

Palmer Village Redevelopment Plan, Colorado Springs, CO

with CIVITAS, 2002

Client: Classic Homes



Proposed character of redevelopment (drawn by others)



Illustrative master plan

This 100-acre brownfield site is located between the creek and rail to the west and the downtown city core to the east, and represents an opportunity for the city to create an urban mixed-use designation for downtown. As project director, I led our team and worked with two development groups to establish a master redevelopment plan. The developers used the plan to negotiate a redevelopment agreement with the urban renewal authority.

In a broader planner perspective, the downtown had been established in the inner core but lacked definition for its outer core quadrants. The location of this site together with the adjacent recreational amenities created an opportunity for a destination for this quadrant of downtown. The plan builds on a previously proposed park and extends the urban grid into the site and includes 3.7M square feet of development, including 1,670 residential for-sale and rental units, and provides for future commuter rail transit along the adjacent rail line. At the heart of the project, located at the nexus of the major streets and the park, would be entertainment retail destination that would connect the downtown core to the park and creek.



Studies for housing along the park