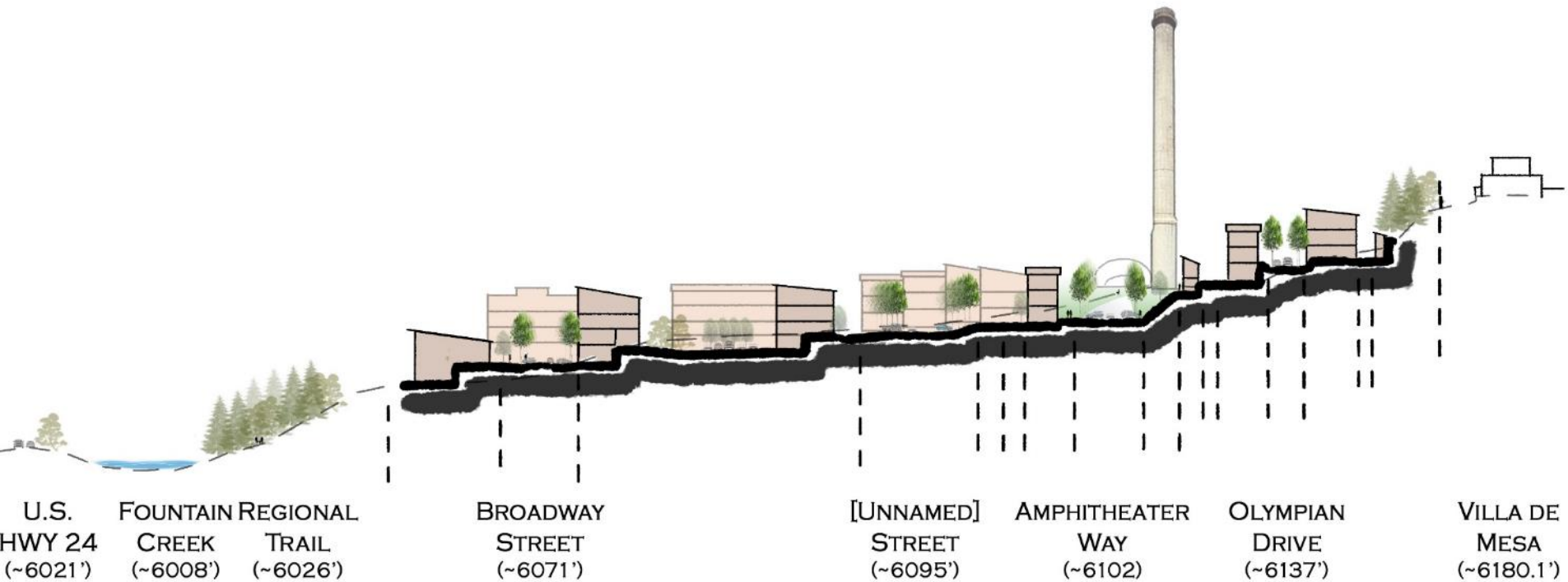


URBAN RENEWAL AUTHORITY



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PROJECT TEAM

Developer/ Landowner

AIPA Colorado Investments LLC/
Gold Hill Neighborhood LLC

Land Planner

Urban Landscapes
Civic Design Partnership

Civil Engineer

Terra Nova Engineering

Traffic Engineering

SM Rocha

Geotechnical Engineering

CTL Thompson

Land Surveyor

Barron Land Surveying



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Pikes Peak

North Gold Hill Mesa
Development Site

Manitou
Springs

Garden of
the Gods

Skyway

Old
Colorado
City

Gold Hill
Mesa

Bear
Creek
Park

Downtown
Colorado
Springs



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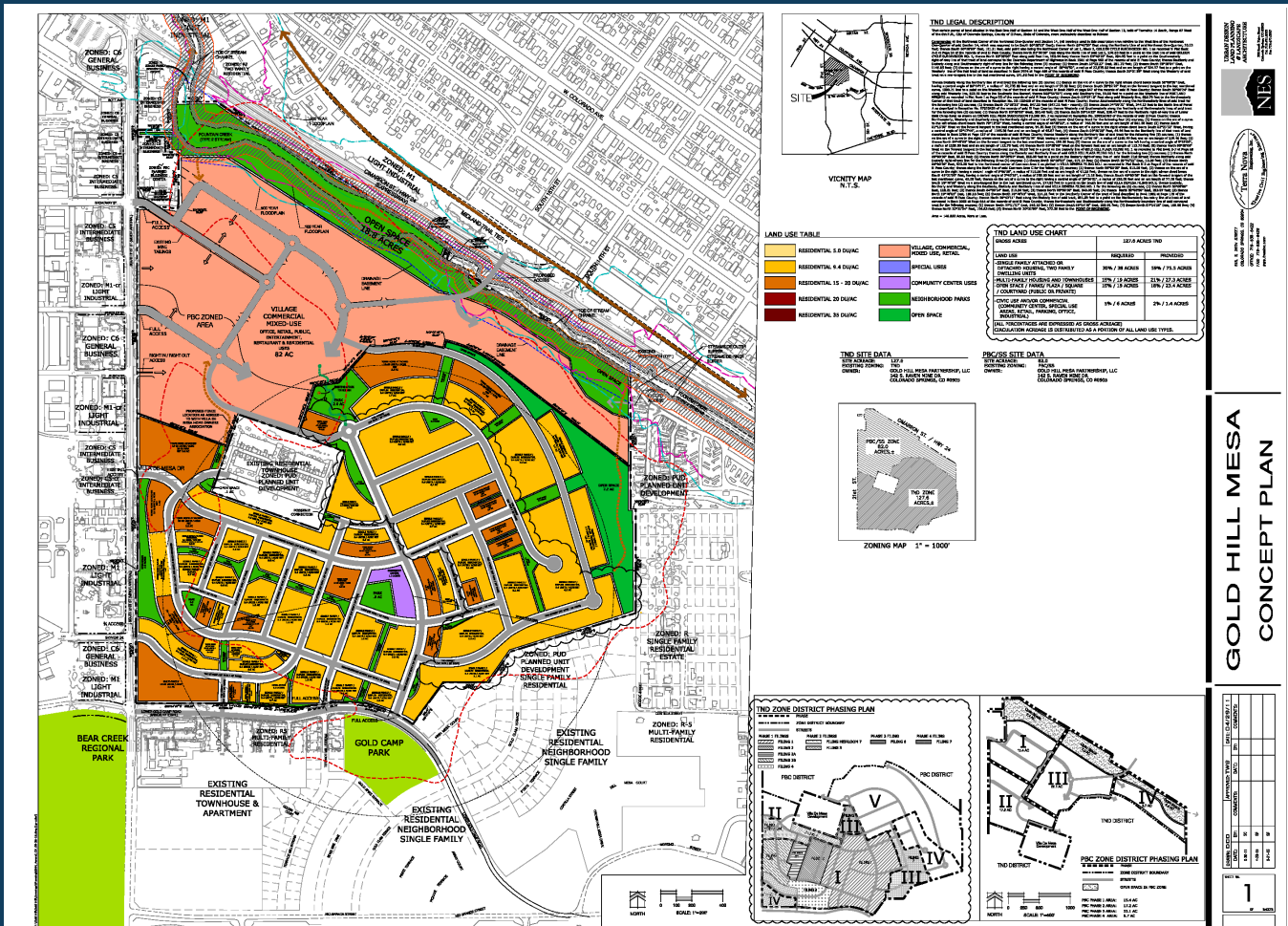




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2015 Concept Plan



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Concept Plan + Zone Change

TND ZONING NON-USE VARIANCES FOR "NEW TND ZONE AREA"

Code	Use	Maximum Height	Maximum Density	Maximum Floor Area Ratio	Maximum Lot Coverage	Maximum Setback	Maximum Side Setback	Maximum Rear Setback	Maximum Front Setback	Maximum Corner Setback	Maximum Corner Setback	Maximum Corner Setback
...

NEW TND ZONED SITE DATA

PROJ SITE DATA

AMENDMENT HISTORY

Existing TND Revised Zoning Land Description (Table 1 + 1)

CONFORMANCE STATEMENT

CONCLUSION

SCHEMATIC SITE PLAN DIAGRAM

NEW TND AND PRC PHASING DIAGRAM

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CONCEPT PLAN
COLORADO SPRINGS, COLORADO

SHEET 01 OF 01
CONCEPT PLAN



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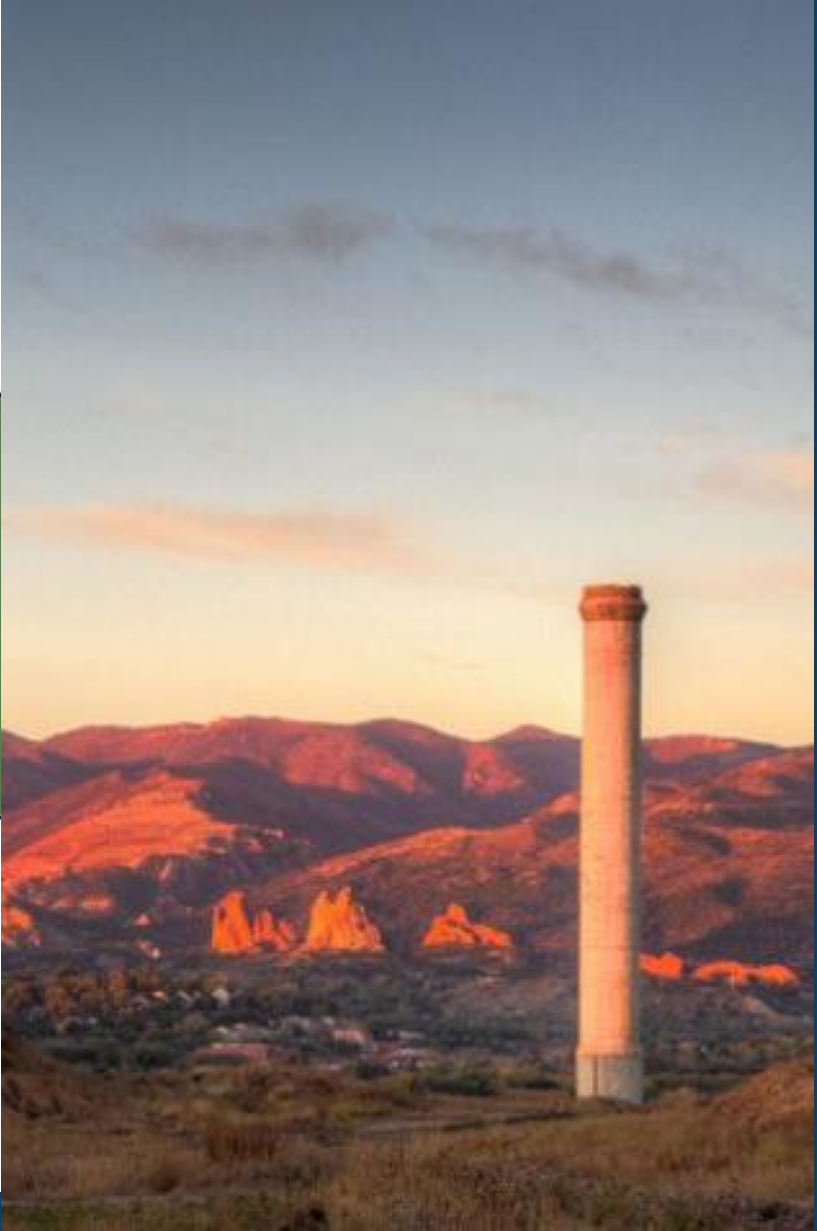
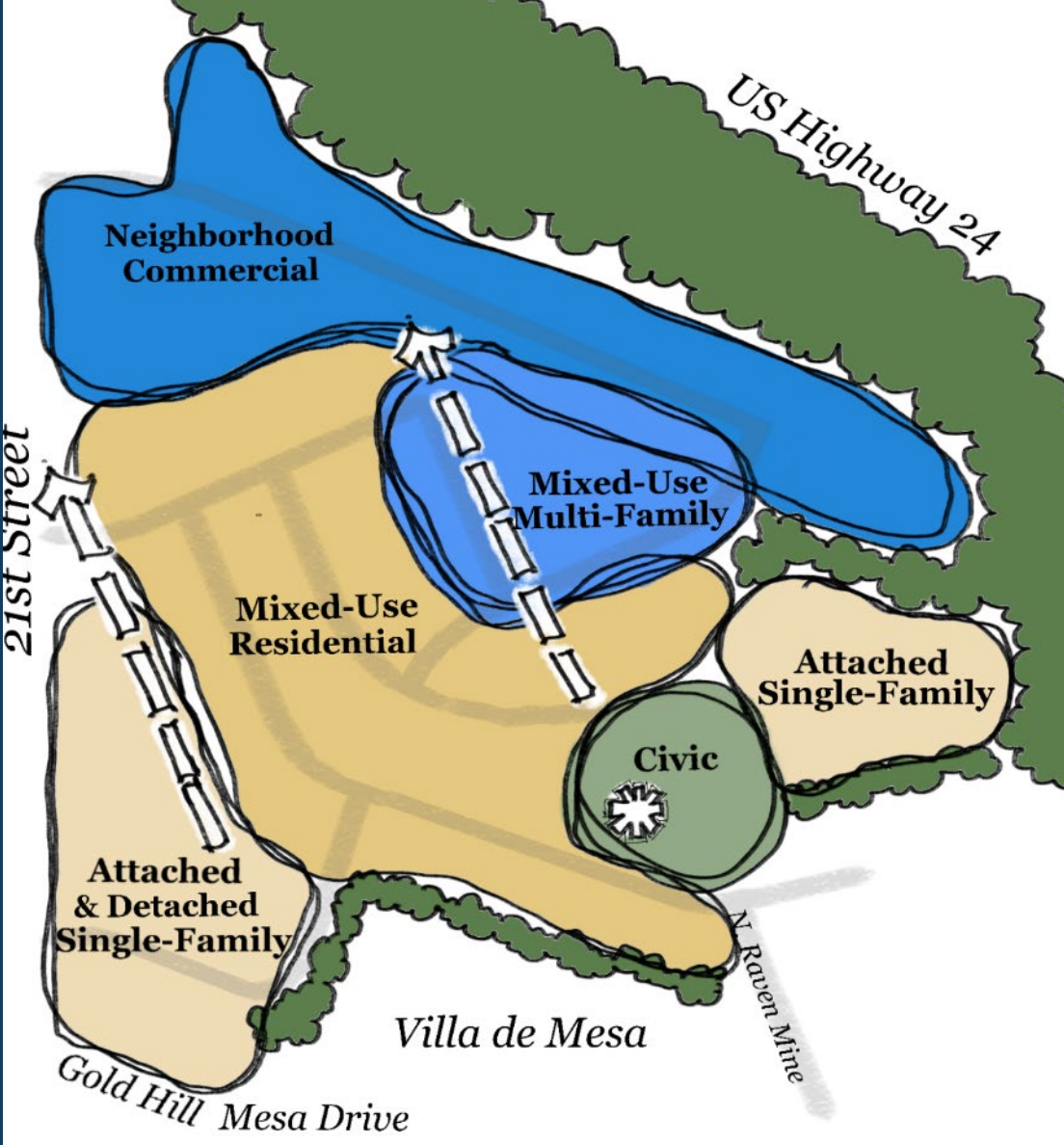




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LEGEND

	Attached & Detached Single-Family Residential		Trails
	Parks and Civic Space		Streets
	Open Space		Alleys/ Parking

April Site Plan



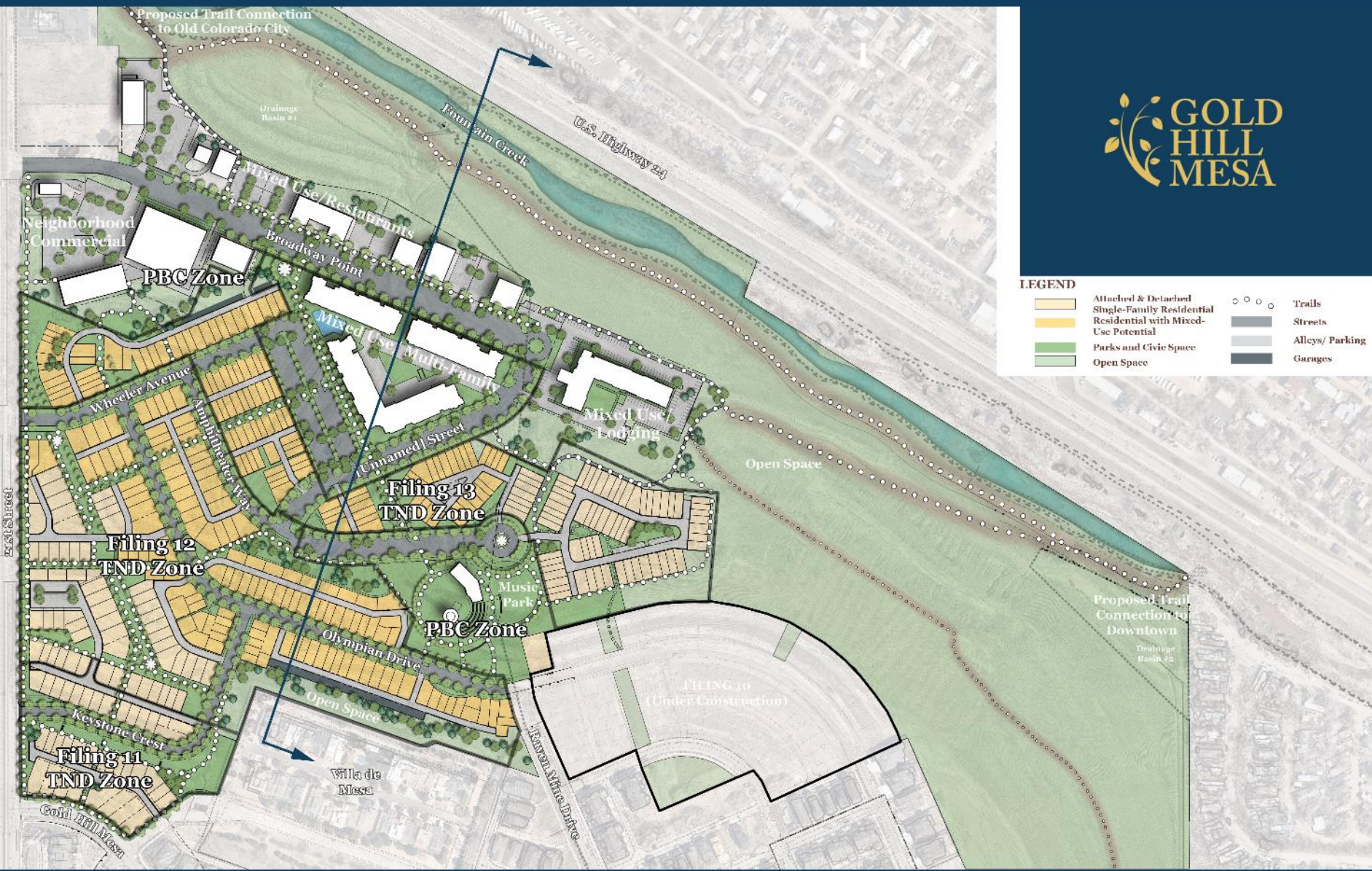
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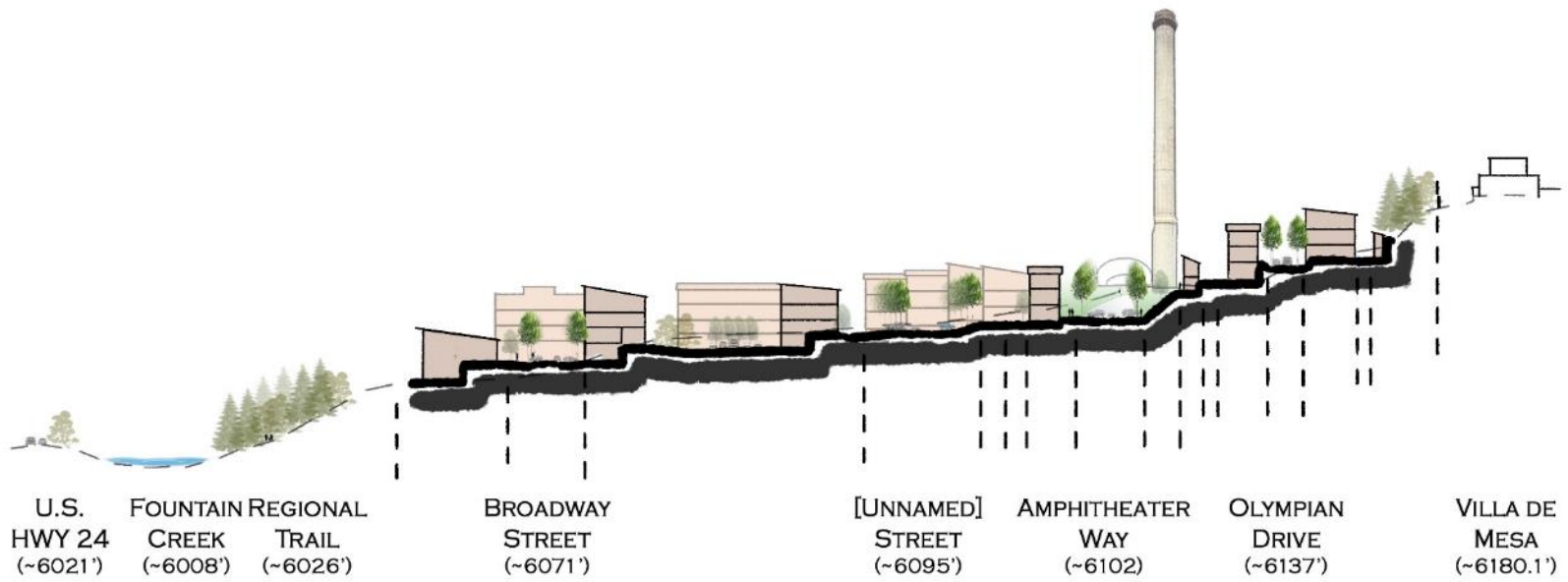
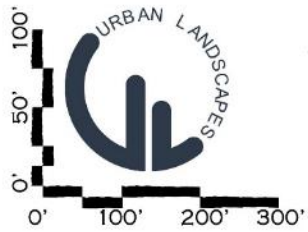
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LEGEND

- | | | | |
|--|---|--|-----------------|
| | Attached & Detached Single-Family Residential | | Trails |
| | Residential with Mixed-Use Potential | | Streets |
| | Parks and Civic Space | | Alleys/ Parking |
| | Open Space | | Garages |





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LEGEND

- | | | | |
|---|---|---|-----------------|
|  | Attached & Detached Single-Family Residential |  | Trails |
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LEGEND

	Attached & Detached Single-Family Residential		Trails
	Residential with Mixed-Use Potential		Streets
	Parks and Civic Space		Alleys/ Parking
	Open Space		Garages



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LEGEND

	Attached & Detached Single-Family Residential		Trails
	Residential with Mixed-Use Potential		Streets
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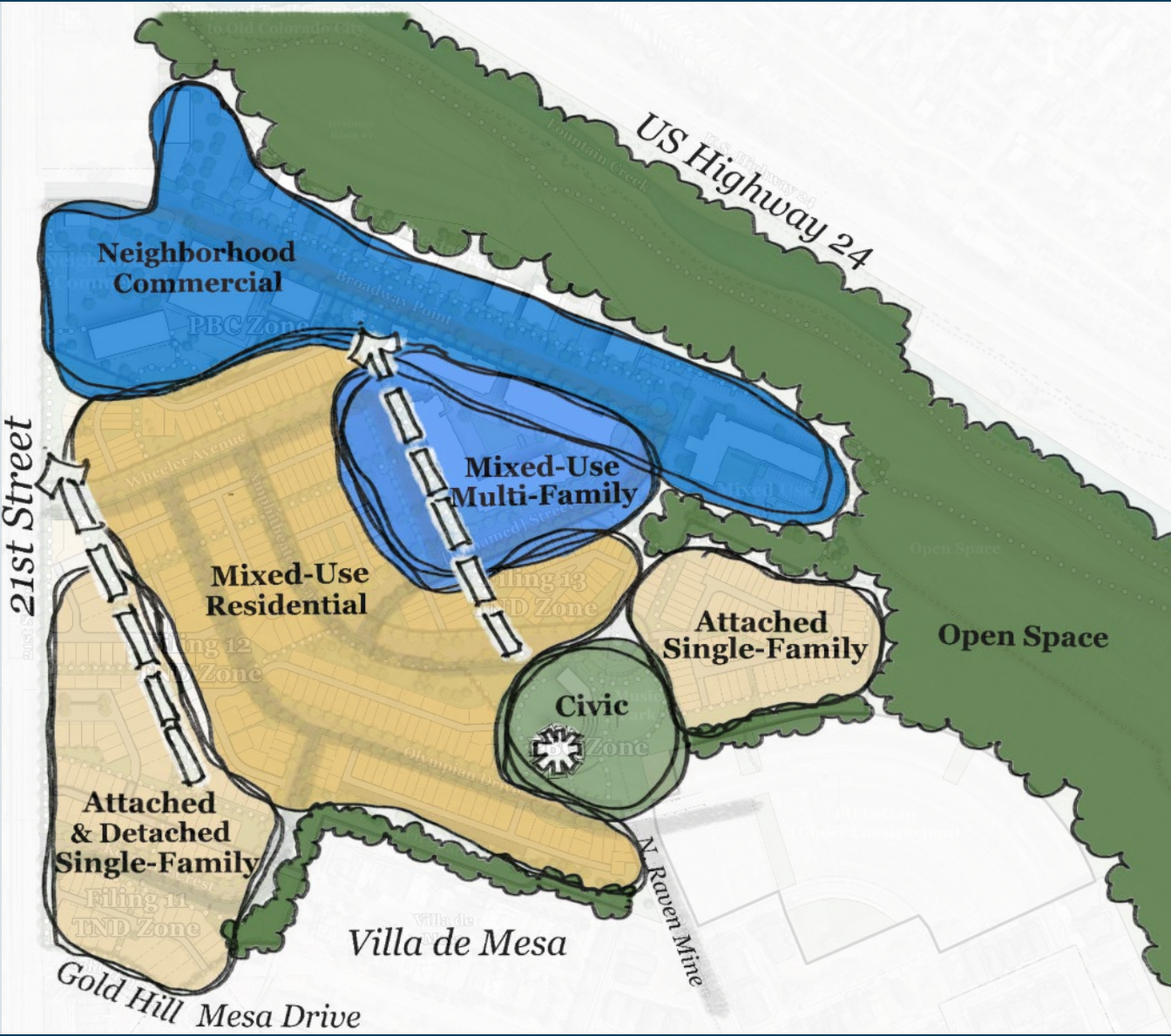
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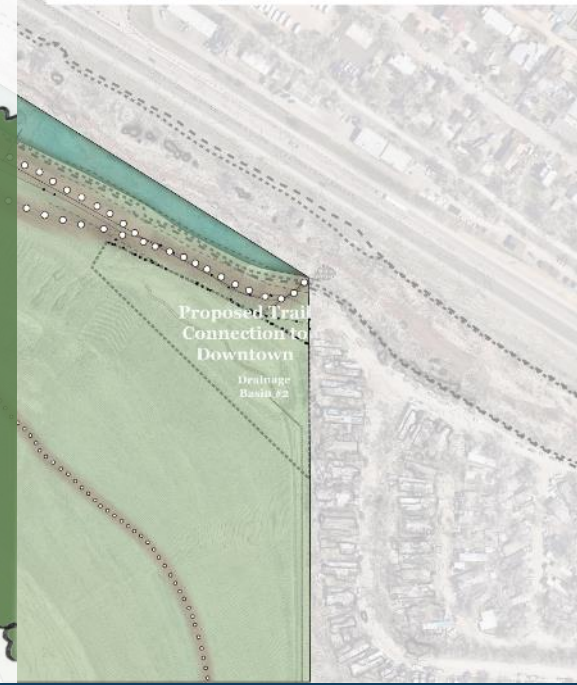
LEGEND

	Attached & Detached Single-Family Residential		Trails
	Residential with Mixed-Use Potential		Streets
	Parks and Civic Space		Alleys/ Parking
	Open Space		Garages



LEGEND

	Attached & Detached Single-Family Residential		Trails
	Residential with Mixed-Use Potential		Streets
	Parks and Civic Space		Alleys/ Parking
	Open Space		Garages



Next Steps – City Process

1. Planning Commission Hearing - Approved, 8/19/21)
2. Resubmittal of Filing 11 (Aug. '21)
3. City Council Hearing (Sept. & Oct. '21)
4. Submittal of Filing 12 (Sept. '21)
5. Submittal of Filing 13 (Nov. '21)
6. Broadway Corridor Submittal (Nov. '21)
7. Filing 11 Commencement (Fall '21)
8. Filing 12 Commencement: (Spring '22)
9. Filing 13 + Broadway Commencement: (Summer '22)



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From Blight to Beauty



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