

Neighborhood Planning Program Introduction

City Council Work Session

September 23, 2019

Peter Wysocki, Planning and Community Development Director

Carl Schueler, Comprehensive Planning Manager





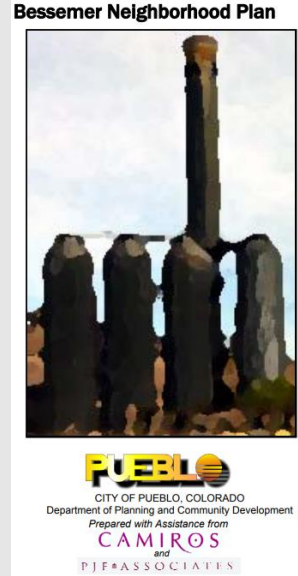
NeighbourhoodCOS
ENGAGING COMMUNITIES TO THRIVE



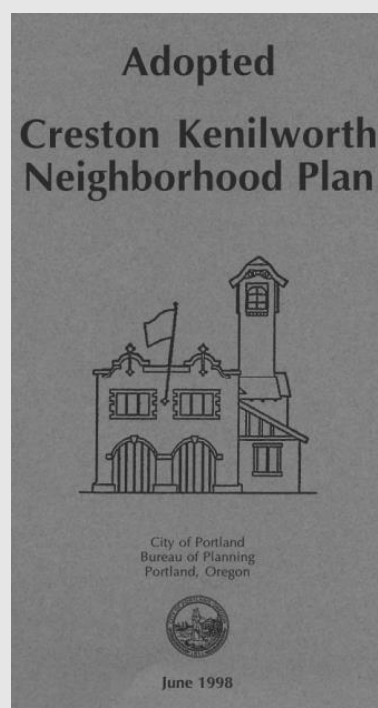
A program to create and adopt neighborhood plans for the entire City of Colorado Springs within 12 years, in alignment with PlanCOS



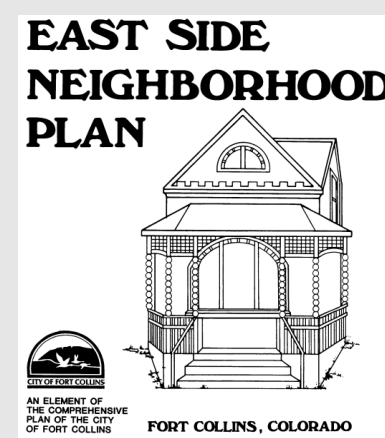
Atlanta, GA



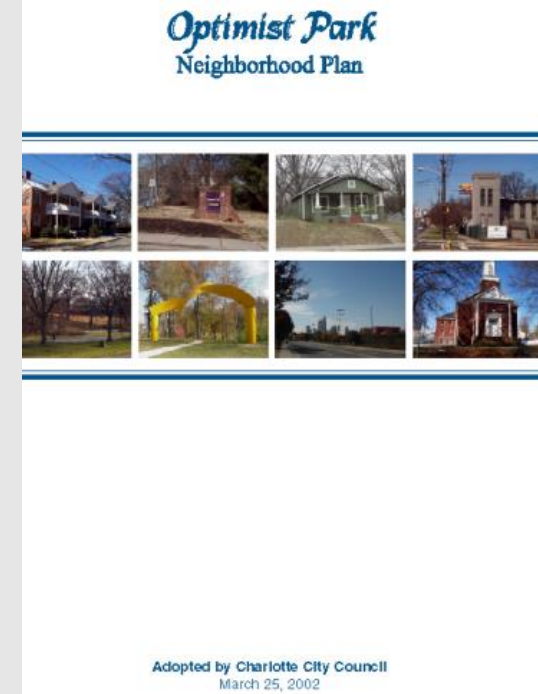
Pueblo, CO



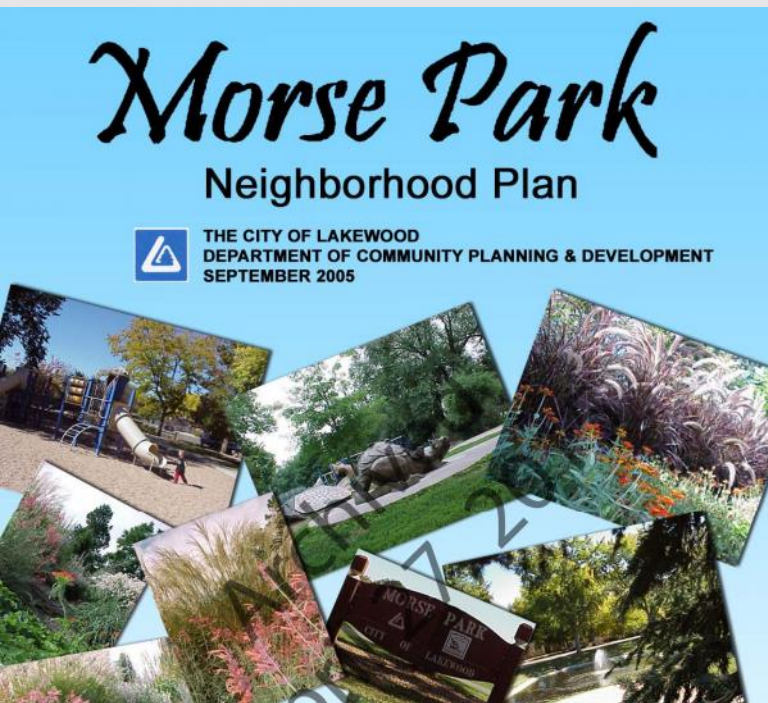
Portland, OR



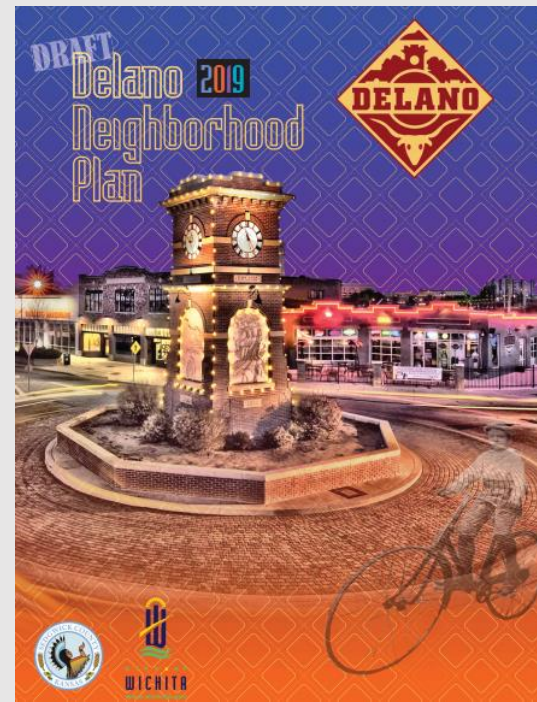
Fort Collins, CO



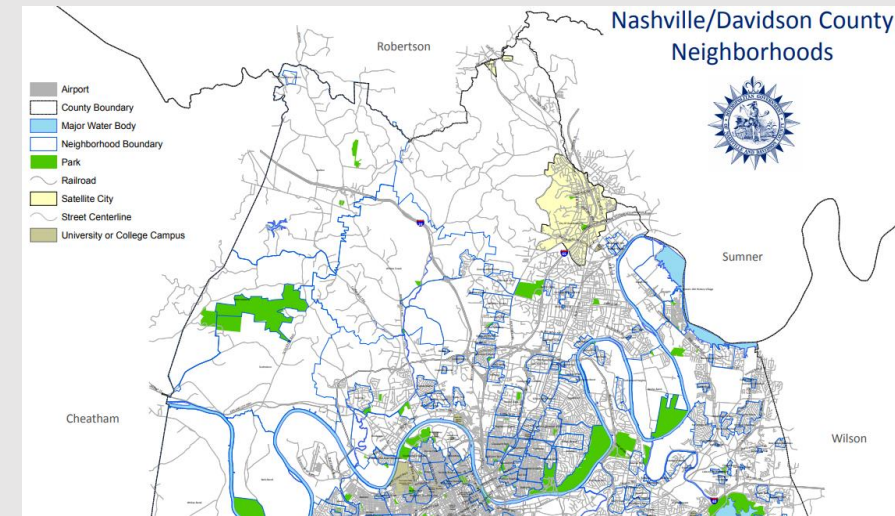
Charlotte, NC



Lakewood, CO



Wichita, KS



Nashville, TN

Pueblo



Westminster



Colorado Springs



Fort Collins



Denver

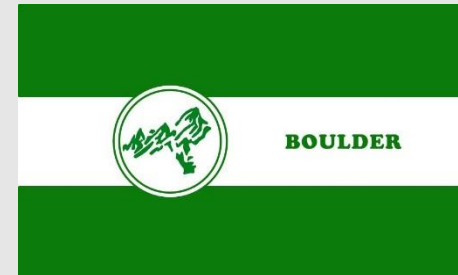


Colorado Neighborhood Planning Spectrum

Least Involved-
Least Resources



Aurora



Boulder

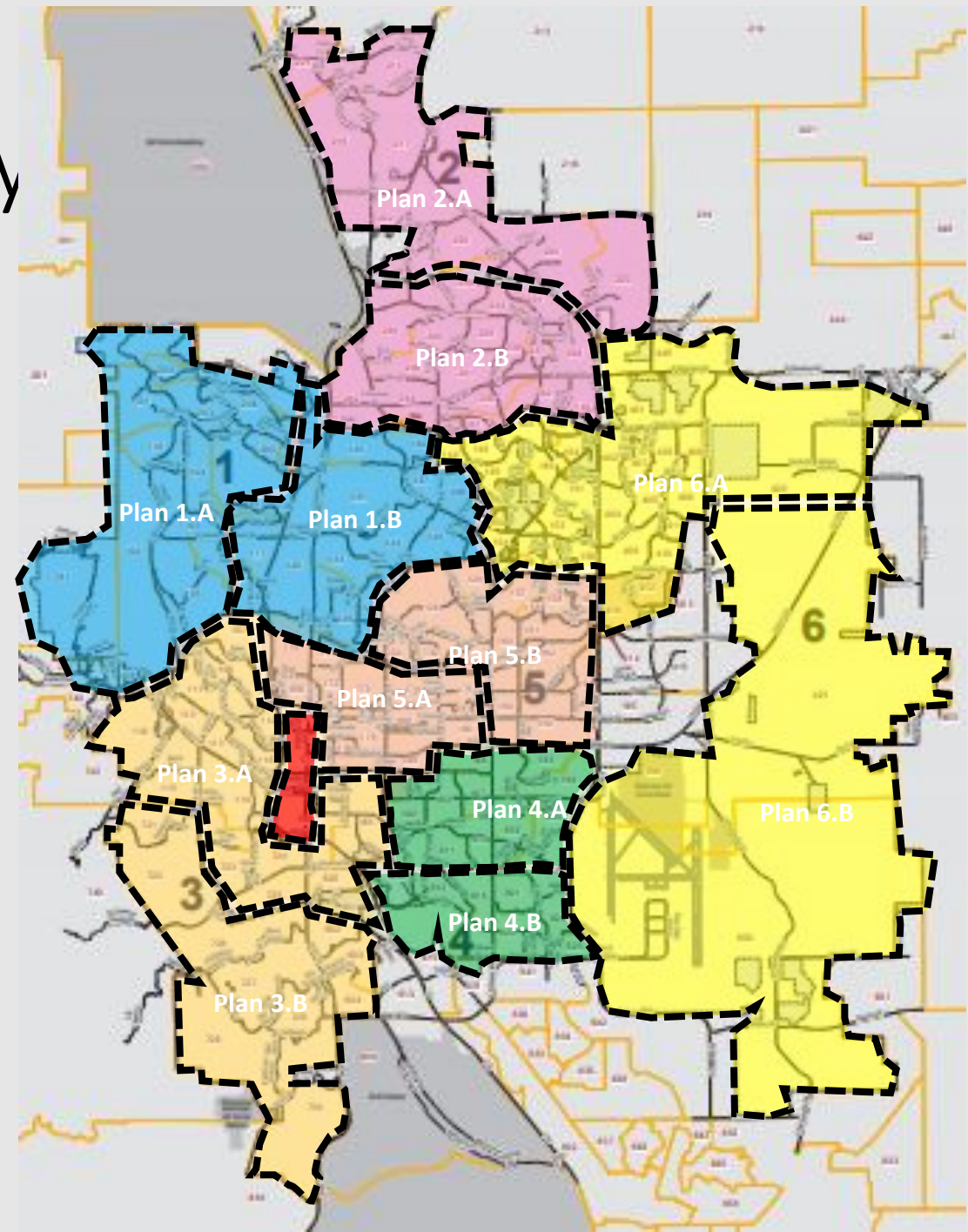
Most Involved-
Most Resources

Would be a Priority of City and Comprehensive Planning Division



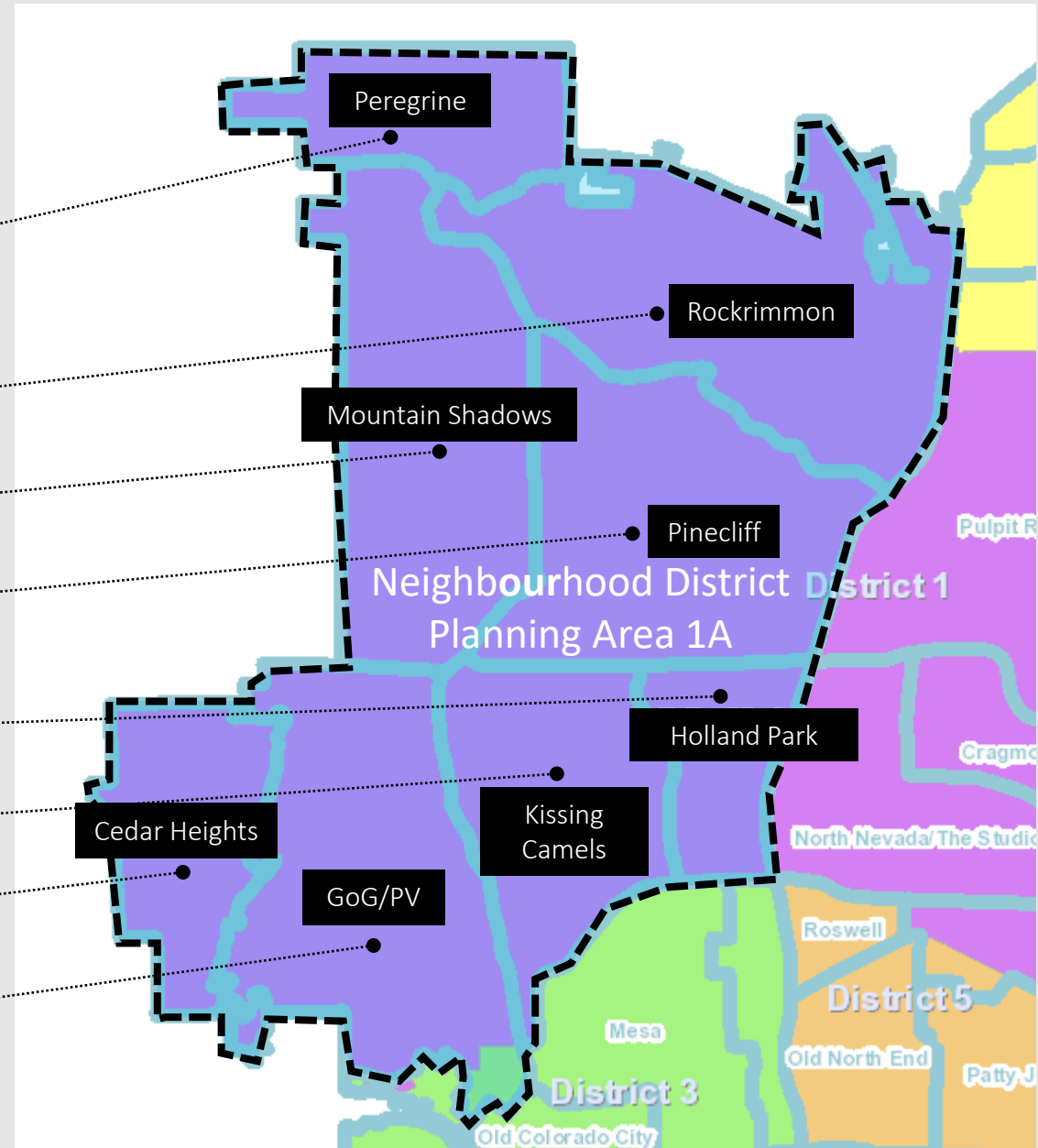
Recommended Geography

- Two plans for each City Council district
- Roughly 35,000 persons per plan (2 per district)
- Good cross section of citizens for Steering Committee
- 12 Neighbourhood District Plans for entire city
- Best approach to **implement PlanCOS**



Planning Area Example

- Peregrine
- Rockrimmon
- Mountain Shadows
- Pinecliff
- Holland Park
- Kissing Camels
- Cedar Heights
- Garden of the Gods/Pleasant Valley



Privately Initiated Master Plans

HOAs and CONO

Publically Initiated Master Plans

Pinon Glen

Pinon Valley

Mountain Shadows

Oak Valley Ranch

Mount Saint Francis

Centennial Industrial Park

Southface

Mountain Shadows
Community

Oak Hills
Architectural Control

Peregrine

Peregrine

Pinecliff

Pinecliff

Southface

Sunbird Cliffs

Tamarron at
Rockrimmon

Rockrimmon

Hunters Point

Falcon Ridge

Indian Mesa

Retreat at
Rockrimmon

Comstock Village

Cedar Grove

Discovery/Rockrimmon

Renew North
Nevada Avenue

Golden Hills

Raven Hills

Tudor Land Company

Woodmen Oaks

Monument Creek Commerce Center

Ravencrest

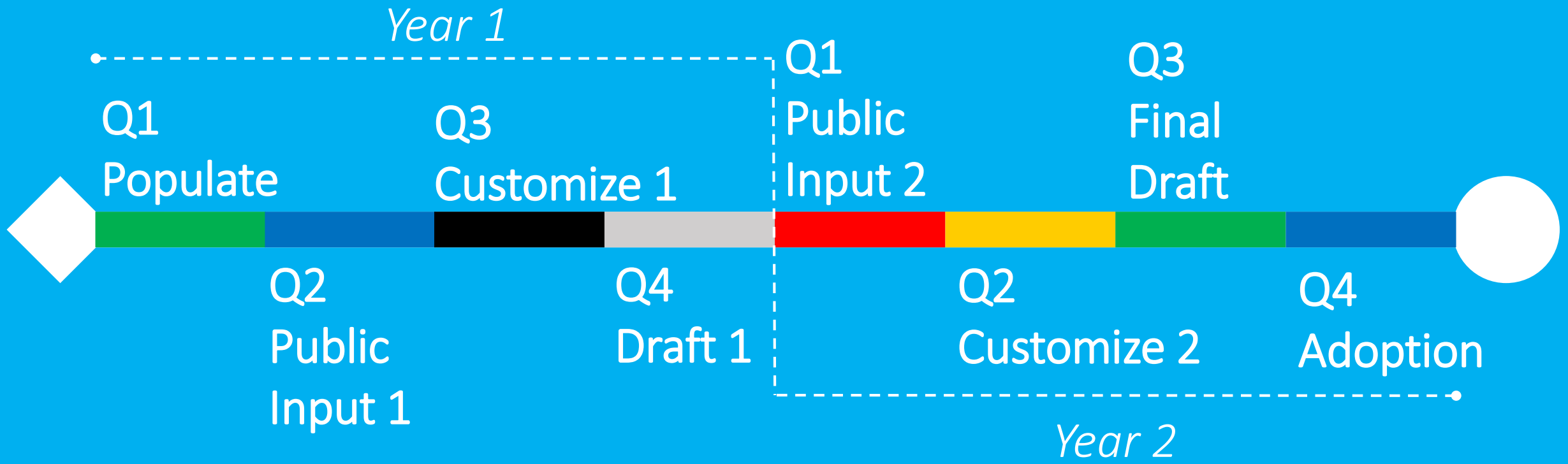


OTHER PLANNING AREA OPTIONS WE LOOKED AT



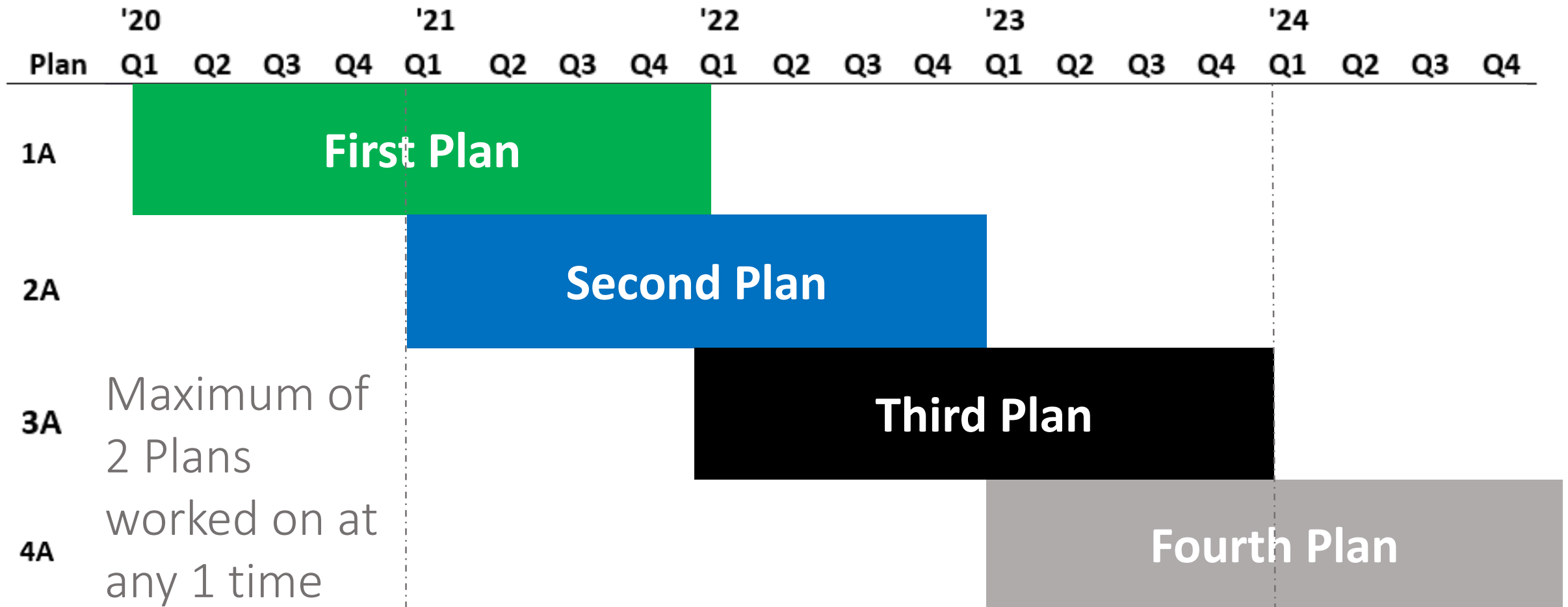
- PlanCOS Neighborhoods
- CONO Member Areas
- Developer Master Plans
- City- Initiated Master Plans
- PLDO Benefit Areas
- Community Development/ Redevelopment Areas

Phasing

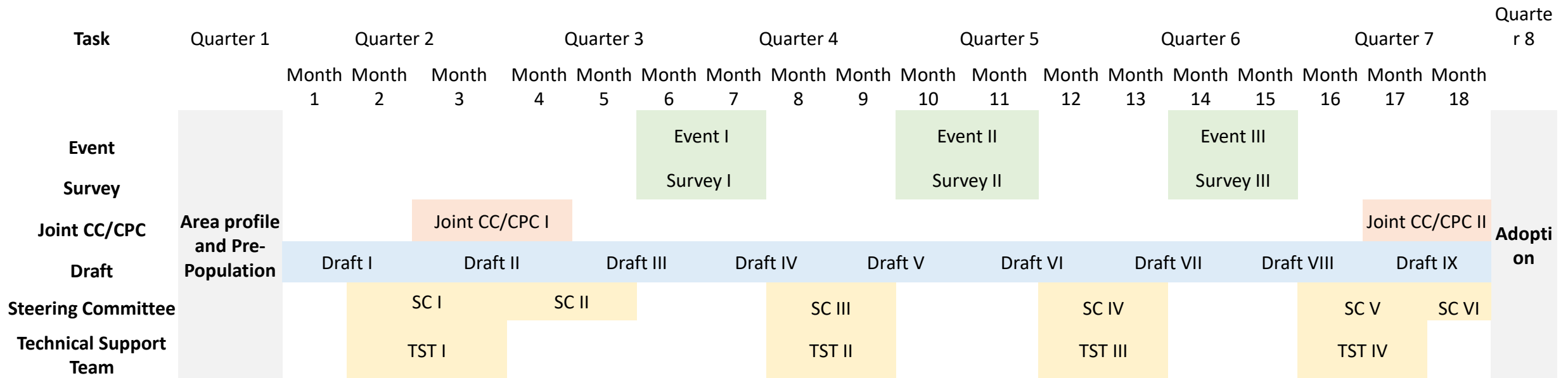


Timeline and Schedule

Stacking Neighbourhood Planning Efforts



HIGH LEVEL CONCEPT FOR ONE PLAN



FUTURE STEERING COMMITTEE CONSIDERATIONS



- Mayor-appointed
- Council liaison member
- Planning Commission liaison?
- Reasonably limited total membership
- Opportunities to apply for relevant positions
- Geographic area representation
- Business and development representation

Staff technical committee and community partner support

KEY FEATURES OF THE APPROACH AND PROCESS

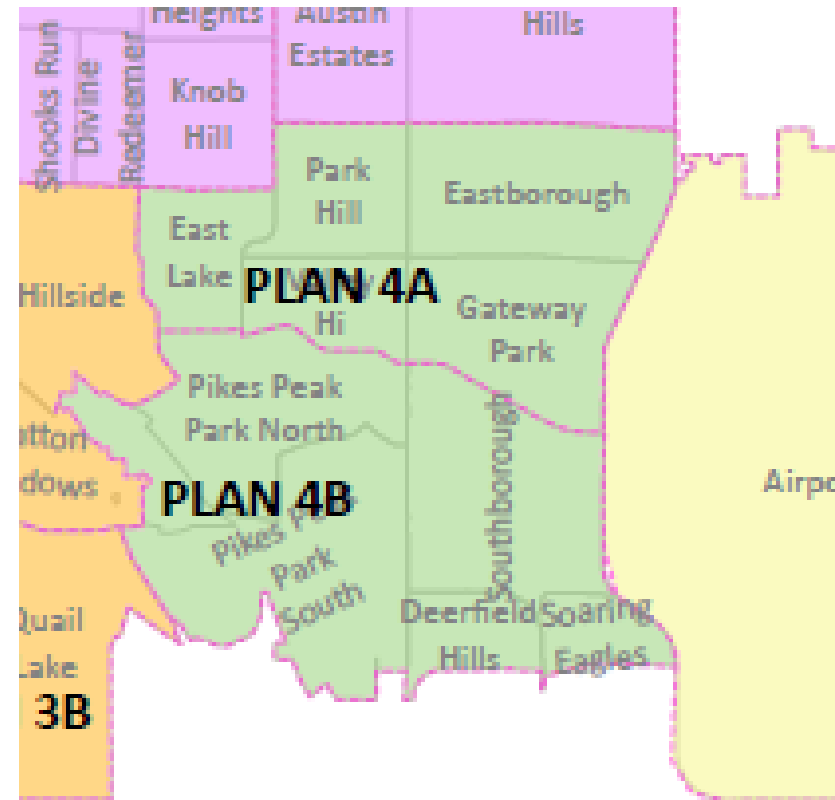


- Begin with mature areas
 - Rotate City Council districts
- Consistent overall format and process for all plans
- Alignment with PlanCOS
- Importance of planning sub-areas within these larger plans
 - Including the acknowledgement of pre-existing plans and boundaries
- “Front loading” of the area profiles and some draft content
 - Freeing the Steering Committee to “hit the ground running”
- Steering committee advertisement and appointment

WHERE TO START?



- SE Colorado Springs
- Why?
 - Focus of PlanCOS and Strategic Plans
 - This area is ready
 - Good place to pilot and start



NEXT STEPS



- Fill vacant position
- Confirm a first planning area
- Create and populate an area profile
- Continue to refine draft table of content a process template
- Advertise for and appoint a steering committee

Questions?



NeighbourhoodCOS
ENGAGING COMMUNITIES TO THRIVE



PlanCOS Neighbourhoods

- 77 identified neighborhoods in COS
- Aggregate neighborhoods into larger geographies
- “Neighbourhood District Plans”

