

City of Black Hawk



Gregory Street Sub-Area Plan

Comprehensive Plan Amendment

Chapter V:

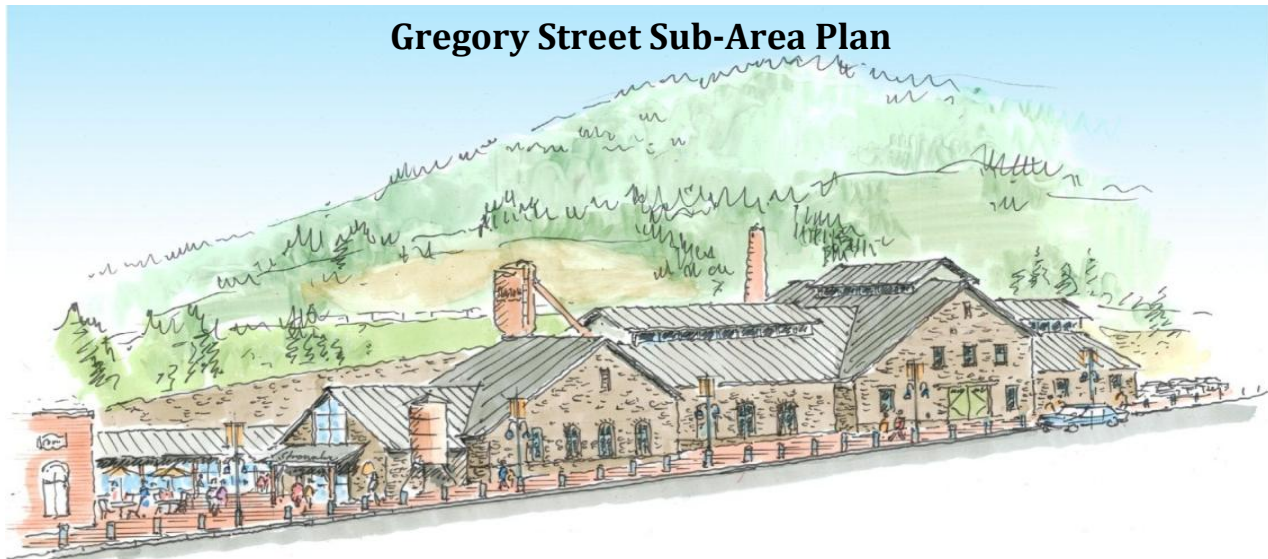
H. Gregory Street Sub-Area Plan



Learn from rich history and create a successful future

*Prepared for the City of Black Hawk, Colorado
by Baseline Engineering Corporation*

*As adopted by the City Council on
October, 23 2013*



The Gregory Street Sub-Area Plan (Aerial I below) is an effort to preserve Black Hawk's rich history reflected today in the core of downtown, primarily along Gregory Street. The proposed Sub-Area is characterized by some old residential homes and strong 2-3 story flat-faced commercial architecture common to the 19th century mining era. The tightness of the buildings and their close proximity to the street will create a personal commercial experience that will be a valid asset in the City of Black Hawk. Over the years, the Gregory Street Corridor and buildings have been affected by nature, time, and additional vehicular activity that came along with gaming opportunities. The Gregory Street Sub-Area plan will make it possible to preserve some of the original architecture and historic character of the City, while transforming the Gregory Street corridor into a destination district (see Concept Images I-IV below) for both visitors and local residents.

The Gregory Street Sub-Area is bounded by properties just south of Gregory Street, High Street and Church Street to the north, Main Street to the east, and Cooper Street to the west (see Comprehensive Plan Aerial I).

To help establish the Sub-Area and preserve its historic character, significant alterations are proposed for Gregory Street, it will be relocated to the south in order to create a pedestrian plaza area where a significant portion of the existing street is located. This alteration will necessitate rehabilitation, repair, reconstruction, restoration, additions, and new development of buildings in the Sub-Area as well as the needed and associated infrastructure. This Sub-Area plan envisions a pedestrian style plaza adjacent to the relocated (vehicular) Gregory Street to separate the new "Pedestrian Street/Plaza" from the relocated vehicular street. Below are conceptual plans for the Gregory Street redevelopment (see Concept Plan I & Concept Plan II).

Restored and new facilities in the Sub-Area will be dedicated to serving the public and create new opportunity for Black Hawk by adding another destination resort component in the City in its effort to establish Black Hawk as a destination resort community.

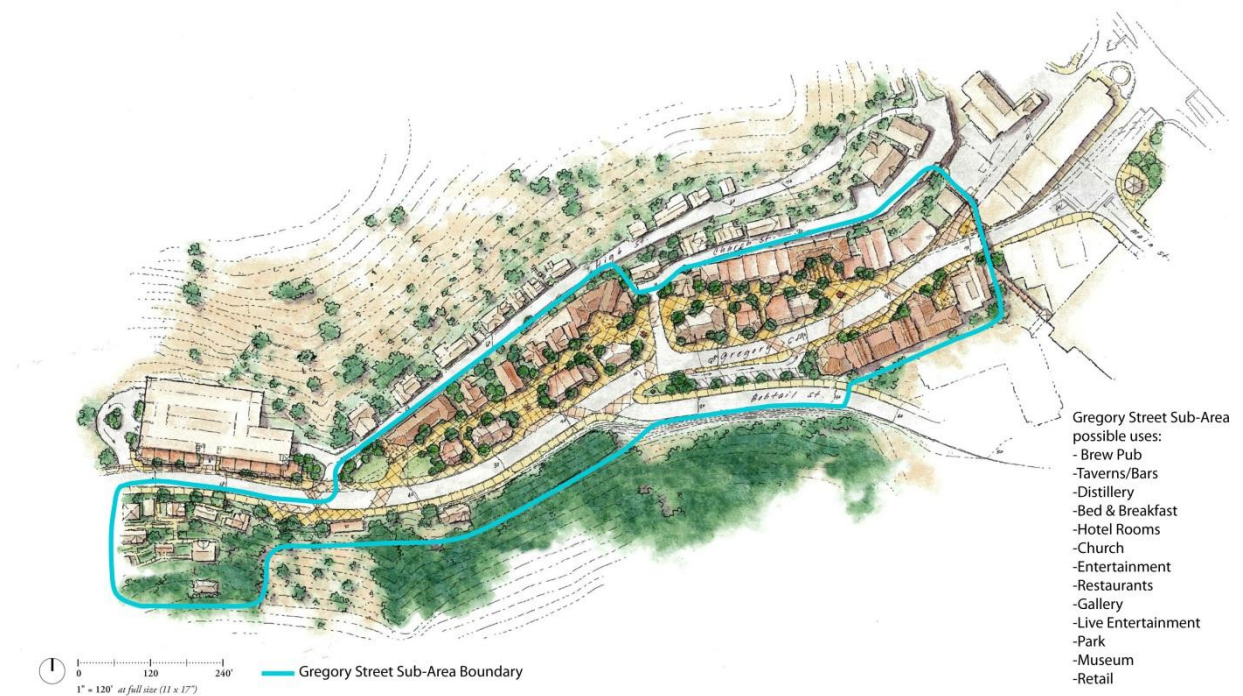


Comprehensive Plan Aerial I



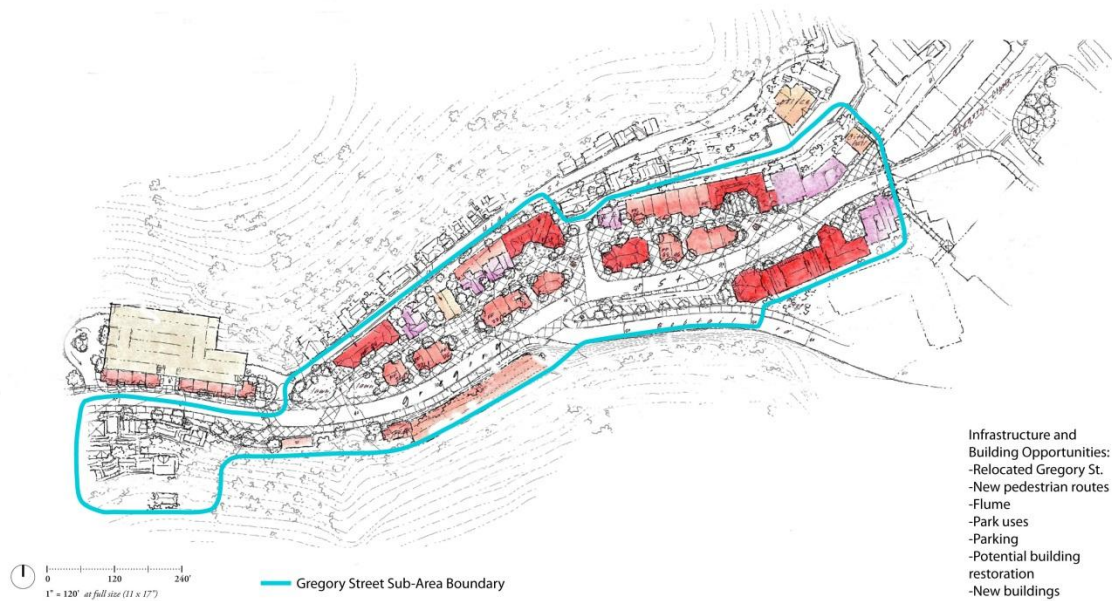
Gregory Street Sub-Area Boundary

Concept Plan I: Sub-Area and Possible Uses – Illustrative Site Plan

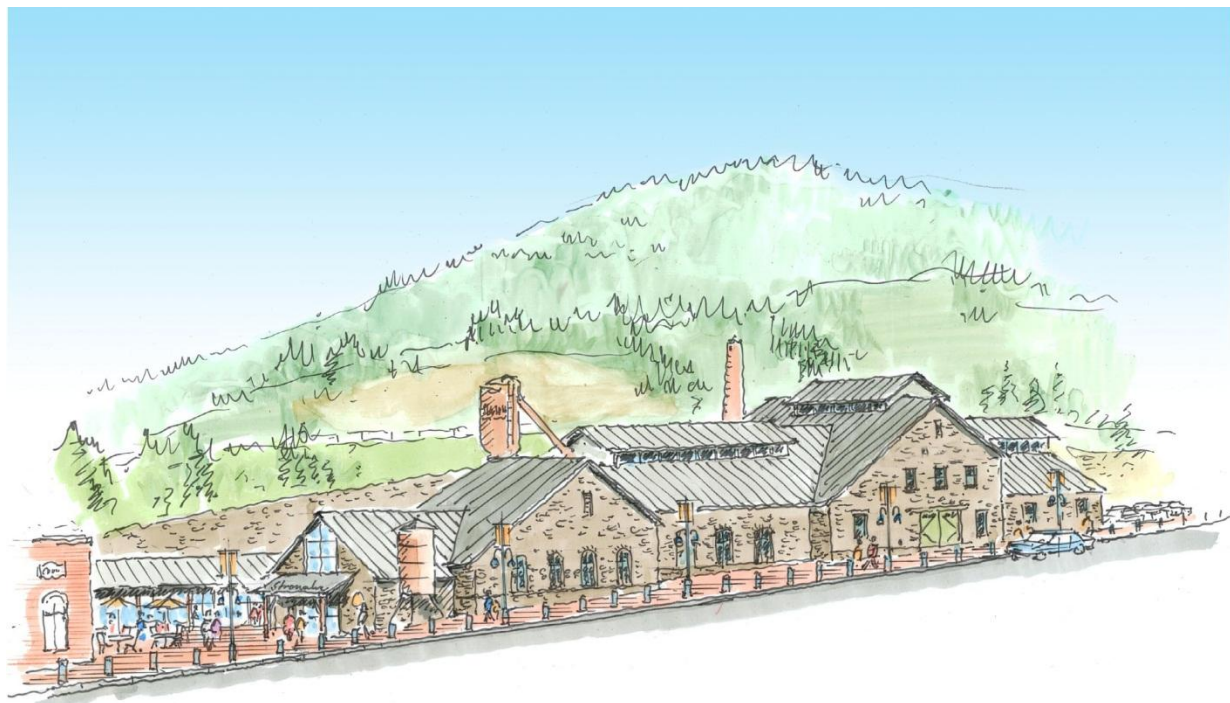




Concept Plan II: Infrastructure and Building Opportunities



Concept Image I – View from new Gregory Street toward new “Pedestrian Street”



Concept Image II – Gregory Street view toward Main Street

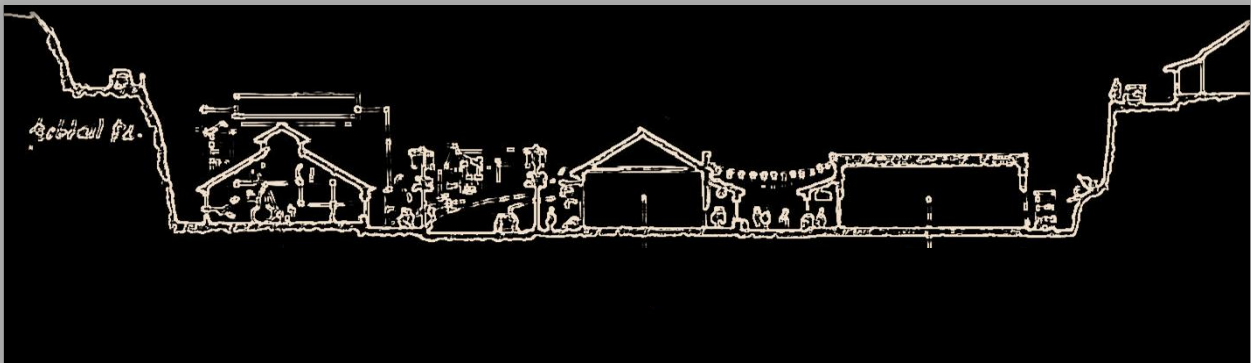
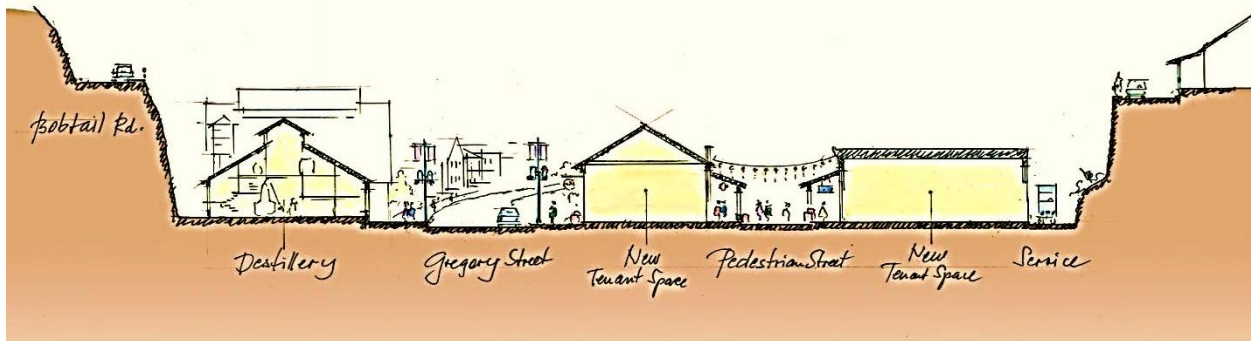


Concept Image III – Streetscape Character

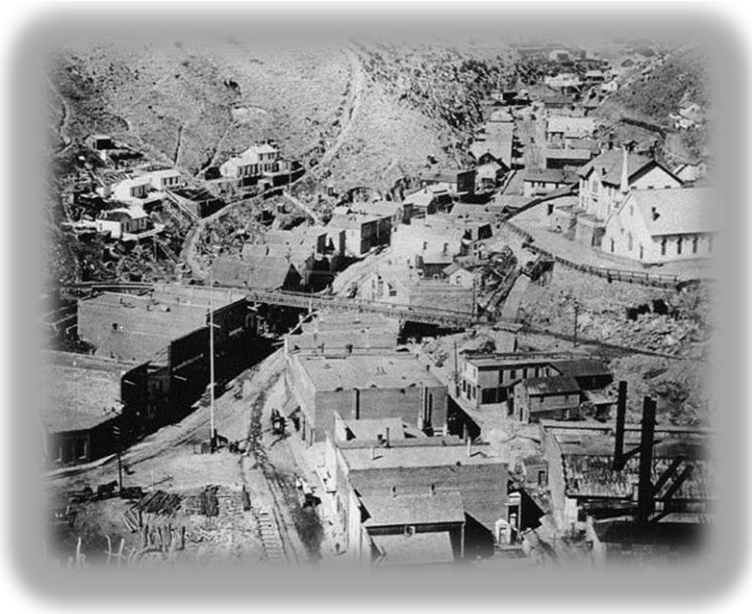




Concept Image IV – Typical cross section viewed toward West.



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Gregory Street – late 1800's