North Nevada Avenue Plan

**Common Implications of Concepts**

**All Concepts Would…**

* Encourage a mix of existing and new businesses • Accommodate housing to serve the needs of all ages and incomes
* Improve pedestrian and bicyclist safety and facilities • Accommodate transit system service expansion
* Improve vehicular connectivity • Expands trail connectivity north/south and east/west
* Improve stormwater drainage by providing curb and gutter • Create opportunities for community focal points through urban plazas and small parks.

Concepts Summary

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| **Concept** | **North** | **Central** | **South** | **Trade Offs** |
|  | * Creates a vibrant mix of uses to support UCCS * Provides opportunities for affordable/ student housing * Improvements to east/west connectivity encouraged * Creates opportunities to support existing businesses | * Includes employment uses to support NCSC. * Creates a retail/entertainment/community focal point at the former dog track * Provides opportunities for affordable/student housing * Improvements to east west connectivity desirable | * Encourages retention of historic commercial uses * Builds upon existing character by encouraging small scale redevelopment * Provides opportunities for repurposing existing buildings * Create a mixed-use hub at Fillmore & Nevada. * Connecting Stone to Nevada encouraged | * Provides less opportunity for major employment to support NCSC * Emphasis on mixed use reduces likelihood of a major catalyst for redevelopment * Can be accommodated within existing road infrastructure with little incentive for major improvements |
| **A**  **Mixed-Use Neighborhood** |
|  | * Provides opportunity to facilitate the student housing needs of UCCS * Consolidates existing commercial * Provides opportunity for expansion of uses to support NCSC * Incorporates options for market rate multifamily development that capitalizes on views of the mountains * Improvements to east/west connectivity required. | * New employment uses to support NCSC dominate the zone. * The former dog track will become a focal point for the area with emphasis on retail, entertainments and hotel use * North/south connectivity across Templeton Gap drainage will be required to support increases employment uses * Improvements to east/west connectivity required | * Encourages retention of historic uses and character to the south of Fillmore Street * Provides opportunities for repurposing existing buildings * Envisions the creation of a commercial hub at Fillmore & Nevada * Connecting Stone to Nevada encouraged | * Property assemblage may be required to facilitate redevelopment * Will likely trigger the need for major investment in road and drainage infrastructure, including additional north/south and east/west connections * Provides limited support facilities for UCCS |
| **B**  **Employment Hub** |
|  | * Provides opportunities for a wide range of multifamily housing * Creates opportunities to support existing businesses * Consolidates existing commercial * Improvements to east/west connectivity encouraged | * Includes employment uses to support NCSC. * Provides opportunities for affordable and student housing * Creates a retail/entertainment/community focal point at the dog track * Envisions the creation of a community hub and transit interchange at Mt View & Nevada * Improvements to east west connectivity desirable | * Encourages retention of historic uses and character to the south of Fillmore Street, with emphasis on residential uses * Provides some opportunities for repurposing existing buildings * Envisions the creation of a commercial hub and transit interchange at Fillmore & Nevada * Connecting Stone to Nevada encouraged | * More limited opportunities for mixed uses. * Opportunity for creation for transit interchanges and higher density transit oriented development which could reduce traffic * Will require investment in road and drainage infrastructure, including additional east/west connections |
| **C**  **Urban Village** |

