Ivywild URA Potential Projects - Round 2

Completed projects supporting development of Ivywild School and 1645/1647 S Tejon

Ivywild School Parking Project - Completed 2023
Cost $379,000
To address parking concerns and improve access, this project introduced landscaping and a new traffic flow, creating a welcoming entrance to Ivywild School. This work, along with the Schoolyard Project, enhances the neighborhood. Project elements included concrete, pavers, excavation, drainage design, landscaping, electrical, lighting, project management, design, and MEP.

Ivywild School Schoolyard Project - Completed 2023
Cost $394,000
To complement the Parking Project above, a beautiful outdoor gathering space was created in front of Ivywild School. Key features include significant landscaping with concrete planters, trees, turf, and gravel walkways, plus enhanced pedestrian access to the building's lower levels. The space also hosts Bristol's Spark BBQ & Beer, a creatively repurposed shipping container as a BBQ kitchen. This design integrates with an existing sculpture by Bob Tudor and Smokebrush Foundation for the Arts, which will be enhanced with shading, interactive lighting, and sound to become a central focal point. The project covered concrete, excavation, drainage, landscaping, electrical, lighting, project management, design, and MEP.

Benches and Decking in Schoolyard - Completed 2023
Cost $71,000
To facilitate gathering, custom benches were designed with the Schoolyard landscaping and placed along the perimeter. A small deck in the northeast corner enables small performances or group activities. The benches and deck are built with weatherproof composite decking materials, providing a long-lasting and inviting look.

Custom Fire Pits in Schoolyard - Completed 2023
Cost $45,000
To incorporate functional art into the Schoolyard, custom fire pits were designed and fabricated by Jodie Bliss of Bliss Studio Custom Metalwork in Monument. Three natural gas fire pits were installed to create gathering points within the Schoolyard and serve as sculptural elements when not in operation.

Electrical Utilities Upgrades for 1645/47 S Tejon - Completed 2023
Cost $170,000

Ivywild URA Potential Projects - Round 2

Significant electrical upgrades were necessary to redevelop 1645/47 S Tejon. This included installing all new electrical gear and establishing five utility services to accommodate four separate spaces and a house meter. These upgrades ensured the building was ready for tenant finish improvements and subsequent electrical work.

New Facade on 1647 S Tejon St. Building - Completed 2023
Cost $110,000
To improve the aesthetic appeal and create a vibrant, and more welcoming environment, enhancements to the facade of 1647 S Tejon St. have been built. This transformation has attracted local businesses for potential business endeavors, and boosted Ivywild’s community pride. The modern, thoughtful design has not only enhanced the visual landscape but has created new opportunities for economic growth and a stronger sense of connection among residents, making it a key part of the area's ongoing urban renewal.

Ivywild URA Potential Projects - Round 2

Projects supporting development of Blue Star 3.0 and 1645/1647 S Tejon - Estimated Costs $920,000

New Facade on 1645 S Tejon St. Building - Projected 2025
To complement the recently enhanced facade of 1647 S Tejon St, a new facade on the front of 1645 S Tejon will revitalize the overall building, creating a visually appealing and modern design that enhances the surrounding streetscape. By incorporating sustainable materials and innovative architectural elements, the project will contribute to a more welcoming environment. This transformation will not only elevate the aesthetic value of the area but also attract foot traffic, encouraging local business growth, and fostering a stronger sense of community pride and connection.

Murals on the North & East Sides of 1645 S Tejon St. - Projected 2025-2026
The addition of murals on the North and East sides of the 1645 S Tejon St. building facade will transform the space into a vibrant cultural landmark, adding visual interest and creativity to the Colorado Springs, Ivywild area. These artworks will reflect the local community's identity and history, fostering a sense of pride and belonging. By turning the building into an artistic focal point, the murals will attract visitors, encourage community engagement, and promote a positive, inclusive atmosphere, all of which contribute to the overall revitalization of the neighborhood. Project elements include design direction from artists and designers (i.e. Echo Architecture, WD Construction, and/or The Made Shop), lighting, project management.

Exterior Wayfinding & Lighting at 1645 S Tejon St. - Projected 2025
The installation of exterior lighting and wayfinding on the building facade will significantly improve safety, navigation, and overall accessibility surrounding 1645 S Tejon St.. Strategically placed lighting will enhance visibility at night, creating a welcoming and secure environment for pedestrians and visitors. The addition of clear wayfinding signage will guide individuals more easily through the area, fostering greater connection and engagement with local businesses and public spaces. Together, these improvements will not only enhance the aesthetic appeal of the building but also contribute to a more functional and inclusive community atmosphere.

Custom Overhang Canopy on Front Facade of 1645 S Tejon St. - Projected 2025
The addition of a customized overhang or canopy with integrated lighting will create an inviting and visually striking focal point in the culinary community. The unique design will provide shelter and comfort for welcomed guests, encouraging patrons to linger and enjoy the vibrant environment. The custom light elements will add warmth and ambiance, enhancing the evening experience and drawing attention to the Ivywild area. This upgrade will not only elevate the aesthetic appeal of the space but also foster a

more dynamic and welcoming environment, attracting more visitors and supporting the growth of local businesses.

Eastern Food Truck Loading Ramp at 1645 S Tejon St. - Projected 2025
A loading ramp will improve the efficiency and functionality of the restaurant community by providing a designated space for food trucks and vendors to load and unload products safely. This will reduce congestion in nearby streets, ensure smoother operations, and minimize the disruption of foot traffic near other entry points and parking spots. By creating a seamless integration between food trucks and brick-and-mortar, the improvement will enhance the overall appeal and dynamic energy of the area, benefiting both businesses and the community. Project elements include design from Echo Architecture and construction from WD Construction.

Sidewalk and Parking Lot Improvements at 1645 S Tejon St. - Projected 2025
The proposed sidewalk and parking lot improvements will significantly enhance the functionality and safety of the area, making it more accessible and pedestrian-friendly. By resurfacing the sidewalks and parking lot layout, the project will create a more inviting space for residents and visitors, while also improving traffic flow and parking efficiency. These upgrades will foster a sense of community by encouraging more foot traffic, supporting local businesses, and creating a cleaner, safer environment for all. Project elements include concrete, excavation for grey water dump, grease trap, and radiant heat, drainage design, electrical, lighting, project management, and MEP.

Grey Water Dump and Grease Trap at 1645 S Tejon St. - Projected 2025
The installation of a grey water dump and grease trap in the 1645 N Tejon St North Parking Lot will enhance the sustainability and cleanliness of the local (restaurant) community. By properly managing wastewater and grease, this system will reduce environmental impacts, prevent plumbing issues, and ensure compliance with El Paso County health and safety regulations. It will also contribute to maintaining a cleaner, more efficient food service environment, fostering a positive image for local eateries and enhancing the overall appeal of the area to both businesses and customers. This environmentally responsible infrastructure will support the long-term success and growth of the surrounding restaurant community. Project direction will start with communication with John Schwab at JPS Engineering, Inc..

Design Fees - Projected 2025
Investing in architectural, interior, engineering, and branding design fees will significantly elevate the quality and appeal of 1645 S Tejon St. and the Ivywild community. These professional services will ensure the creation of visually striking, functional, and sustainable spaces that meet the needs of both patrons and business

owners. Thoughtful interior and architectural design will enhance the dining experience, while engineering expertise will guarantee safety, efficiency, and accessibility. Branding will create a unique identity for each restaurant, attracting more visitors and fostering a strong sense of place. Collectively, these investments will promote a thriving, cohesive restaurant community that draws in customers and supports long-term growth.

Fence Replacement at 1645 & 1647 S Tejon St. - Projected 2025
A new surrounding fence at 1645 & 1647 S Tejon St. will provide and enhance both security and a sense of privacy while maintaining a visually appealing boundary between surrounding properties. It will define the space more clearly, improving the overall organization and safety of the area. The fence will also help reduce noise, creating a more peaceful environment for residents and businesses. Additionally, its design can complement the surrounding landscape, contributing to a more cohesive and attractive streetscape, which will ultimately strengthen the neighborhood's sense of identity and appeal.

Patio or Walkway over Creek at 1645 S Tejon St. - Projected 2026-2027
A patio or walkway over the creek between 1645 S Tejon St. and the 1649 S Tejon Lot will enhance the community by providing an accessible point connecting people with nature. This new feature will provide a scenic, relaxing spot for residents and visitors to enjoy an alternative route, fostering community interaction and well-being. By integrating the natural landscape with pedestrian-friendly infrastructure, it will improve accessibility, encourage outdoor activity, and create a unique gathering space. This development will not only beautify and clean up the area but also promote environmental appreciation and local engagement, contributing to the overall vitality and appeal of the neighborhood.

Ivywild URA Potential Projects - Round 2

Projects supporting development of Ivywild School

Utilities Infrastructure and Site improvements required for phase 2 development
Estimated Cost $500,000
Phase 2 as outlined in the Ivywild Development Plan Amendment (approved 6/10/2022) involves adding two more stories to the existing packaging hall on the west side of the property, to create approximately 13,000 square feet for warehouse and distribution, and 10 studio efficiency apartments. The new construction will require significant site improvements and upgrades to utilities to support the new uses.

Loading Dock reconfiguration at Ivywild School - Projected 2025
Estimated Cost $250,000
To optimize vehicle and pedestrian flow on and around the Ivywild School site, modifications to the existing loading dock configurations at the west packaging hall will be implemented. This will enable more efficient truck loading and unloading, minimizing obstruction of vehicle and pedestrian access to the area between the main building and the packaging hall. Furthermore, this project includes completing the concrete surfacing for the west parking stalls and adding a pedestrian dock to the west side of the main building. These improvements will aid in pedestrian access and eliminate the need for long trucks to encroach on the south sidewalk during loading operations.

Ivywild School Southside Patio Enhancement Project
Estimated Cost $50,000
The Ivywild School Southside patio's ambiance and functionality will be greatly enhanced by the addition of a pergola featuring adjustable louvers. This stylish and adaptable structure will provide patrons with comfort and protection from the elements throughout the year. The ability to control sunlight and shade will create a welcoming atmosphere, encouraging visitors to enjoy the outdoor space during all four seasons. The pergola's modern design will also elevate the overall aesthetic of the area, further boosting the appeal of the Ivywild School and surrounding community. By providing a flexible and inviting outdoor dining area, this project will support the continued success of the Ivywild School's entities and contribute to the vibrancy of the local community.

Ivywild URA Potential Projects - Round 2

Projects supporting development of Ivywild Area

Art Projects throughout the Area - proposed 2025 - 2036
Estimated Cost $250,000
In order to bring more art to the neighborhood, multiple art projects are proposed.

- Custom metal sculpture addition to Schoolyard
- Mural on east wall of packaging hall
- Custom metal art ‘gate’ at Navajo side of Schoolyard
- Sculpture on MAT site placed on SW corner of Tejon and E. Navajo
- Sculpture placed in parking ‘bean’ at Tejon, Ramona, Cascade, & Cheyenne Blvd.
- Sculptures at entrance to Ivywild School on Cascade

Future Security/Homeless Outreach Programs for broader area - proposed 2026+
Estimated Cost unknown
Explore opportunities to combine resources from other neighborhood Urban Renewal Areas, Business Improvement Districts, and similar entities to establish a sustained security program and implement effective homeless outreach initiatives. This collaborative effort aims to address the increasing challenges related to homelessness in the area.