

South Main

Buena Vista, CO

PROJECT DETAILS

Project Area: 38 acres
Client: The Town Company LLC
Jed and Katie Selby
Year Designed: 2004
Website: southmainco.com

For more information, visit doverkohl.com.



An aerial view looks across the Arkansas River to the South Main neighborhood. The South Main Square in the foreground, serves as a central gathering place in the new neighborhood.



The high sense of spatial enclosure and other traffic-calming measures along this pedestrian-dominant street promote low vehicular speeds, allowing pedestrians to move freely throughout the space.



The neighborhood's park system includes a mountain-sensitive palette of native landscaping, reducing the need for irrigation.



The Project

As competitive kayakers and avid outdoor enthusiasts, the founders of South Main envisioned their property as an environmentally-friendly new neighborhood that would provide public access to both the riverfront and a world-class whitewater park. Dover, Kohl & Partners, with the assistance of Swift and Associates, created the Master Plan for the property, which connects the Town of Buena Vista to the Arkansas River. Neighborhood streets are oriented to create views to the mountains as well as to the riverfront. The South Main Square, which abuts a new riverfront park, is surrounded by mixed-use buildings, and provides a central gathering space for residents and visitors. The plan also features a variety of sustainable elements including a mix of uses and housing types, employing locally-influenced, time-tested architecture.

Process & Principles

During a week-long charrette in September 2004, numerous citizens and stakeholders of Buena Vista helped shape the vision for the property. The founders, along with local residents, town leaders, and the design team worked collaboratively to formulate design concepts. Key principles established during the charrette include: maintaining public access to the river, creating a high-quality riverfront space; establishing visual and physical connections with Main Street and downtown Buena Vista, and creating a walkable environment through a mixture of uses and network of pedestrian connections. To ensure that the vision for South Main was realized, Development Standards were prepared to accompany the plan.

Status

The Master Plan and corresponding Development Standards were approved in 2005. Phase One construction is well underway, and several businesses are now established in the growing neighborhood. The river corridor running through the South Main property was donated to the Town of Buena Vista as permanent, public parkland. With the assistance of a state grant, many improvements to the river and trail network have been completed. A second grant has provided funding for several recreational climbing boulders throughout the neighborhood.

A Growing Town



Front porches reinforce a strong sense of community and take advantage of cool summer breezes.*



Residents and visitors gather along the river for a kayaking event.



South Main's architecture is built in the mountain vernacular tradition found in Buena Vista and surrounding towns such as Salida, CO.



The Eddy Line restaurant, located along South Main Street, is a popular nighttime destination and helps invigorate the neighborhood in the evening.*



New climbing boulders provide a great recreational opportunity for residents and visitors*



Corner buildings with chamfered edges and a clock tower form a signature entrance to one of the neighborhood's most intimate streets.



Vegetable gardens transform a backyard setting, and are a reflection of the community's pursuit of greater sustainability.



Narrow, pedestrian-dominant, cobble-stoned streets are part of the neighborhood's rich menu of walkable street types.



The neighborhood's layout takes advantage of surrounding views and natural amenities.*



A new public park and trail system along the neighborhood's Arkansas River frontage was built and donated to the town.



Well-designed, well-crafted architecture and distinctive street fixtures are essential to creating a quality sense of place.*



South Main Street frames views of the prominent courthouse cupola in downtown Buena Vista and the Collegiate Peaks beyond.

**Photo Credit: Dustin Urban*