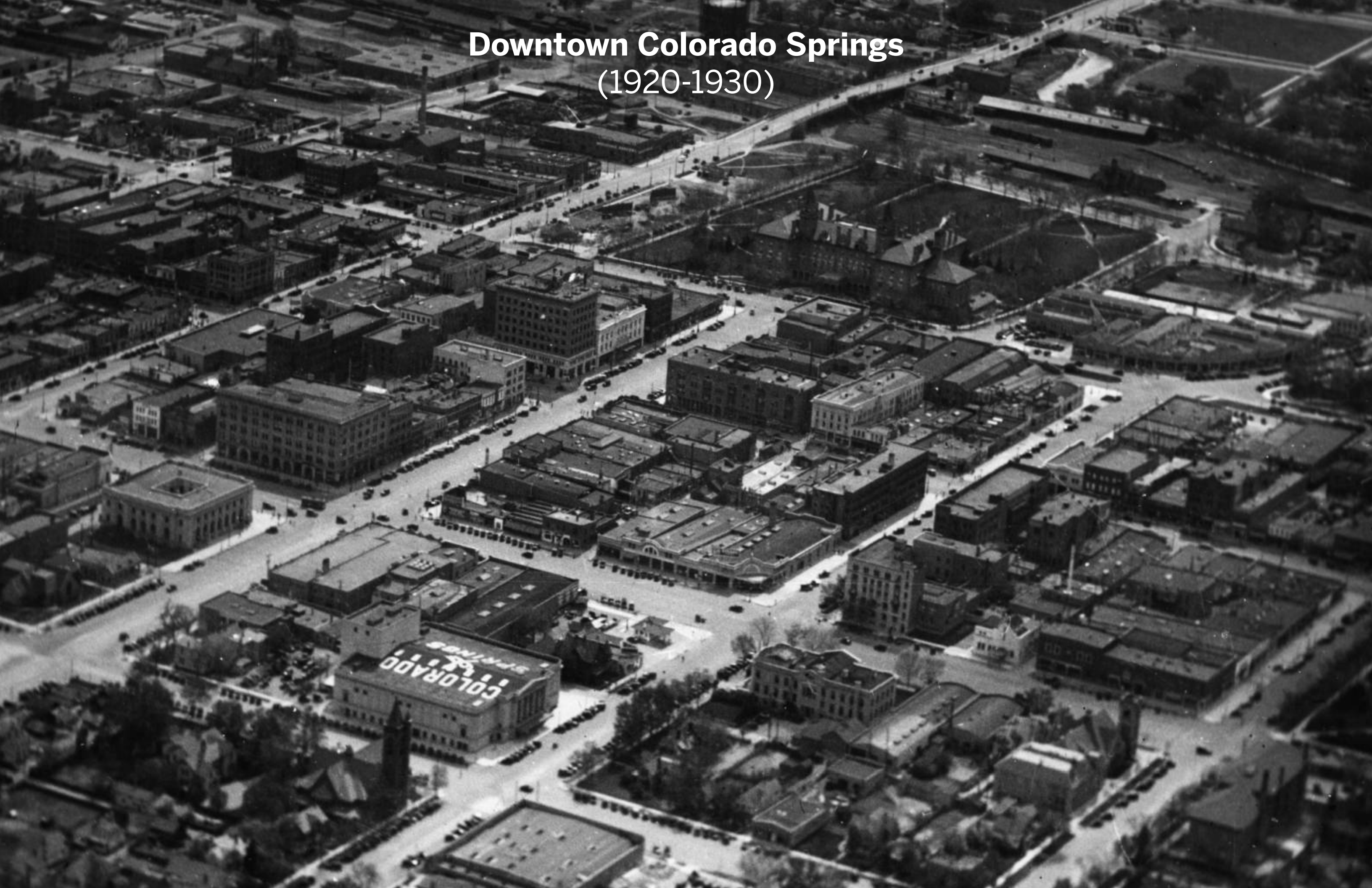


CITY AUDITORIUM BLOCK //
8.23.2017



Downtown Colorado Springs
(1920-1930)



Downtown Colorado Springs (Today)







2017 CITY AUDITORIUM EVENTS

Colorado Springs Fitness Expo
No Mercy Extreme Cage Fighting
Colorado Springs Chinese Cultural Institute Chinese New Year
Zumbathons
Alley Cat Theatrics
Stick Horses in Pants Comedy Improv Show
Red Carpet Soul Jam II
Southern Colorado Handbell Festival
Pikes Peak Derby Dames Roller Derby Bouts →
Boy Scout Pac 100 Awards Dinner
MADD Victim Impact Panel
MMM Flying
US Taekwondo Center
World Dance Festival
Ink Jam
BMS Metaphysical Fair
SRM Easter, Thanksgiving, Christmas Meal
Veda Salon and Spa Fashion Show
Organ Concert Series
Let's Dance Recital
Nakios Underdog rescue
College America Graduation
Atlas Prep School Graduation
Private Events
Academy of Life and Leadership Taekwondo
Ybarra's Boxing
Bridal Expo
Wedding Receptions
Quinceaneras
C.S. Country Jam
Arc of the Pikes Peak region Halloween Dance
C.S. Guitar Expo





TEJON ST

KIOWA ST

WEBER ST

NEVADA AVE

PIKES PEAK AVE



BLOCK INFORMATION

SITE AREA: 3.5 ACRES

ZONING: FBZ - CEN

HEIGHT: UNLIMITED

PARKING: EXEMPT

SETBACKS: NONE

OWNERSHIP:

222 EAST PIKES PEAK AVE

CSJ NO 7 LLC / URBAN PROPERTIES

13-15 N NEVADA AVE

MONTANO PROPERTIES

21 NEVADA AVE

HAMMERICK FAMILY PARTNERSHIP LTD

225 E KIOWA ST

A&A ENTERPRISE OF COLORADO SPRINGS, LLC

**City Auditorium Block
Urban Renewal Plan**

City of Colorado Springs, Colorado

October 2005

Prepared for: Colorado Springs Urban Renewal Authority and Colorado Springs City Council

Existing Urban Renewal Plan

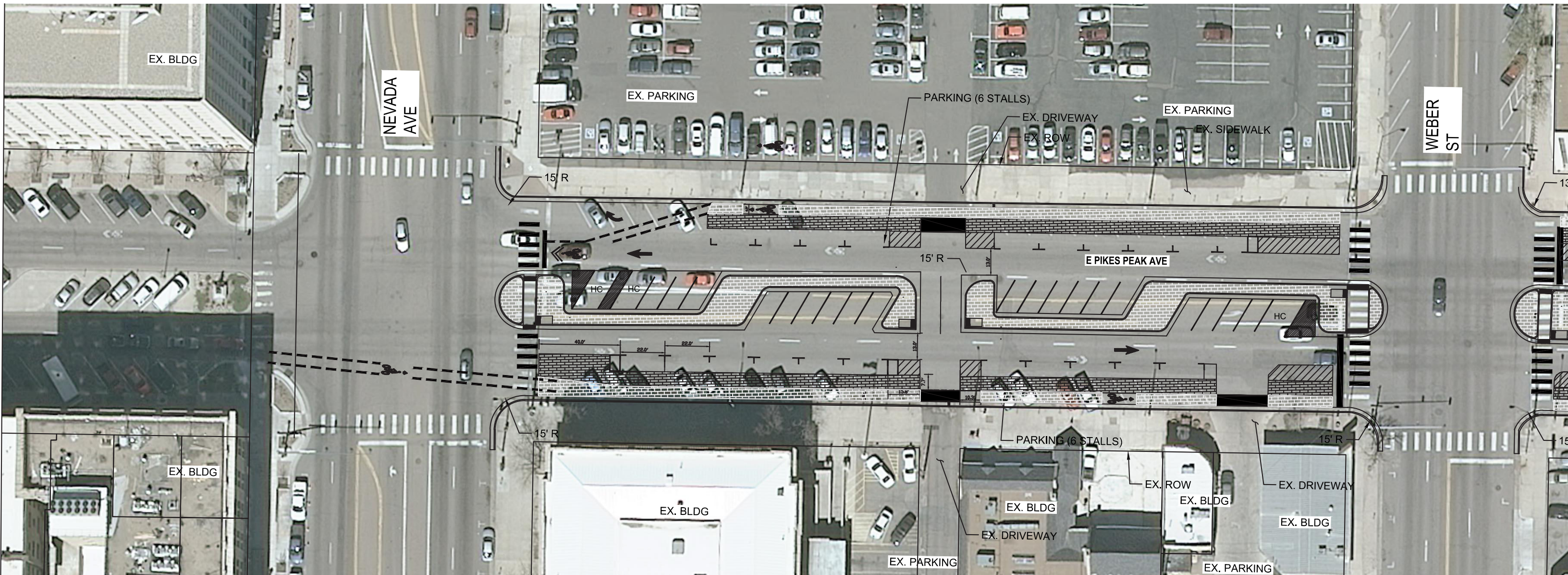
The City Auditorium Block Urban Renewal Area

- Approved on January 24, 2004 by the City Council
- 25 Year Term / Expires in 12 Years
- Promote a range of uses to stimulate growth and investment to the surrounding area of Downtown
- Dense / High-Quality mixed-use developments
- Strategic Public Investments in facilities, parking and infrastructure improvements







Revitalization of City Auditorium Block is a key **Catalytic Development Site** in the downtown core

“Aligning recommendations for the Auditorium facility and the development objectives of the property owners of adjacent parcels, including the large parking lot south of the auditorium building, and the intersection of Pikes Peak and Nevada avenues, is important in order to truly take advantage of this site”



LEGEND

-  CONCRETE
-  STAMPED CONCRETE
-  WHITE STRIPING
-  GREEN BICYCLE STRIPING

Development Objectives?

Activate the East/Central Urban Core



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High quality design standards



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Increased Density with a Mix of Uses -
Live / Work / Stay and Play



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Enhanced Sustainability / LEED



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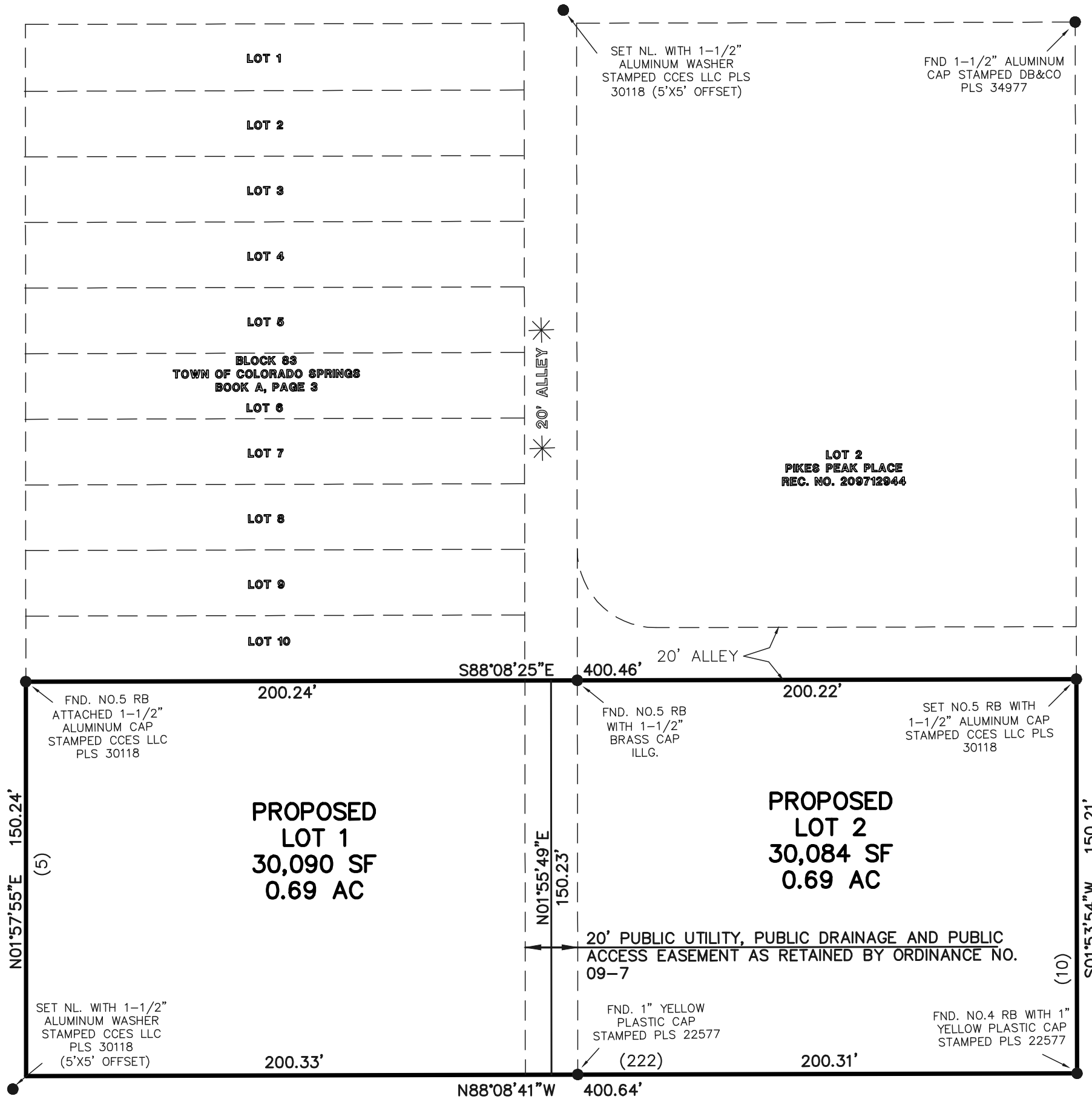
Accelerate Development Opportunities that
Maximize the Financial Tools offered through
Urban Renewal



EAST KIOWA STREET
(100' R.O.W.)

NORTH NEVADA AVENUE
(140' R.O.W.)

NORTH WEBER STREET
(100' R.O.W.)



EAST PIKES PEAK AVENUE
(140' R.O.W.)

N O R ' W O O D

2750 SF
POTENTIAL
RETAIL PAD

LOADING ZONE

GROUND FLOOR LOBBY

DROP OFF

CITY AUDITORIUM

67 PARKING STALLS

**PARKING W/FUTURE
MIXED USE DEVELOPMENT**

FUTURE MIXED
USE DEVELOPMENT

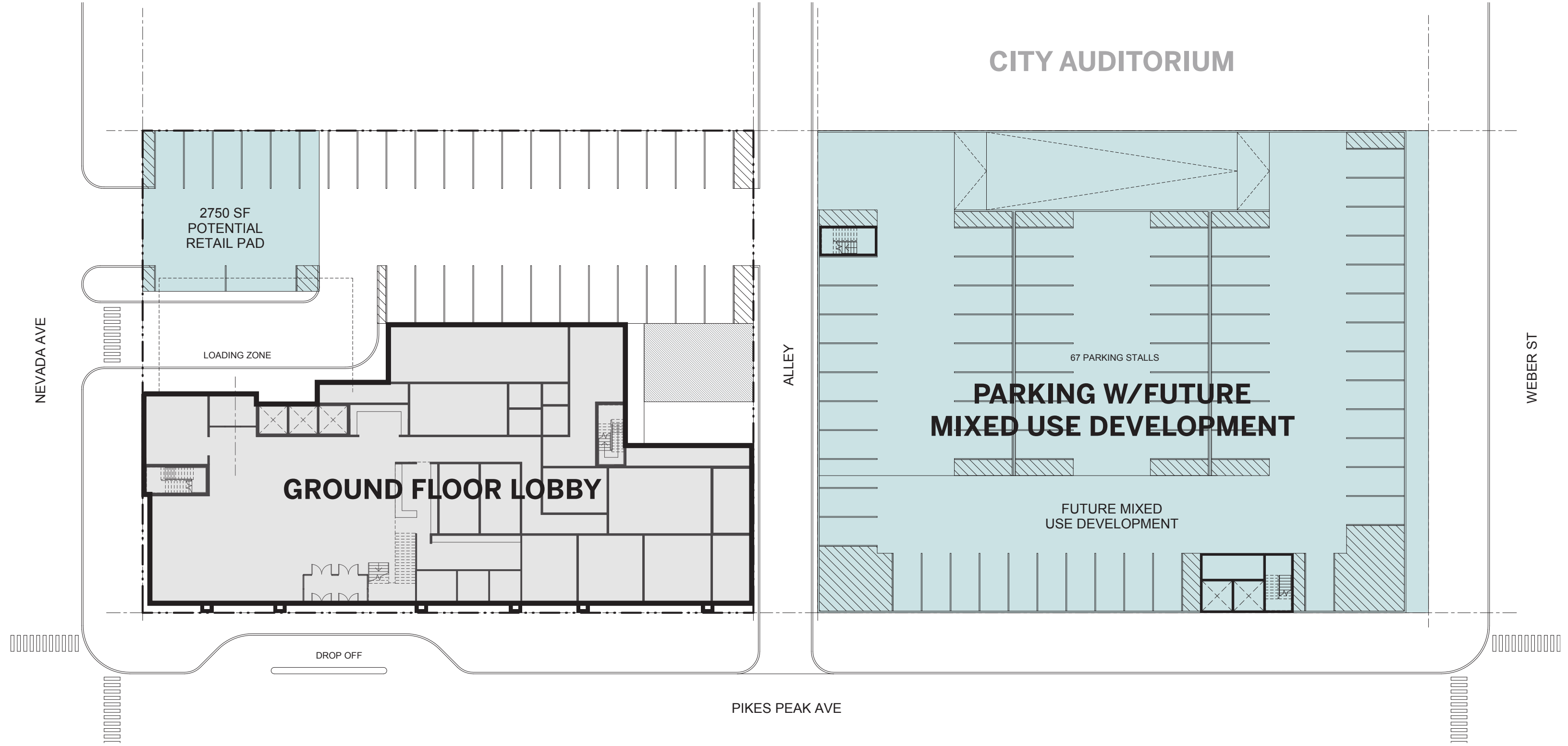
PIKES PEAK AVE

NEVADA AVE

ALLEY

WEBER ST

N O R ' W O O D



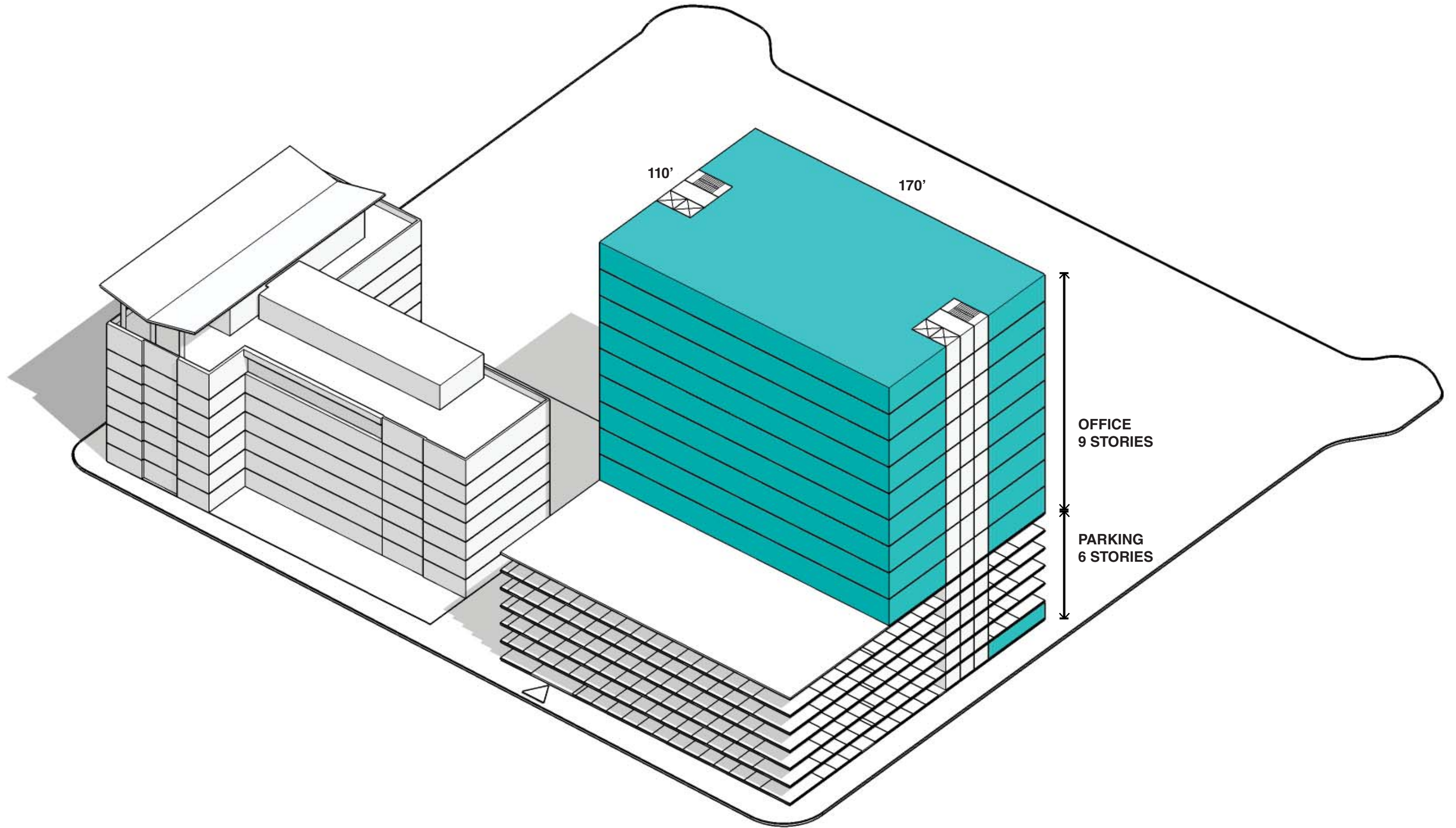


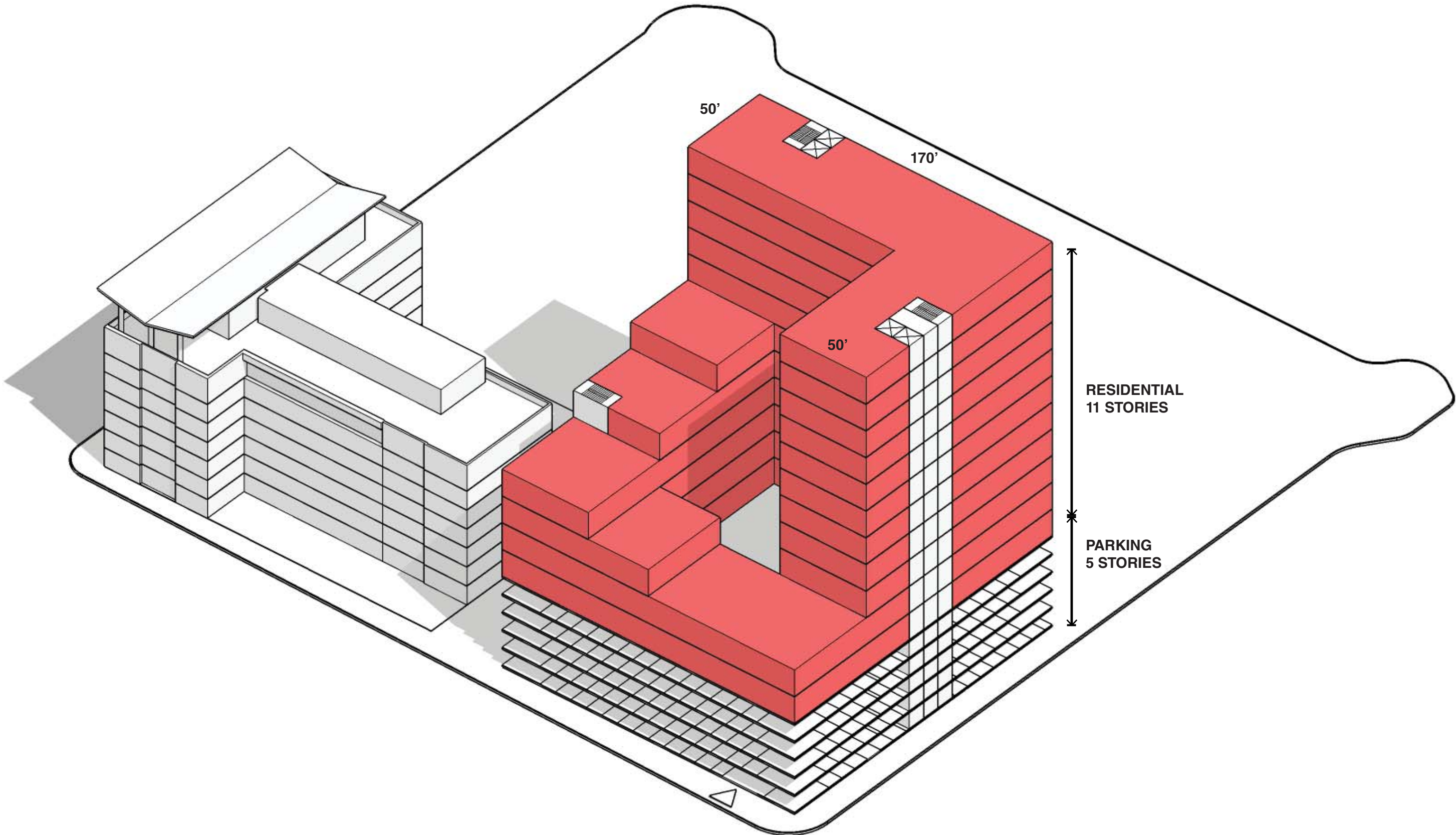
N O R ' W O O D

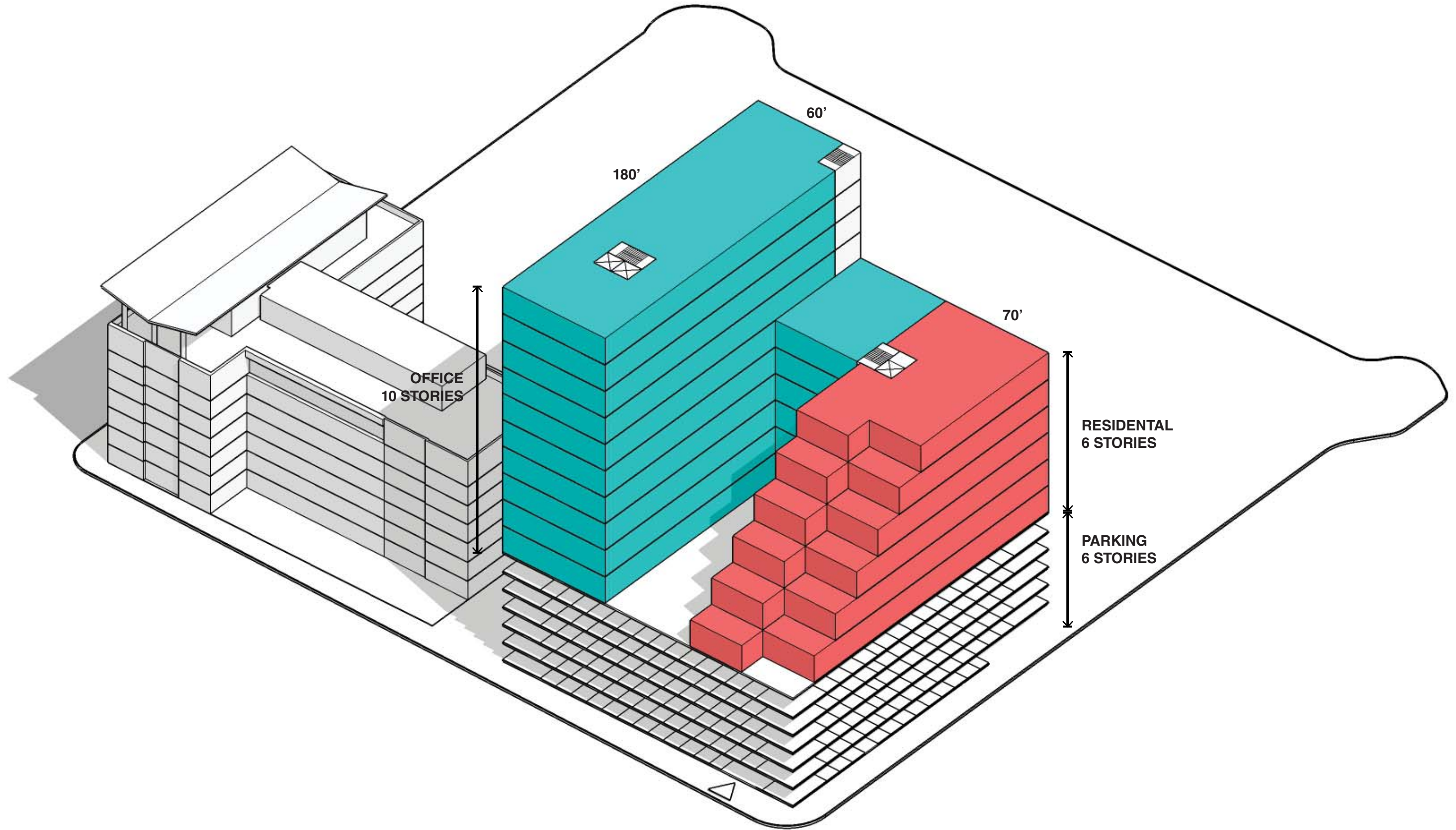


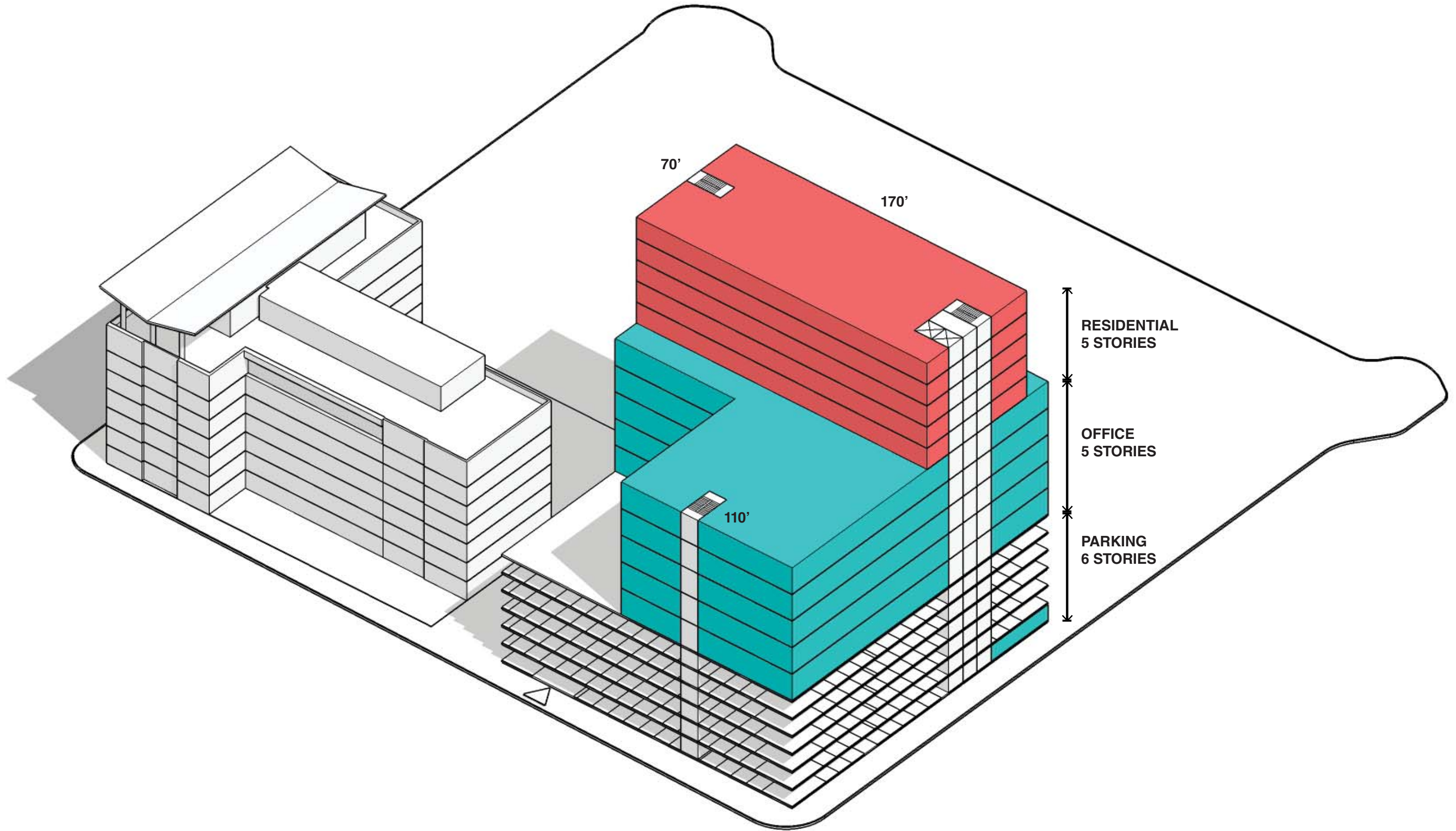
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**FUTURE MIXED
USE DEVELOPMENT**









What is next?

**NEW City Auditorium Block
Urban Renewal Area**

**Requesting Approval for New Conditions Survey
for the area - to begin immediately**

Concurrently, work with staff from the URA and
City of Colorado Springs to create a path forward for
the Revitalization of the City Auditorium

Continue working on Private Sector
Redevelopment Efforts

