



NPLN 25-0001 Southeast Strong Neighborhood Plan

CITY PLANNING COMMISSION

FORMAL MEETING – January 14th, 2026



NEIGHBORHOOD PLAN & COMMUNITY STRATEGY



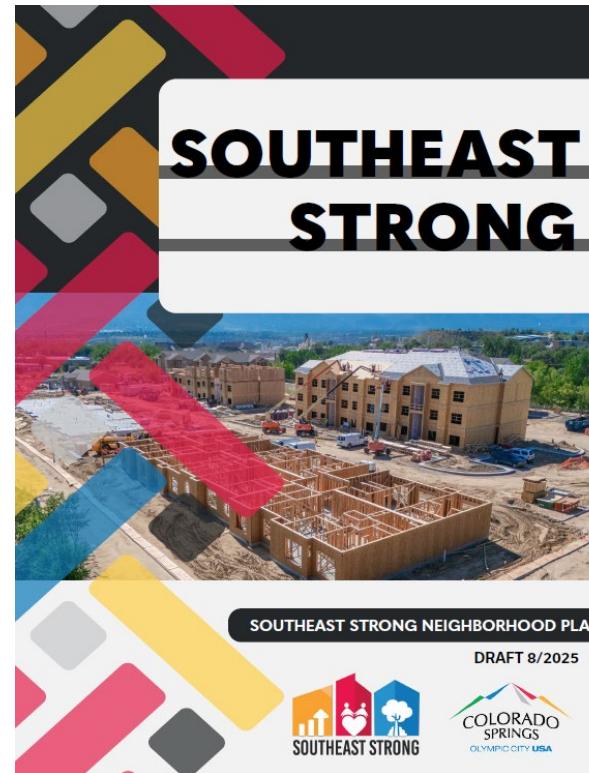
PROJECT MANAGEMENT

City Planning Department

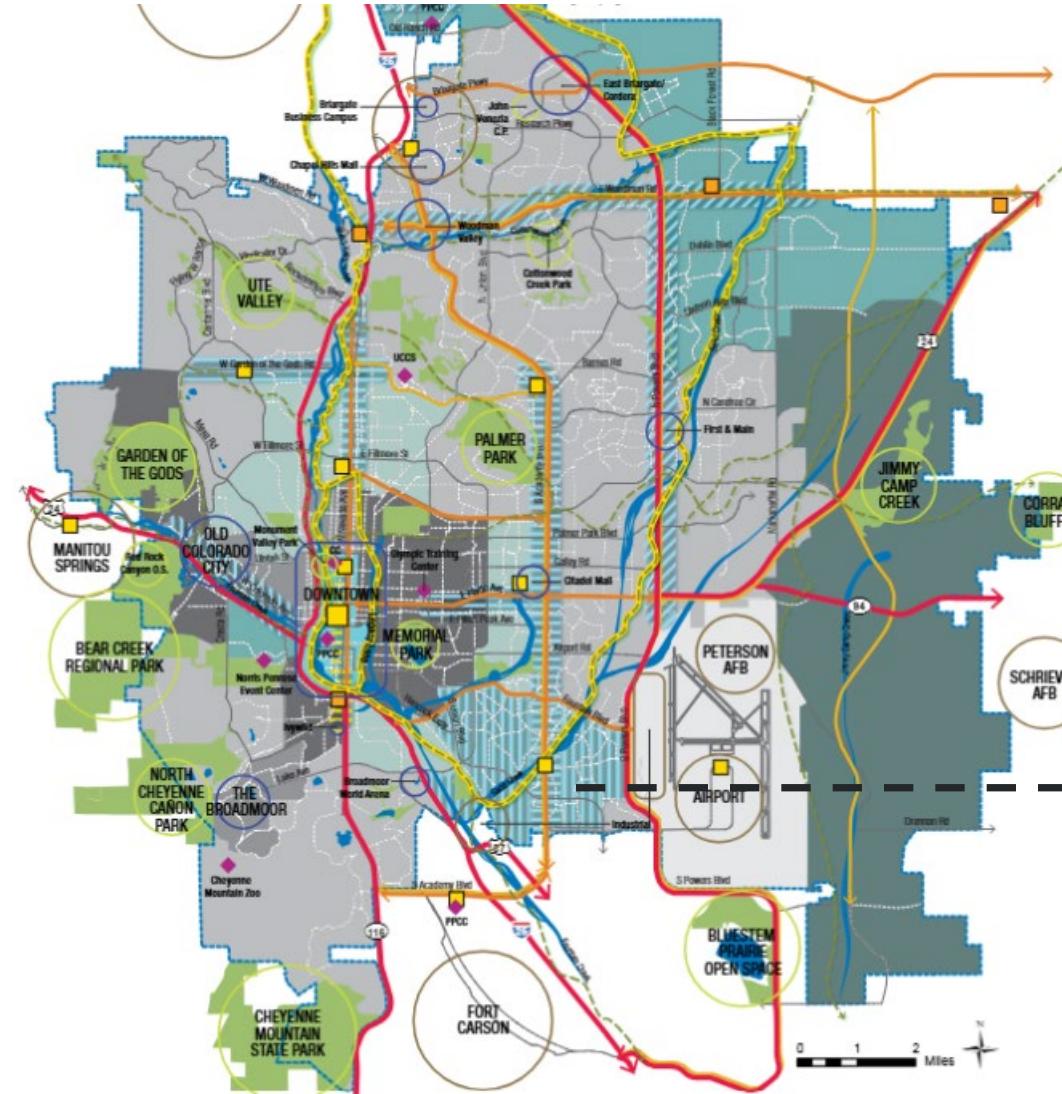
NEW NEIGHBORHOOD PLAN

Southeast Strong Neighborhood Plan + Community Strategy

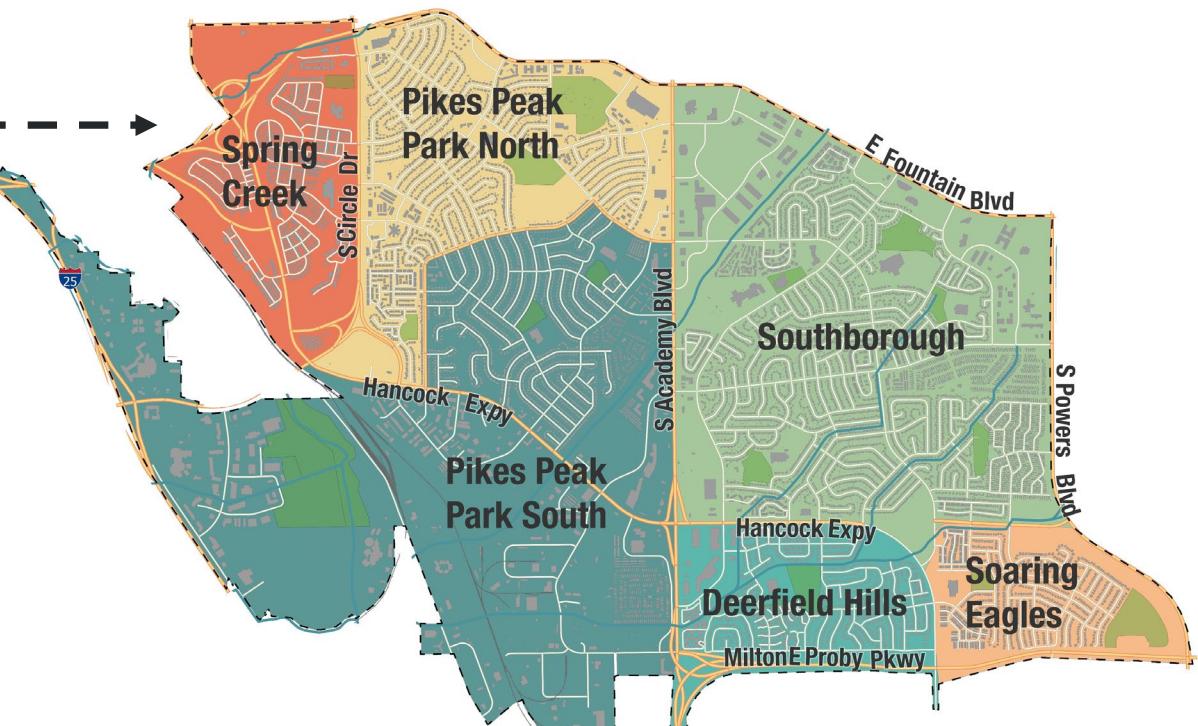
- Promotes infrastructure, transit, walkability, safety, economic development and job growth, and redevelopment.
- The Community Strategy highlights cultural assets, community hubs and community partnerships, and food and healthcare access.



SOUTHEAST STRONG NEIGHBORHOODS



→



WHERE WE HAVE BEEN and GOING

City Council Presentation November 2024

City Planning Commission January 14, 2025

City Council Work Session February 2026

City Council Hearing February - March 2026

Implementation Progress and measures reporting & 5-year refresh

PLAN and STRATEGY OVERVIEW



PLANNING PURPOSE

- The Plan is advisory
- Helps guide efficient use of public and community-based resources
- Leverage smart growth principles
- Support livability in alignment with PlanCOS goals
- Aligns with the City's Strategic Plan

SOUTHEAST STRONG BIG IDEAS

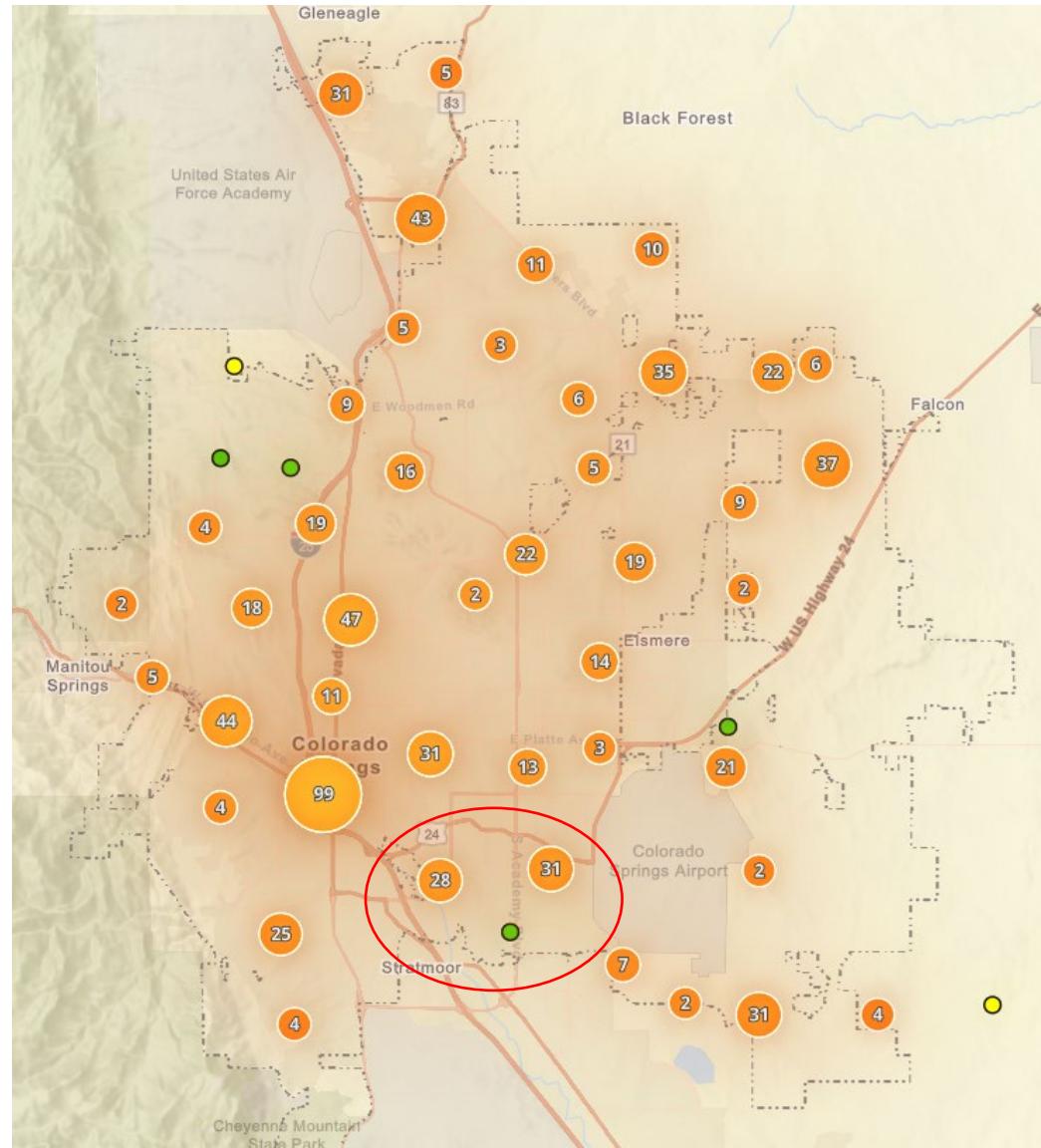
- Grow and Support Our Businesses, Entrepreneurs, and Housing
- Live Better, Live Longer
- Upgrade How We Move
- Support Our Safety
- Create Special Places & Community Hubs
- Reflect and Celebrate Our Diverse Culture
- Community Strategies for Health & Food Access

DEVELOPMENT ACTIVITY 2023 – PRESENT and FUTURE PLANNED



DEVELOPMENT OF NOTE

- Mosaica
- Bentley Commons
- Chelton Crossing
- Hancock Commons
- Panorama Heights
- Villages at Solid Rock
- Academy Heights
- Rocky Mountain Apartments
- Paloma Garden
- Peak Innovation Park
- Airport Business Park
- Panorama Park
- Vinyard URA



CITY KNOWN PUBLIC & PRIVATE INVESTMENT IN COUNCIL D4



Known Direct City Investment	\$350,283,692
Known Private Investment Enabled by Public Sector	\$1,453,585,000
Economic Impacts of Peak Innovation Park	\$1,924,700,000

CONTRIBUTING AGENCIES

- City Economic Development
- Public Works
- Peak Innovation Park
- Urban Renewal Authority
- Finance
- Parks, Recreation, and Cultural Services
- Housing and Homelessness Prevention

Known Direct City Investment

City Department	Program or Project	Investment	Notes
Finance - ARPA Dollars	Valley Hi Irrigation Modernization	\$ 4,100,000	ARPA investments do not reflect investments that partially impacted Southeast, such as the digital equity program, Survive & Thrive small business loans, and Community Center Afterschool and Summer programs.
Finance - ARPA Dollars	Family Success Center Support	\$ 1,500,000	
Housing & Homelessness	Community Development Block Grants	\$ 3,152,856	
Housing & Homelessness	HOME Investment Partnerships Program	\$ 2,900,000	Housing & Homelessness Department projects include: Bentley Commons, Village at Solid Rock, Panorama Heights, Silver Key, Academy Heights, Paloma Garden, and Rocky Mountain Apartments.
Housing & Homelessness	Private Activity Bonds	\$ 70,705,000	
Parks, Recreation & Cultural Services	Ballfield Fund	\$ 330,000	Generated by player fees - Upgraded 6 infields to artificial turf at Skyview Sports Complex
Parks, Recreation & Cultural Services	Panorama Park	\$ 8,500,000	Multiple funding sources such as TPL/GoCo, PLDO, ADA, TOPS, and private donations
Parks, Recreation & Cultural Services	Several Projects	\$ 1,867,480	Various upgrades to community centers in southeast such as electric system, roof, playgrounds, ADA improvements
Parks, Recreation & Cultural Services	TABOR	\$ 1,241,376	Full parking lot rebuild at Leon Young Sports Complex and a rebuild of East Fork Sand Creek Trail at Wildflower Park.
Public Works	2C	\$ 69,101,952	
Public Works	PPRTA Capital Investment	\$ 175,000,000	
Public Works	PPRTA Maintenance	\$ 5,591,228	
Public Works	City Forestry	\$ 538,563	
Public Works	Stormwater	\$ 4,250,000	
Public Works	Other Investment	\$ 1,505,238	Drainage, repairs, sign replacement, etc.
Total		\$ 350,283,692	

Known Private Investment Enabled by Public Sector (does not represent all private investment)

Government Agency	Program or Project	Projected Investment	Notes
City Economic Development	Economic Development Agreements	\$ 17,460,000	Projected Investment
City Economic Development	Rapid Response Developments	\$ 593,525,000	Projected Investment
Urban Renewal Authority	Hancock Commons	\$ 7,600,000	Includes land and infrastructure purchases, building investment to be determined
Urban Renewal Authority	Panorama Heights	\$ 35,000,000	Includes land, building, and finance costs
Urban Renewal Authority	Vineyards URA	\$ 800,000,000	Includes SAP total building and land investment
Total		\$ 1,453,585,000	

Economic Impacts of Peak Innovation Park as of 2024 (not investment figures)

Peak Innovation Park	Direct Impact	\$ 1,200,000,000	
Peak Innovation Park	Indirect Impact	\$ 355,300,000	
Peak Innovation Park	Induced Impact	\$ 369,400,000	
Total		\$ 1,924,700,000	

Fiscal Impacts of Peak Innovation Park as of 2024 (City Tax Revenues)

Peak Innovation Park	Ongoing Net Fiscal Impact	\$ 773,162	Revenue recurs annually
Peak Innovation Park	Ongoing Special Revenues	\$ 125,254	Revenue recurs annually towards TOPS, 2C, and PPRTA
Peak Innovation Park	One-Time Revenues	\$ 13,848,899	Revenues from construction
Peak Innovation Park	One-Time Special Revenues	\$ 7,905,413	Revenues from construction going toward TOPS, 2C, and PPRTA

CITY'S STRATEGIC PLAN

PLAN ALIGNMENT

The City's Strategic Plan is the result of extensive partnerships and collaborations with the Colorado Springs Community. It serves as a roadmap that charts the course for the future and identifies the results we want to achieve for Colorado Springs.

INFRASTRUCTURE

Implement land use policies that support infill, redevelopment, and adaptive reuse of properties within existing developed areas of the City.

UNIFIED DEVELOPMENT CODE

REVIEW CRITERIA

This Neighborhood Plan was drafted and reviewed under elements of the Unified Development Code.

7.1.103: PURPOSE:

The purpose of this UDC is to:

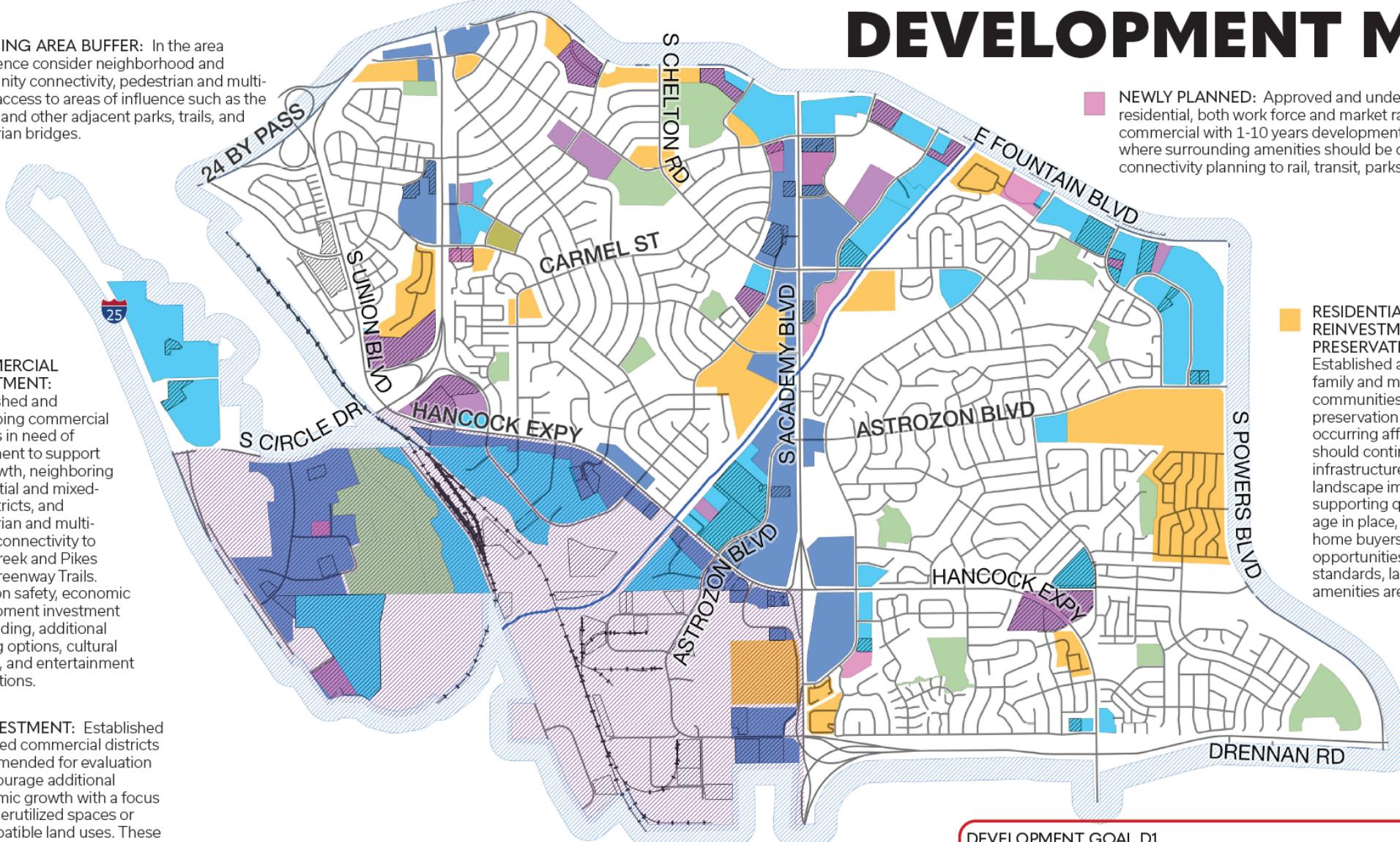
- A. Promote health, safety, and general welfare of the public;
- C. Implement the Colorado Springs Comprehensive Plan;
- F. Encourage adequate multi-modal transportation facilities;
- G. Promote opportunities for affordable and attainable housing throughout the City;
- H. Facilitate adequate provision of utilities, schools, parks, and other public infrastructure services; and
- I. Enhance the quality, diversity, and safety of neighborhoods by encouraging pride and investment. (Ord. 23-03)

DEVELOPMENT MAP

PLANNING AREA BUFFER: In the area of influence consider neighborhood and community connectivity, pedestrian and multi-modal access to areas of influence such as the airport, and other adjacent parks, trails, and pedestrian bridges.

COMMERCIAL INVESTMENT: Established and developing commercial districts in need of investment to support job growth, neighboring residential and mixed-use districts, and pedestrian and multi-modal connectivity to Sand Creek and Pikes Peak Greenway Trails. Focus on safety, economic development investment and funding, additional housing options, cultural centers, and entertainment destinations.

REINVESTMENT: Established identified commercial districts recommended for evaluation to encourage additional economic growth with a focus on underutilized spaces or incompatible land uses. These focus areas could be for additional housing, URA grant funding for facade improvements, landscape improvements, full-service grocery stores, cultural restaurants, and community event spaces near transit and where additional investment is needed.



NEWLY PLANNED: Approved and under construction residential, both work force and market rate, and new commercial with 1-10 years development horizons where surrounding amenities should be considered for connectivity planning to rail, transit, parks, and trails.

RESIDENTIAL REINVESTMENT AND PRESERVATION: Established aging multi-family and modular communities where preservation of naturally occurring affordable housing should continue to seek infrastructure funding and landscape improvements supporting quality of life, age in place, first time home buyers, and rental opportunities where safety standards, landscaping, and amenities are needed.

DEVELOPMENT GOAL D1

Foster rehabilitation, development, and redevelopment focusing along major corridors, nodes, trails, and community hubs supporting incremental density, transit-oriented development, and walkability.

STRATEGY D1.A

Promote mixed-use zoning to increase residential density along major corridors. Evaluate zoning on Hancock Expy between Circle Dr and S Academy Blvd for more appropriate transitional uses, buffering residential from industrial.

NEXT STEPS



IMPLEMENTATION

Annual Reporting

- Progress and Measures Reports
- Indicators similar to PlanCOS Indicators

Action Plan

- Plan for implementation – Action Planning
- Coordinate with the Plan Partners for funding streams

PlanCOS INDICATORS - example

5. Housing Opportunities

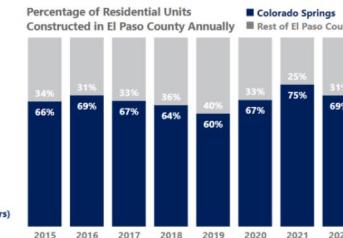
Goal: Increase Housing Stock Citywide

7,414
Multi-family units built between 2015 and 2019

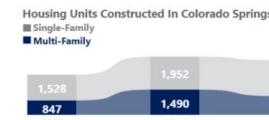
1,937
Single-family units built in 2022 (lowest since 2015)

7,686
Multi-family units built in 2021 and 2022

4,099
Multi-family units built in 2022 (highest in 8 years)



Source: COS Parcel Data and Pikes Peak Regional Building Department



Source: COS Parcel Data and Pikes Peak Regional Building Department

4. Infill and Redevelopment Activity

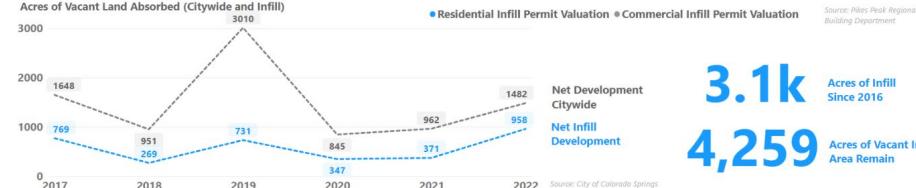
Goal: Increase Development Within City Infill Boundary

Infill = Vacant Land Already Served by City Infrastructure

\$746m
Permit valuation within infill boundary (2022)



Source: Pikes Peak Regional Building Department



Source: City of Colorado Springs Parcel Data

3.1k
Acres of Infill Since 2016

4,259
Acres of Vacant Infill Area Remain

PLANNING COMMISSION



Optional Motions

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Motion to Approve

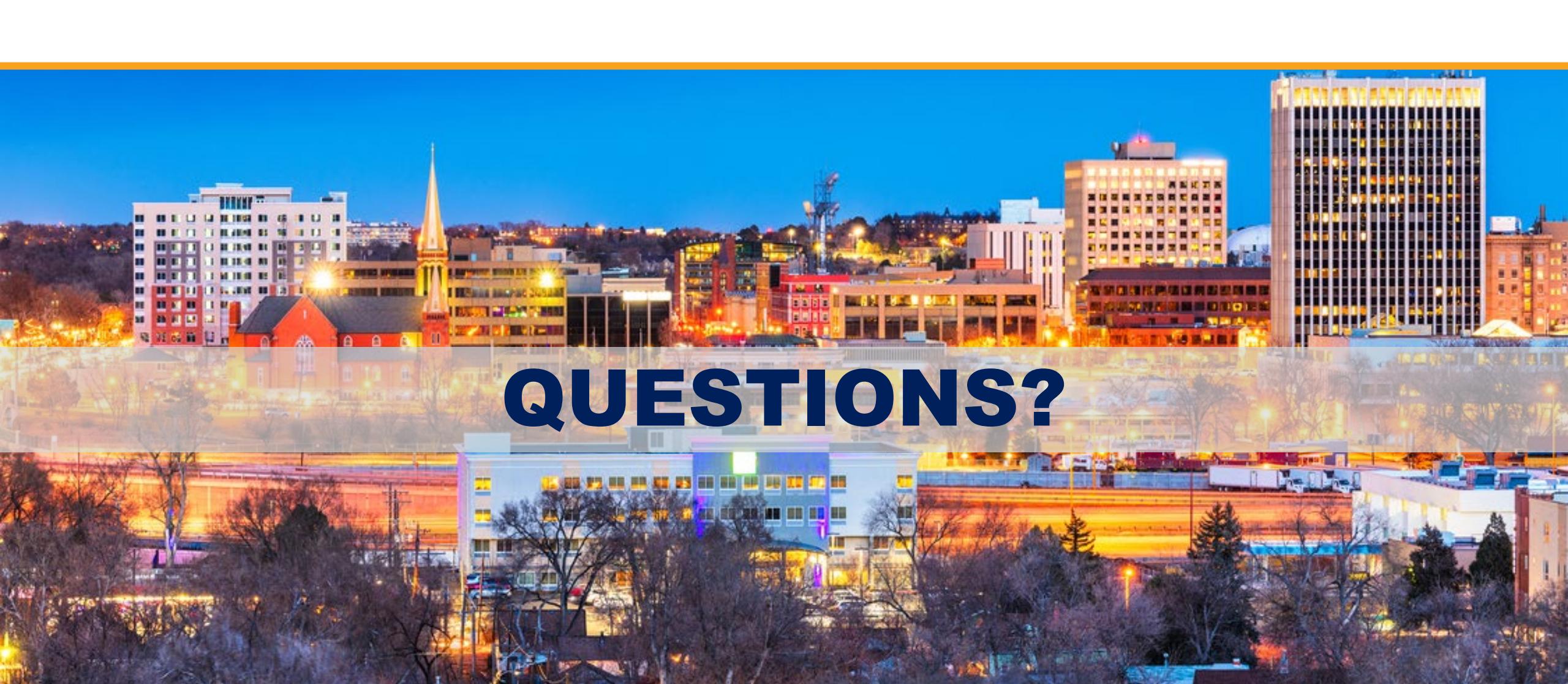
- Recommend approval to City Council the Southeast Strong Neighborhood Plan prepared by the City and at the direction of PlanCOS.

Motion to Approve with changes

- Recommend approval to City Council the Southeast Strong Neighborhood Plan prepared by the City and at the direction of PlanCOS with changes.

Motion to Deny

- Recommend denial to City Council the Southeast Strong Neighborhood Plan prepared by the City and at the direction of PlanCOS.



QUESTIONS?

