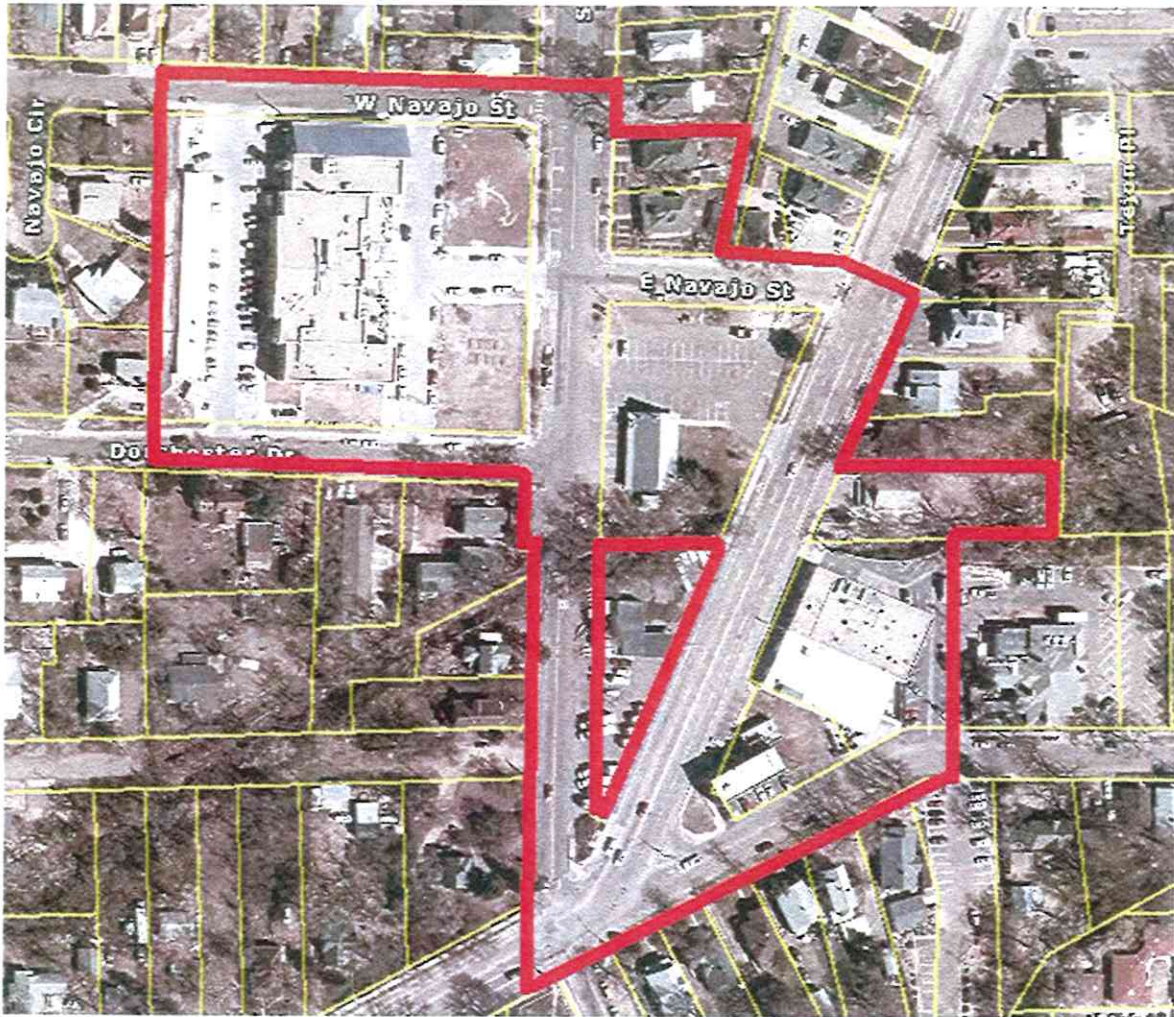


Ivywild



IVYWILD NEIGHBORHOOD

mixed-use development

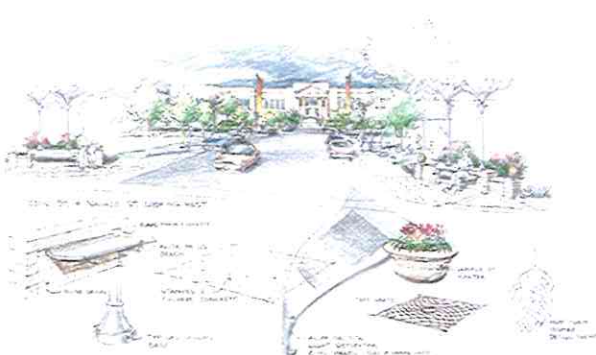


Drawing: Fennell Group



Drawing: Fennell Group

The Ivywild Neighborhood at build-out will include: a micro-brewery; bakery and coffee shop; a greenhouse; office space; residential units; and, performance / meeting space.



Drawing: Fennell Group



Overview and History

The Ivywild neighborhood was one of the first residential suburbs in the Colorado Springs region, emerging as a working- and middle-class neighborhood of bungalows in the early 1900s. The neighborhood was outside of but close to the city, had Fountain Creek and Cheyenne Creek as outdoor amenities, and was connected to the greater region via the Colorado Springs & Interurban Railway electric trolley system. In 1901 a small school opened to serve the Ivywild neighborhood, and in 1916 a new yellow-brick Ivywild Elementary School was built, ultimately serving generations of students and being a point of pride for the unincorporated Ivywild neighborhood.

By the 1960s, though, the Ivywild neighborhood was no longer on the fringe of metropolitan Colorado Springs bordering open space, but rather near the center of Colorado Springs surrounded by development. The construction of Interstate 25 separated the neighborhood from Fountain Creek, and South Nevada Avenue developed as a major arterial roadway with strip malls, motels, service stations, and restaurants. In 1980 the City of Colorado Springs annexed the Ivywild neighborhood, along with other then-unincorporated southwestern neighborhoods like Skyway and Broadmoor. One effect of the Ivywild neighborhood spending so long as an unincorporated area was the inadequate development and maintenance of public infrastructure, like roads, sidewalks, and drainage.

School District 11 closed numerous schools in 2009 due to declining enrollment and aging facilities, including Ivywild Elementary School. The small size and exceptional age of Ivywild Elementary School, along with its location close to School District 12 boundaries, certainly rendered it an unfeasible property for a school. But, due to its historic nature and quaintness unlike other more modern schools, the closing of Ivywild Elementary School was not only a loss to the neighborhood but also noticed throughout the region. The school's closing, along with the long-term deterioration and blight of the adjacent South Nevada Avenue corridor, combined to be a real and acute threat to the Ivywild neighborhood's fabric and vitality.

Meanwhile, Bristol Brewing Company, founded in 1994 and one of Colorado's first and foremost craft breweries, had outgrown its location on South Tejon Street in the Ivywild neighborhood. The Blue Star Group, a local group of restaurants focused on fresh, locally-sourced, innovative cuisine in social settings, was also looking to expand. Along with the Fennell Group, a local architectural firm focused on environmentally and socially sustainable design, the Bristol Brewing Company and the Blue Star Group formed a partnership to acquire and adaptively reuse Ivywild Elementary School as a sustainable, mixed-use neighborhood anchor. The Colorado Spring City Council approved the Ivywild Neighborhood Urban Renewal Plan on 28 June 2011.

After securing loan financing for public improvements including a retaining wall, roadway, parking, and sidewalk infrastructure, and generally bringing Ivywild Elementary School up to

Assessment of Development, Economic, and Demographic Impacts

code, the Colorado Springs City Council approved a 2.0% City sales tax increment for the Ivywild URA on 24 January 2012. In 2013, the adaptively-reused Ivywild School opened, housing an expanded Bristol Brewing Company and pub, Blue Star Group restaurants including a bakery, coffee shop, and market, and other office, retail, and entertainment spaces. The Millibo Art Theatre opened in a former church across South Cascade Avenue from Ivywild School. The Blue Star restaurant relocated to and Distillery 291 opened in the former site of Bristol Brewing Company on South Tejon Street.

economic impact

Accomplishments

- Converted a non-taxable parcel into a tax generating use
- Provided for expansion of an existing employer
- Supplemented neighborhood amenities
- Enhanced neighborhood infrastructure
- Offered a prototype for environmentally sustainable restoration

Build-Out Projections

- Restaurant: 4,520 sq. ft.
- Office: 1,670 sq. ft.
- Greenhouse and Gymnasium: 21,630 sq. ft.
- Brewery: 13,680 sq. ft.

Developer Contact

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About Ivywild Neighborhood

Approved by Colorado Springs City Council on June 28, 2011.

Ivywild Neighborhood has long been designated as a Neighborhood Strategy Area by the City of Colorado Springs. As such, the City has made modest improvements including construction of a neighborhood park. The Ivywild School which has anchored the neighborhood for several decades was closed by School District #11 in 2009. Subsequent deterioration and the now vacant structure left a void in the neighborhood. In 2011, the owners of Bristol Brewery and Blue Star Restaurant, area employers, decided to acquire the school property and relocate the brewery operations. In addition to a micro-brewery, the project will feature a bakery, coffee shop, greenhouse, and office and residential space, along with meeting rooms. The school grounds will be redesigned to include vegetable gardens, parking, and outdoor gathering spaces for dining and special events.

Streetscape improvements on Navajo Street connecting the school to Tejon Street are being planned by the City and funded through their Community Development Block Grant Program. The City also has plans to reconstruct the intersection of Cheyenne Boulevard and Tejon Street in order to improve traffic circulation and pedestrian safety.