





JULY 30, 2026

CLEAVE ST PARKING DEVELOPMENT

PUBLIC MEETING #2

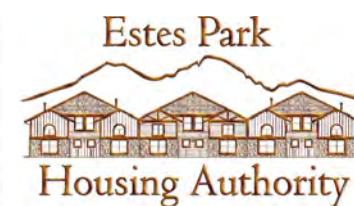




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Public Workshop Results 4

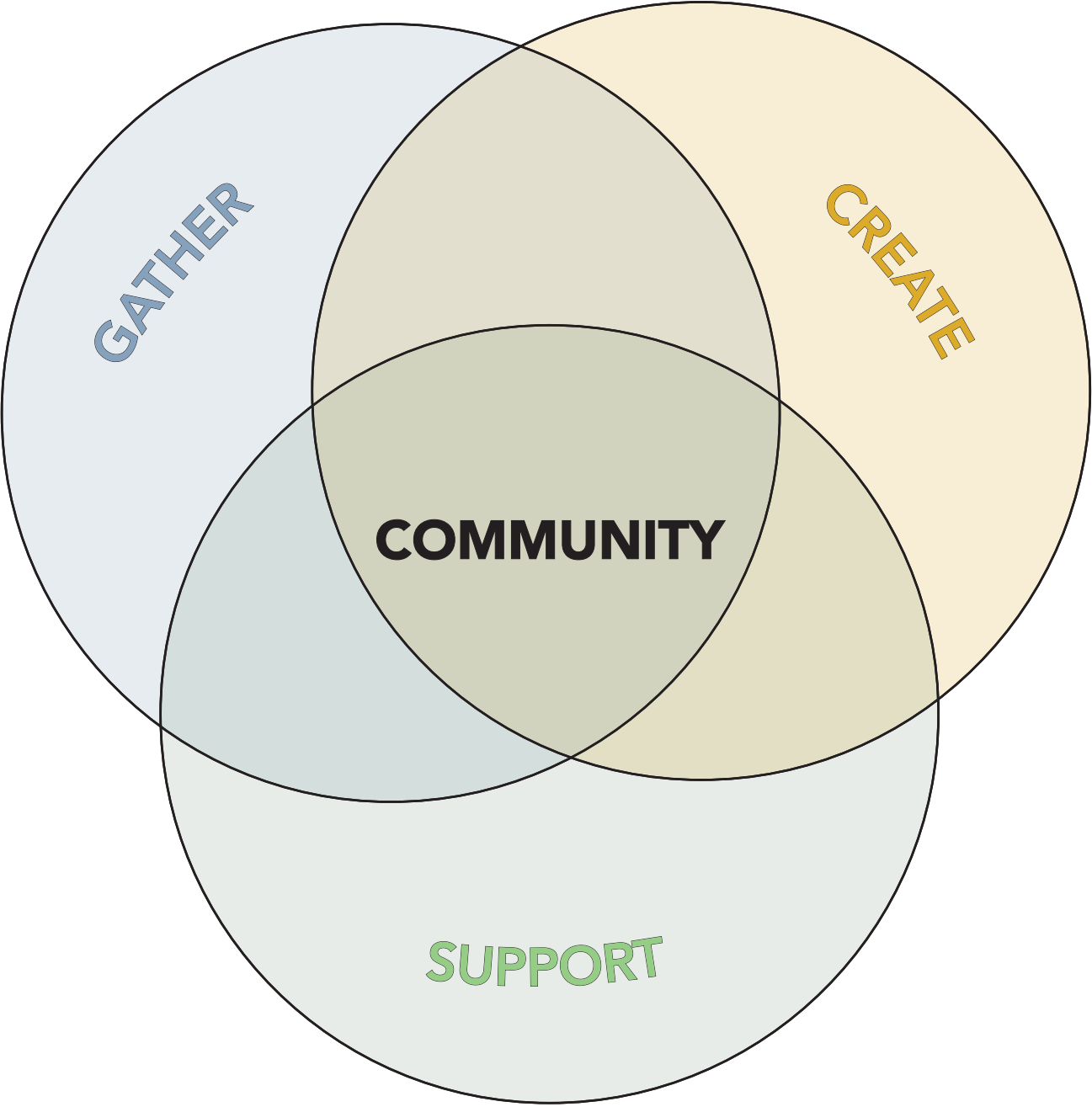
Floor Plan Concept 25

Cleave Street Community 37

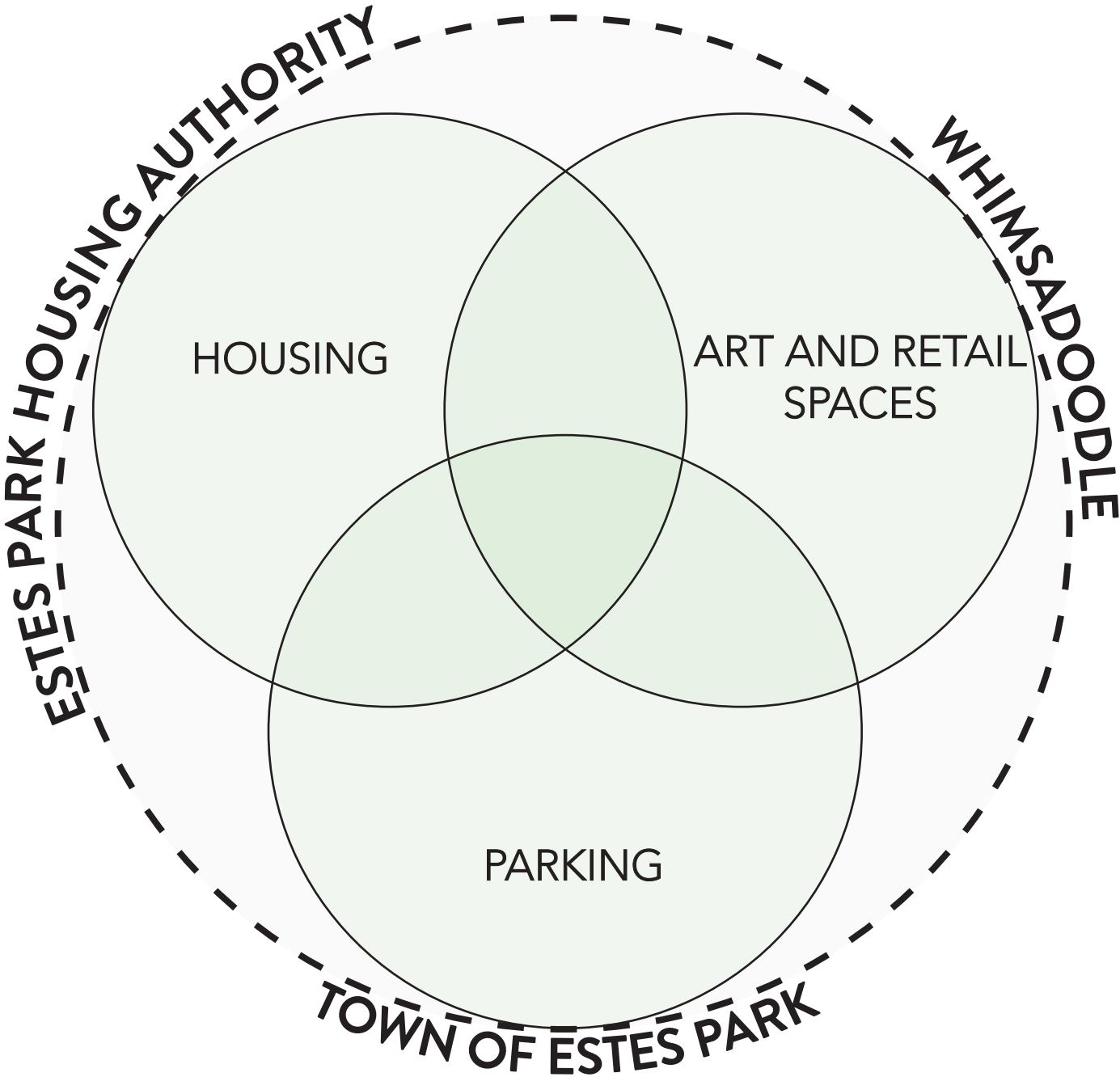
PUBLIC WORKSHOP RESULTS

SHARED VISION + PURPOSE

GOALS & ASPIRATIONS



PARTNERSHIP ENTITIES



LOCATION + CONTEXT



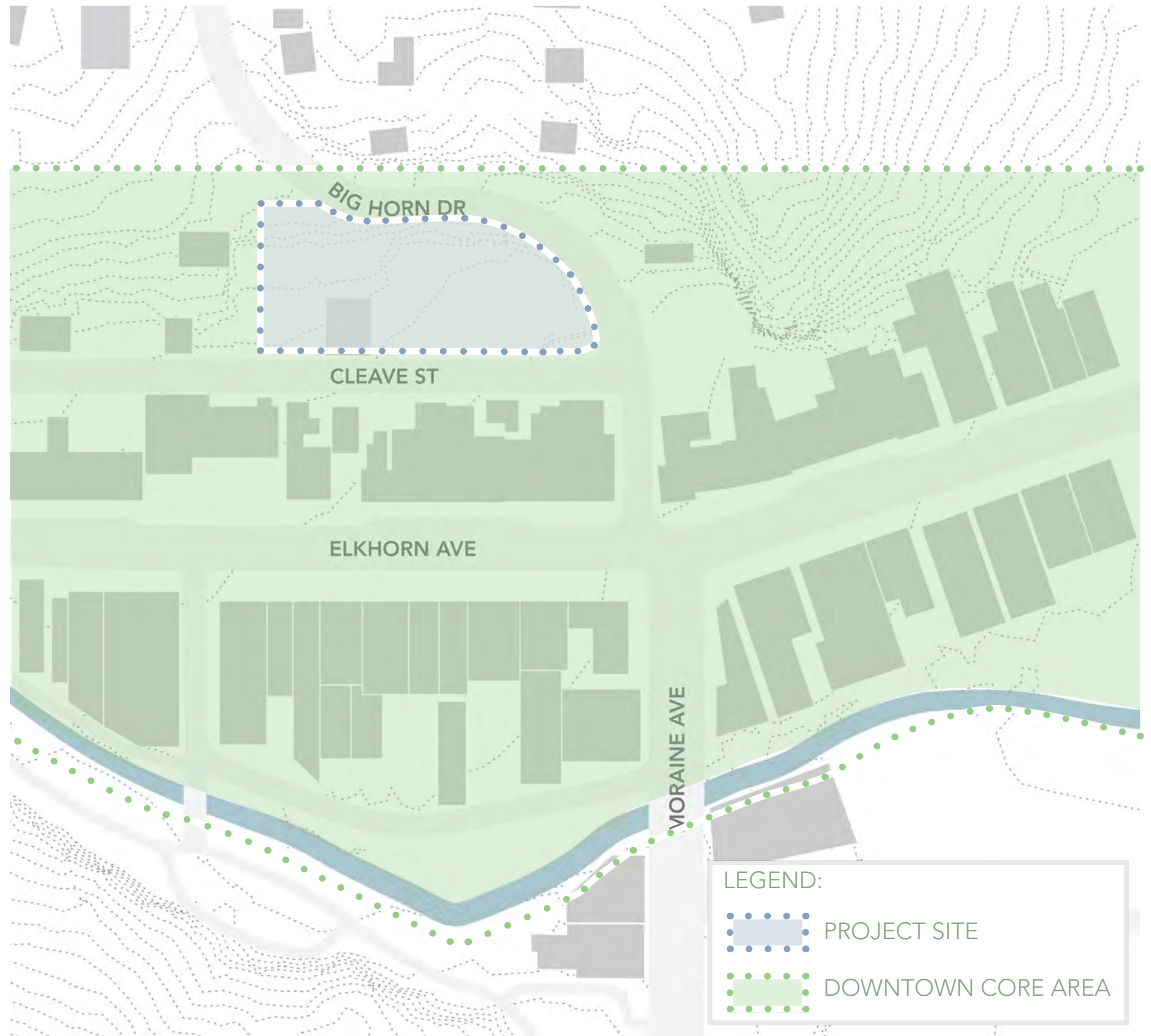
LOCATION + CONTEXT

"Cleave Street should be redesigned to serve as an integral layer to the Downtown Core."

"Maintain views to natural features, including mountains and rivers"

"Promote housing development and Downtown activity"

- ESTES PARK DOWNTOWN PLAN, 2018



EVOLVING POTENTIAL - CLEAVE STREET REDESIGN

EXISTING CLEAVE STREET



PREVIOUS PROPOSAL



NEW CLEAVE STREET PROPOSAL



- LACK OF PARKING NEAR DOWNTOWN
- LACK OF PUBLIC SPACES
- LIMITED HOUSING
- ENCOURAGING PEDESTRIAN TRAFFIC
FOR RECENTLY UPDATED STREET

- 110 - 120 PARKING SPACES

- PROVIDING NEW RETAIL
- INVESTING IN LOCAL ARTS
- INCREASING GREEN SPACE DENSITY
- PROVIDING NEW HOUSING OPPORTUNITIES
- PROVIDING PARKING GARAGE TO SUPPORT DOWNTOWN ACCESS
- CONCEAL GARAGE WITH PUBLIC FACING AMENITIES

ESTES PARK COMMUNITY WORKSHOP

JUNE 18, 2026

JULY 30, 2026



ESTES PARK COMMUNITY WORKSHOP

JUNE 18, 2026

JULY 30, 2026

WHAT DO YOU WANT TO SEE ON CLEAVE STREET ?

MARK YOUR HIGHEST PRIORITY BY PLACING A DOT BY THE IMAGE

RETAIL SPACE - RETAIL SHOPS

WHAT DO YOU WANT TO SEE ON CLEAVE STREET ?

MARK YOUR HIGHEST PRIORITY BY PLACING A DOT BY THE IMAGE

OUTDOOR SPACE

LOOK AND FEEL

WHAT DO YOU WANT TO SEE ON CLEAVE STREET ?

MARK YOUR HIGHEST PRIORITY BY PLACING A DOT BY THE IMAGE

RETAIL SPACE - FOOD AND BEVERAGE

OVERALL RESULTS - IN PERSON

RETAIL FOOD + BEVERAGE



Bakery

Highest number of total votes

14

total dots



Brewery

Highest number of First Priority votes

5

first priority dots



Bakery

Highest number of Second Priority votes

6

second priority dots



Bakery

Highest number of Third Priority votes

5

third priority dots



FIRST PRIORITY



SECOND PRIORITY



THIRD PRIORITY

OVERALL RESULTS - ONLINE FORM

RETAIL FOOD + BEVERAGE



Casual Dining

Highest number of total votes

48



Bakery

Second highest number of total votes

46



Coffee Shop

Third highest number of total votes

30

- # FIRST PRIORITY
- # SECOND PRIORITY
- # THIRD PRIORITY

OVERALL RESULTS - IN PERSON

RETAIL SHOPS



Art Gallery

Highest number of total votes

13
total dots



Art Gallery

Highest number of First Priority votes

6
first priority dots



Leatherwork

Highest number of Second Priority votes

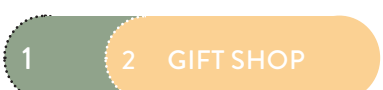
4
second priority dots



Art Supplies

Highest number of Third Priority votes

5
third priority dots



- # FIRST PRIORITY
- # SECOND PRIORITY
- # THIRD PRIORITY

OVERALL RESULTS - ONLINE FORM

RETAIL SHOPS



Art Gallery

Highest number of total votes



- # FIRST PRIORITY
- # SECOND PRIORITY
- # THIRD PRIORITY



Art Supply

Second highest number of total votes



Hat Making

Third highest number of total votes



OVERALL RESULTS - IN PERSON

OUTDOOR ACTIVITIES



E
Highest number of
total votes

11
total dots



G / J
Highest number of
First Priority votes

4
first priority dots



E
Highest number of
Second Priority votes

6
second priority dots



A
Highest number of
Third Priority votes

7
third priority dots



- # FIRST PRIORITY
- # SECOND PRIORITY
- # THIRD PRIORITY

OVERALL RESULTS - ONLINE FORM

OUTDOOR ACTIVITIES

- # FIRST PRIORITY
- # SECOND PRIORITY
- # THIRD PRIORITY



A
Highest number of total votes



J
Second highest number of total votes



I
Third highest number of total votes



OVERALL RESULTS - IN PERSON

LOOK & FEEL



F
Highest number of
total votes

16
total dots



F
Highest number of
First Priority votes

11
first priority dots



B
Highest number of
Second Priority votes

7
second priority dots

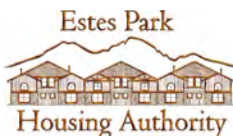


A
Highest number of
Third Priority votes

4
third priority dots



- # FIRST PRIORITY
- # SECOND PRIORITY
- # THIRD PRIORITY



OVERALL RESULTS - ONLINE FORM

LOOK & FEEL



B
Highest number of total votes



F
Second highest number of total votes



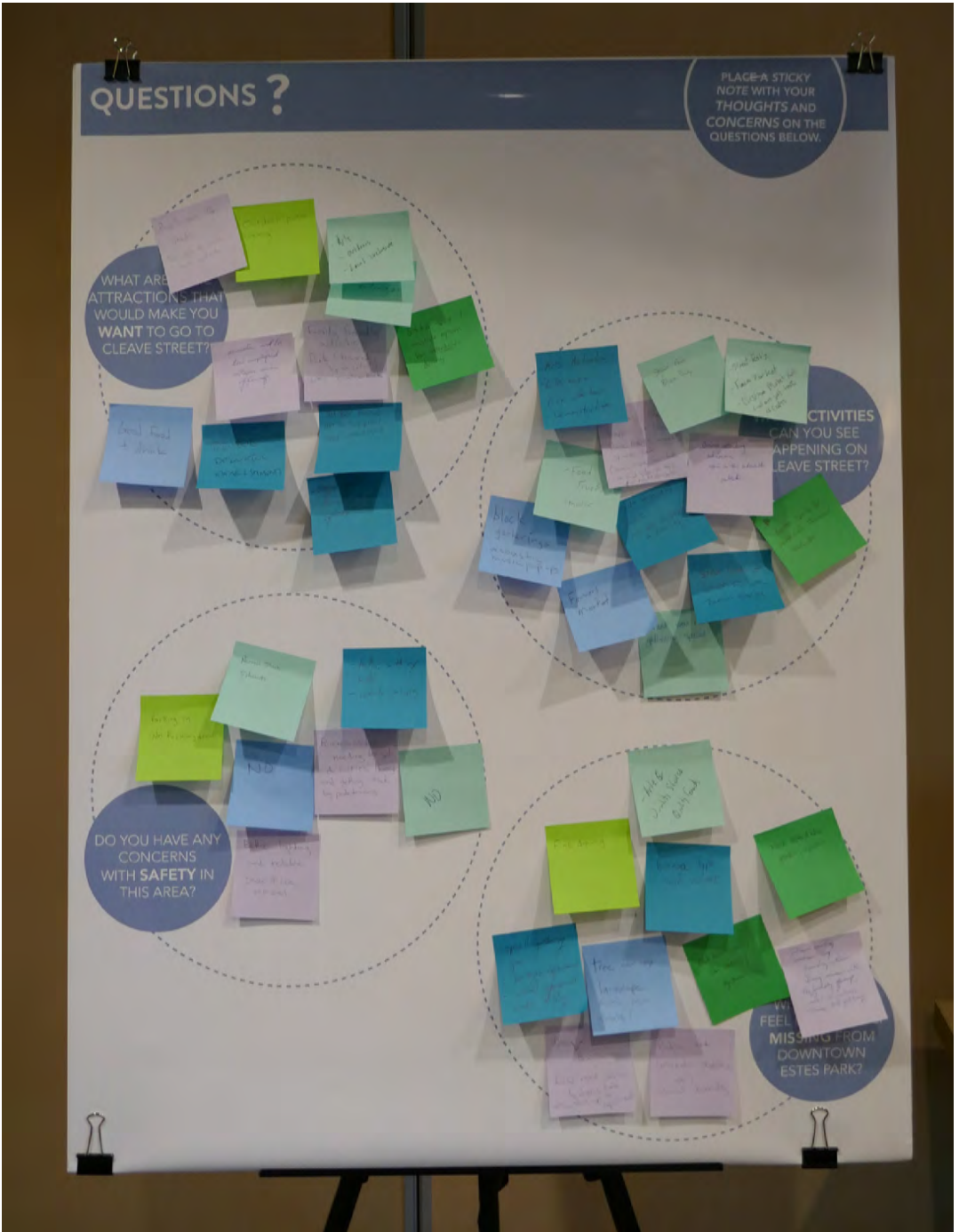
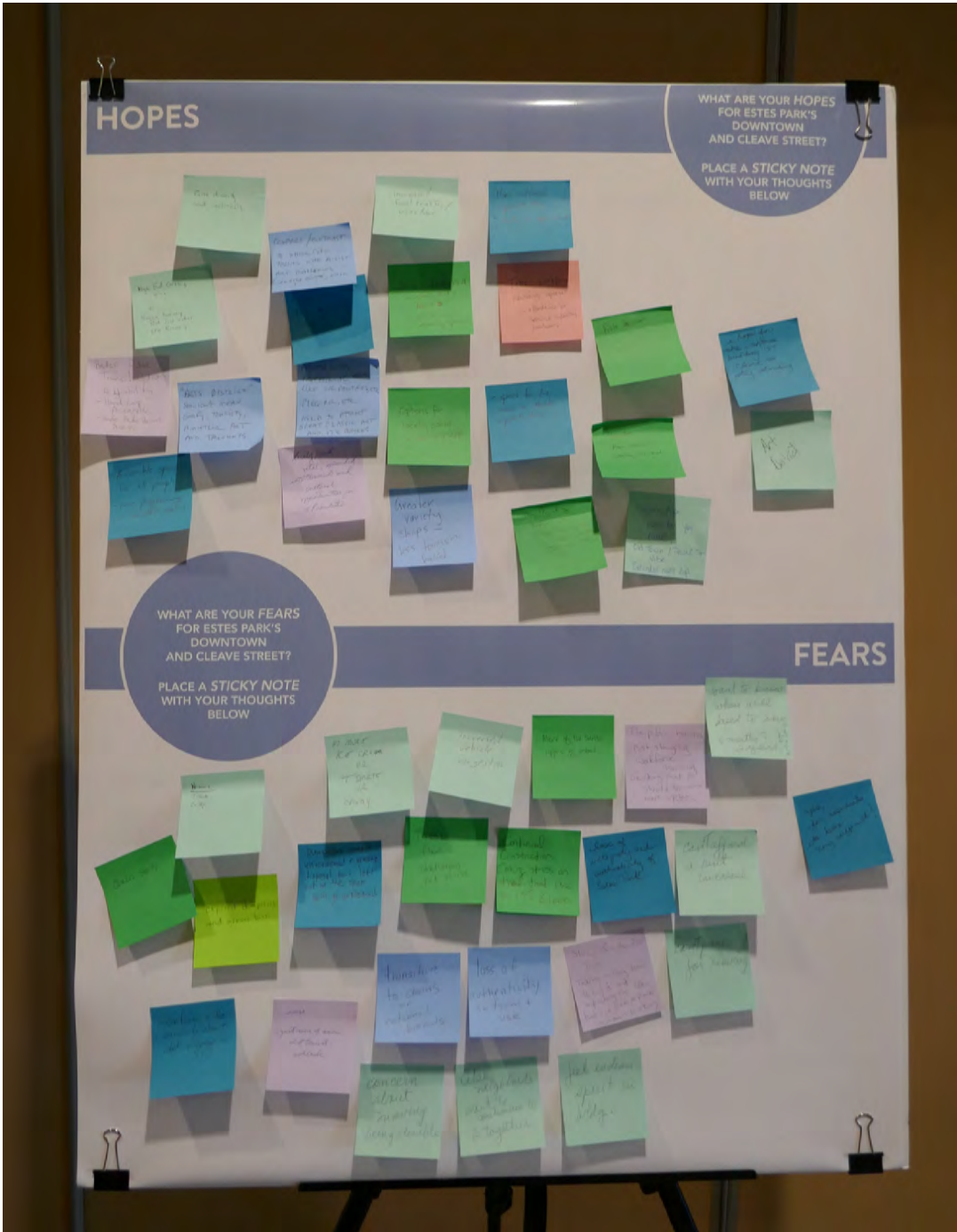
E
Third highest number of total votes



- # FIRST PRIORITY
- # SECOND PRIORITY
- # THIRD PRIORITY

ESTES PARK COMMUNITY WORKSHOP

JUNE 18, 2026



OVERALL RESULTS - COMBINED

COMMENTS AND CONCERNS

WHAT ARE SOME
ATTRACTIONS
THAT WOULD
MAKE YOU WANT
TO GO TO
CLEAVE STREET?

- 27 Sit Down Restaurants
- 23 Artisan Retail
- 18 Green Space/Pedestrian Priority
- 14 Art Galleries/Studios/Walks
- 14 Murals and Interactive Art
- 11 Causal Dining/Cafe/Bakery
- 11 Live Music
- 11 Demonstration Spaces
- 10 Street Performances
- 9 Brewery/Bars/Wine Bar
- 8 Food Trucks
- 4 Local Identity

12

sticky notes

81

digital responses

FOOD AND BEVERAGE # ARTS # ACTIVATION

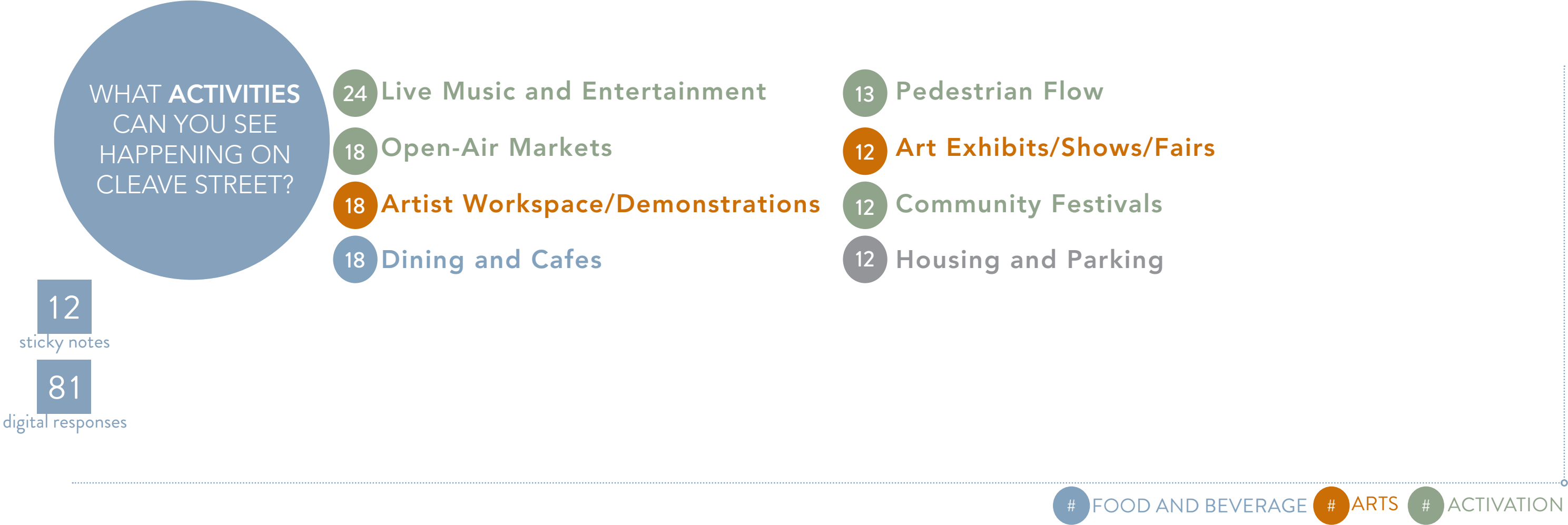
OVERALL RESULTS - COMBINED

COMMENTS AND CONCERNS



OVERALL RESULTS - COMBINED

COMMENTS AND CONCERNS



OVERALL RESULTS - COMBINED

COMMENTS AND CONCERNS



OVERALL RESULTS - COMBINED

COMMENTS AND CONCERNS

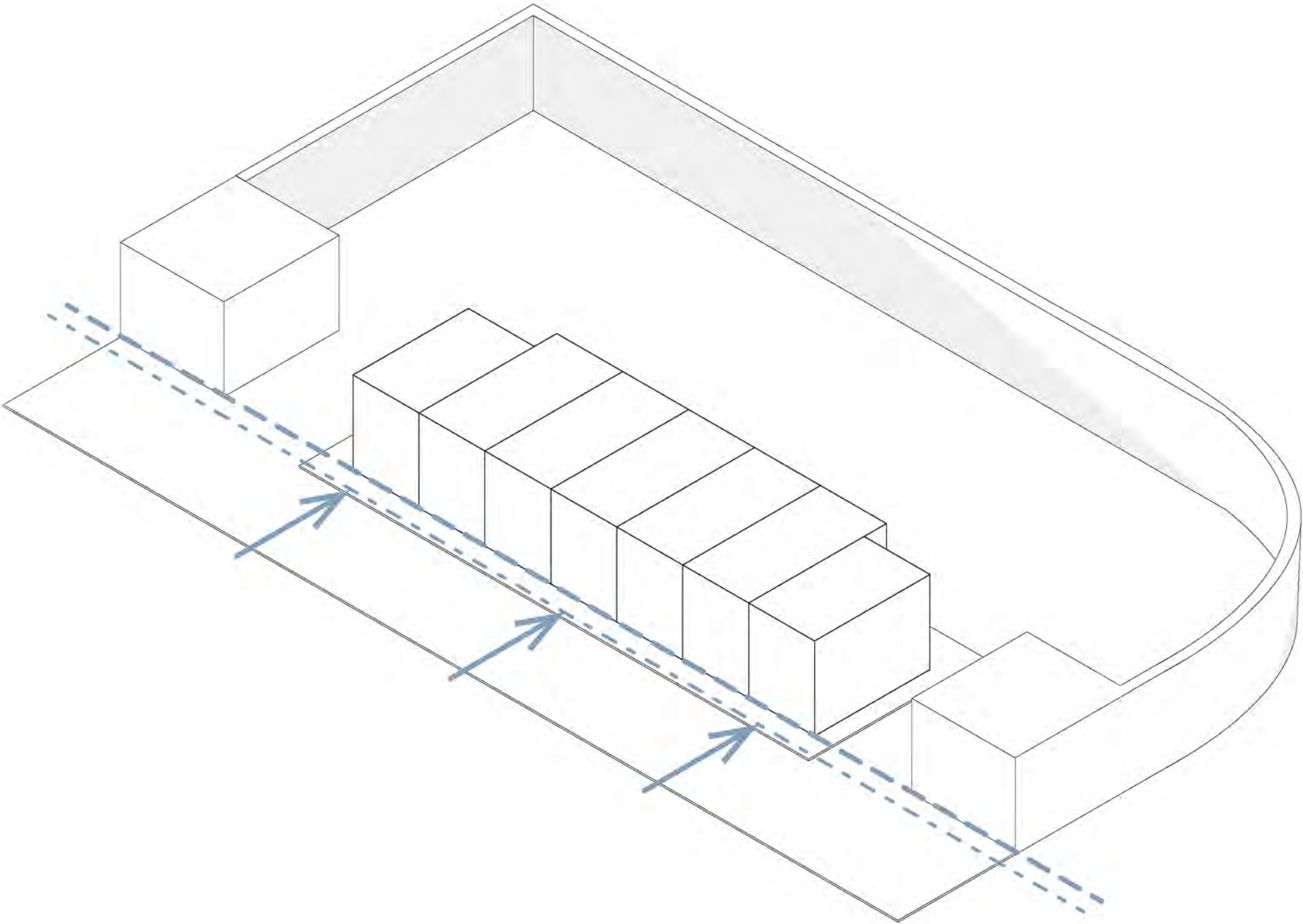


OVERALL RESULTS - COMBINED

COMMENTS AND CONCERNS



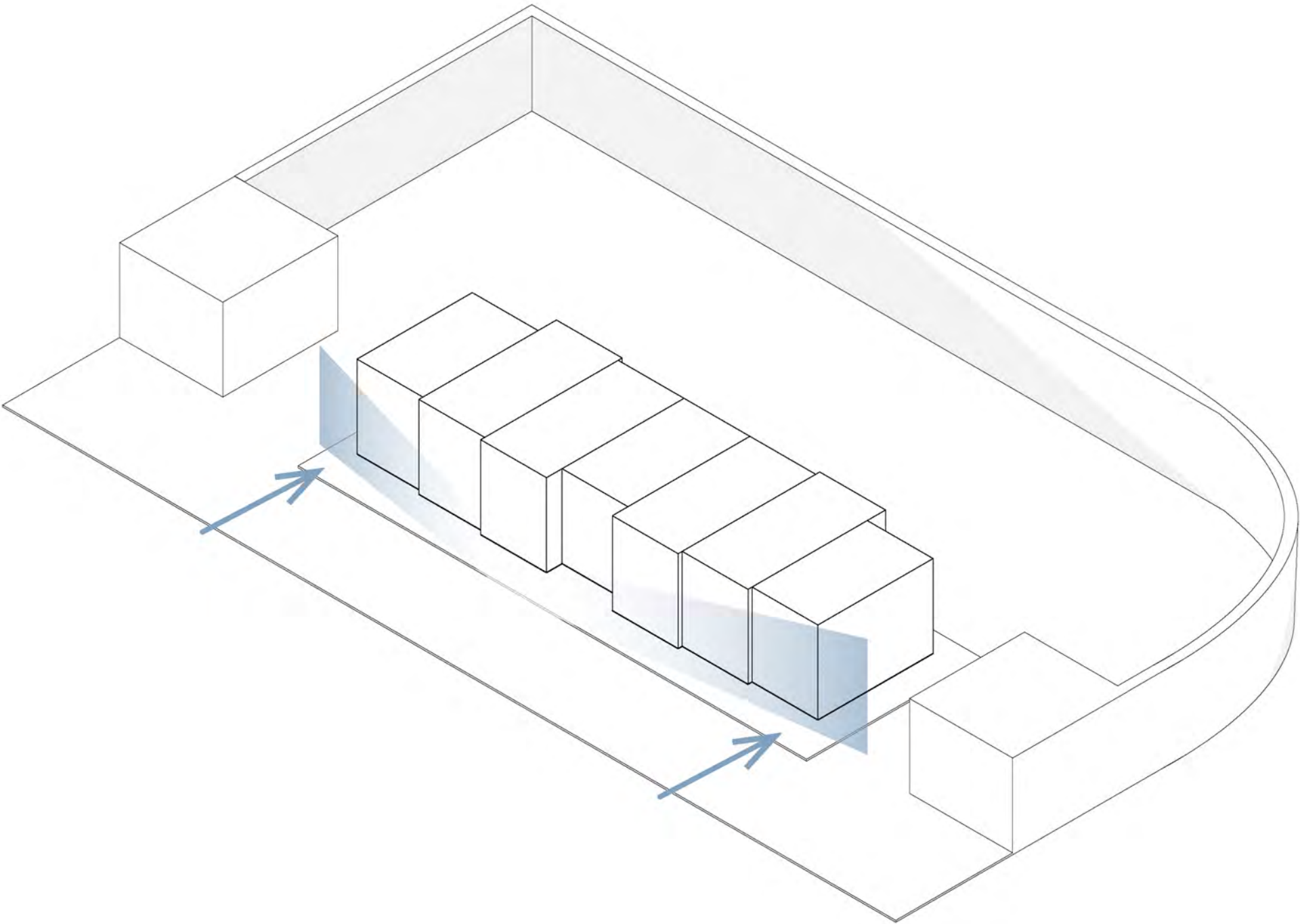
FLOOR PLAN CONCEPT



CONCEPT

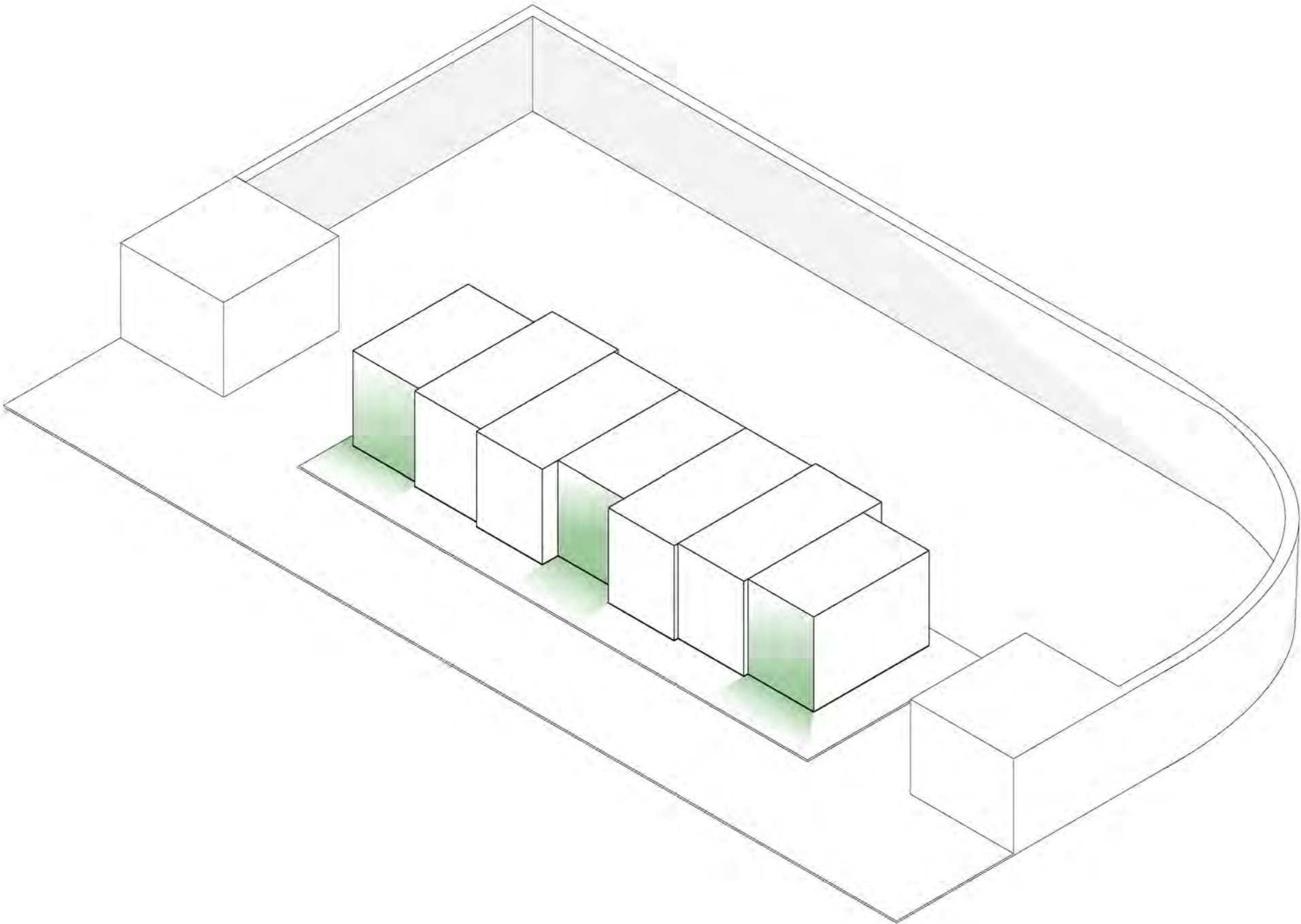
VISIBILITY AND SAFETY

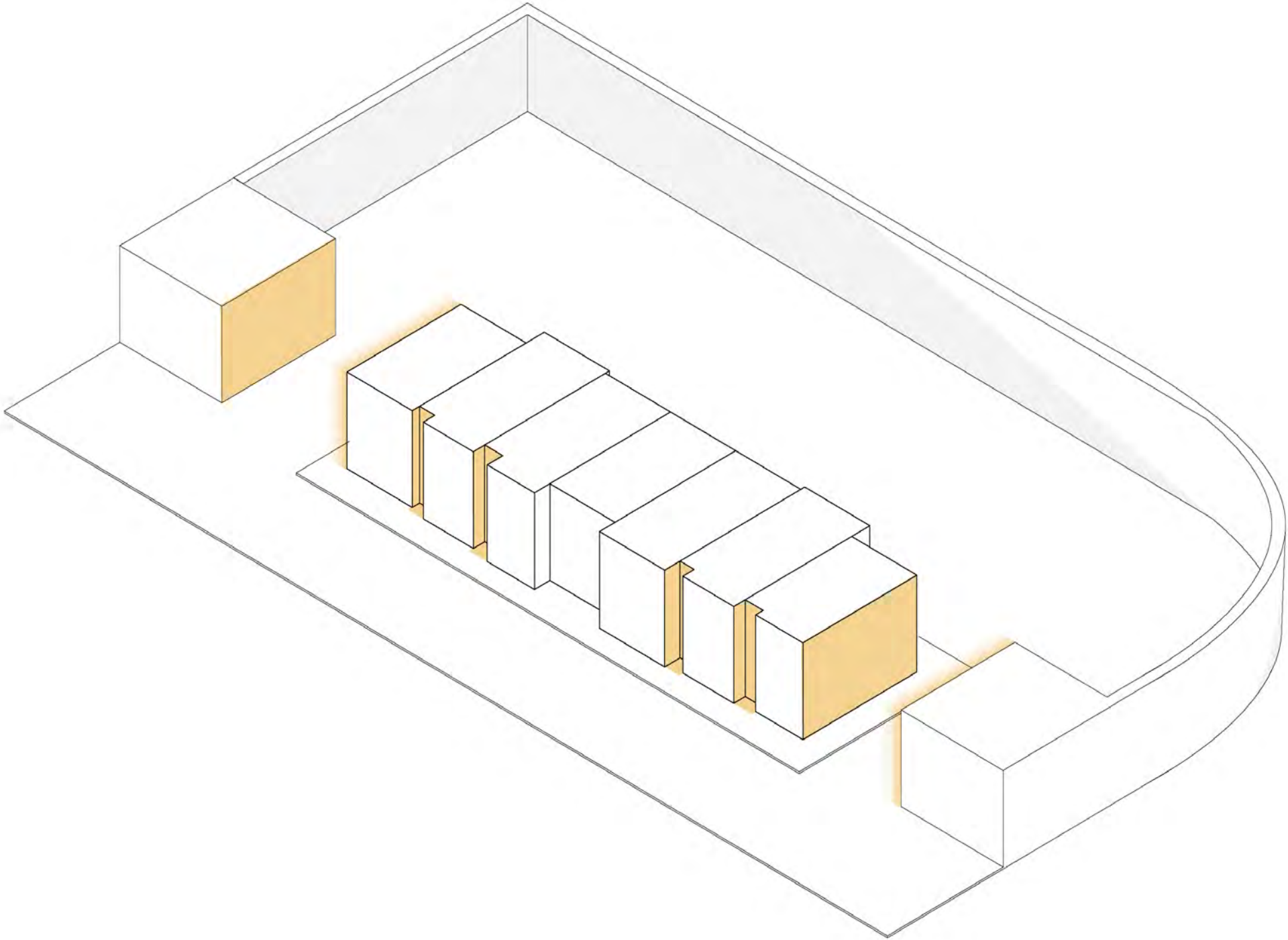
JULY 30, 2026



CONCEPT
OUTDOOR SPACE

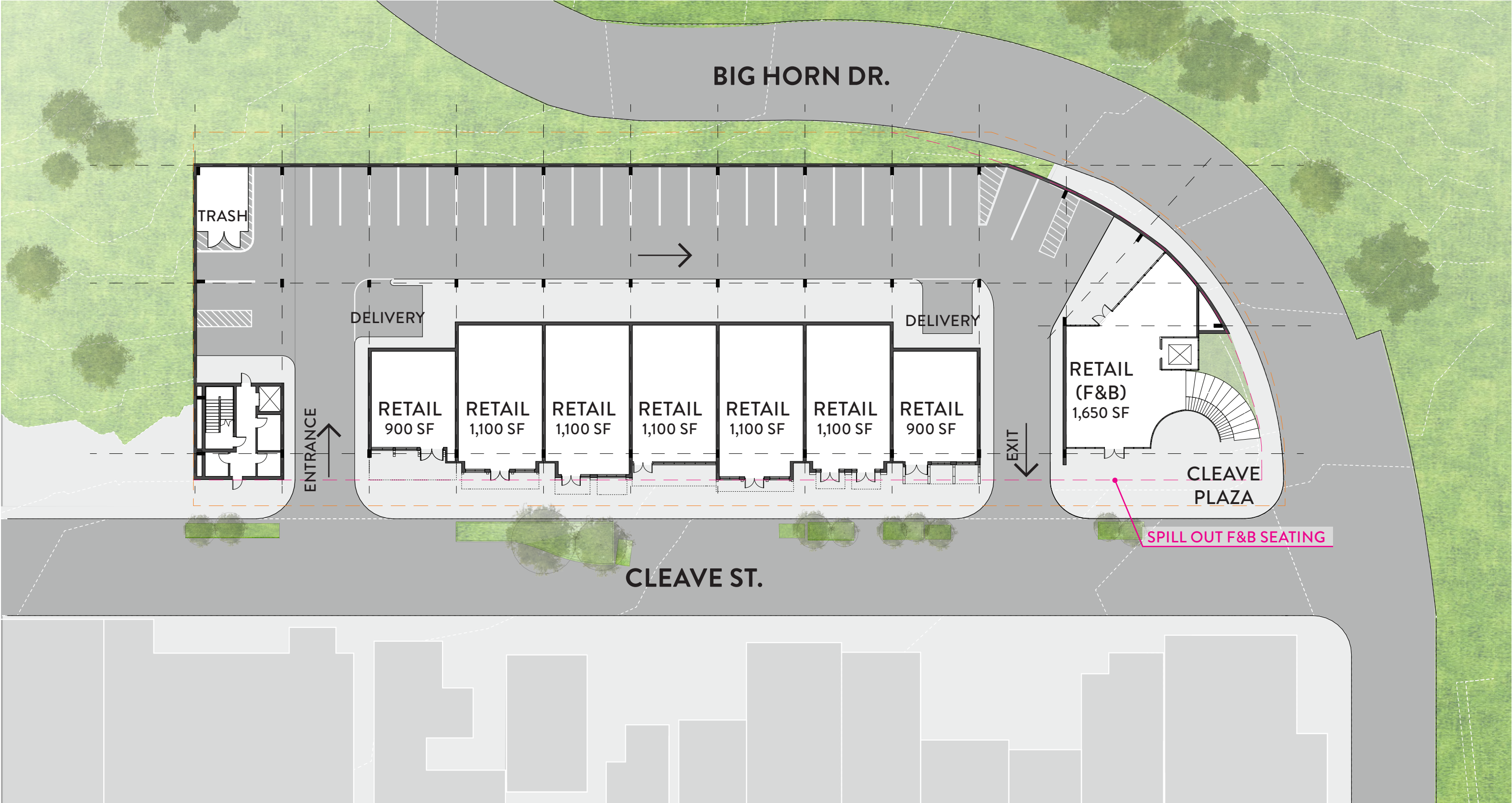
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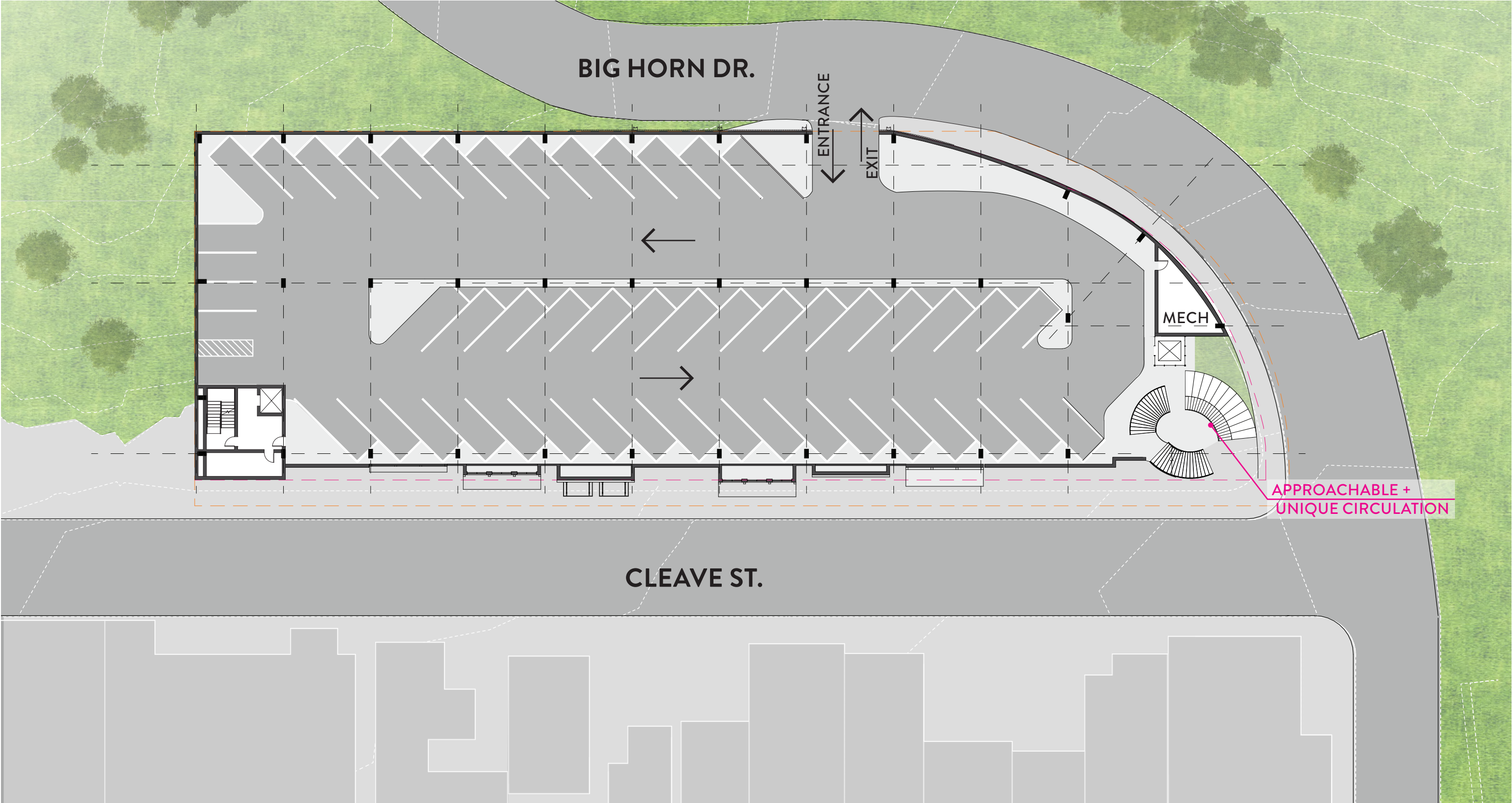
LEVEL 1

FLOOR PLAN



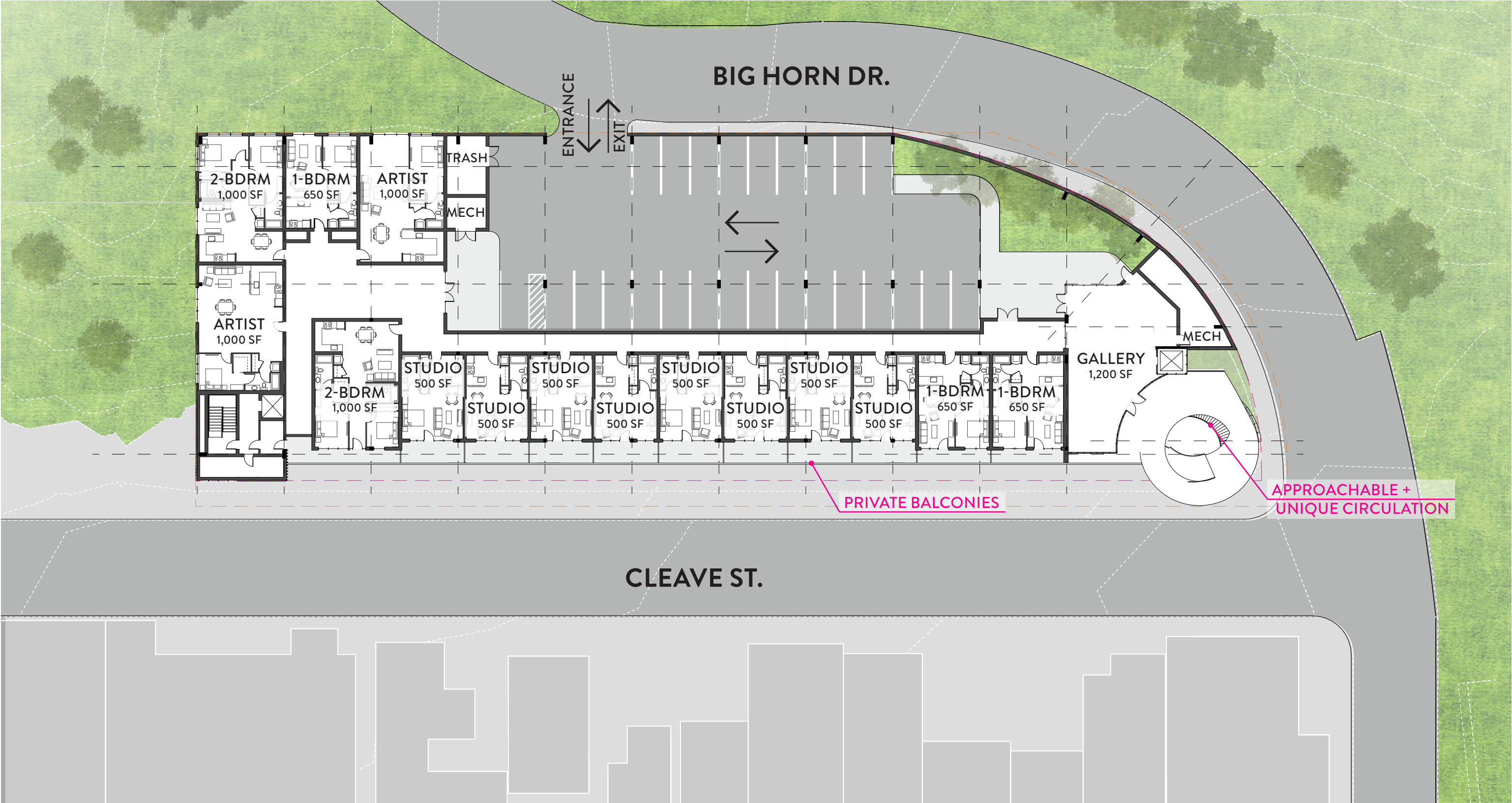
LEVEL 2

FLOOR PLAN



LEVEL 3

FLOOR PLAN



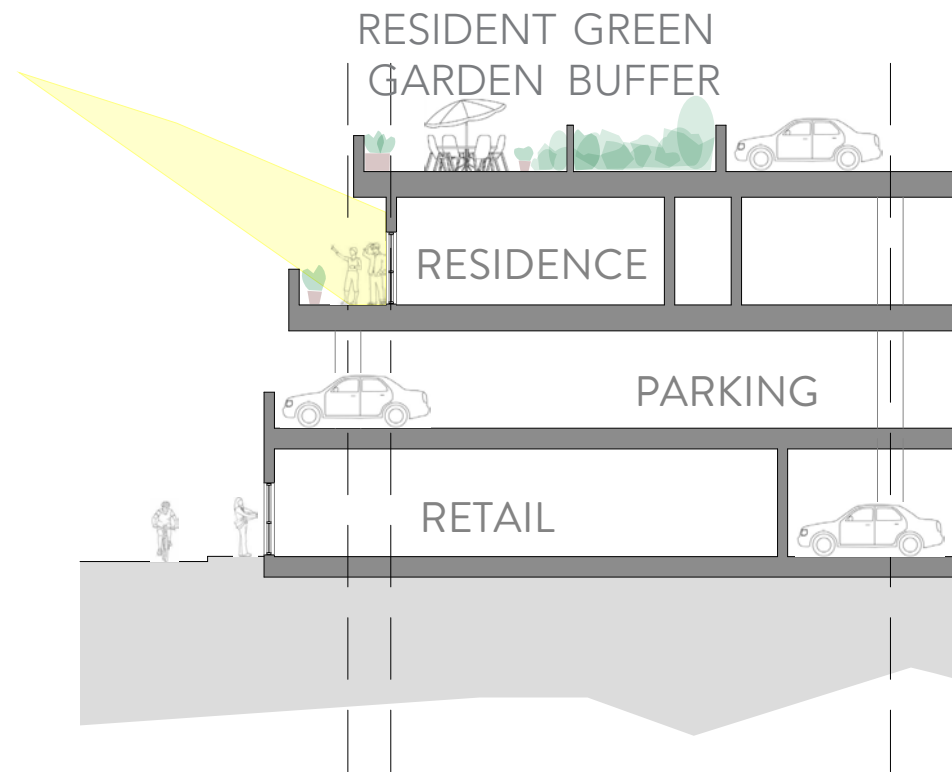
LEVEL 4

FLOOR PLAN



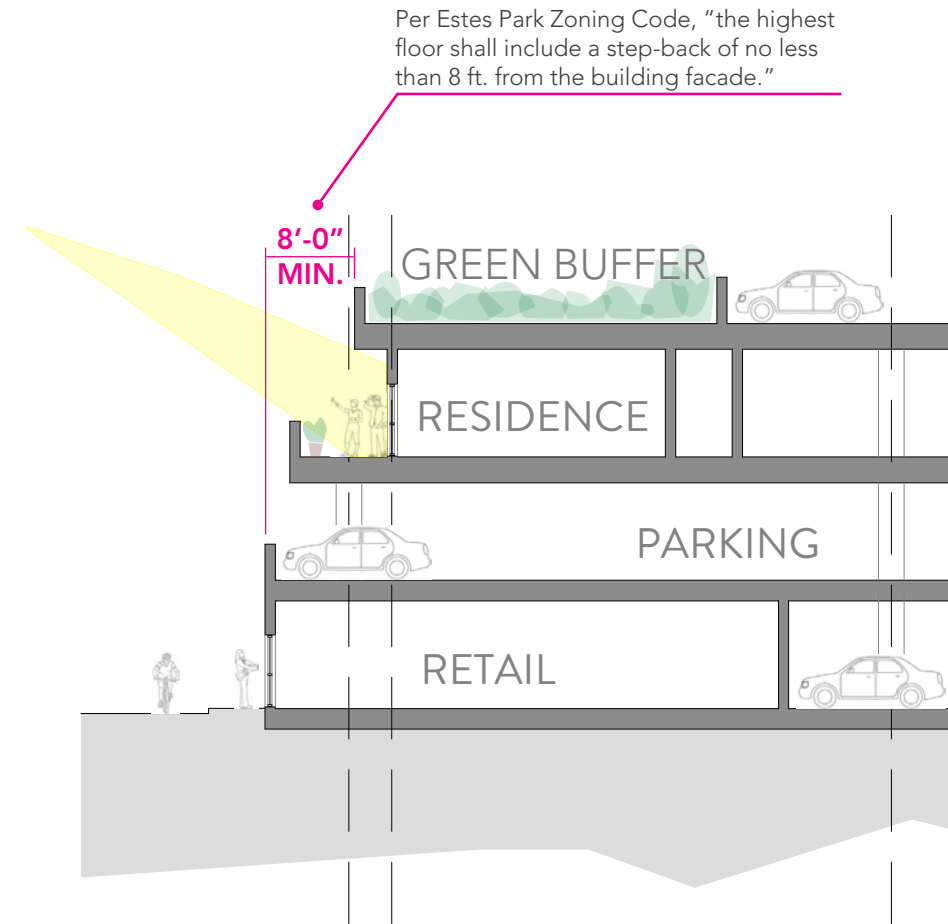
CLEAVE ST PARKING BUFFER

BUILDING SECTION



RESIDENT GARDEN

- At the southwest corner a private garden is provided for the Residents' to have a shared outdoors space they can enjoy with expansive views of Estes Park.
- A shallower green buffer is provided to separate the Resident Garden from the public parking.

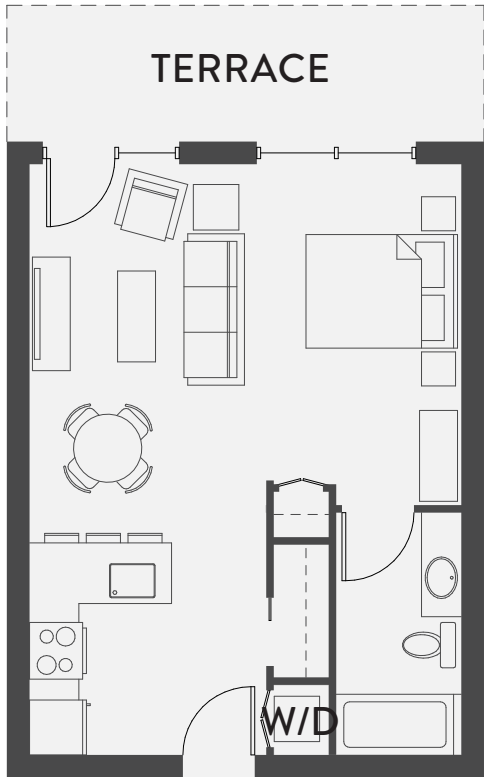


GREEN BUFFER

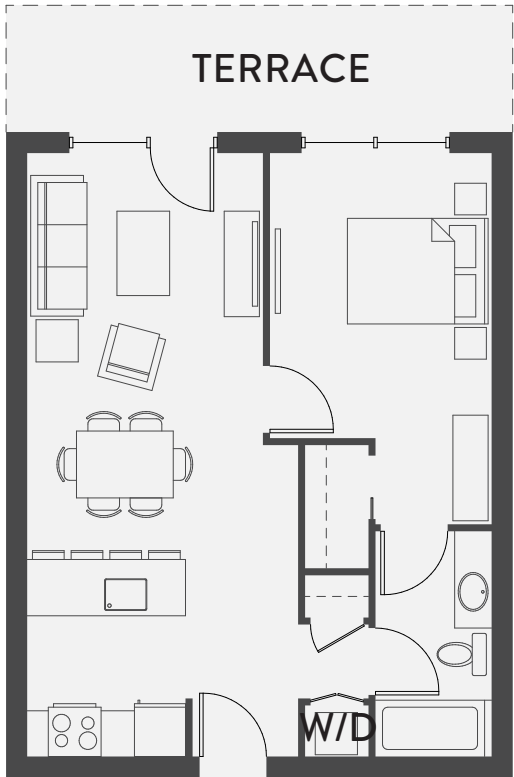
- Along the remainder of the Level 4 southern edge, a green buffer provides privacy for the residents below, while providing added greenery to Cleave St.
- There is the option to provide solar panels in the buffer zone.

APARTMENT UNITS

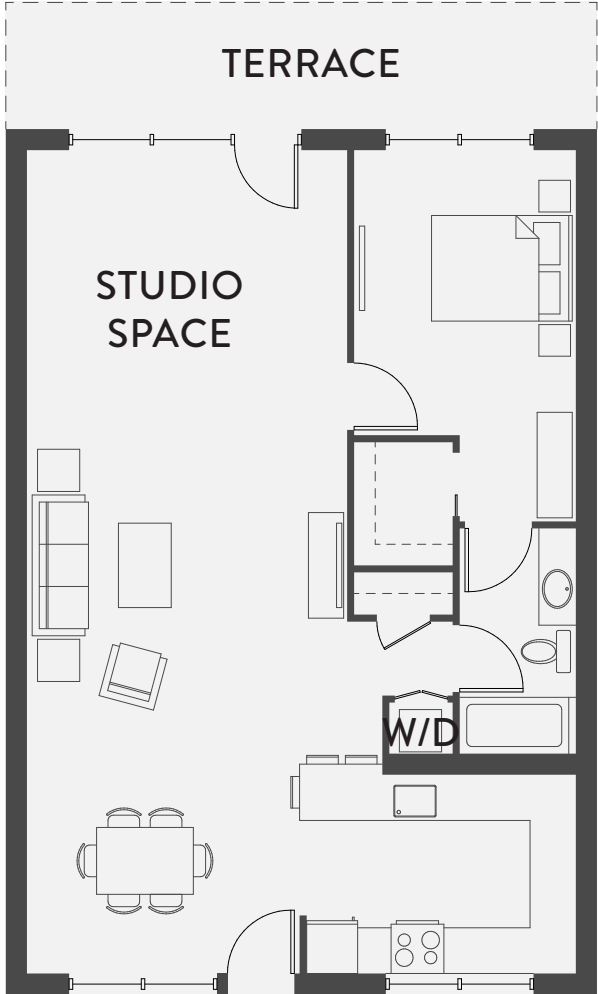
FLOOR PLAN



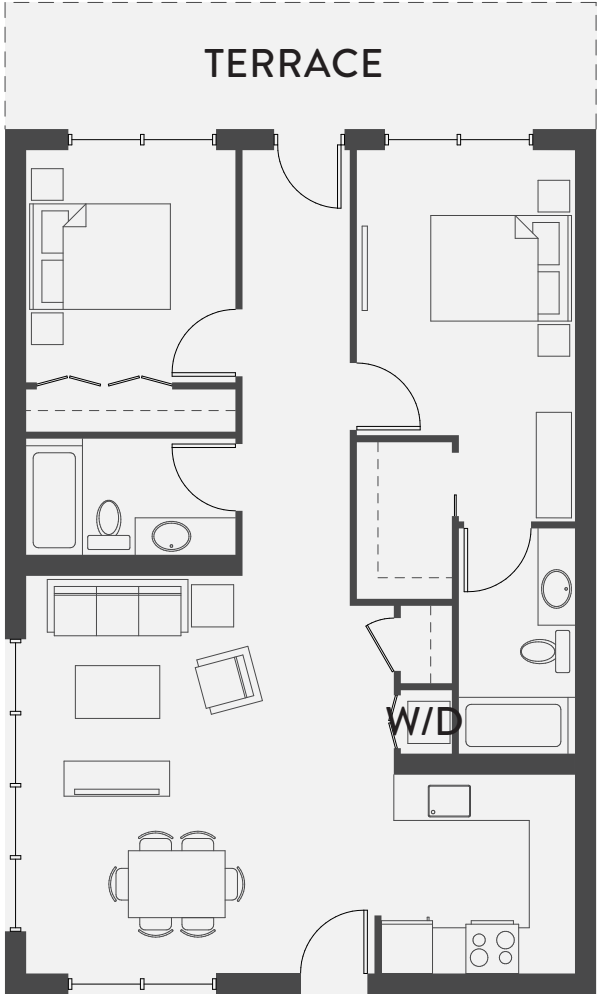
STUDIO
500 SF



1-BEDROOM
650 SF



ARTIST
1,000 SF



2-BEDROOM
1,000 SF

APARTMENT CONCEPT

INTERIOR



CLEAVE STREET COMMUNITY

CLEAVE ST COMMUNITY

CONCEPT ELEVATION

JULY 30, 2026



CLEAVE ST COMMUNITY

CONCEPT RENDER

JULY 30, 2026



CLEAVE ST COMMUNITY

CONCEPT RENDER

JULY 30, 2026



CLEAVE ST COMMUNITY

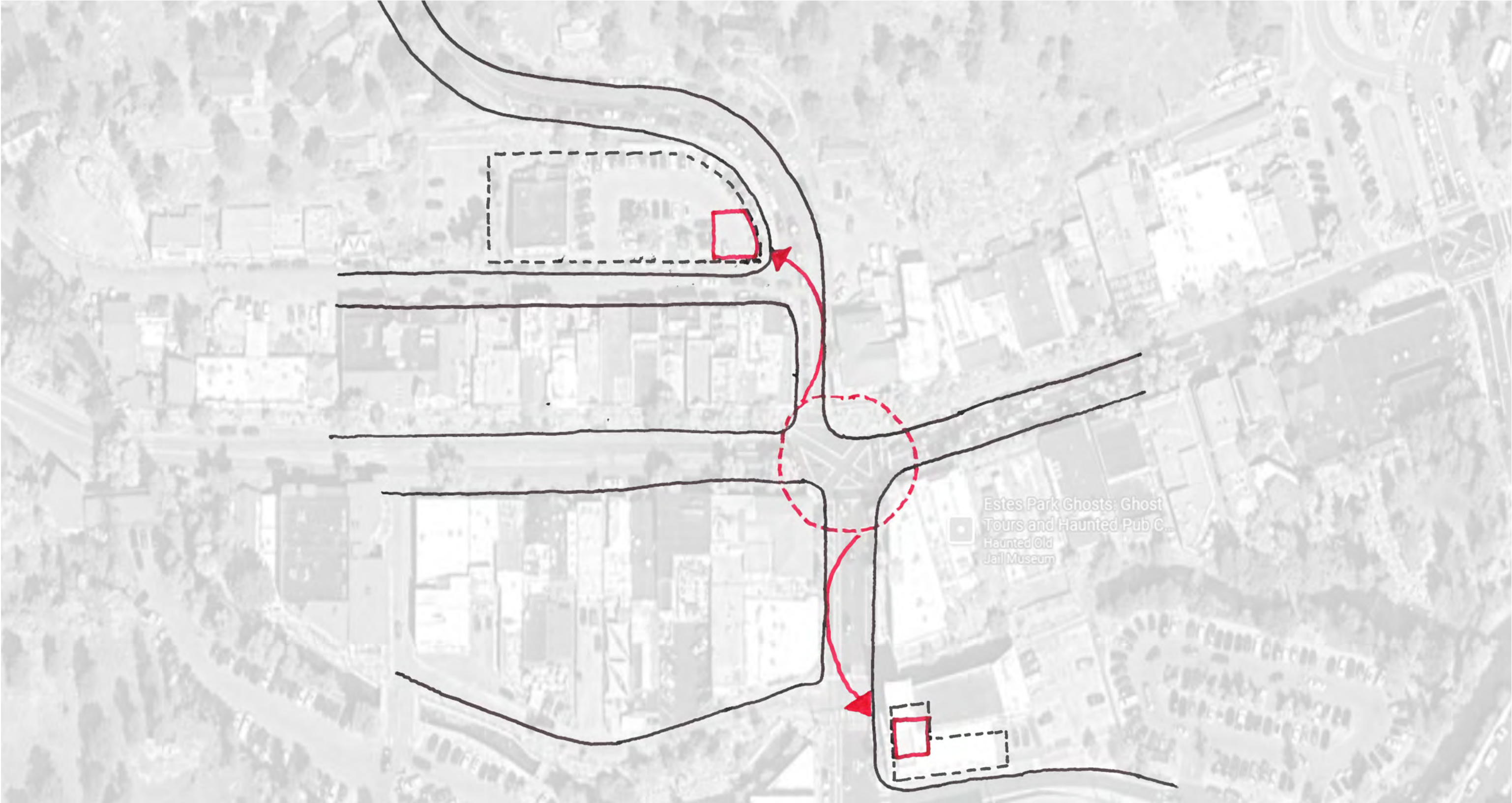
CONCEPT RENDER

JULY 30, 2026



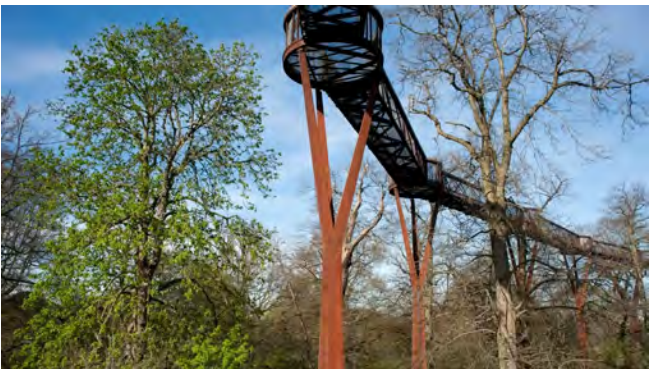
ANCHORING AN ICONIC DOWNTOWN

CONCEPT



CLEAVE ST BEACON

THE TREETOP OVERLOOK



THANK YOU!