

Comprehensive Plan Objectives, Policies and Strategies that support the Experience Downtown Master Plan

Objective LU 2: Develop A Land Use Pattern That Preserves the City's Natural Environment, Livability, And Sense of Community

A more focused land use pattern should be planned to better protect open spaces and natural resources, deliver public facilities and services more effectively, provide a greater range of options for housing in neighborhoods, preserve the unique character of the community, and make available a greater range of choices in modes of transportation.

Policy LU 203: Develop a Land Use Pattern that is Mutually Supportive with the Intermodal Transportation System

Develop a land use pattern that supports, and is in turn supported by, increased pedestrian, bicycle, and transit travel and that reduces the need for automobile use.

Strategy LU 203a: Locate the Places that People Use for Their Daily Needs and Activities Close to Each Other

Group and link the places used for living, working, shopping, schooling, and recreating and make them accessible by transit, bicycle, and foot, as well as by car.

Strategy LU 203b: Concentrate and Mix Uses

Concentrate and mix activities and uses in and around defined centers in order to create more diversity and synergy between uses, combine destinations, support more effective transit service, and provide viable pedestrian and bicycle access and circulation.

Strategy LU 203c: Define the Functional Relationships between the Elements of the Land Use Pattern and the Elements of the Intermodal Transportation System

Develop criteria and guidelines that define how each element in the land use pattern should incorporate the four major modes of travel - pedestrian, bicycle, transit, and automobile; and show the appropriate level of application of each mode to access and circulation; and define the desired transitions between modes.

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses.

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Policy LU 301: Promote a Mixed Land Use Pattern

Promote development that is characterized by a mix of mutually supportive and integrated residential and non-residential land uses, and a network of interconnected streets with good pedestrian and bicycle access and connections to transit.

Strategy LU 301b: Develop Criteria for Integrating Mixed Uses in New and Established Development Areas

Develop criteria for integrating mixed uses in areas of new development and within existing neighborhoods. Complimentary uses may be located in proximity to one another on a single parcel or across multiple parcels, or within a single building or group of buildings as appropriate.

Policy LU 302: Encourage Development of Mixed-use Activity Centers

Encourage the development of activity centers designed to include a mix of uses that compliment and support each other, such as commercial, employment-related, institutional, civic, and residential. A walkable, pedestrian friendly environment will tie the mix of uses in

activity centers together. Activity centers will vary in size, intensity, scale, and types of uses depending on their function, location, and surroundings. Activity centers will be designed so they are compatible with, accessible from, and serve as a benefit to the surrounding neighborhood or business area.

Strategy LU 302a: Promote an Integrated Pedestrian Circulation System

Design pedestrian sidewalks and pathways in activity centers so that they function as an integral part of the overall circulation system. Provide pedestrian connections for activity centers, linking parking areas, transit stops, and surrounding neighborhoods with principal and complimentary uses within the center.

Strategy LU 302b: Promote Pedestrian Orientation of New Activity Centers to the Public Right-of-Way and Public Spaces

Orient buildings within activity centers toward the street, sidewalks, or public spaces to facilitate pedestrian access and circulation.

Strategy LU 302c: Promote Compatibility between Land Uses of Differing Intensities

Design and develop mixed land uses to ensure compatibility and appropriate transitions between land uses that vary in intensity and scale.

Strategy LU 302d: Revise Development Regulations to Allow Mixed Uses within Buildings

Revise zoning and building regulations to allow housing, mixed-use developments and structures, including vertical mixes-use (multi-story buildings) with housing, and/or offices located above ground floor retail services in activity centers.

Strategy LU 302e: Incorporate Mixed-use Activity Center Principles into the Design of New and Redeveloping Employment and Commercial Centers

Design and develop commercial and employment centers as activity centers that include a range of integrated uses, such as retail, concentrated office, research and development, institutional, entertainment, and civic activities.

Policy LU 303: Promote A Pedestrian-oriented and Transit-oriented Development Pattern

Promote a land use pattern that reduces reliance on automobile travel and supports pedestrian-oriented and transit-oriented development.

Strategy LU 303a: Design Pedestrian Friendly Environments

Plan and design neighborhoods and activity centers as coordinated pedestrian friendly environments.

Strategy LU 303b: Adopt Standards for Connectivity and Access

Adopt standards that require street and pedestrian connectivity between residential and commercial developments, civic uses, and parks to make neighborhoods more accessible, walkable, and pedestrian friendly. Adopt subdivision and development standards requiring provision of continuous sidewalks, walkways, trails, and appropriate transit facilities.

Strategy LU 303c: Integrate Transit Stops into the Design of Activity Centers

Integrate transit stops into the design of new and existing activity centers. The design and location of the transit stops should function as an integral part of the centers and provide adequate lighting, security, pedestrian amenities and weather protection.

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

Policy LU 401: Encourage Appropriate Uses and Designs for Redevelopment and Infill Projects

Work with property owners in neighborhoods, the downtown, and other existing activity centers and corridors to determine appropriate uses and criteria for redevelopment and infill projects to ensure compatibility with the surrounding area.

Strategy LU 401c: Establish Design Guidelines and a Review Process that Support Infill and Redevelopment

Adopt design guidelines and standards to ensure that infill and redevelopment projects are compatible with existing neighborhoods in terms of scale and design. Incorporate them in the development review process for infill and redevelopment proposals.

Strategy LU 401d: Adopt Zoning Standards and Apply Building Codes that Support Infill and Redevelopment

Adopt flexible zoning standards to encourage infill and redevelopment projects. Ensure that public health and safety considerations are addressed through the appropriate building codes and standards. Apply building codes and standards to infill and redevelopment projects in a uniform and consistent manner.

Strategy LU 502e: Locate Higher Density Housing as a Transition and Buffer to Residential Areas

Locate higher density housing in relation to activity centers and gradually decrease the density of that housing as a transition and buffer to the surrounding residential areas

Policy LU 602: Integrate Housing with Other Supportive Land Uses

Integrate housing with supportive land uses, such as employment, education, health facilities, recreation and shopping, to ensure functional and attractive neighborhoods.

Strategy LU 602a: Identify Supportive Land Uses

Amend and adopt zoning regulations to identify land uses that work together with housing to generate the components of a mixed-use neighborhood.

Objective LU 7: Develop Shopping and Service Areas to be Convenient to Use and Compatible with Their Surroundings

Colorado Springs has numerous commercial areas that provide the necessary goods and services for visitors and regional, community, and neighborhood residents. The location and design of these areas not only has a profound effect on the financial success of commercial businesses, but also on the quality of life for the residents. Regardless of whether a commercial development is intended to serve neighborhood, community, citywide, or regional functions, it must be located and designed to balance pedestrian, bicycle, automobile, and, in many cases, transit access. In addition, the location and design of commercial uses must be integrated into surrounding areas, rather than altering the character of surrounding land uses and neighborhoods. Incorporating a mix of uses will increase the diversity and vitality of commercial areas.

Strategy LU 701e: Combine Commercial and Employment Uses in Regional Centers Designed to Serve Residents throughout the City and the Region

Combine commercial center with employment center uses so that they are mutually supportive in a single, integrated regional destination. Include the full range of mixed uses from regional mall anchor stores and corporate headquarters to specialty retail and higher density housing. Design commercial uses in regional centers with good external access from limited access freeways and good internal circulation via a system of commercial streets, pedestrian paths, and well designed parking.

Strategy LU 701f: Encourage New Commercial Development in New and Developing Corridors to Form Activity Centers

Encourage new commercial development in new and developing corridors to take place in activity centers that incorporate a mix of uses and avoid large, single-use buildings and dominating parking areas.

Policy LU 702: Design Commercial Redevelopment and Infill Projects as Activity Centers

Design all commercial redevelopment and infill projects as activity centers that incorporate a mix of uses, pedestrian orientation, and transit service wherever possible.

Strategy LU 702b: Redevelop and Infill Commercial Uses in Mature/Development Corridors to Form Activity Centers

Redevelop and infill commercial uses in mature/redevelopment corridors to support the formation and evolution of new activity centers. Coordinate the formation of new activity centers with the redevelopment of the entire corridor.

Strategy LU 702c: Support and Encourage the Evolution of Existing Commercial Areas into Activity Centers

Support and encourage the evolution and transformation over time of existing commercial areas from their exclusive auto orientation and single use functions into activity centers with mixed uses, pedestrian and transit orientation, and better relationships to the surrounding residential areas.

Policy LU 703: Develop Design Standards and Guidelines for Commercial Development in Activity Centers

Develop design standards and guidelines for commercial development in each type of activity center to include mixed uses, parking, pedestrian connections and circulation, bicycle and transit access, public spaces, and building placement and orientation.

Strategy LU 703a: Establish Criteria for Combining Commercial Uses with Other Uses in Activity Centers

Develop criteria for mixing commercial uses with other uses in a unified design for each type of activity center.

Strategy LU 703b: Revise Regulations to Allow Mixed-use Development in Commercial Areas

Revise zoning and building regulations to allow mixed-use developments and structures, including vertical mixed-use (multi-story buildings) with housing and/or offices located above ground floor retail and services. Ensure that fire and life safety risks in such buildings are adequately addressed.

Strategy LU 703d: Develop Standards and Guidelines for Multi-modal Access and Circulation to Serve Commercial Uses in Activity Centers

Develop design standards and guidelines for access and circulation for each mode to serve commercial and other mixed uses in each type of activity center.

Strategy LU 703e: Encourage the Redevelopment of Obsolete Community Activity Centers and Redevelopment Corridors as Mixed-use Activity Centers

Support the redevelopment of aging local commercial centers and redevelopment corridors as mixed-use activity centers.

Objective LU 8: Integrate Employment Centers into the Wider City Land Use Pattern

Colorado Springs has been successful at attracting and retaining major employers and growing small businesses, which has led to a healthy, thriving economy. However, the needs of employers, such as land requirements, location considerations, and availability of housing, must be balanced with overall quality of life issues. Employment activities that are not integrated into the community lead to higher infrastructure costs, increase traffic and congestion, and create a sense of separation from the community. Employment centers should be developed so they meet the needs of the employers, while at the same time contribute to the quality of life in Colorado Springs. The City's efforts should focus on creating opportunities for quality employment at various economic levels for its residents, and on environmentally responsible industries that make a positive contribution to the community.

Strategy LU 801a: Develop Criteria for Mixed-use Employment Centers

Develop criteria, standards, and guidelines for employment center design to include mixed uses, multi-modal access and circulation, and relationships to surrounding residential areas.

Objective CCA 1: Maintain a Positive Relationship between the Built Environment and the Natural Setting

Colorado Springs is a uniquely identifiable community due to its spectacular natural setting at the base of Pikes Peak. One of the greatest challenges facing the community is to develop a city worthy of that setting. Thoughtful design and enhancement of the community's civic buildings, public and private places, residential areas, gateways, and streets strengthen the community's identity and convey a positive visual image. Colorado Springs will maintain a positive relationship between its built environment and its natural setting and scenic qualities.

Objective CCA 2: Quality Designed Streets

City streets make up a significant portion of the public realm, and their design and appearance are major contributors to the character of Colorado Springs. Public streets can enhance the community's overall identity and image through thoughtful, quality design.

Policy CCA 201: Develop a Streetscape Design Plan

Design streets in a manner that is both visually appealing and addresses the functional aspects of safety, public infrastructure, and the transportation system. Shade trees, medians and parkways, a variety of landscape materials and colors, and other amenities will be included in the streetscape as appropriate to arterial, collector, and residential street classifications.

Strategy CCA 201a: Develop Streetscape Design Standards

Develop more visually appealing, pedestrian-attractive streets with shade trees, medians, and detached sidewalks, as appropriate, with particular emphasis on the neighborhood feel of residential streets, including consideration of narrower street standards. Design standards need to accommodate the range of facilities (utilities, transit, pedestrian facilities, etc.) as well as all modes of transportation.

Strategy CCA 201b: Revise Subdivision Regulations

Revise the subdivision regulations to require that developments consider the appearance of adjacent streets. Land uses adjacent to streets will contribute to the streetscape with regards to height, bulk, scale, continuity, and setback. Avoid double-frontage lots that orient the rear of lots towards the street and create walled or fenced streetscapes.

Policy CCA 301: Foster the Character of Individual Areas and Elements within the Community

The City will help to define and foster the unique character, image, and identity of individual areas and elements within the community.

Strategy CCA 301a: Develop Design Standards and Guidelines for Land Use Designations

Develop design standards and guidelines that apply generally to the land use designations on the 2020 Land Use Map. Treat the land use designations as types of places, including neighborhoods, community activity centers, commercial and employment centers, regional centers, and corridors, each with its own general standards for function and appearance.

Strategy CCA 301b: Develop Design Guidelines for Neighborhoods

Develop design standards and guidelines for the development of new neighborhoods to include consideration of access points, street patterns, traffic patterns, pedestrian connections, and design and location of neighborhood centers. Work with residents and property owners of existing neighborhoods to develop neighborhood-specific design guidelines.

Strategy CCA 301c: Promote Downtown

Promote downtown as the historic core of the community and the center for commerce and cultural activities. Continue to work with property owners and civic organizations to implement the Downtown Action Plan and build a vibrant mixed-use district.

Objective CCA 4: Integrate Different Land Uses

The separation of land uses that exists in Colorado Springs increases the reliance on the automobile and detracts from the dynamic urban setting. Integrating land uses increases the opportunities for various modes of travel and contributes to a more interesting and appealing

land use pattern. Colorado Springs will encourage new development to integrate a diversity of land uses.

Policy CCA 401: Support Mixed Land Uses

The City will encourage design that supports mixed land uses and promotes compatibility, accessibility, and appropriate transitions between uses that vary in intensity and scale.

Strategy CCA 401a: Develop Mixed-use Design Standards and Guidelines

Develop design standards and guidelines for mixed-use development. Include elements that facilitate a smooth transition between uses of differing intensities, including landscaping, density gradients, and spatial separation utilizing streets, trails and open space corridors. Mixed-use design standards and guidelines will apply to infill and redevelopment projects as well.

Strategy CCA 401b: Design Mixed-use to Provide Significant Benefits

Design mixed-use development, including infill and redevelopment, to provide significant benefits to the surrounding area.

Objective CCA 5: Design of Public Spaces

Public spaces and civic buildings are often prominent features in the urban setting and contribute to the character and appearance of a community. The design and location of public spaces and civic buildings will serve as focal points to structure the layout and design of private uses.

Policy CCA 501: Support Enhanced Civic Design

Place civic facilities, such as community buildings, government offices, recreation centers, post offices, libraries, and schools, in central locations, and make them highly visible focal points. The urban design and architectural quality will express quality design, permanence, importance, community identity, and sensitivity to climate.

Strategy CCA 501a: Identify Sites for Civic Facilities

Identify prominent sites in newly developing areas that are suitable for civic facilities, and negotiate with property owners for the dedication or sale of such sites for potential government use.

Strategy 501b: Locate and Design Public Places to Give Quality, Identity, and Focus to the Community

Locate and design public spaces and civic facilities to set a standard in quality design, to provide a focal point and meeting place, and to express community identity within the context of the surrounding private development.