

# Elevate Downtown Final Plan



# Process Recap

*Scope, Schedule, Community Engagement*

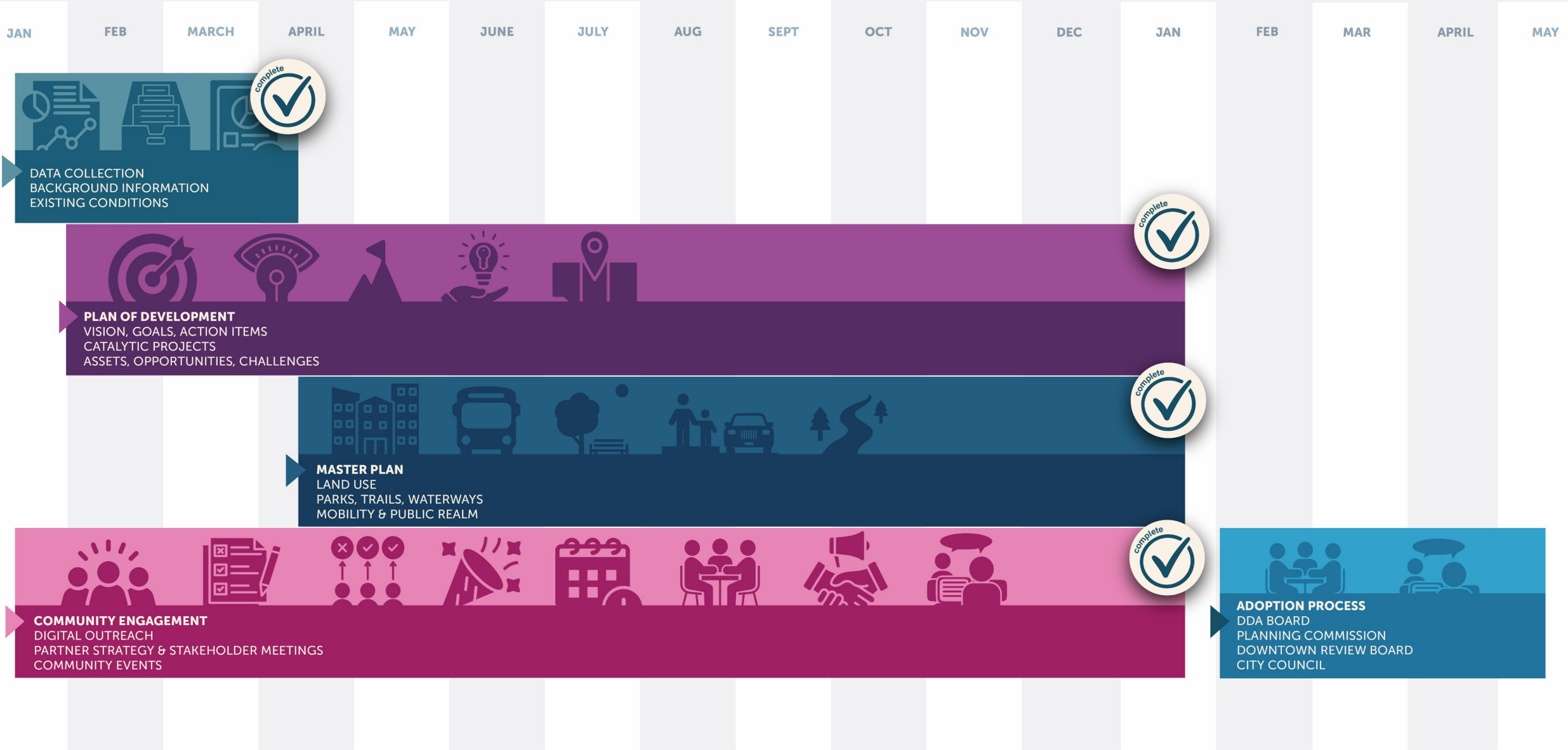
# Scope



- **Update the Plan of Development**
  - Assets, Opportunities, Challenges
  - Vision, Goals, Action Items
  - Catalytic Opportunities
- **Update the Master Plan**
  - Land Use & Urban Design
  - Parks, Trails, Waterways
  - Mobility, Connectivity
  - Market-based Implementation
- ***Rooted in Community Engagement***



# ELEVATE DOWNTOWN COLORADO SPRINGS MASTER PLAN UPDATE **SCHEDULE 2025-2026**



JAN FEB MARCH APRIL MAY JUNE JULY AUG SEPT OCT NOV DEC JAN FEB MAR APRIL MAY

**DATA COLLECTION**  
BACKGROUND INFORMATION  
EXISTING CONDITIONS



**PLAN OF DEVELOPMENT**  
VISION, GOALS, ACTION ITEMS  
CATALYTIC PROJECTS  
ASSETS, OPPORTUNITIES, CHALLENGES



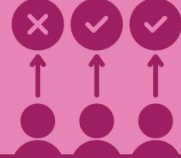
**MASTER PLAN**  
LAND USE  
PARKS, TRAILS, WATERWAYS  
MOBILITY & PUBLIC REALM



**COMMUNITY ENGAGEMENT**  
DIGITAL OUTREACH  
PARTNER STRATEGY & STAKEHOLDER MEETINGS  
COMMUNITY EVENTS



**ADOPTION PROCESS**  
DDA BOARD  
PLANNING COMMISSION  
DOWNTOWN REVIEW BOARD  
CITY COUNCIL



## COMMUNITY ENGAGEMENT

DIGITAL OUTREACH

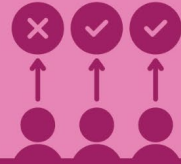
PARTNER STRATEGY & STAKEHOLDER MEETINGS

COMMUNITY EVENTS

## Community Engagement Completed:

- 16 Focus Groups
- 2 Online Surveys (*March, August - 2,161 total responses*)
- 2 In-Person Community Events
  - Non-traditional formats: Walk & Talk, Coffee & Chat
- 3 Pop-ups (*August, December*)
  - *First Friday, Food Truck Tuesday, Downtown Holiday Stroll*
- Draft Plan Public Review Period (*December-January*)





## COMMUNITY ENGAGEMENT

DIGITAL OUTREACH

PARTNER STRATEGY & STAKEHOLDER MEETINGS

COMMUNITY EVENTS

## Priority Topics from Engagement

- Small business support
- Walkability and mobility
- Arts and culture
- Safety and cleanliness
- Housing and homelessness
- Public restrooms
- Density and building heights
- Downtown grocery store



# Recent Outreach


## Draft Plan Public Review Period

*(December 10<sup>th</sup> – January 12<sup>th</sup>)*

- Promoted via newsletter, social media, and pop-up



929

Total Readers 




78

Total Comments



28

Total Commenters 

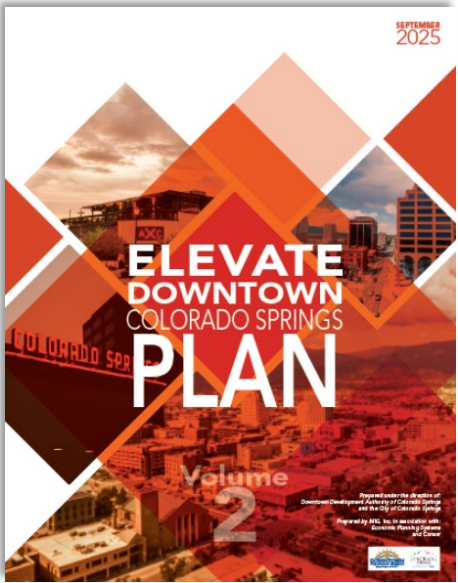
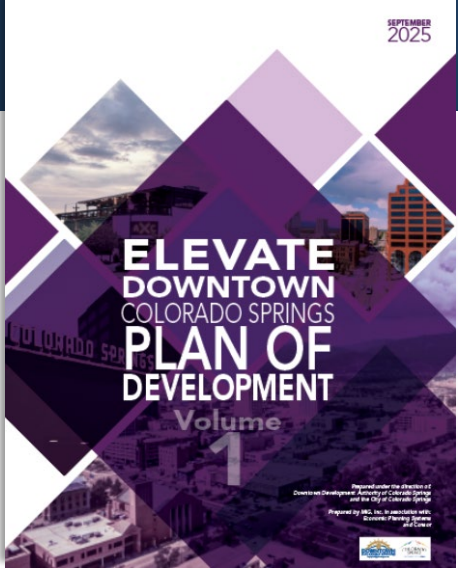
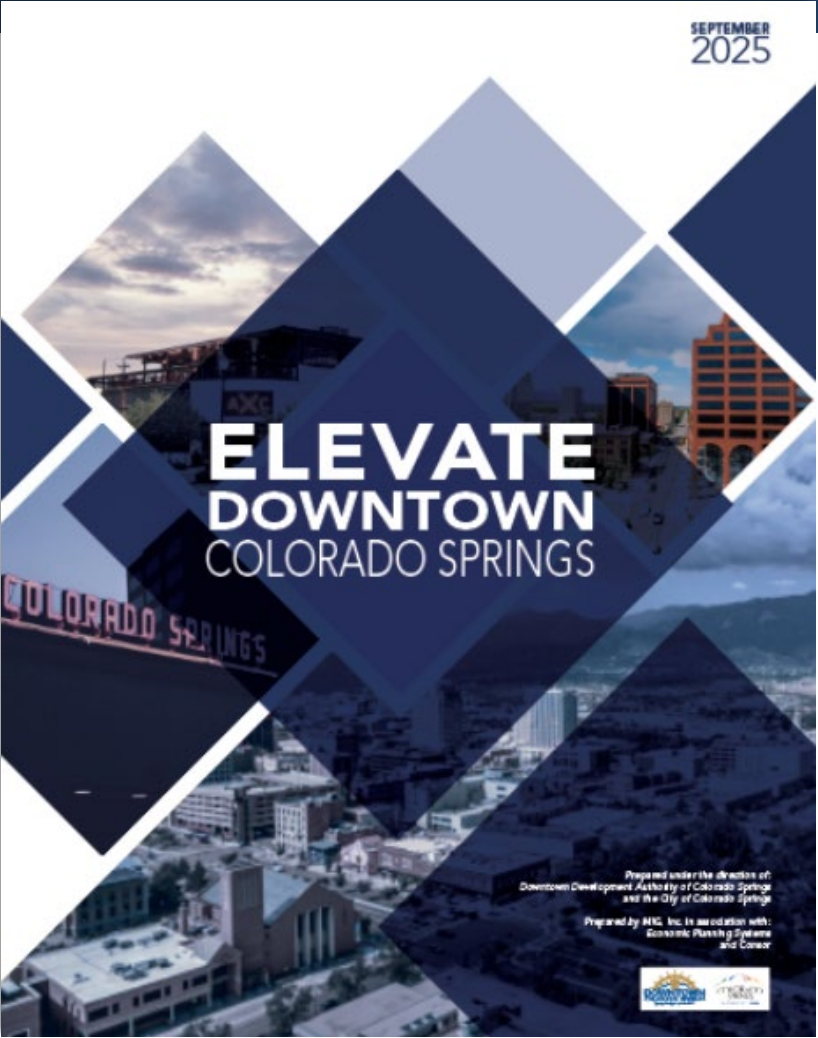


# Plan Overview

*Contents and Updates*



# Plan Contents





# Plan Contents

*Introduction: Overview, Context, Background, Implementation*

## Volume 1: Plan of Development

1. Assets, Opportunities, and Challenges
2. Vision Framework
3. DDA Boundary Description and Amendments
4. Tax Increment Financing

## Volume 2: Downtown Plan

1. Land Use and Character
2. Economic Vitality
3. Parks, Trails, and Waterways
4. Mobility Network
5. Public Realm and Urban Design
6. Community and Culture
7. Infrastructure and Utilities

*(New Chapters)*

# Volume 1

HIGHLIGHTS

SEPTEMBER  
2025



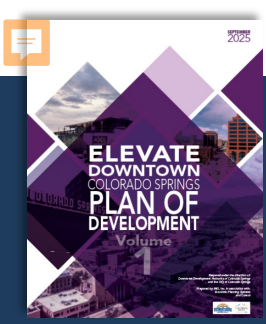
# ELEVATE DOWNTOWN COLORADO SPRINGS PLAN OF DEVELOPMENT

## Volume 1

Prepared under the direction of  
Downtown Development Authority of Colorado Springs  
and the City of Colorado Springs

Prepared by HRC, Inc. in association with:  
Economic Planning Systems  
and Coors





# Assets

Update  
to 2016  
Plan



**A.1 An urban lifestyle within the great outdoors**

**A.2 Entertainment and local business destination**

**A.3 Diverse and historic neighborhoods**

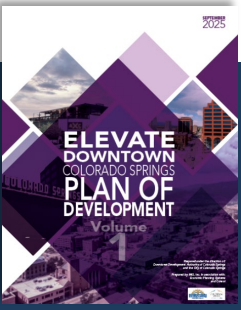
**A.4 Recent residential development**

**A.5 Pedestrian-prioritized spaces**

**A.6 Extensive micromobility network**

**A.7 Creative community and the arts**

**A.8 Flourishing sports economy**



# Challenges

Update to 2016 Plan



**C.1 Providing a variety of housing choices**

**C.2 Attracting and retaining a diverse workforce**

**C.3 Enhancing public transportation options and efficiency**

**C.4 Reinvesting in key anchors and community-serving facilities**

**C.5 Costs of development**

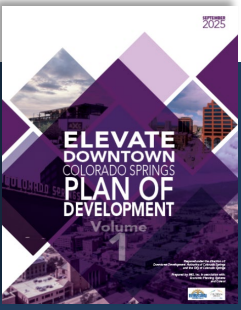
**C.6 Ensuring clean and safe public spaces**

**C.7 Growing pains and maintaining community character**

**C.8 Competing market demands**

**C.9 Impact of tax-exempt parcels on Downtown funding**

Most recently added



# Opportunities

Update  
to 2016  
Plan



**O.1**  
*Amenitizing  
the Downtown  
neighborhood*

**O.2** *Unifying an  
approach to  
homelessness*

**O.3** *Pursuing  
strategies for  
businesses and  
residents to  
remain in their  
neighborhood*

**O.4** *Advancing  
Downtown as  
an innovation  
and education  
hub*

**O.5** *Integrating  
the waterfront,  
trails, and  
parks*

**O.6** *Investing  
in public realm  
and  
multimodal  
infrastructure*

**O.7** *Promoting  
tourism in  
support of the  
Downtown  
economy*

**O.8** *Targeted  
investment in  
northern  
Downtown*

**O.9** *Positioning  
the public  
realm for  
future  
development*

## VISION & GOALS

Downtown is the vibrant and inclusive heart of our community—where history, culture, and nature meet modern urban living. A hub of creativity, commerce, and civic life, it thrives through strong partnerships that foster sustainability, equity, and shared prosperity.

Update  
to 2016  
Plan



**1** The Heart  
of the  
Pikes Peak  
Region

**2** The Region's  
Most Vibrant  
and Welcoming  
Neighborhood



**4** Culture  
Powered by  
Creativity  
and Sport

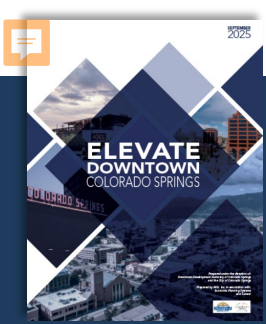


**3** Peak Urban  
Life with  
Unmatched  
Access to  
Nature



**5** Urban  
Design  
Shaped for  
Humans





# Goals & Priority Action Steps

New in  
2026  
Plan



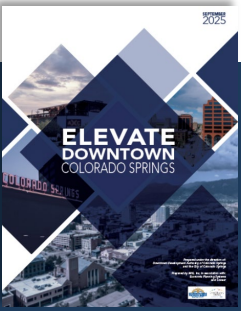
## Goal #1: The Heart of the Pikes Peak Region

- Position Downtown as the destination to stay, shop, work, innovate, and be entertained day and night
- Empower local retailers with tools, capital, and expertise
- Champion Downtown as the heartbeat of startups and creative enterprise



## Goal #2: The Region's Most Vibrant and Welcoming Neighborhood

- Strengthen and sustain a Clean and Safe program
- Diversify housing types and options including ownership
- Provide a full-service grocer and other amenities for the Downtown neighborhood



# Priority Action Steps

New in  
2026  
Plan



## Goal #3: Peak Urban Life with Unmatched Access to Nature

- Bring Downtown's public spaces to life with safety and year-round activation
- Activate the waterfronts and complete the Legacy Loop
- Tell the story of Downtown as the place where urban energy meets Colorado adventure



## Goal #4: Culture Powered by Creativity and Sport

- Celebrate and elevate Downtown's arts, culture, and iconic destinations
- Strengthen Downtown's creative economy
- Activate Downtown around sports, from local leagues to world-class competition



## Goal #5: Urban Design Shaped for Humans

- Activate Downtown with seamless transit and active travel options
- Make Downtown streets safer and more accessible for all modes of travel
- Promote connected sidewalks and active ground floors

# Volume 2

HIGHLIGHTS

SEPTEMBER  
2025



# ELEVATE DOWNTOWN COLORADO SPRINGS PLAN

Volume  
2

Prepared under the direction of:  
Downtown Development Authority of Colorado Springs  
and the City of Colorado Springs

Prepared by: MNC, Inc. in association with:  
Economic Planning Systems  
and Color





# Chp 1: Land Use and Character



- Historic Context
- Existing Land Use
- Districts and Gateways
- Catalytic Sites and Big Ideas



*PRIORITY TOPIC:*

# Density and Building Heights

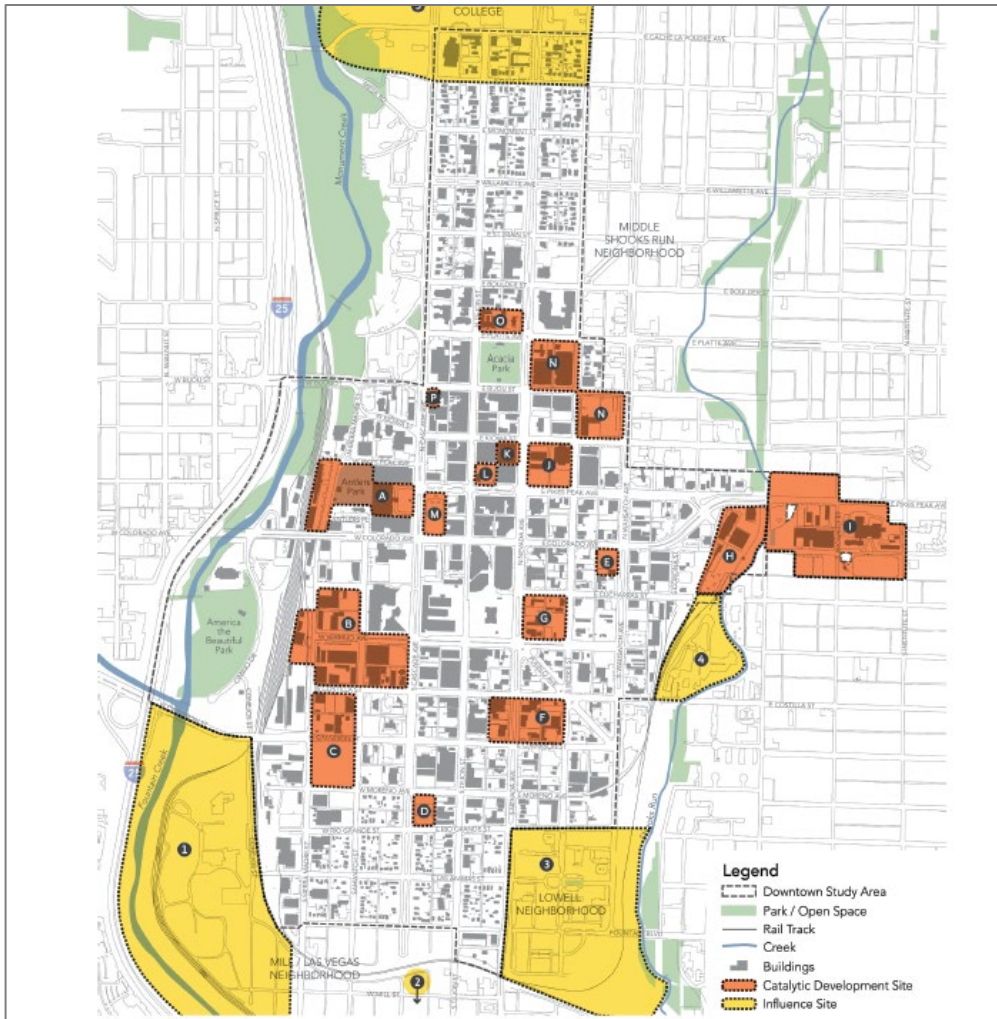


- Understanding density benefits like tax revenue, activation, and infrastructure efficiency
- Considerations like shade and views
- Exploring building heights and impact to Downtown skyline
- Upper-story design and rooftop activation

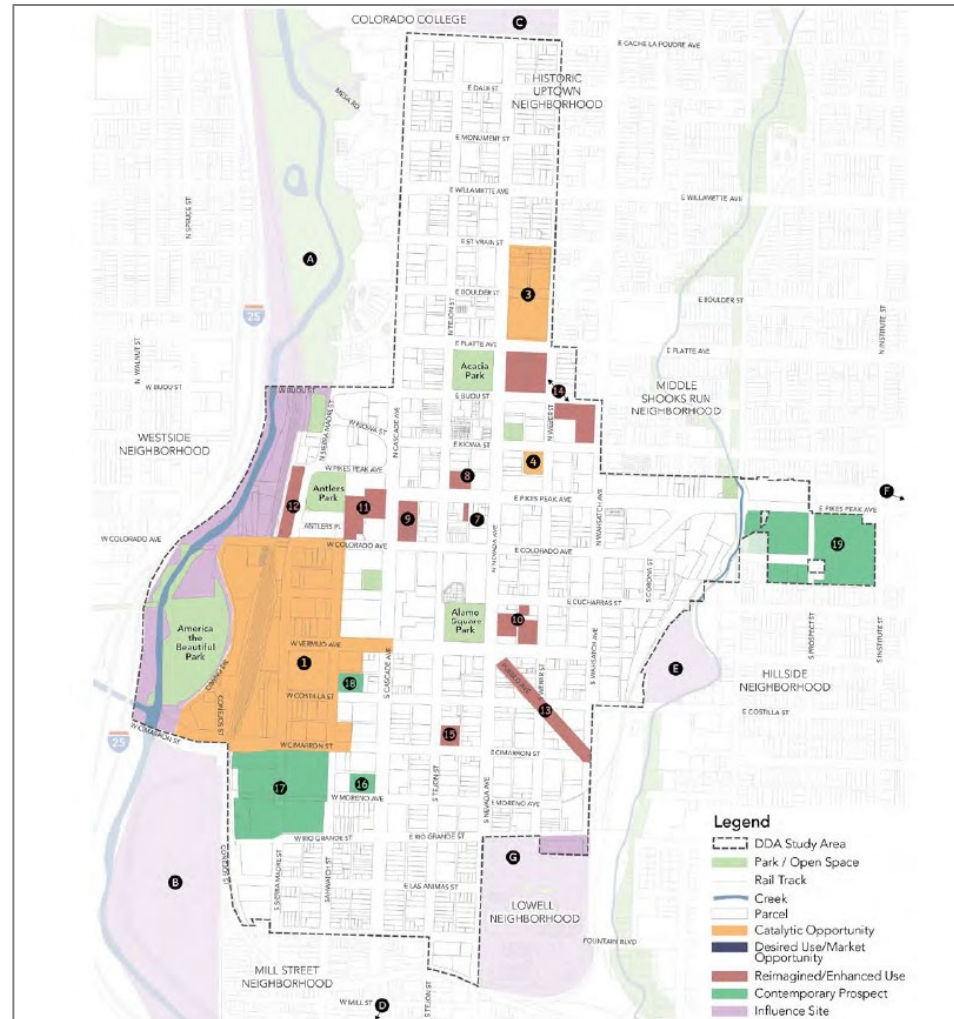
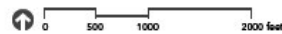




# Catalytic Sites and Big Ideas



2016 Plan Catalytic Sites



2026 Plan Catalytic Sites



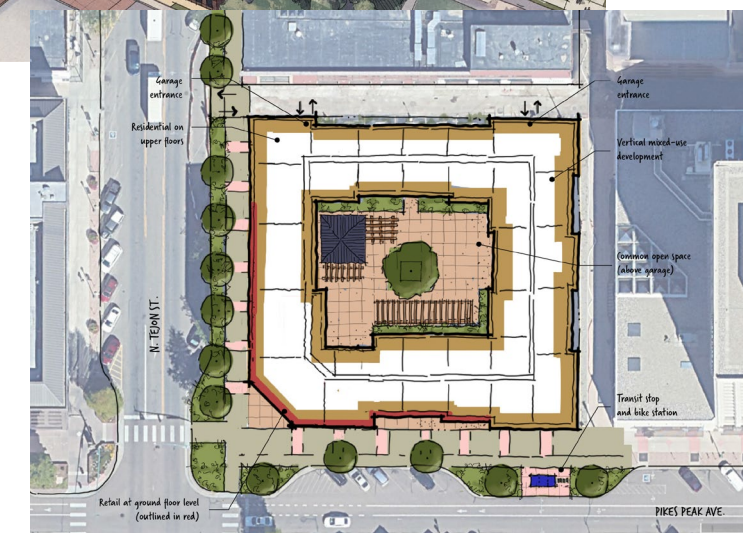


# Catalytic Sites and Big Ideas



## 26 Sites and Ideas:

- Catalytic Opportunities (4)
- Desired Uses/Market Opportunities (3)
- Reimagined/ Enhanced Use Sites (8)
- Contemporary Prospects (4)
- Influence Sites (7)



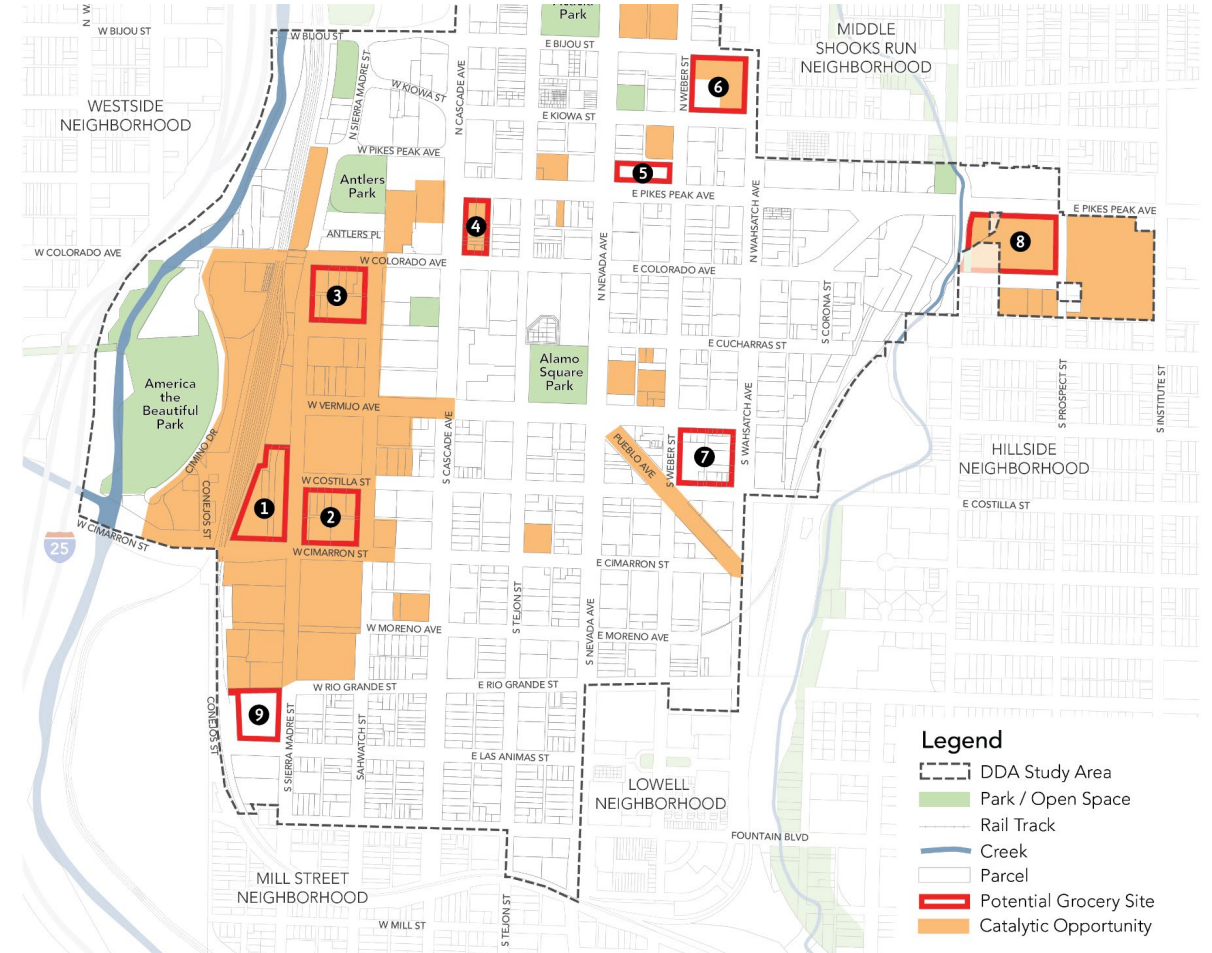


PRIORITY TOPIC:

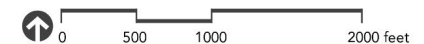
# Downtown Grocery Store



- Demand analysis
- Potential grocers
- Site needs/selection criteria
- 9 potential sites
- Incentive options



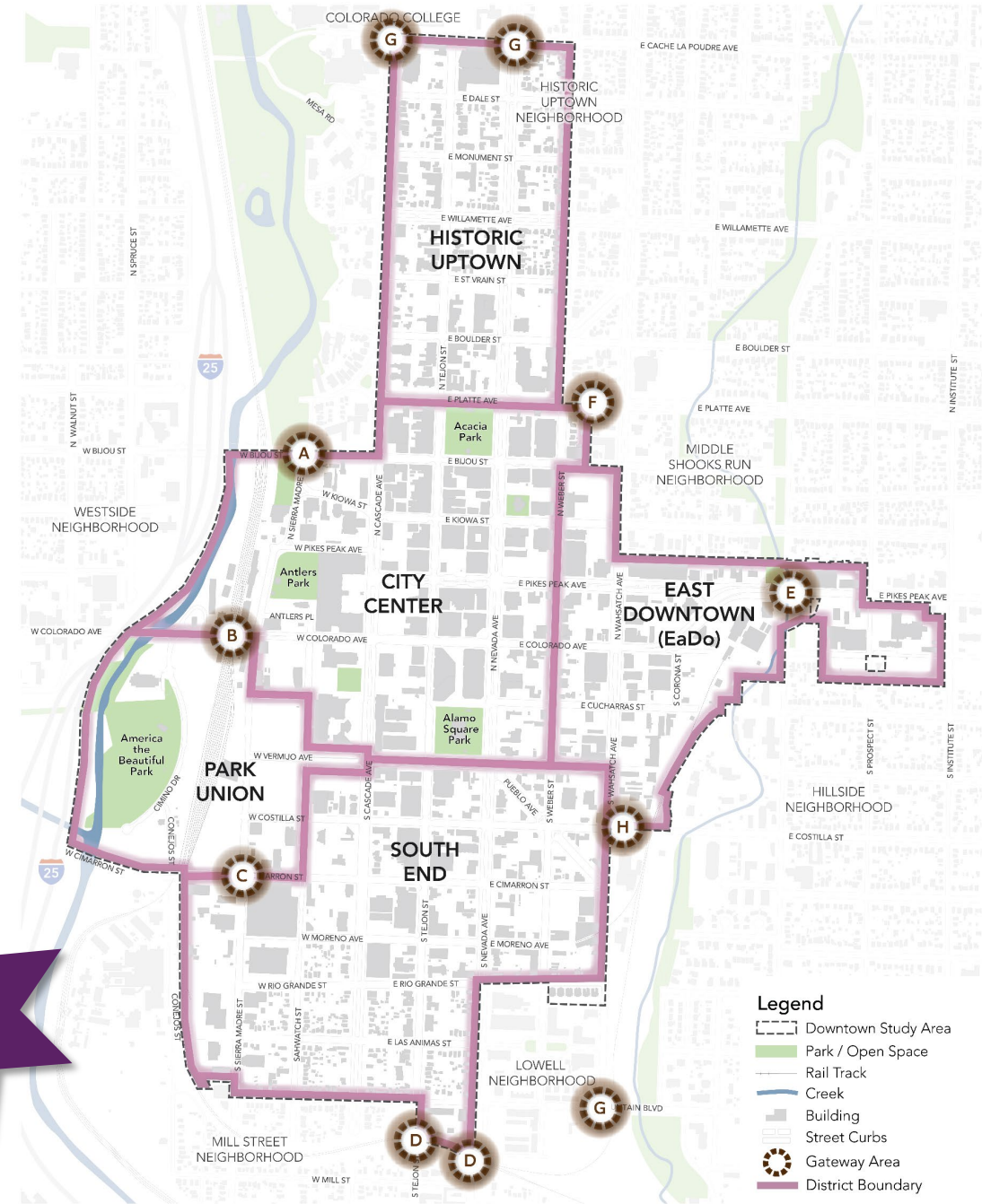
Potential Grocery Store Sites  
EXPERIENCE DOWNTOWN PLAN





# Districts and Gateways

- Gateways connecting to existing and future neighborhoods and destinations
- Updates to future district boundaries to align with URA boundaries



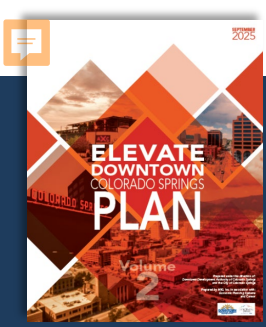


# Chp 2: Economic Vitality

New in  
2026  
Plan



- Small Business Support
- Employer and Employee Attraction and Retention
- Tourism and Visitation
- Neighborhoodification



PRIORITY TOPIC:

# Small Business Support

New in  
2026  
Plan



- Expanding or supplementing the current Building Enhancement Grant Program to include support interior improvements like smaller store formats
- Leveraging more funding sources to support small businesses
- Work with brokers to curate tenant mix
- Temporary store front activations
- Encouraging site cleanup/restoration





# Employer/Employee Attraction and Retention

New in  
2026  
Plan



- Incentivize modern Class A office space
- Provide amenities for people living and working Downtown
- Work with partners such as Colorado Springs Chamber, Colorado College, and others to attract young and prospective employees
- Promote Downtown's "enterprise zone" designation



# Chp 3: Parks, Trails, & Waterways

Update  
to 2016  
Plan



- Downtown Parks
- Other Park Opportunities
- The Legacy Loop Trail System
- Waterways
- Trail-Oriented Development



# Legacy Loop Completion

Update  
to 2016  
Plan



- Significant improvements completed since 2016 Plan
- Complete the remaining gap within the Legacy Loop where the Shooks Run Rrail is intended to connect to the Pikes Peak Greenway
- New and improved facilities are needed
- Updated infrastructure needed





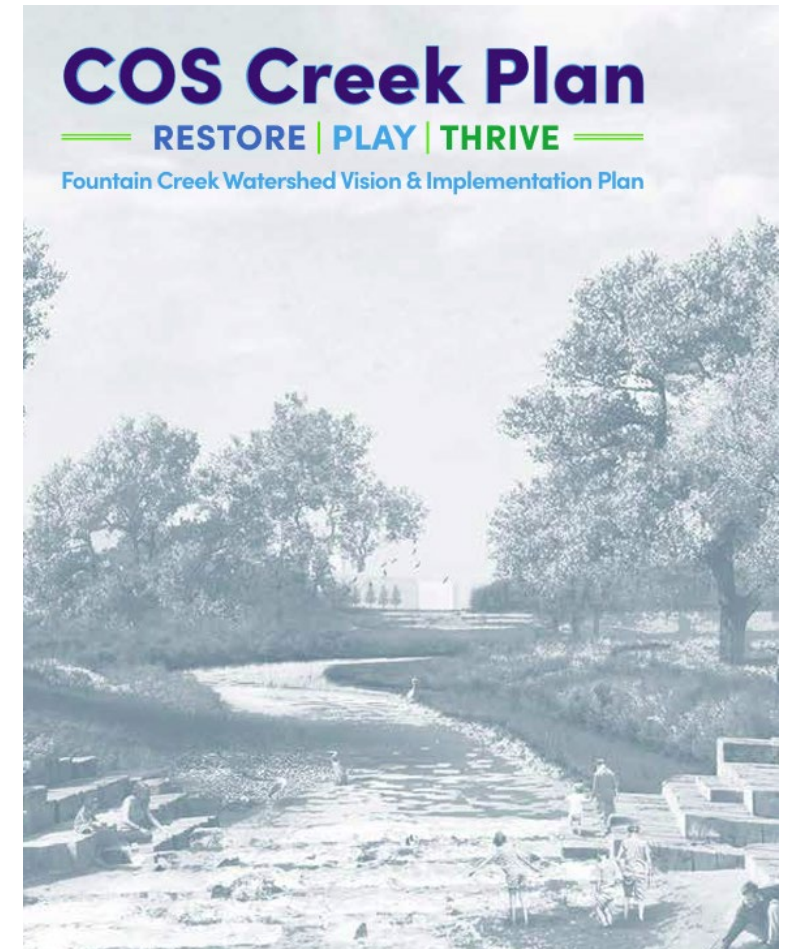
PRIORITY TOPIC:

# Waterfront Activation

Update  
to 2016  
Plan



- Implement the COS Creek Plan
- Creek as identity and anchor for Downtown and the City as a whole
- New projects and Monument Creek restoration along America the Beautiful Park
- Reimagine the Drake site, utilizing Fountain Creek
- Create Gateway Park South, a new linear park in the Fountain Creek Corridor





# Trail-Oriented Development

New in  
2026  
Plan



- Trail-Oriented Development (TrOD) integrates multi-use trails with residential and commercial development
- Focus along Monument Creek, Fountain Creek, and Shooks Run
- Alignment with COS Creeks Plan and Envision Shooks Run Corridor Facilities Master Plan
- TrOD best practices outlined



# Chp 4: Mobility Network

Update  
to 2016  
Plan



- Mobility Framework
- Placemaking Streets
- Intersection and Safety Improvements
- Active Transportation
- Transit
- Vehicle Parking



PRIORITY TOPIC:

# Walkability and Mobility



- Updated framework for “Placemaking Streets” and “Active Transportation Priority Streets”
- Safety improvements for key corridors and intersections
- Bike facility recommendations
- Sidewalk gap analysis
- Mobility hubs and micromobility support
- Better connectivity to surrounding destinations



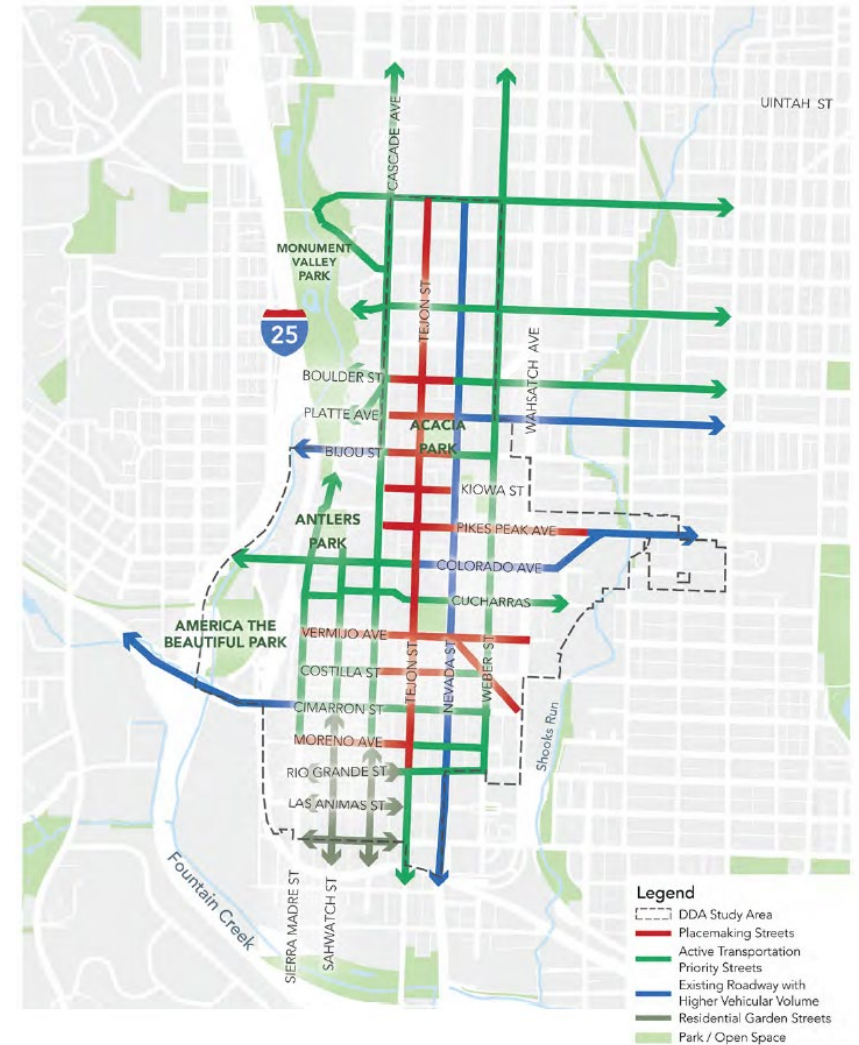


# Street Types

Update  
to 2016  
Plan



- Placemaking Streets
  - Focus on walkability
  - Supports key retail, employment
- Active Transportation Priority Streets
  - Major walking, biking, micromobility routes
  - Provide connectivity to Legacy Loop
- Residential Garden Streets
  - Designed for landscaping and traffic-calming
  - Create extension of livable outdoor space





PRIORITY TOPIC:

# Intersection & Safety Improvements

New in  
2026  
Plan



- High priority areas
  - Kiowa & Bijou
  - Platte Ave
  - Colorado Ave
  - Cimmaron
- Increased safety countermeasures
  - Pedestrian prioritization with crosswalk timing, visibility, infrastructure
  - Traffic calming through lane narrowing, street trees, safety cameras, and more





# Chp 5: Public Realm & Urban Design

Update  
to 2016  
Plan



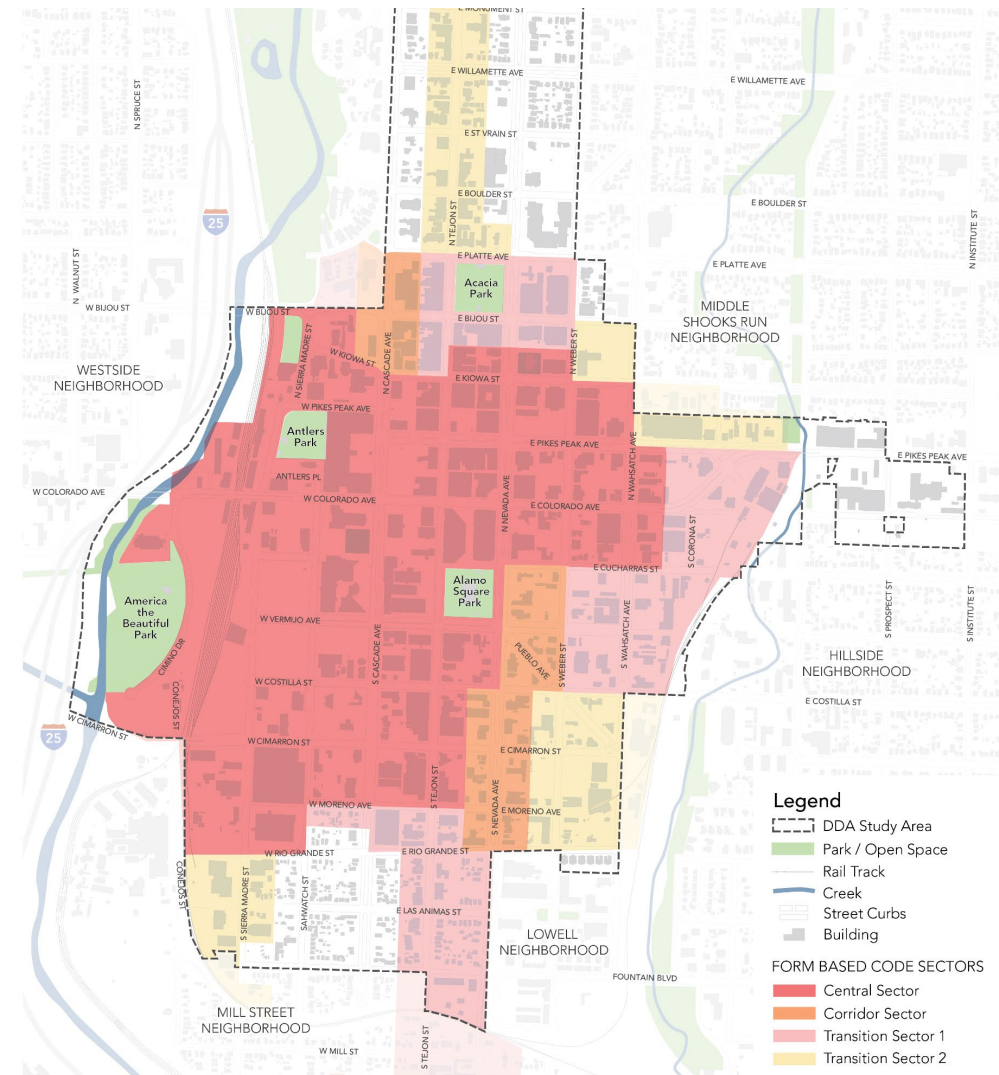
- Form-Based Code
- Public Space
- Enhancing District Identity

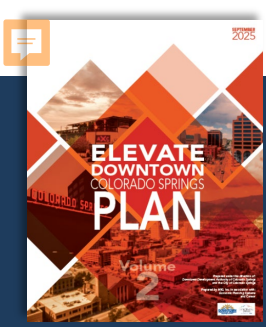


# Form-Based Code Recommendations



- Current 2026 revision process
- Recommendations from this Plan include:
  - Zone alignment with Downtown districts for the purpose of implementing zoning modifications
  - Increased clarity around use definitions
  - Encourage architectural diversity, environmentally sustainable design, and attention to upper floor design





# Community & Historic Preservation

New in  
2026  
Plan



- Suggests mechanisms to ensure **Downtown remains accessible for existing neighbors** into the future
  - Affordable, diverse, and dense housing options
  - Support tenant resources
  - Pursue partnerships for Community Land Trusts
  - Promote economic mobility
- Maintain **character and cultural identity** in the public realm
  - Adapt existing historic buildings
  - Preserve historic medians

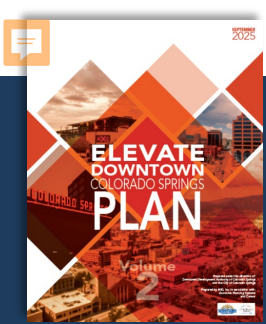


# Chp 6: Community & Culture

New in  
2026  
Plan



- Public art and Creative Economy
- Events and Activation
- Housing and Homelessness
- Public Safety



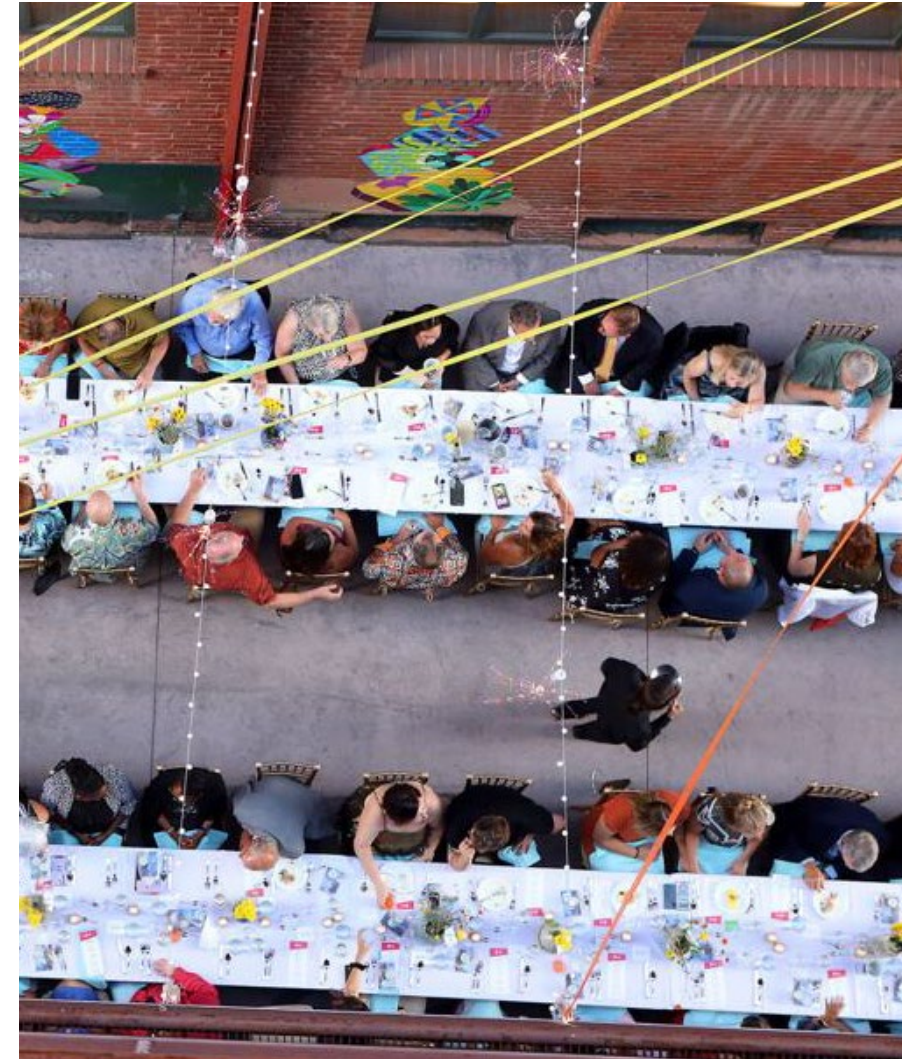
PRIORITY TOPIC:

# Arts and Culture

Update  
to 2016  
Plan



- Additional public art and placemaking recommendations – streetscape infrastructure, rotating/seasonal, playful/interactive, supporting local artists
- Advocate for venues and development that support the creative sector
- Foster partnerships – co-creating events, community-driven programming
- Expand event offerings





*PRIORITY TOPIC:*

# Housing and Homelessness



- Collaboration with other organizational and government partners, existing service providers, and the Pikes Peak Continuum of Care.
- Build social infrastructure like educational campaigns, humanizing issues, staff and local business trainings
- Advocating for and potentially supporting affordable housing development





PRIORITY TOPIC:

# Public Restrooms



- Recommendations for strategic placement, facility characteristics, maintenance, and operations
- Example public restroom models





*PRIORITY TOPIC:*

# Safety and Cleanliness

Update  
to 2016  
Plan



- Currently learning from Clean & Safe pilot program
- Public space activation and thoughtful crime-prevention design tactics
- Coordination and collaboration on safety training, neighborhood advocacy, etc.
- Law enforcement support and relationship building





# Chp 7: Infrastructure & Utilities

New in  
2026  
Plan



- Electrical Utilities
- Stormwater Infrastructure
- Public Services

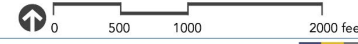


# Enhanced Infrastructure

- Fiber construction and public wifi opportunities
- Electric vehicle charging stations and requirements for new development
- Ongoing undergrounding of overhead utilities
- Need for a downtown-area drainage master plan to reduce barriers on otherwise feasible projects



**Public EV Charging Stations**  
EXPERIENCE DOWNTOWN PLAN





# Public Services

New in  
2026  
Plan



- Adequate emergency response capabilities amongst greater density
- New schools will be triggered by enrollment growth, overcrowding, significant housing developments, equity and access, or facilities conditions
- Collaboration between key partners for successful development - Construction and Redevelopment Task Force and Rapid Response Program

Questions/Comments

# Elevate Downtown Final Plan

