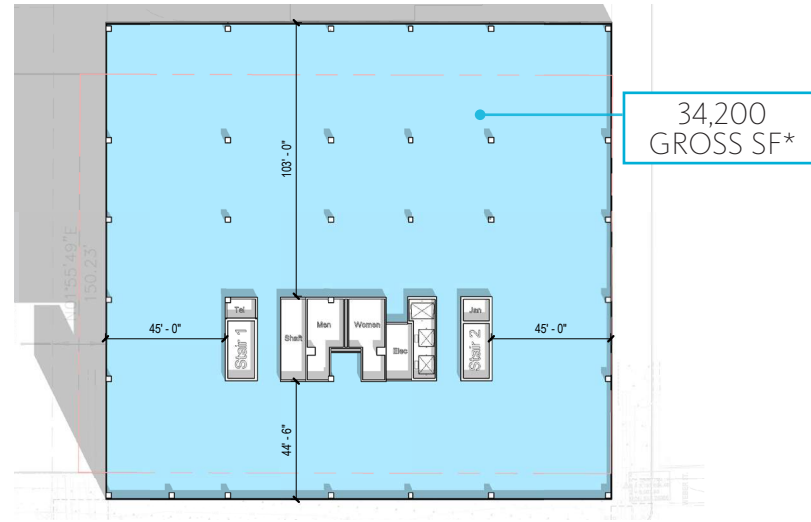
OPTIMIZATION ● ● ●
 REPURPOSING ● ● ●



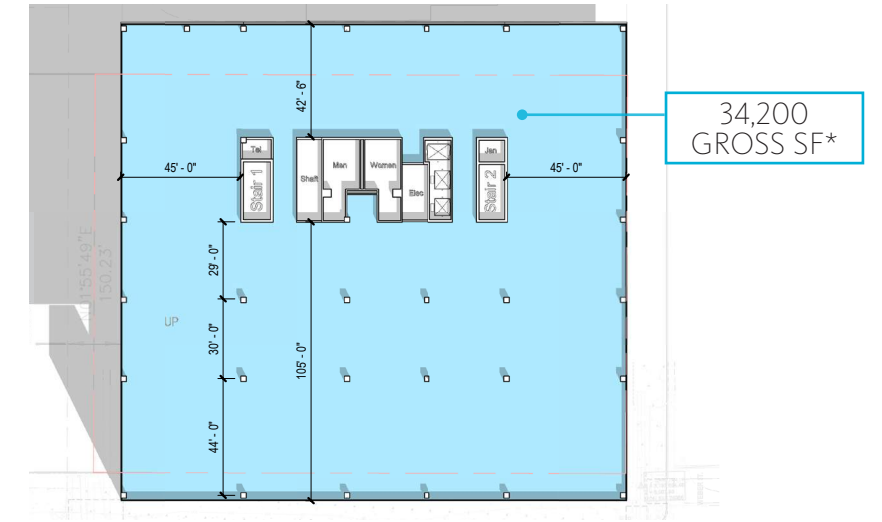
STRUCTURAL SYSTEM PARAMETERS



STEEL

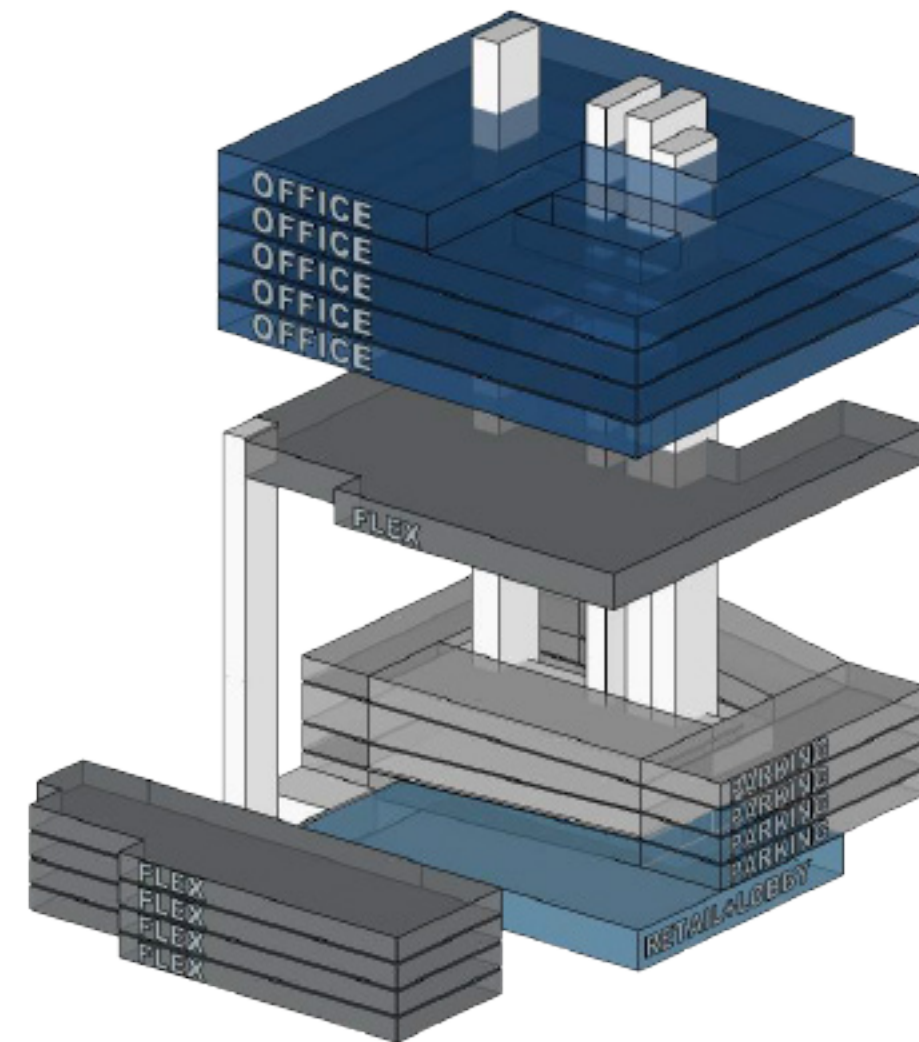
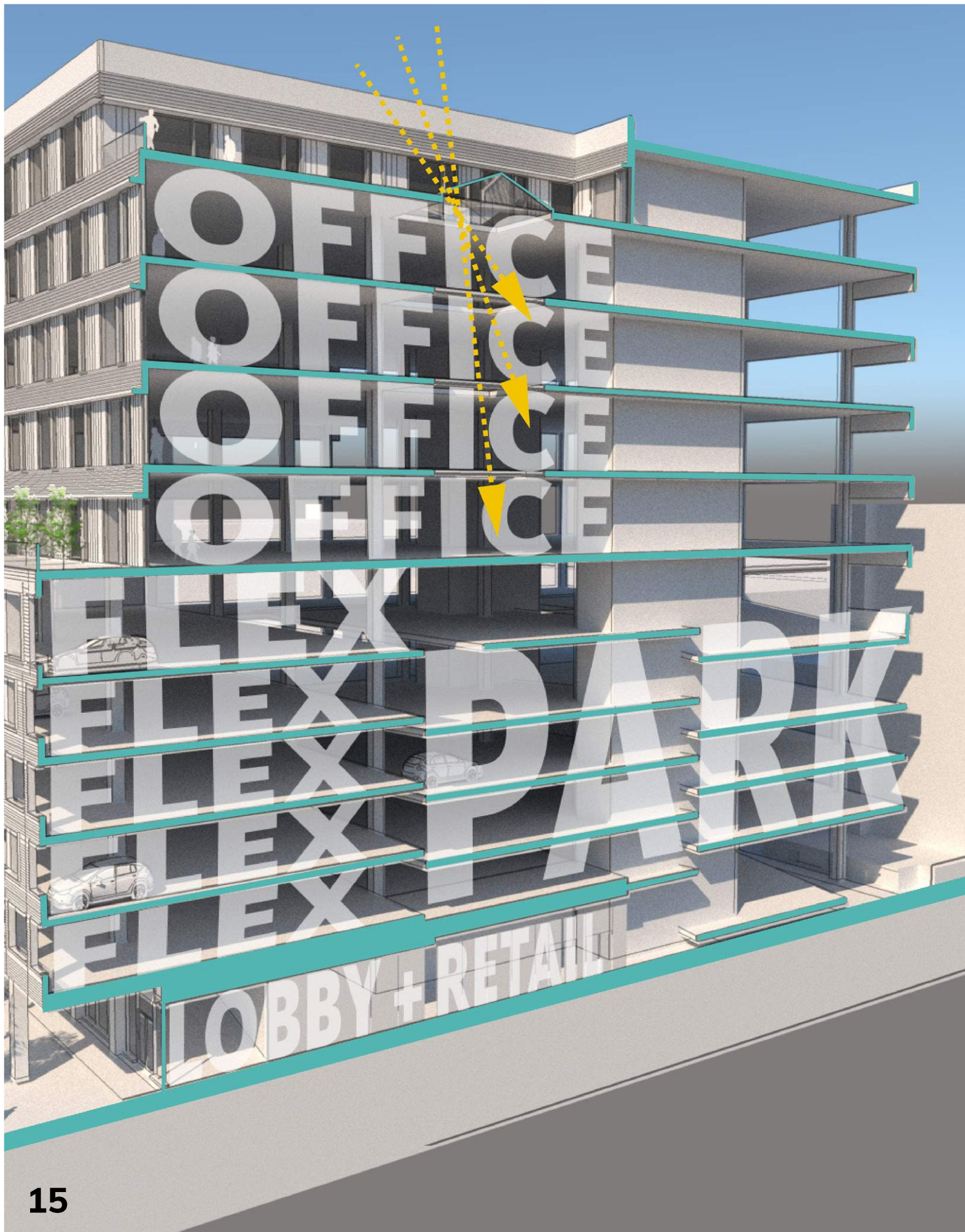


CONCRETE

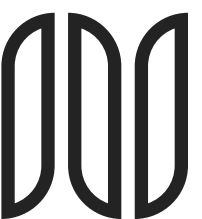


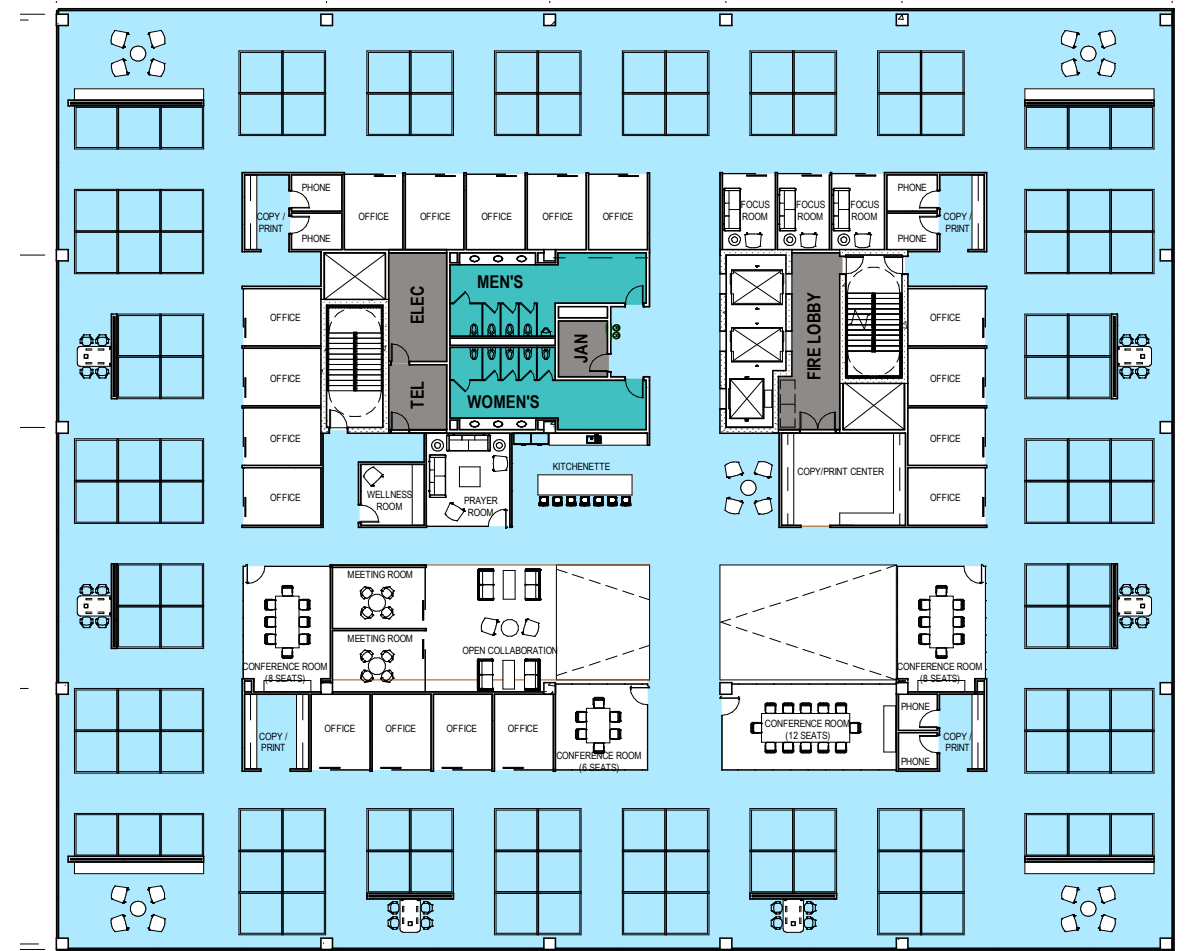
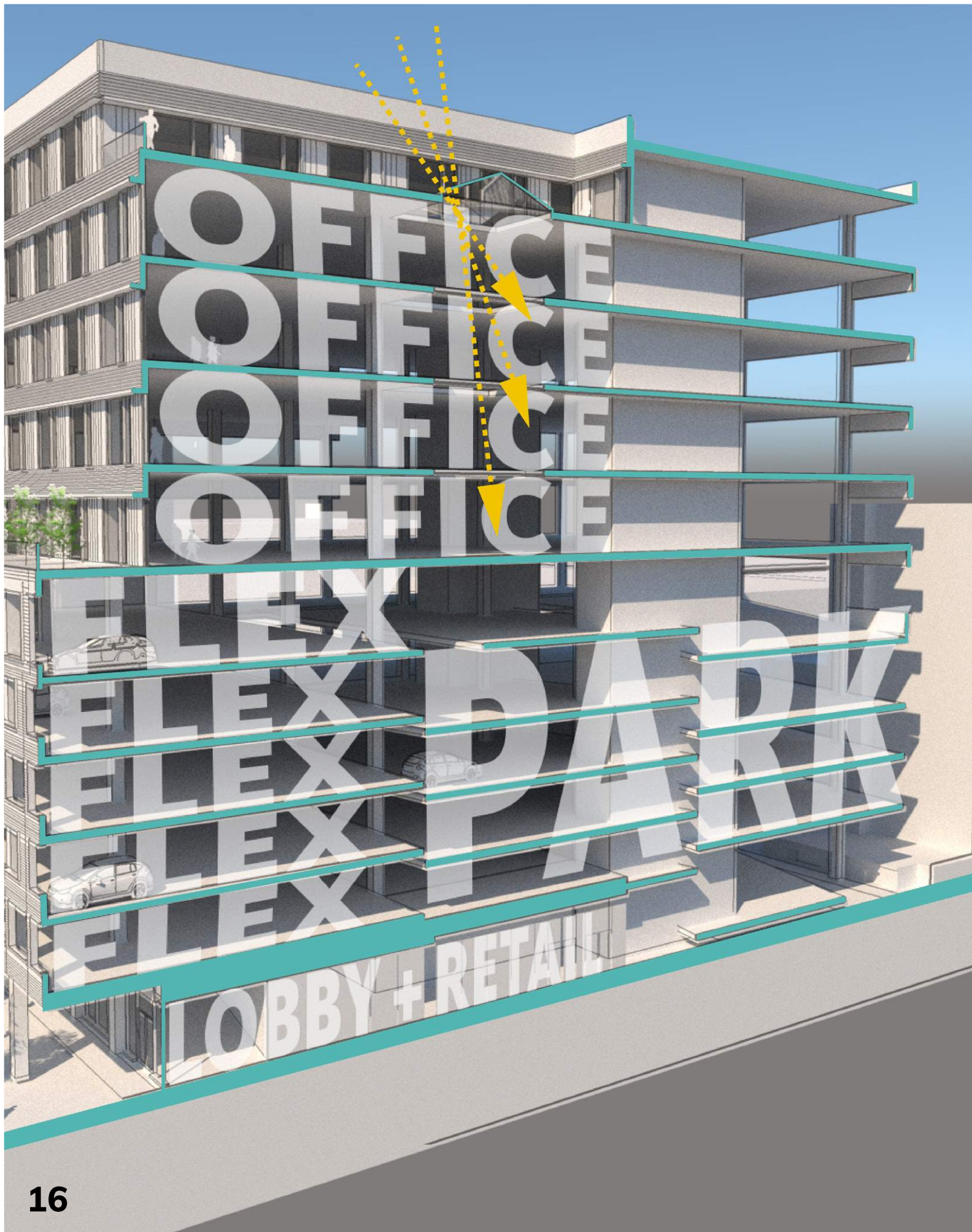
PRECAST





SAMPLE PROGRAM STACKING PLAN





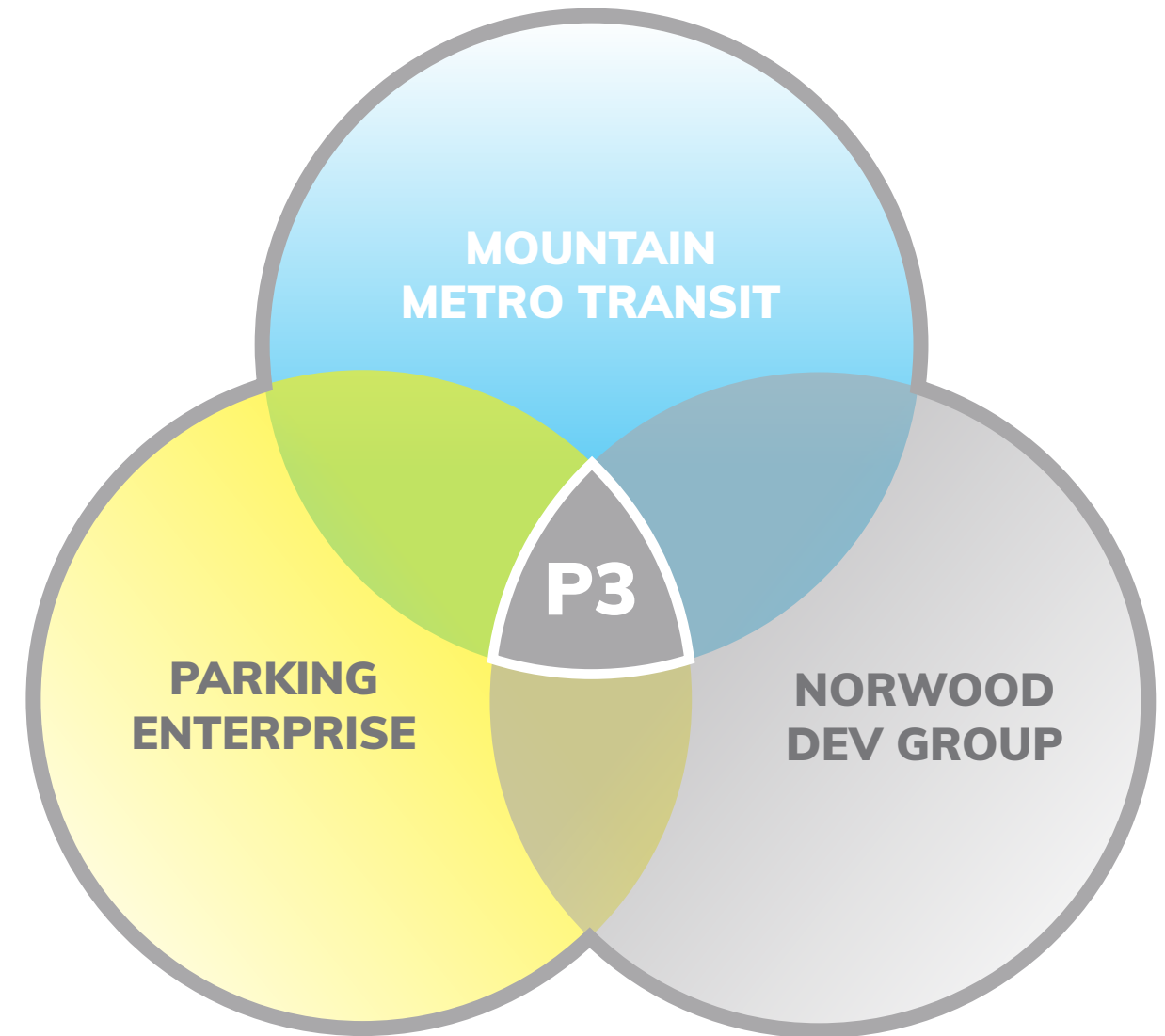
SAMPLE PROGRAM TEST FIT



Project Scope + Phasing

Cooperation Agreement between Property Owner / Developer / City / CSURA

- + Project Intent / Scope / Participants
- + Roles / Responsibilities
- + Phasing



PUBLIC-PRIVATE-PARTNERSHIP (P3)

Project Scope + Phasing

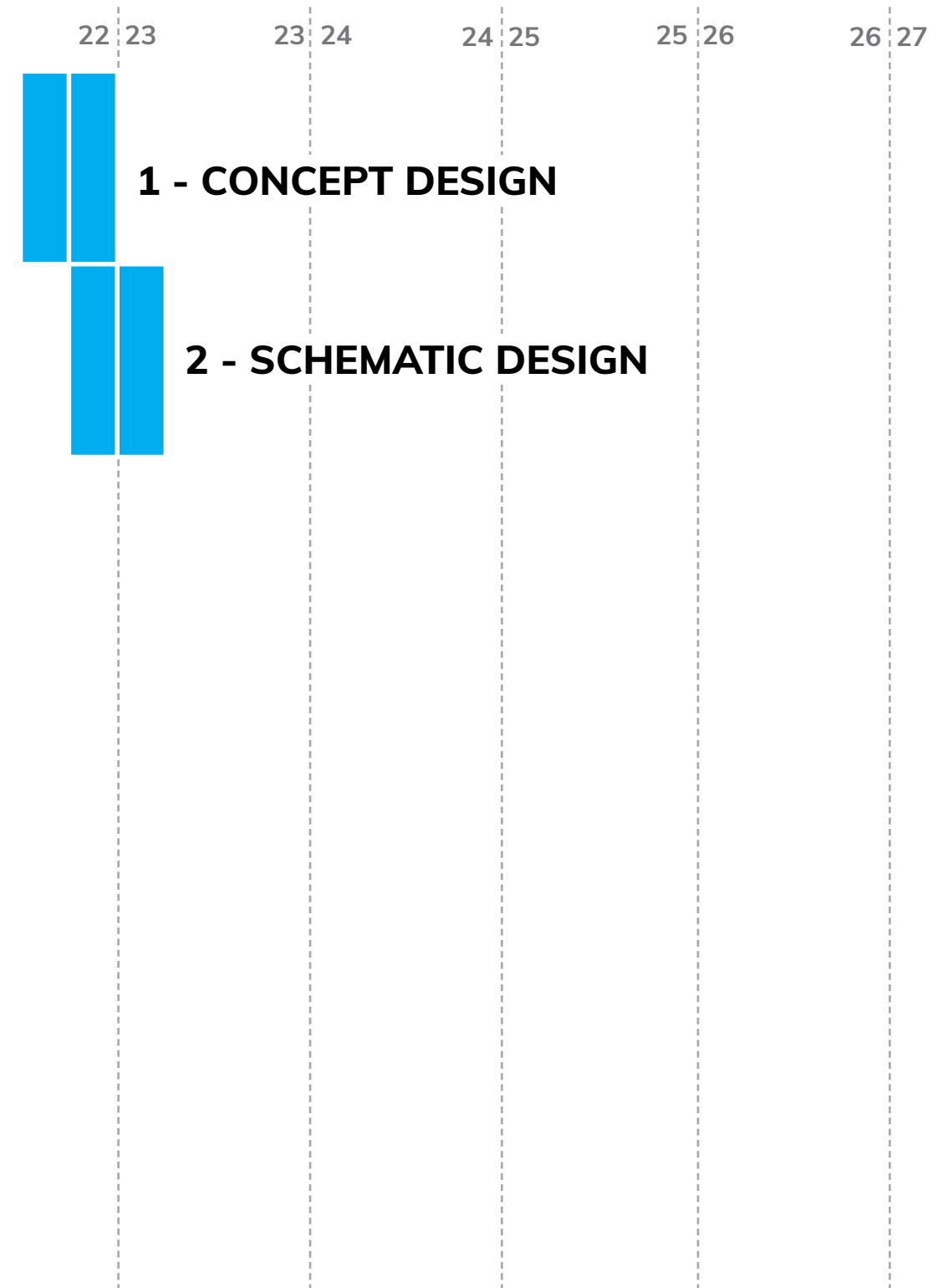
Cooperation Agreement between Property Owner / Developer / City / CSURA

- + Project Intent / Scope / Participants
- + Roles / Responsibilities
- + Phasing

Overall Phasing

- + Phase 1 // Concept Design
- + Phase 2 // Schematic Design

OVERALL SCHEDULE



Project Scope + Phasing

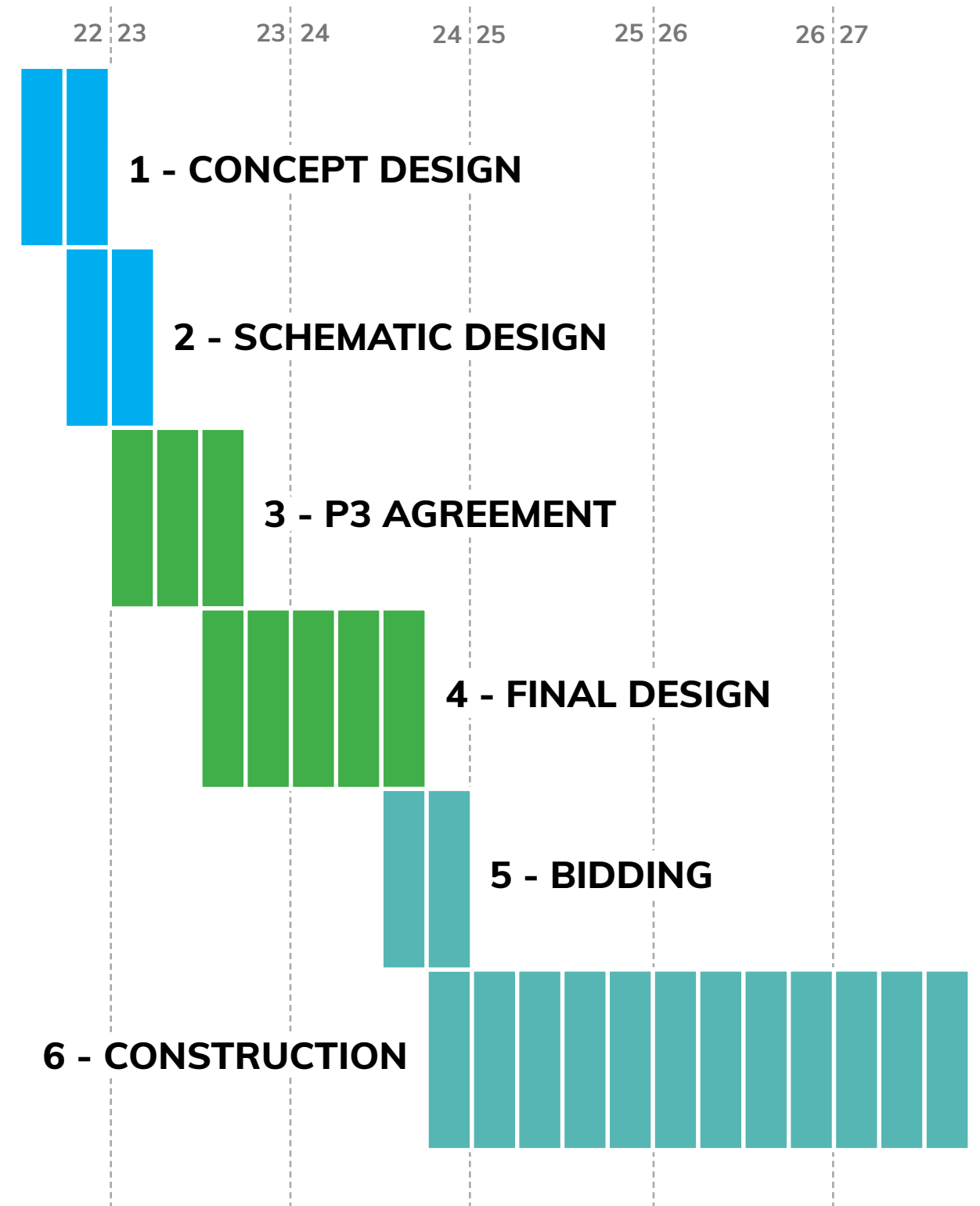
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Overall Phasing

- + Phase 1 // Concept Design
 - + Phase 2 // Schematic Design
-
- + Phase 3 // P3 Formation
 - + Phase 4 // Final Design
 - + Phase 5 // Bidding
 - + Phase 6 // Construction

OVERALL SCHEDULE



Project Scope + Phasing

Cooperation Agreement between Property Owner / Developer / City / CSURA

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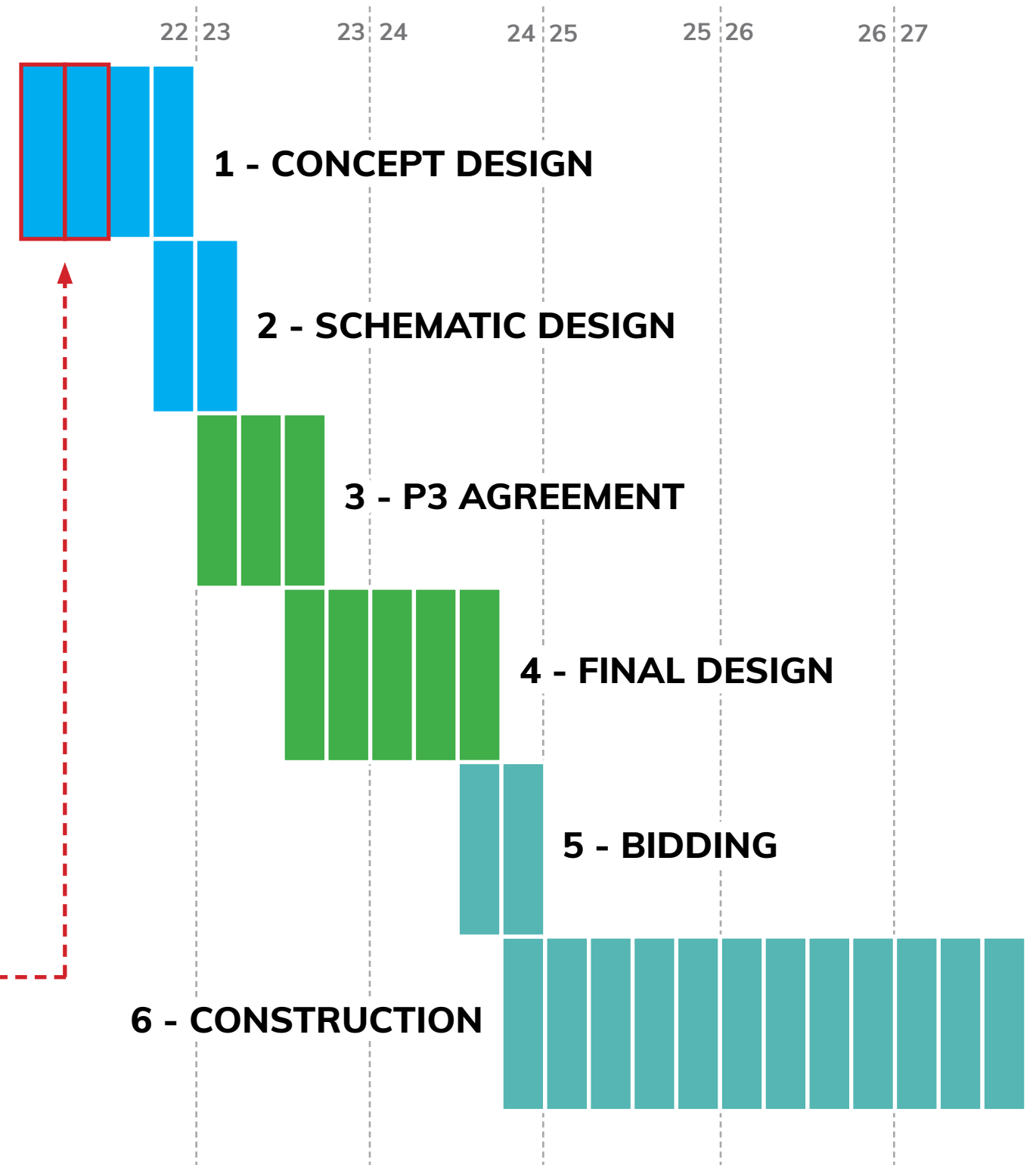
Overall Phasing

- + Phase 1 // Concept Design
 - + Phase 2 // Schematic Design
-
- + Phase 3 // P3 Formation
 - + Phase 4 // Final Design
 - + Phase 5 // Bidding
 - + Phase 6 // Construction

Next Steps

- + CSURA Board Presentation
- + RFP for Design Services / Consultants
- + NTP - June / July 2022

OVERALL SCHEDULE



Economic Development Goals + Opportunity

- + High Quality & Best-in-Class**
- + Catalyst & Economic Driver for
Downtown Investment**
- + Well-Designed Mix-of-Uses**
Transit - Parking - Office - Retail
Restaurant - Hotel - Residential
- + Multimodal Transit**
Bus - Shuttle - Ride Share
Pike Ride / Bicycles - Scooters
- + Expanded Usage + Ridership**
- + Enhanced & Dynamic P3**



