



Item 8.E. – Moreno and Cascade Urban Renewal Plan

PLANNING COMMISSION
December 10, 2025



Moreno & Cascade Urban Renewal District

QUICK FACTS

Address:

524 S. Cascade Ave., 601 Sahwatch St.,
and 11, 19, 21, and 25 W. Moreno Ave.

Location:

W. Moreno Ave between S. Cascade
Ave. and Sahwatch St.

Zoning and Overlays

Current: FBZ-CEN & FBZ-T1

Site Area

1.69 acres

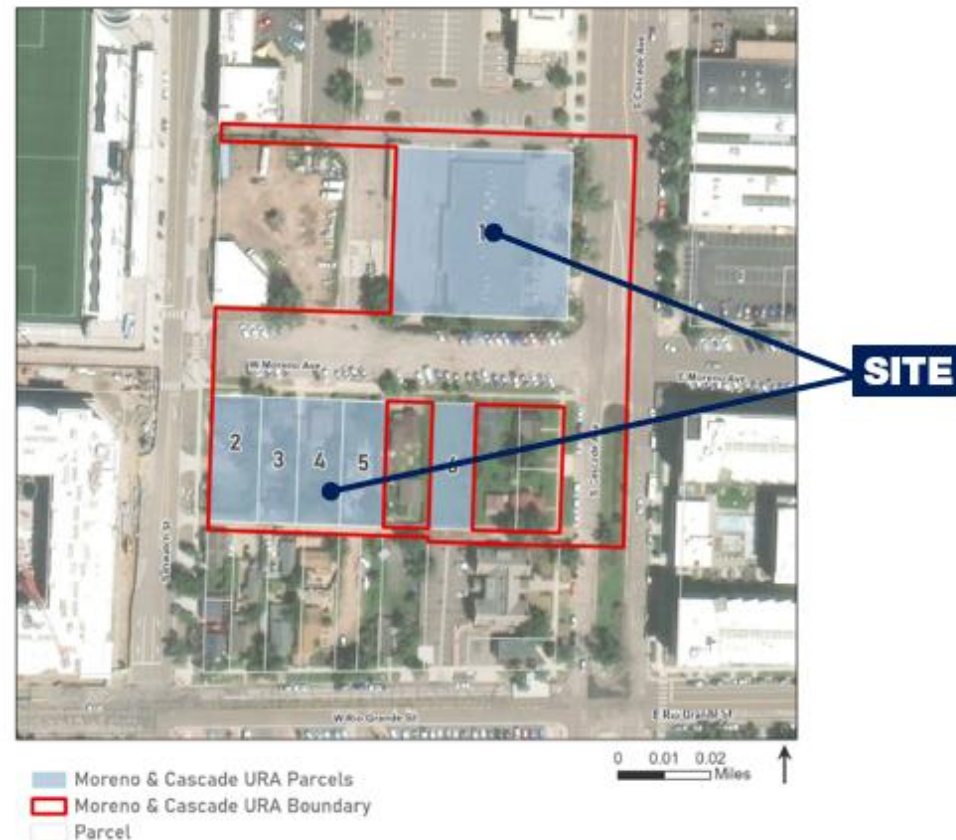
Proposed Land Use

Lodging & Multi-Family Residential

APPLICATIONS

Urban Renewal District Designation

VICINITY MAP



Moreno & Cascade Urban Renewal District

PROJECT SUMMARY

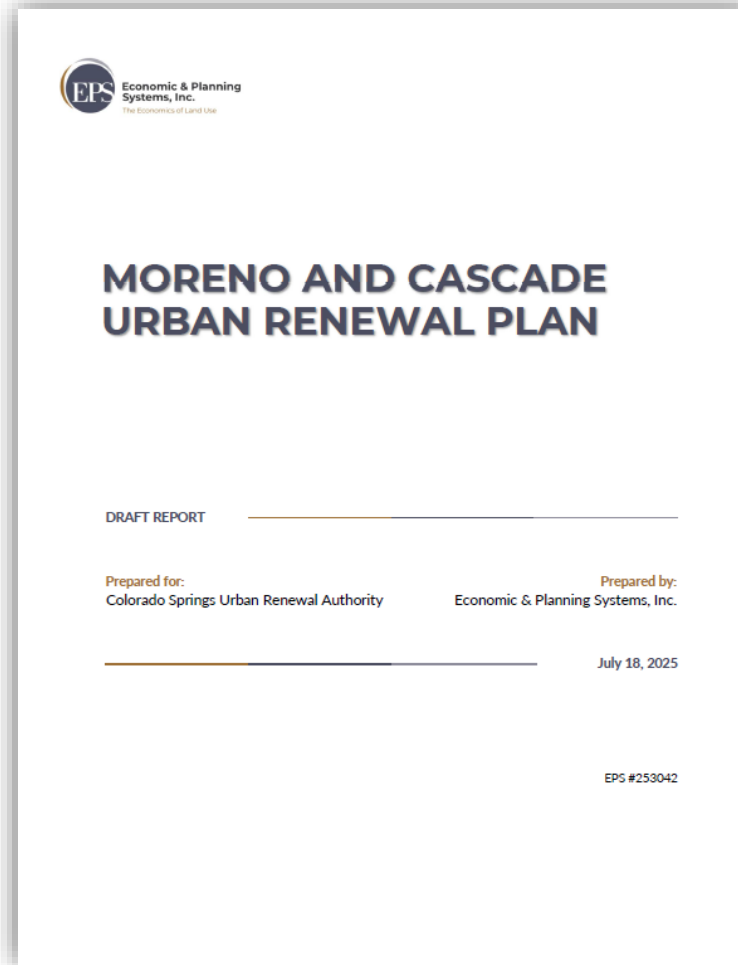
File #s:

URAP-25-0002

Project Proposal:

A request to establish the Moreno and Cascade Urban Renewal District. Establishment of the proposed Urban Renewal District will support the redevelopment of the land through use of Tax Increment Financing (TIF).

URBAN RENEWAL PLAN



TIMELINE OF REVIEW

Initial Submittal Date

October, 2025

Number of Review Cycles

1

Items Ready for Agenda

November, 2025

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

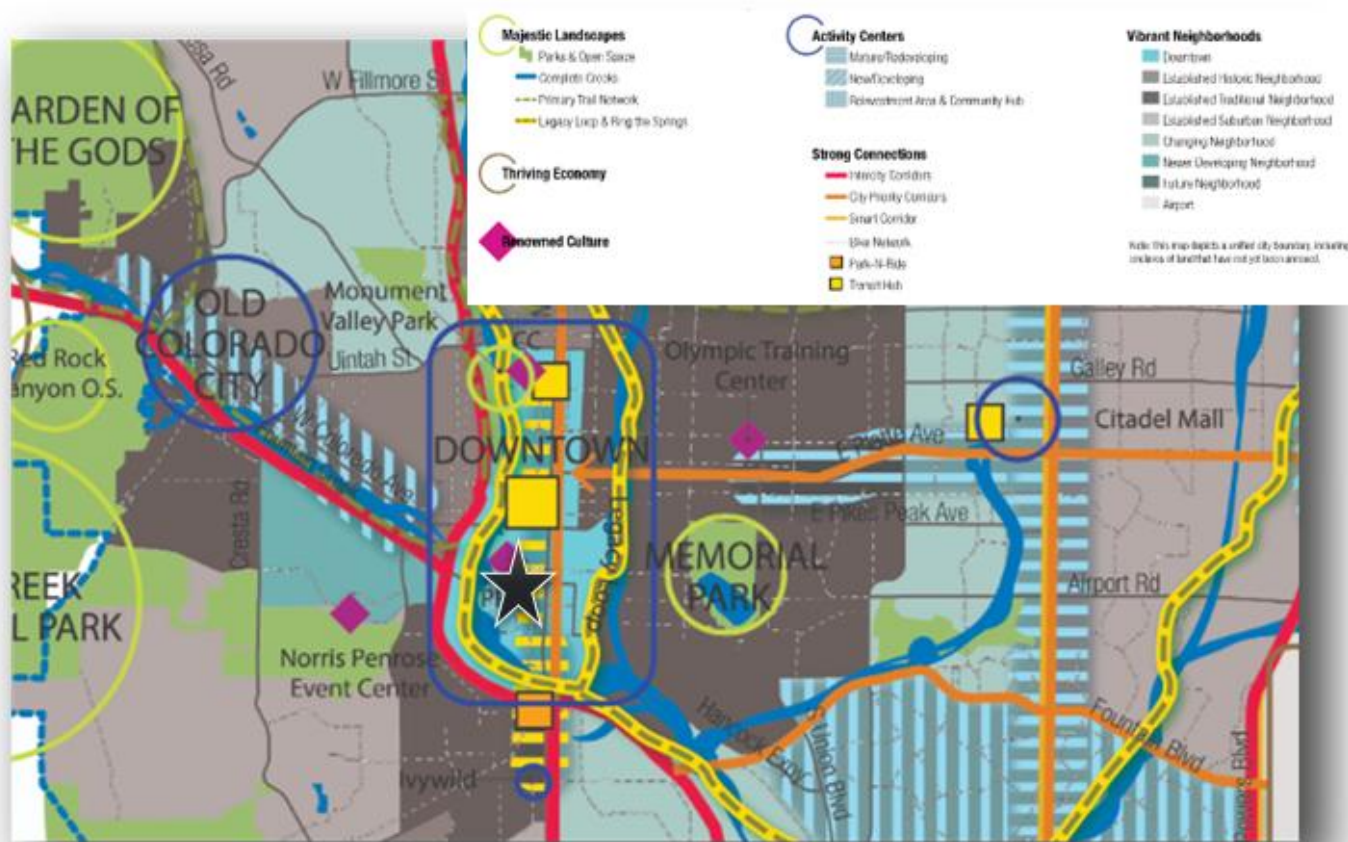
Public Notice Occurrences (Posters / Postcards)	Public notice for Urban Renewal Designation is managed by the Urban Renewal Authority and not required prior to Planning Commission recommendation.
Postcard Mailing Radius	N/A
Number of Postcards Mailed	N/A
Number of Comments Received	N/A

PUBLIC ENGAGEMENT

Public notification for Urban Renewal designation is in accordance with State Statutes and is managed by the Colorado Springs Urban Renewal Authority. City Planning Department Staff has complied with zoning code requirements for public notice for other land use applications that were previously under review for a portion of this site. Future development applications will comply with public notice requirements.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

The subject properties are located on the west side of the Downtown Colorado Springs activity center. The site is essentially adjacent to Weidner Field and the high-density multi-family apartments to the south of the stadium. The site has convenient access to Downtown's multi-modal system and multiple transit routes, as well as public parks and trails along the Monument Creek corridor just a couple blocks to the west. It is integrated within major employment, dining, arts and cultural opportunities, education and civic uses. The site is highly compatibility with the PlanCOS Vision and most, if not all, of the Plan's "Big Ideas."



SITE LOCATION

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

Redevelopment efforts within the proposed District are consistent with a number of Goals, Policies, and Strategies of the Vibrant Neighborhood chapter of the Plan including:

- Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.
- Strategy VN-3.A-6: Where and when applicable, specifically incorporate mixed-use neighborhood building as an outcome tied to the use of urban renewal area designation, public/private partnerships, and other tools and incentives to encourage redevelopment.



SITE LOCATION

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



Predominant Typology

- | | |
|--|-------------------------------------|
| Neighborhood Centers | Mature/Redeveloping Corridors |
| Community Activity Centers | New/Developing Corridors |
| Entertainment and Commercial Centers | Reinvestment Area and Community Hub |
| Regional Employment and Activity Centers | |
| Downtown | |

PlanCOS Compliance

The proposed district area is within the Downtown area typology. Downtown is a unique area with a long and interesting history. The proposed district aligns with a number of Goals, Policies, and Strategies of the Unique Places chapter of the Plan including:

- Goal UP-1: Enrich the texture and livability of the city as a tapestry of unique, vibrant, and walkable places.
- Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the City.
- Strategy UP-2.A-1: Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.
- Policy UP-3.A: Proactively participate and invest in the development of Downtown as the City's premier urban activity center.



SITE LOCATION

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

The proposed urban renewal district is identified in PlanCOS as an area for Cornerstone Institutions, Spinoffs & Startups, and the Experience Economy. Additionally, the Thriving Economy chapter includes a number of Goals, Policies, and Strategies that support the proposed district, including:

- Policy TE-1.C: Leverage the City's livability as a workforce and economic driver
- Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.
- Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3
- Policy TE-4.B: Improve local funding mechanisms to better support economic development efforts.



SITE LOCATION

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



Predominant Typology

- Urban Core Streets
- Established Suburban Streets
- Developing Suburban Streets
- Future Streets

- Smart Corridors
- Multimodal Corridors
- Bike Master Plan Network
- Major Destination Areas

- Transportation Hubs
- Park-N-Ride

PlanCOS Compliance

The proposed urban renewal district is within the City's "urban core streets" area and within the area identified as a "major destination area." The district is also in close proximity to the W. Colorado Ave., S. Nevada Ave., and I-25 "multimodal corridors" as well as the Downtown "Transportation Hub." The proposed district aligns with a number of Goals, Policies, and Strategies of the Strong Connections chapter of the Plan including:

- Goal SC-1: Multimodally connect people and land uses throughout the City and region.
- Policy SC-2.A: Systematically support and encourage the density and design needed to support this network beginning with Downtown, key corridors, activity centers, and trip generators.



SITE LOCATION

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

URAP-25-0002 – Moreno and Cascade Urban Renewal Plan

Motion to Approve

Move to recommend to City Council the approval of the Moreno and Cascade Urban Renewal Plan based on the finding that the Plan is consistent with PlanCOS, the City's Comprehensive Plan.

Motion to Deny

Move to recommend to City Council the denial of the Moreno and Cascade Urban Renewal Plan based on the finding that the plan is not consistent with PlanCOS, the City's Comprehensive Plan.

