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
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| **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
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| **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
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| **C****Urban Village** |

