

MANITOU URBAN RENEWAL BOARD

2019 LAND USE UPDATE



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The purpose of the Land Use Model is to create a vision for the redevelopment of the Urban Renewal area

Assumptions:

- Some properties are not likely to redevelop during the 25 year time frame of the Urban Renewal District
- The floodplain of Fountain Creek will affect the redevelopment of some properties
- The West Avenues Project will address roadway design and will provide a safer and pedestrian friendly solution to the current roadway through the District

Two Land Use Alternatives were prepared

Both Plans offer the following suggested direction

- Make the Beckers Lane/Manitou Avenue intersection the focus of the Urban Renewal District
 - Encourage mixed-use, including commercial retail, lodging, and housing
 - Provide additional links and focus on Creek Path, Park, and Fields
 - Enhance the entry at the east end of the District and City
 - Create a new identification feature at the Highway 24/Manitou Avenue interchange
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- Plan A respects current parcel boundaries; focuses on a mix of land use that favors lodging over multi-family and envisions primarily one and two story buildings
 - Plan B envisions the assembly of parcels to facilitate redevelopment and favors multi-family land use over lodging. Three and four story buildings are envisioned, particularly at the Beckers/Manitou intersection, along with a possible parking structure
 - An economic analysis of each plan alternative was prepared to evaluate new tax revenue that would result from the implementation of each alternative. Plan B, which would create more tax base and is more visionary, would generate more tax revenue.



Parcels for Revelopment	Use
Parcel 1	Car Wash
Parcel 2	Lodging
Parcel 3	Merchandising / Retail
Parcel 4	Convenience
Parcel 5	Lodging
Parcel 6	Retail / Commercial
Parcel 7	Lodging
Parcel 8	Restaurant
Parcel 9	Retail / Commercial
Parcel 10	Lodging
Parcel 11	Lodging
Parcel 12	Restaurant
Parcel 13	Commercial
Parcel 14	Lodging

REDEVELOPMENT OPPURTUNITIES

Urban Renewal Authority Land Use Model
September 2019





REDEVELOPMENT OPPORTUNITIES

Corridor Improvement Perspective - East

Urban Renewal Authority Land Use Model
September 2019





REDEVELOPMENT OPPORTUNITIES

Corridor Improvement Perspective - West

Urban Renewal Authority Land Use Model
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Land Use Data

BUILDING	NUMBER OF FLOORS	USE	1ST FLOOR SQ FOOTAGE	DWELLING UNITS	HOTEL/MOTEL UNITS
1	2	Hotel / Motel	20,000		75
2	2	Mixed - Use Residential	20,000	8	
3	2	Mixed - Use Residential	7,500	8	
4	2	Hotel / Motel	25,000		100
5	1	Restaurant	6,000		
6	2	Hotel / Motel	6,000	8	
7	2	Mixed - Use Residential	6,000	8	
8	2 - 3	Mixed - Use Residential	18,000	25	
9	1	Retail	10,637		
10	1	Retail	3,000		
11	1	Retail / Restaurant	6,000		
12	1	Retail / Restaurant	6,000		
13	1	Retail / Restaurant	3,000		
14	1	Retail / Restaurant	6,000		
15	2	Mixed - Use Residential	7,656	6	

Total Duplex Units	69
Total Motel / Hotel Units	175
Total Retail Space (s.f.)	99,793 s.f.

Legend

- Existing Lodging
- Proposed Lodging
- Proposed Mixed - Use Retail / Restaurant
- Existing Retail / Restaurant
- Proposed Retail / Restaurant
- Future Plaza
- Corridor Improvement Perspectives

LAND USE PLAN A

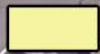
Urban Renewal Authority Land Use Model
September 2019



"REDEVELOPMENT OPPORTUNITIES FOR
VACANT OR UNDERUTILIZED PROPERTIES"



Legend

-  Proposed Lodging
-  Proposed Mixed - Use
Retail / Restaurant / Residential
-  Proposed Retail / Restaurant

LAND USE PLAN A

Corridor Improvement Perspective - East

Urban Renewal Authority Land Use Model
September 2019



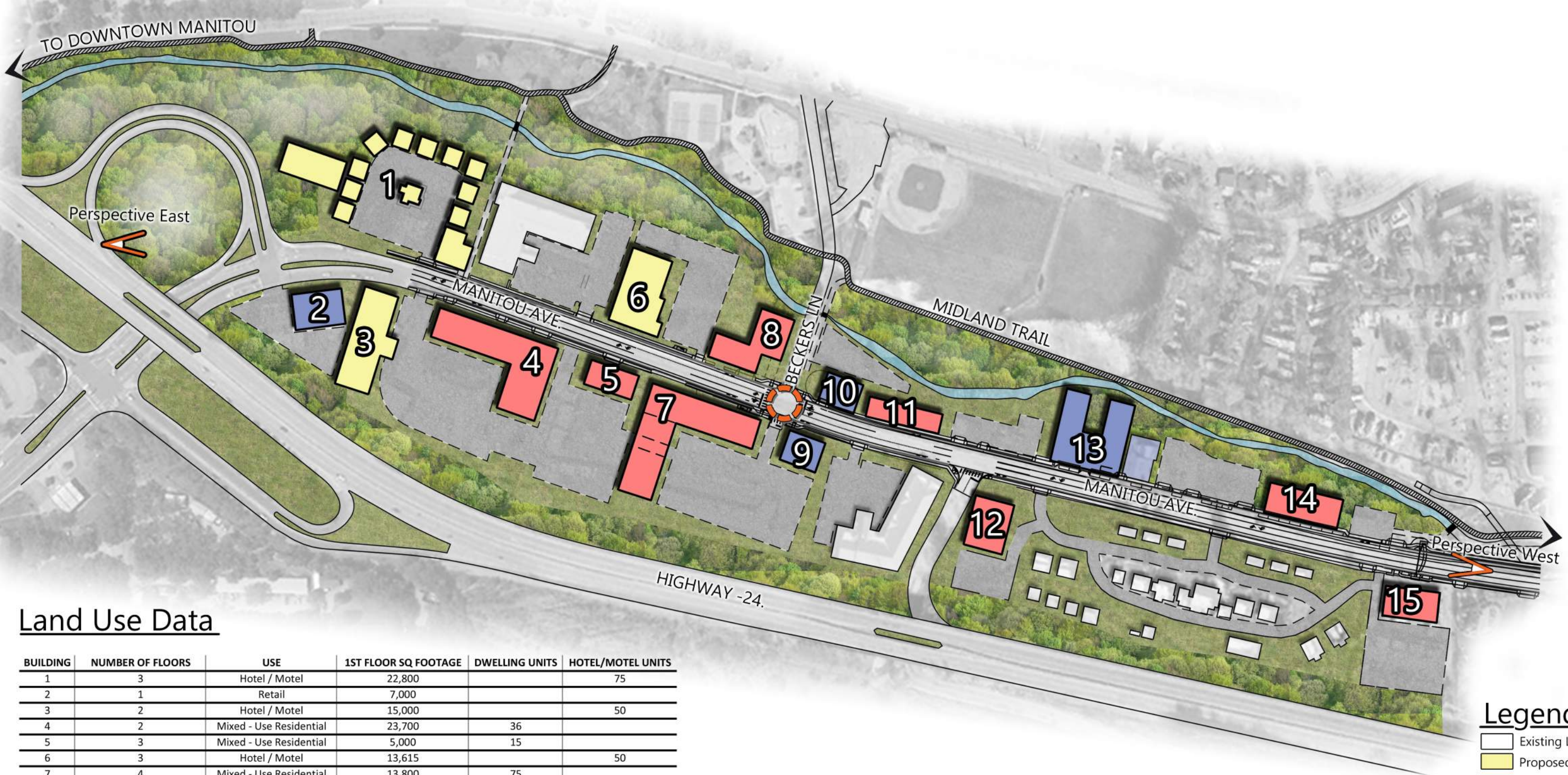


LAND USE PLAN A

Corridor Improvement Perspective - West

Urban Renewal Authority Land Use Model
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Land Use Data

BUILDING	NUMBER OF FLOORS	USE	1ST FLOOR SQ FOOTAGE	DWELLING UNITS	HOTEL/MOTEL UNITS
1	3	Hotel / Motel	22,800		75
2	1	Retail	7,000		
3	2	Hotel / Motel	15,000		50
4	2	Mixed - Use Residential	23,700	36	
5	3	Mixed - Use Residential	5,000	15	
6	3	Hotel / Motel	13,615		50
7	4	Mixed - Use Residential	13,800	75	
8	4	Mixed - Use Residential	10,650	50	
9	1	Restaurant	4,500		
10	1	Restaurant	4,500		
11	3	Mixed - Use Residential	6,000	18	
12	3	Mixed - Use Residential	8,000	16	
13	3	Retail	17,300		
14	2	Mixed - Use Residential	9,000	10	
15	2	Mixed - Use Residential	6,600	6	

Total Duplex Units	290
Total Motel / Hotel Units	175
Total Retail Space (s.f.)	116,050 s.f.

Legend

- Existing Lodging
- Proposed Lodging
- Proposed Mixed - Use
Retail / Restaurant / Residential
- Existing Retail / Restaurant
- Proposed Retail / Restaurant
- Future Plaza
- Corridor Improvement Perspectives





Legend

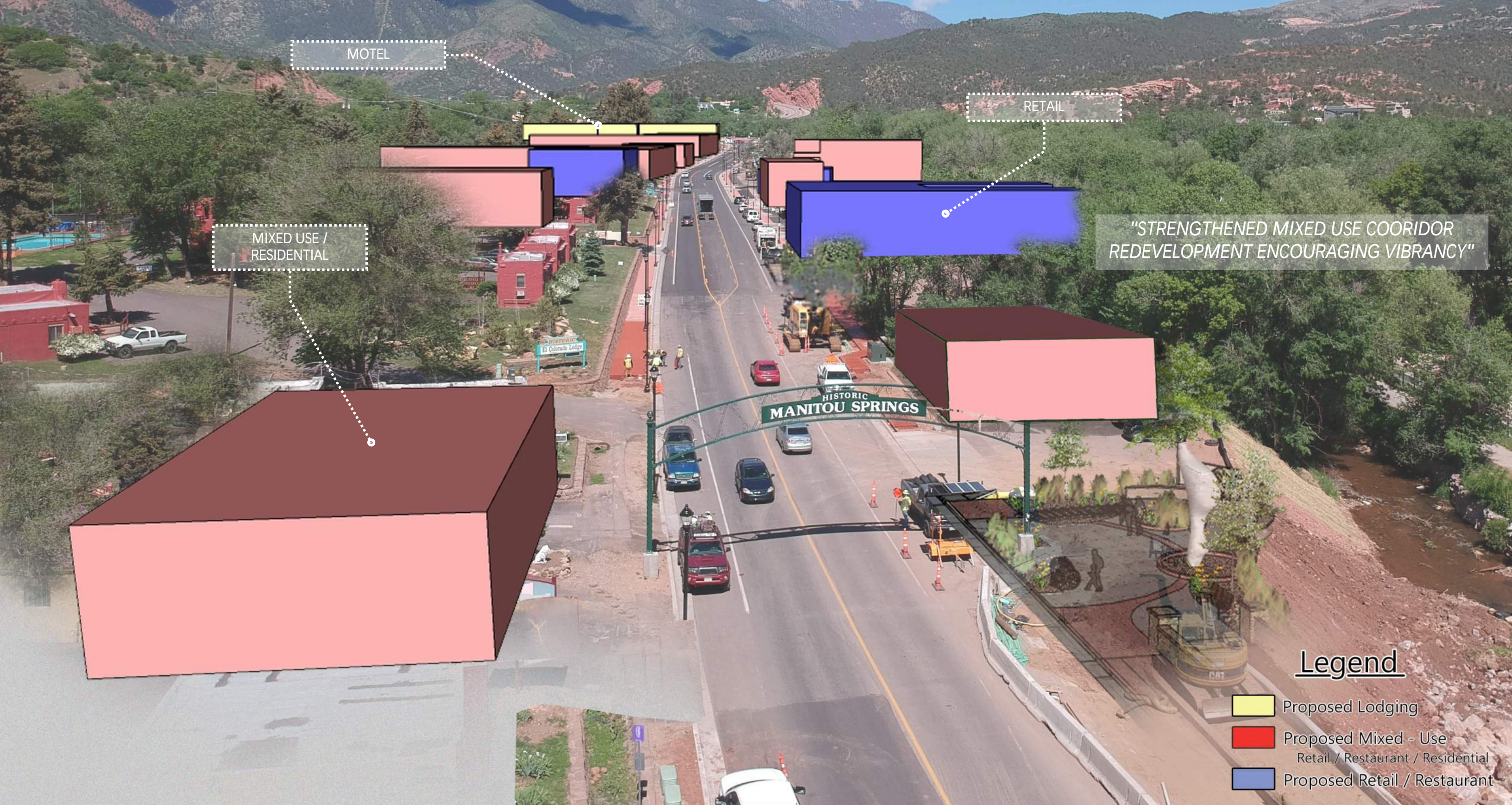
- Proposed Lodging
- Proposed Mixed - Use
Retail / Restaurant / Residential
- Proposed Retail / Restaurant

LAND USE PLAN B

Corridor Improvement Perspective - East

Urban Renewal Authority Land Use Model
September 2019





LAND USE PLAN B

Corridor Improvement Perspective - West

Urban Renewal Authority Land Use Model
September 2019





MANITOU AVE. & BECKERS LN. INTERSECTION

Aerial Perspective

Urban Renewal Authority Land Use Model
September 2019





MANITOU AVE. & BECKERS LN. INTERSECTION

East Perspective

Urban Renewal Authority Land Use Model
September 2019





MANITOU AVE. & BECKERS LN. INTERSECTION

Street Perspective

Urban Renewal Authority Land Use Model
September 2019





MANITOU AVE. & BECKERS LN. INTERSECTION

West Perspective

Urban Renewal Authority Land Use Model
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