



CITY PLANNING DEPARTMENT
Land Use Review Division

May 28, 2025

RE: Colorado Springs Landscape Manual Updates

To: Interested Parties

The Colorado Springs Landscape Manual is a supplement to part 7.4.9 of the City's Landscaping and Green Space code. The Landscape Manual was last updated in June 2023. Updates are being considered to clarify certain sections and make minor edits. The current version of the landscape manual can be found here <https://coloradosprings.gov/landscape-program> under "Helpful Links".

After receiving stakeholder input, revisions to the landscape manual have been considered and are summarized below. The changes will be presented to the City Planning Commission in July and a new version of the landscape manual will be published thereafter.

1. Add Appendix A-H to the Landscape Manual's table of contents (Page 1 of existing manual)

Appendices include Selected Plants for Colorado Springs, Native Seed Mixes, Residential Water Use Typical, Hydrozone, Irrigation Plan Requirements, Site Category Format, Plant Schedule Format, and the City Green Infrastructure Requirements

- ***A list of appendices will be added to the table of contents to promote greater navigation of the document.***

2. Clarify applicability of landscape code (7.4.902) (Page 8 of existing manual)

The word "and" is used between applicability clauses. For example, the landscape code applies if there is a "reconfiguration of 50% of the site" OR if the "project is classified as a major modification". It does not have to be both.

- ***Policy . 7.4.902.A.1: The word "and" following applicability statements does not mean that one applicability clause is dependent on the other.***

3. General Landscape and Greenspace Requirements, High Water Turfgrass (7.4.904.D.2) (Page 19 of existing manual)

Remove the policy permitting high water use turf in "limited areas of right of way". This policy is poorly defined. Additionally, city code says that high water turfgrass cannot be used as an infill material and should be used as a planned amenity. High Water Turf is still permitted for active green space areas and playfields.

- ***Strike the line from the landscape policy manual that allows high water use turf in "Limited areas adjacent to City ROW and approved on case-by-case review."***

City code requires a landscape buffer based on the applicant's proposed use and the existing or designated use of adjacent property. (7.4.906.B.1). Designated use is currently not defined, a policy statement will be added to define "designated use".

- ***Policy 7.4.906.B.1.a.3: The "designated use" of an adjacent property means that the adjacent property has a future use identified on a land use plan, master plan, concept plan, or similar entitlement outlining future use of the adjacent property.***

4. Additional Interior Landscaping, Active Green Space (7.4.908.B.1(1)) (Page 34 of existing manual)

Add trail corridor to count as active green space. Currently a trail qualifies as active green space, but it is unclear if the trail corridor counts. Propose counting 6' on either side of the trail tread for trail shoulder, drainage, and grading.

- ***Policy 7.4.908.B.1.(1).3: The trail corridor may be counted as active green space which includes the trail tread plus six feet on either side for the shoulder, drainage, and grading.***

5. Screening (7.4.909) (Page 36 of existing manual)

The "Purpose" of the section 7.4.909 mentions "storage areas" but "storage areas" are not specifically listed in the areas that are "Required to be Screened". This matches self-storage use standards 7.3.303.

- ***Policy 7.4.909.C.1.d.3:: "storage areas" are included in areas "required to be screened"***

6. Selected Plants for Colorado Springs, Appendix A

Include additional crabapples to increase diversity. The selected crabapples have greater variety, color, better disease resistance, and persistent fruit.

- ***Edit Malus varieties to include the species "Prairiefire", "Royal Raindrops", and "Robinson". ("Spring Snow" will remain)***

Received feedback that "Nearly Wild" rose is not performing well. Knock Out rose is a repeat blooming, hardy shrub rose that could be recommended.

- ***Remove "Nearly Wild" rose, add "Knock Out" rose to recommended species list.***

Received feedback from Forestry that honey locust trees in town have been infected with fungus. Provide notice to the design community that the fungus is a problem for an already overplanted tree.

- ***Add "thyronectria cankers" to the "Comments" section for this tree.***

7. Hydrozone Diagram Format, Appendix D

- ***Fix typo regarding shrub beds described as “median” water use to “medium” water use.***

8. Native and Waterwise Grass Guide

Remove the Native and Waterwise Grass guide from the City of Colorado Springs Landscape Manual. The document is 42 pages long. While the document is related to landscape it is maintained and updated by the Colorado Native Grass Working Group and is hosted on the following page: <https://coloradonativegrass.org/>

- ***Remove Native Grass Guide from the Landscape Manual. Provide a link to the Native Grass Guide on the city’s “Landscape Program” page under “Helpful Links”***
<https://coloradosprings.gov/landscape-program>

Add a reference to the Colorado Native Grass Installation Manual to the Native Seed Mix section of the Landscape Manual, Appendix B.

- ***Appendix B, General Standards: “See the Native and Waterwise Grass Installation Maintenance Manual for best practices installing and maintaining native seed at***
<https://coloradonativegrass.org/>

Please let me know if you have any additional comments by Wednesday June 11th.

Sincerely,

Greg Stachon, PLA
Senior Landscape Architect
Planning Department
City of Colorado Springs
Phone: 719-385-5613
Email: Gregory.Stachon@coloradosprings.gov