



Elevate Downtown Plan

An Update to the 2016 Experience Downtown Plan

PLANNING COMMISSION

April 8, 2026



Elevate Downtown Plan

QUICK FACTS

Address:

DDA Boundary

Location:

Downtown Colorado Springs

Zoning and Overlays

Current: Primarily Form-Based
Zone

Site Area

Approx. 1 square mile

APPLICATIONS

Plan of Development and
Neighborhood Plan

VICINITY MAP



Elevate Downtown Plan

PROJECT SUMMARY

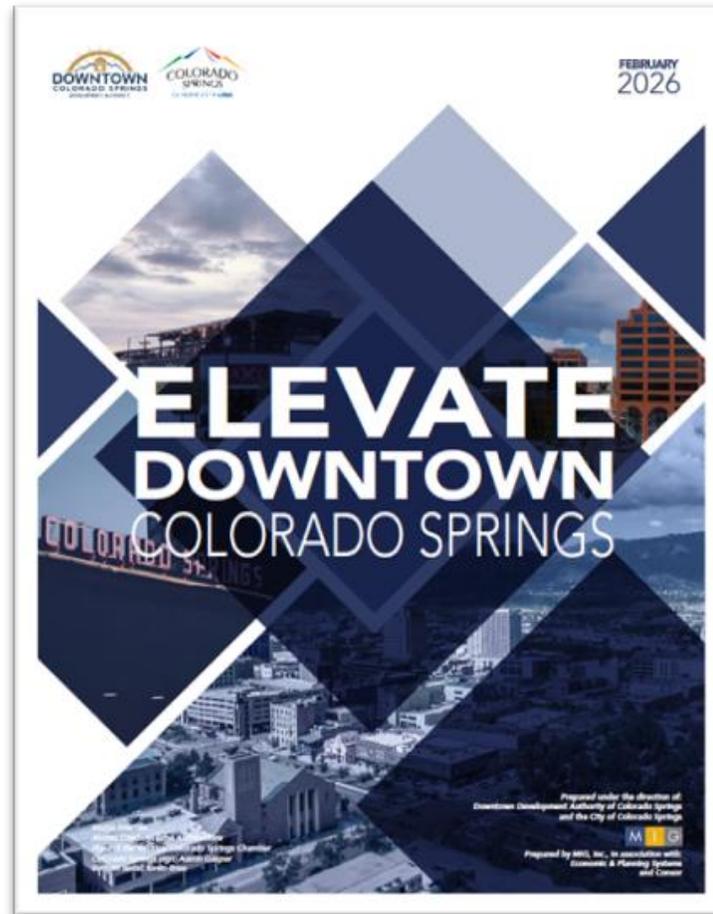
File #s:

NPLN-26-0001

Project Proposal:

An update to the Experience Downtown Plan which was approved by City Council in 2016. The Plan is made up of two volumes: Volume 1 is the Plan of Development for the Downtown Development Authority; while Volume 2 is the Neighborhood Plan that provides guidance to City Staff, property owners, downtown advocates, residents, and all community members that have interest in the condition of Downtown Colorado Springs.

ELEVATE DOWNTOWN PLAN



Elevate Downtown Plan

ADDITIONAL INFO

Volume 1 is the DDA's Plan of Development and guides resource and investment priorities

- Heart of the Pikes Peak Region
- The Region's Most Vibrant and Welcoming Neighborhood
- Peak Urban Life with Unmatched Access to Nature
- Culture Powered by Creativity and Sport
- Urban Design Shaped for Humans

VISION AND GOALS

Downtown is the vibrant and inclusive heart of our community—where history, culture, and nature meet modern urban living. A hub of creativity, commerce, and civic life, it thrives through strong partnerships that foster sustainability, equity, and shared prosperity.



1 The Heart of the Pikes Peak Region



2 The Region's Most Vibrant and Welcoming Neighborhood



3 Peak Urban Life with Unmatched Access to Nature



4 Culture Powered by Creativity and Sport



5 Urban Design Shaped for Humans

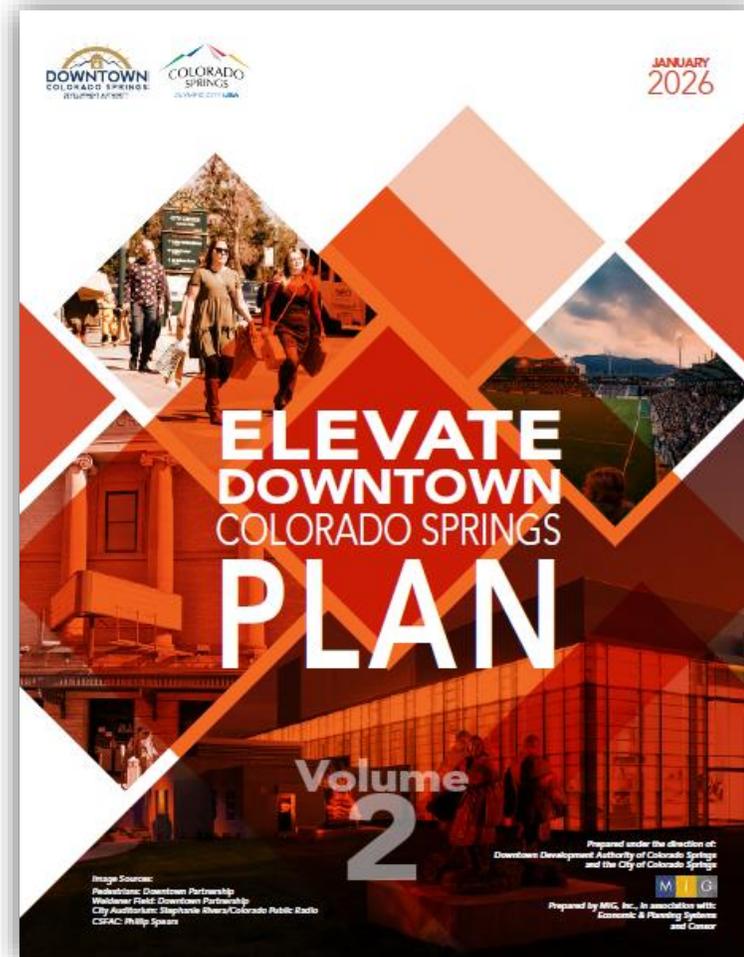
Elevate Downtown Plan

ADDITIONAL INFO

Volume 2 is the traditional neighborhood plan guiding City and Stakeholders for land use, infrastructure, and policy decisions. Chapters include:

- Land Use & Character
- Economic Vitality
- Parks, Trails, & Waterways
- Mobility Network
- Public Realm & Urban Design
- Community & Culture
- Infrastructure & Utilities

VOLUME 2



TIMELINE OF REVIEW

Initial Submittal Date

The final draft of the plan was issued in February of 2026; a formal record (NPLN-26-0001) was created shortly thereafter

Number of Review Cycles

1 formal review, but City Agencies reviewed initial drafts with minimal feedback in mid-2025

Items Ready for Agenda

February 2026

STAKEHOLDER INVOLVEMENT

PUBLIC NOTICE

- As a Neighborhood Plan, traditional public notice tools such as postcards and posters, were not utilized.
- However, email, social media, traditional website, and other methods were utilized to inform downtown stakeholders of public input opportunities and hear dates.

PUBLIC ENGAGEMENT

- Public engagement for this project was significant and included:
 - 16 Focus Groups
 - 2 On-Line Surveys (more than 2,000 results)
 - 2 In-Person Community Events
 - 3 Pop-Up Events
 - Significant Email and Social Media Outreach
 - Public Draft Online with Opportunity to Add Public Comments

STAKEHOLDER INVOLVEMENT, cont.

Issues that had significant stakeholder input:

- Small business support
- Downtown amenities (e.g. grocery store)
- More transportation options (including walkability)
- Safety and cleanliness
- More activation and events in parks
- Housing and homelessness



AGENCY REVIEW

Traffic Engineering & Engineering Development Review

City Traffic Engineers and Public Works Staff participated in topic-specific focus group discussions and reviewed preliminary drafts of the Plan; input was incorporated into the final draft.

Colorado Springs Utilities

CSU Staff participated in topic-specific focus group discussions and reviewed preliminary drafts of the Plan; input was incorporated into the final draft.

Fire & Police

Sworn Staff participated in topic-specific focus group discussions and reviewed preliminary drafts of the Plan

Parks

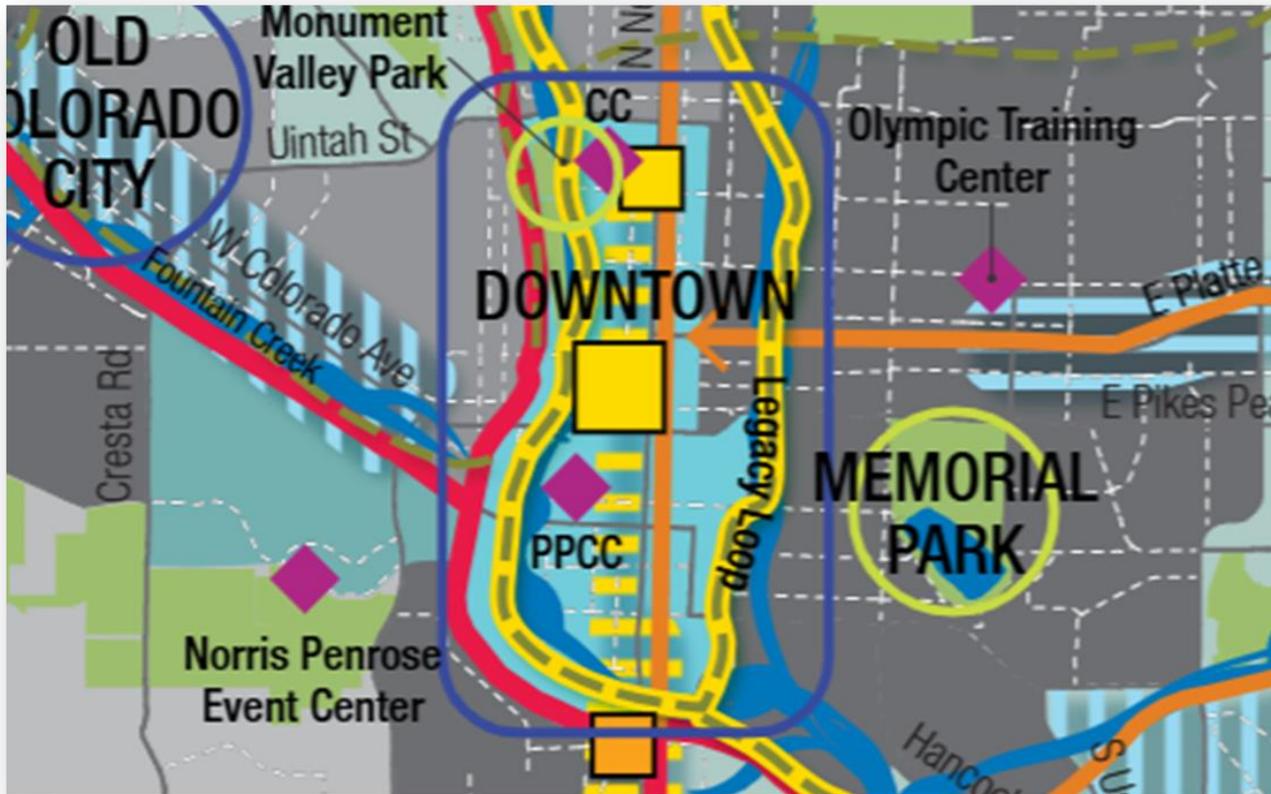
City Parks, Recreation, and Cultural Services Staff participated in topic-specific focus group discussions and reviewed preliminary drafts of the Plan; input was incorporated into the final draft.

Other

No comments received during review.

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



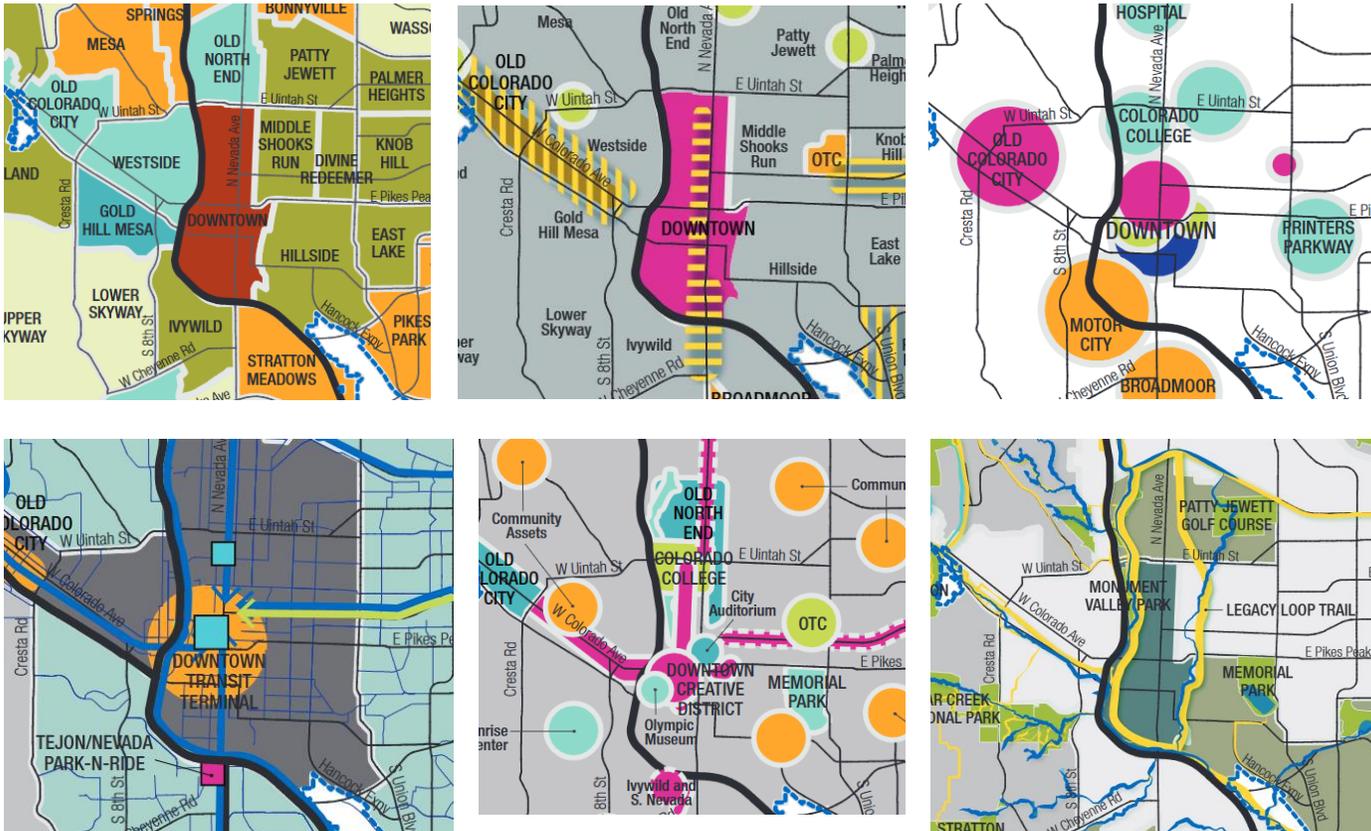
PlanCOS Compliance

This project complies with the applicable visions, Big Ideas, and strategies of PlanCOS. Significant analysis included in Staff report.

<p>Majestic Landscapes</p> <ul style="list-style-type: none">  Parks & Open Space  Complete Creeks  Primary Trail Network  Legacy Loop & Ring the Springs 	<p>Activity Centers</p> <ul style="list-style-type: none">  Mature/Redeveloping  New/Developing  Reinvestment Area & Community Hub 	<p>Vibrant Neighborhoods</p> <ul style="list-style-type: none">  Downtown  Established Historic Neighborhood  Established Traditional Neighborhood  Established Suburban Neighborhood  Changing Neighborhood  Newer Developing Neighborhood  Future Neighborhood  Airport
<p>Thriving Economy</p> <ul style="list-style-type: none">  Intercity Corridors  City Priority Corridors  Smart Corridor  Bike Network  Park-N-Ride  Transit Hub 	<p>Strong Connections</p> <ul style="list-style-type: none">  Intercity Corridors  City Priority Corridors  Smart Corridor  Bike Network  Park-N-Ride  Transit Hub 	<p><small>Note: This map depicts a unified city boundary, including enclaves of land that have not yet been annexed.</small></p>

PlanCOS COMPLIANCE

PlanCOS MAP IMAGE



PlanCOS Compliance

Staff report provides analysis on:

- Vibrant Neighborhoods
- Unique Places
- Thriving Economy
- Strong Connections
- Renowned Culture
- Majestic Landscapes



Guiding Plans

The Elevate Downtown Plan:

- Staff and consultant team reviewed planning documents spanning the last 25 years
- Gain understanding of planning history and evolving priorities
- Carry forward relevant ideas
- Ensure consistency across varied issues

INTEGRATED PLANS

This Plan integrates the findings and recommendations of numerous completed and ongoing community plans and initiatives. Our thanks go to the hundreds of community stakeholders lending voice to these plans:

- *Experience Downtown Colorado Springs Plan of Development and Master Plan, 2016*
- *Comparative Analysis of Downtown Colorado Springs, International Downtown Association Report, 2024*
- *State of Downtown Report, 2024*
- *State of Downtown Report, 2025*
- *Downtown Annual Report to the Community, 2023*
- *Downtown Colorado Springs Form-Based Code, 2009*
- *Colorado Springs Strategic Plan, 2024 – 2028*
- *PlanCOS, 2023*
- *ConnectCOS, 2023*
- *HomeCOS, 2020*
- *Colorado Springs Homelessness Response Plan, 2025*
- *Platte Avenue Corridor Study, 2024*
- *Envision Shooks Run Corridor Facilities Master Plan, 2017*
- *Historic Downtown Parks Master Plan, 2020*
- *Mill Street Neighborhood Plan, 2019*
- *2045 Regional Transit Specialized Transportation Plans, 2020*
- *City of Colorado Springs Parks Master Plan, 2014*
- *City of Colorado Springs Parks Master Plan Update, ongoing*
- *CreekCOS, 2023*
- *Reimagining the Drake Power Plant: A Community Visioning Project, 2023*
- *Front Range Passenger Rail Service Development Plan, ongoing*
- *Colorado Springs Parking and Curb Management Plan, 2025*
- *The Evolution of Historic Medians in Colorado Springs, 1996*
- *City of Colorado Springs Public Art Master Plan, 2020*
- *Arts Vision 2030: The Cultural Plan for the Pikes Peak Region, 2021*
- *Colorado Springs Downtown Partnership Community Conversations, 2025*
- *Colorado Springs 2050 Regional Transit Plan, 2025*

APPLICATION REVIEW CRITERIA

7.1.103 Purpose of the UDC

- A. Promote health, safety, and general welfare of the public;
- B. Protect private property from adjacent nuisances such as incompatible uses and noise;
- C. Implement the Colorado Springs Comprehensive Plan;
- D. Establish the orderly subdivision of land;
- E. Ensure the logical growth of the City's physical elements;
- F. Encourage adequate multi-modal transportation facilities;
- G. Promote opportunities for affordable and attainable housing throughout the City; and
- H. Facilitate adequate provision of utilities, schools, parks, and other public infrastructure services.
- I. Enhance the quality, diversity, and safety of neighborhoods by encouraging pride and investment.

Statement of Compliance

NPLN-26-0001

After evaluation of the Elevate Downtown Plan, Staff has determined that the application is consistent with the Purpose of the UDC, is consistent with other relevant guiding plans, and is consistent with PlanCOS.

PLANNING COMMISSION OPTIONAL MOTIONS

Optional Motions

NPLN-26-0001 – ELEVATE DOWNTOWN PLAN

Motion to Approve

Recommend approval to City Council the Elevate Downtown Plan.

***Note – the Downtown Review Board voted 8-0 to recommend approval of the Elevate Downtown Plan**

Motion to Approve with Changes

Recommend approval to City Council the Elevate Downtown Plan with changes.

Motion to Deny

Recommend denial to City Council the Elevate Downtown Plan.



QUESTIONS?

