



NPLN 25-0001 Southeast Strong Neighborhood Plan

CITY COUNCIL WORK SESSION
July 13, 2026



PlanCOS and HISTORY

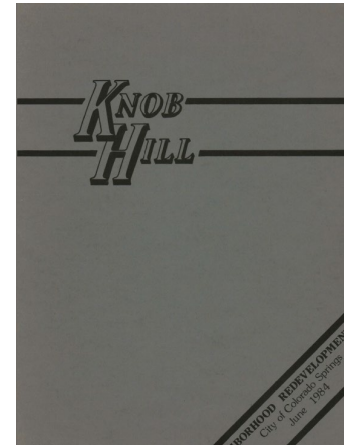
PlanCOS Neighborhood Planning Program

– one of 7 Key Initiatives –

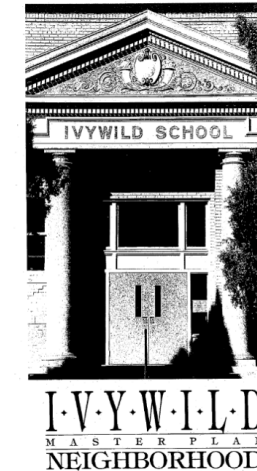
updating the UDC, Housing and Transportation planning...

- **Small area and neighborhood land use plans – publicly initiated**
 - Planning and implementation at a manageable, community scale
 - Address needs of different areas of the city – supports livability
 - Update existing aging neighborhood plans and create new plans

1984



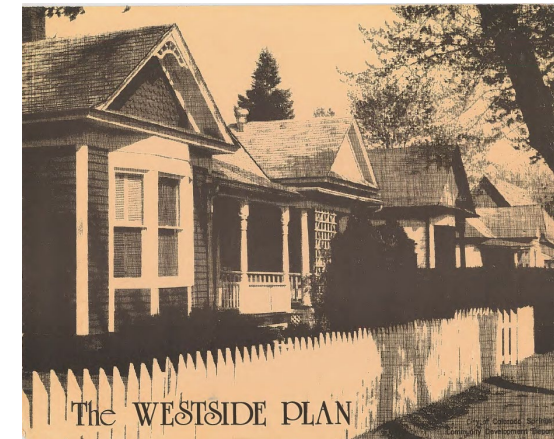
1993



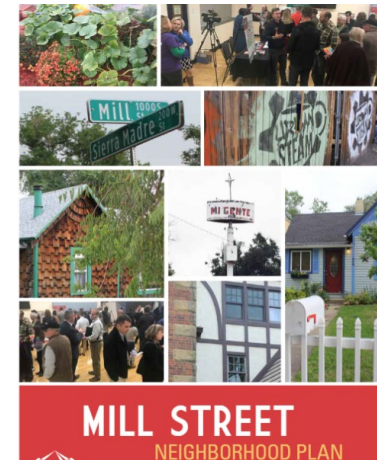
2026



1980



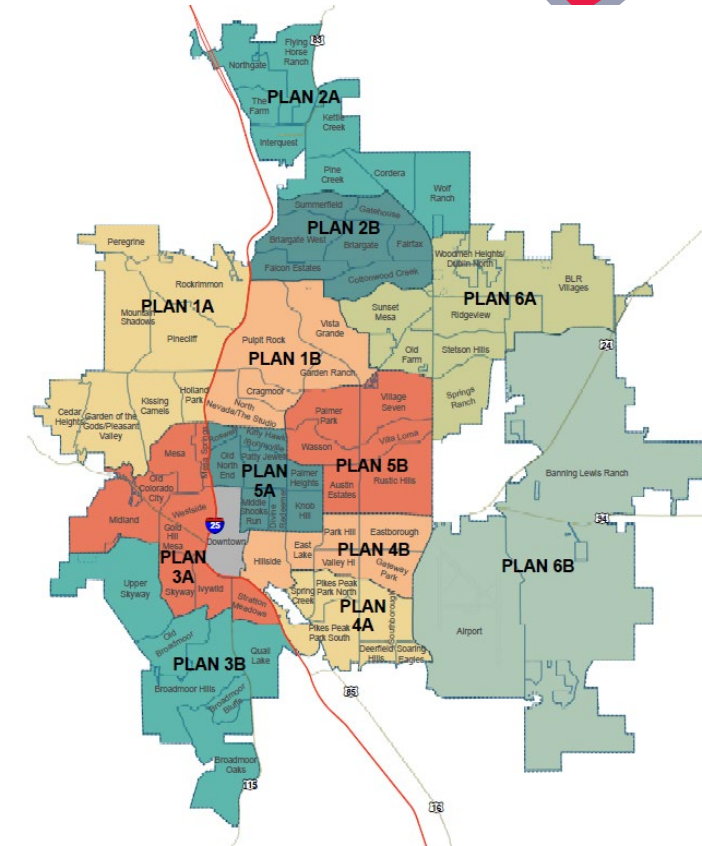
2019



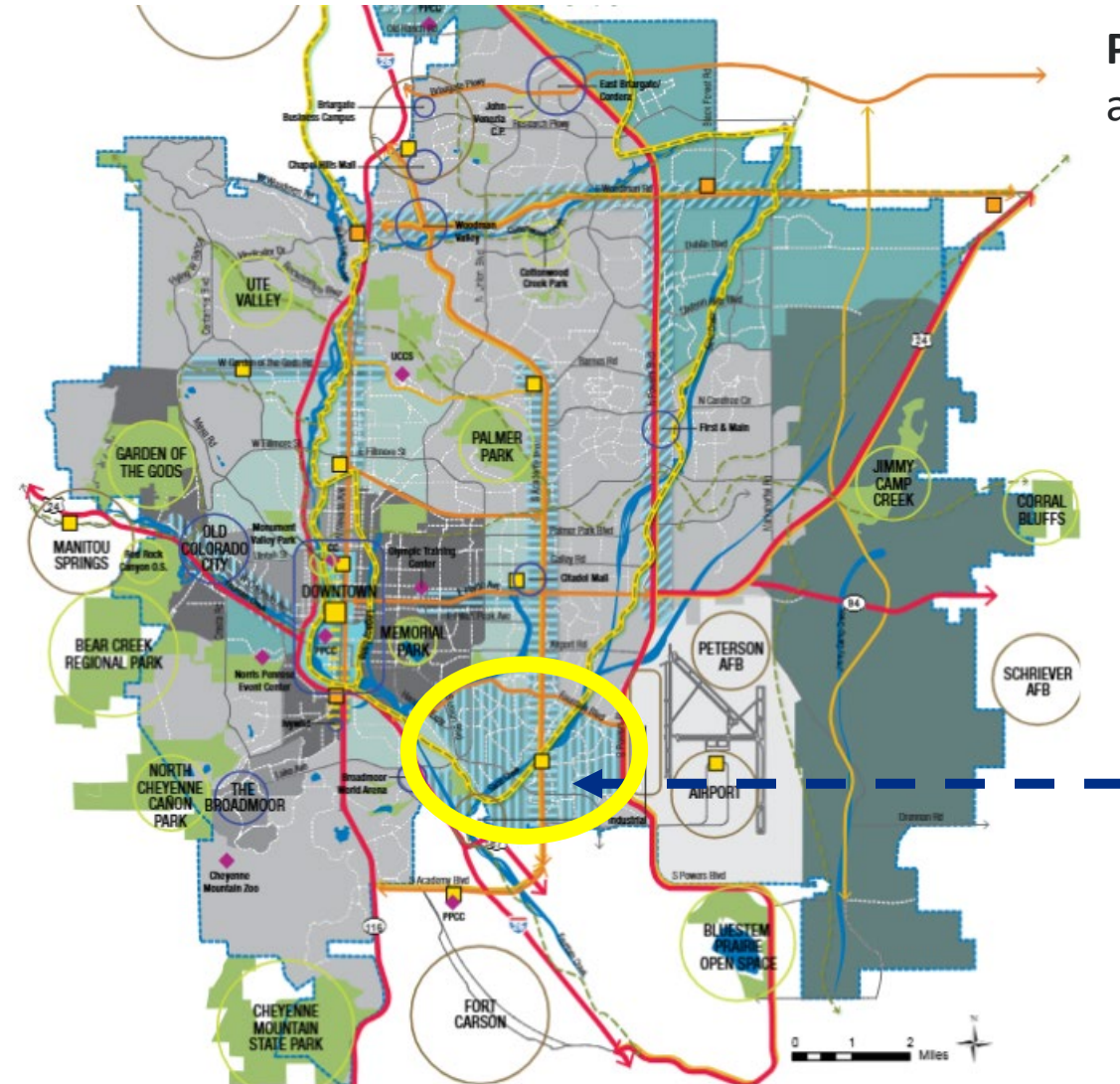
NEIGHBORHOOD PLANNING PROGRAM

Neighborhood Plans Should

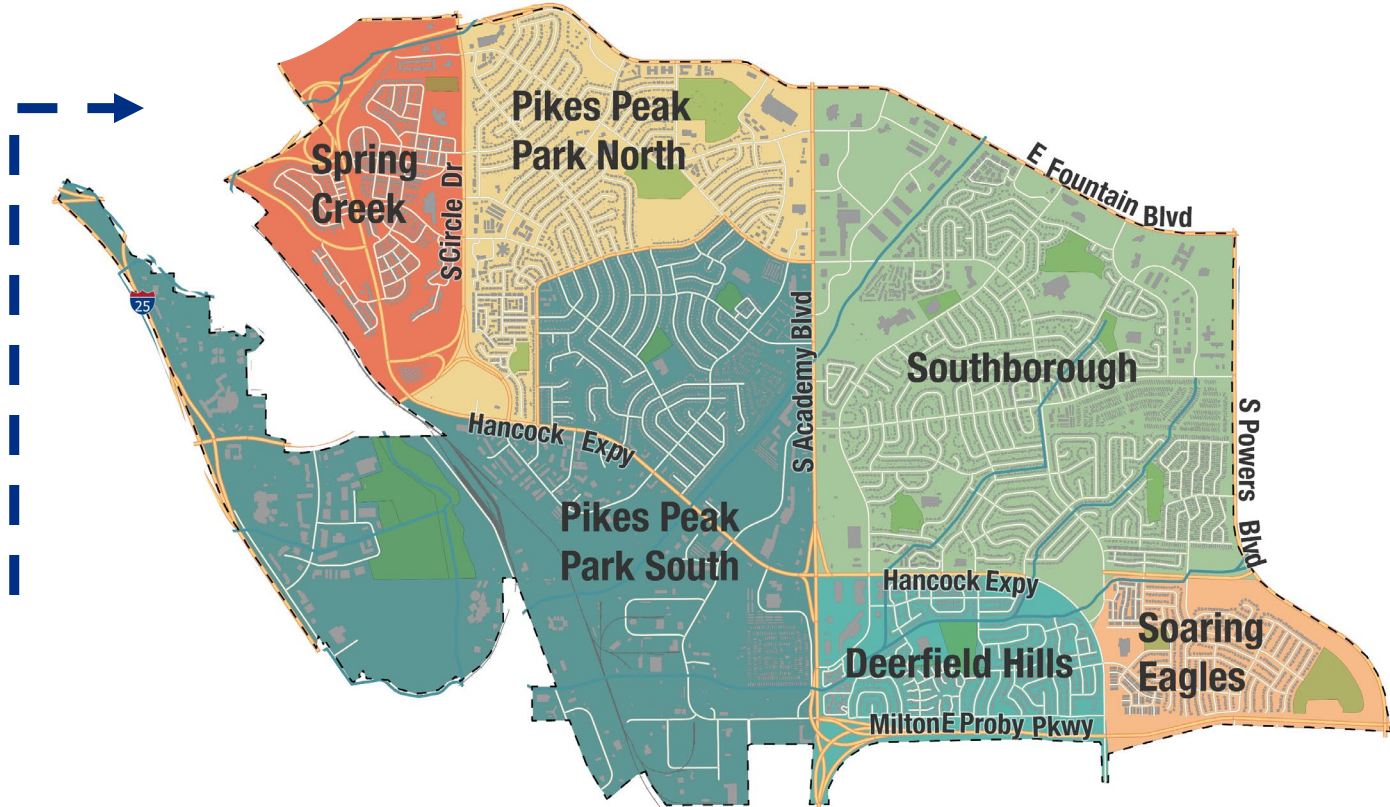
- **Advisory** - City and community goals and strategies
- Evaluate existing conditions and gaps
- Strengthen neighborhood pride and promotion
- Coordination and partner with neighborhood organizations
- Steering Committee and Technical Support Team
- **City Department collaboration**
 - Guide efficient use of public and community-based resources and dollars
 - Stimulate economic development and redevelopment
 - Promote housing development
 - Expand public infrastructure and safety



PlanCOS & SOUTHEAST STRONG NEIGHBORHOODS



PlanCOS Vision Map – Southeast - redevelopment corridors and community hub planning needs



SOUTHEAST STRONG NEIGHBORHOOD PLAN

City Planning Department Project - Management Team

City Planning Department

- Comprehensive and Land Use Review Planning

Technical Support Team

- City Economic Development and Small Business Support
- Housing and Homelessness Response
- Public Works – Streets, Stormwater, Forestry, Mountain Metro Transit
- Colorado Springs Utilities
- Parks, Recreation, and Cultural Services
- Colorado Springs Police Department

Community Partners and Steering Committee

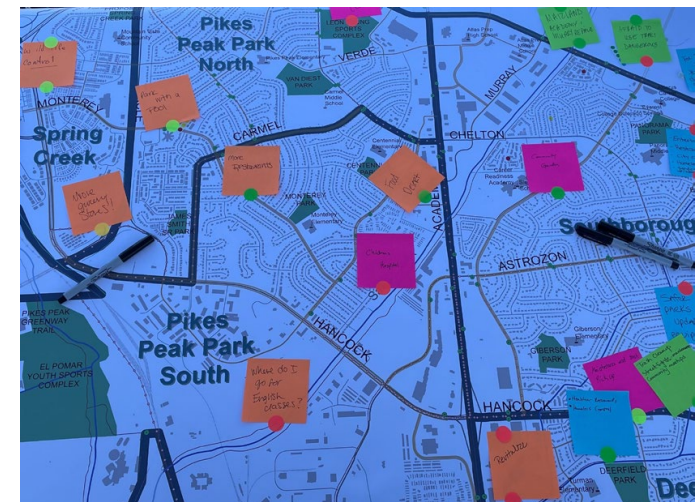
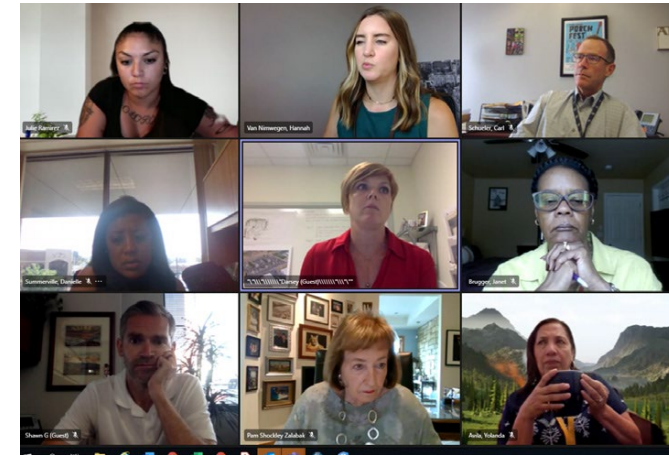
- RISE SE
- Thrive SE
- School District 2
- Pikes Peak United Way
- Solid Rock CDC
- Pikes Peak Library District
- SE Armed Forces YMCA
- Food to Power
- Residents and business owners
- Developer
- Commercial realtor

The City's Unified Development Code (UDC) Section 7.5.706 states that neighborhood plans should guide land use recommendations.

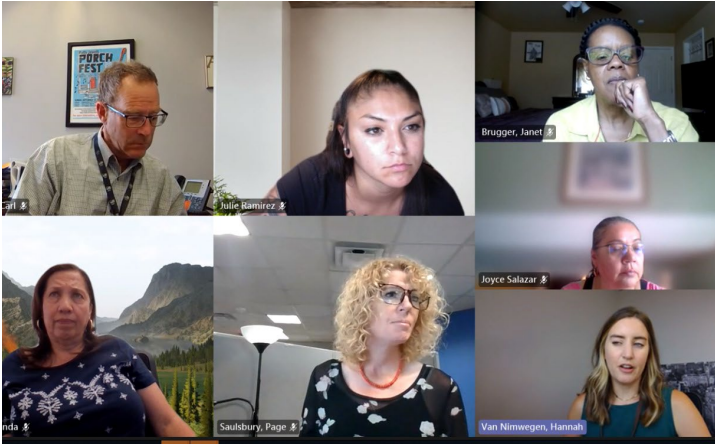
SOUTHEAST STRONG NEIGHBORHOOD PLAN

Process, Timeline, and History

- Data collection, existing conditions analysis
 - Survey analysis, mapping
- Visioning – **BIG IDEAS**
 - Goals, Priorities, Strategies
- Community engagement and public meetings
- Draft Plan, refinement, final drafting
- Adoption and implementation



COMMUNITY ENGAGEMENT



11 STAKEHOLDER INTERVIEWS

16 STEERING COMMITTEE MEMBERS

75+ ATTENDEES AT PUBLIC MEETING

64 SURVEY RESPONSES



¿Qué es un plan comunitario?

El Plan Comunitario Southeast Strong es un plan de la Ciudad de Colorado Springs para seis vecindarios: Deerfield Hills, Pikes Peak Park North, Pikes Peak Park South, Soaring Eagles, Southborough, y Spring Creek. Las prioridades de los residentes ayudarán a guiar el plan.

Se espera que este plan proporcione orientación sobre el desarrollo físico en el área. Las recomendaciones de este plan abarcarán temas como transporte, desarrollo económico, celebración de la cultura, vivienda, resiliencia climática, seguridad pública y salud pública.

NECESITAMOS TU OPINIÓN!

REVISA EL PLAN PRELIMINAR

APRENDE MÁS
ENCUESTA ABIERTA HASTA
EL 10 DE NOVIEMBRE



NEIGHBORHOOD PLAN and COMMUNITY STRATEGY



Southeast Strong Neighborhood Plan

- Direct City programming

Community Strategy

- Community and Cultural Services programming
- Non-Profit programming



+



<https://coloradosprings.gov/SENeighborhoodPlan>

PLAN and STRATEGY OVERVIEW

NEIGHBORHOOD PLAN BIG IDEAS

- Grow and Support Our Businesses, Entrepreneurs, and Housing
- Live Better, Live
- Upgrade How We Move
- Support Our Safety



COMMUNITY STRATEGY BIG IDEAS

- Create Special Places & Community Hubs
- Reflect and Celebrate Our Diverse Culture
- Community Strategies for Health & Food Access

PRIORITY TOPICS

Southeast Strong Neighborhood Plan

- Infrastructure and capital improvements
- Economic development/redevelopment
- Job growth
- Housing goals
- Transit, parks, trails, and sidewalks
- Safety

Community Strategy

- Highlights cultural assets
- Identify community hubs and community partnerships
- Food and healthcare access

DEVELOPMENT MAP

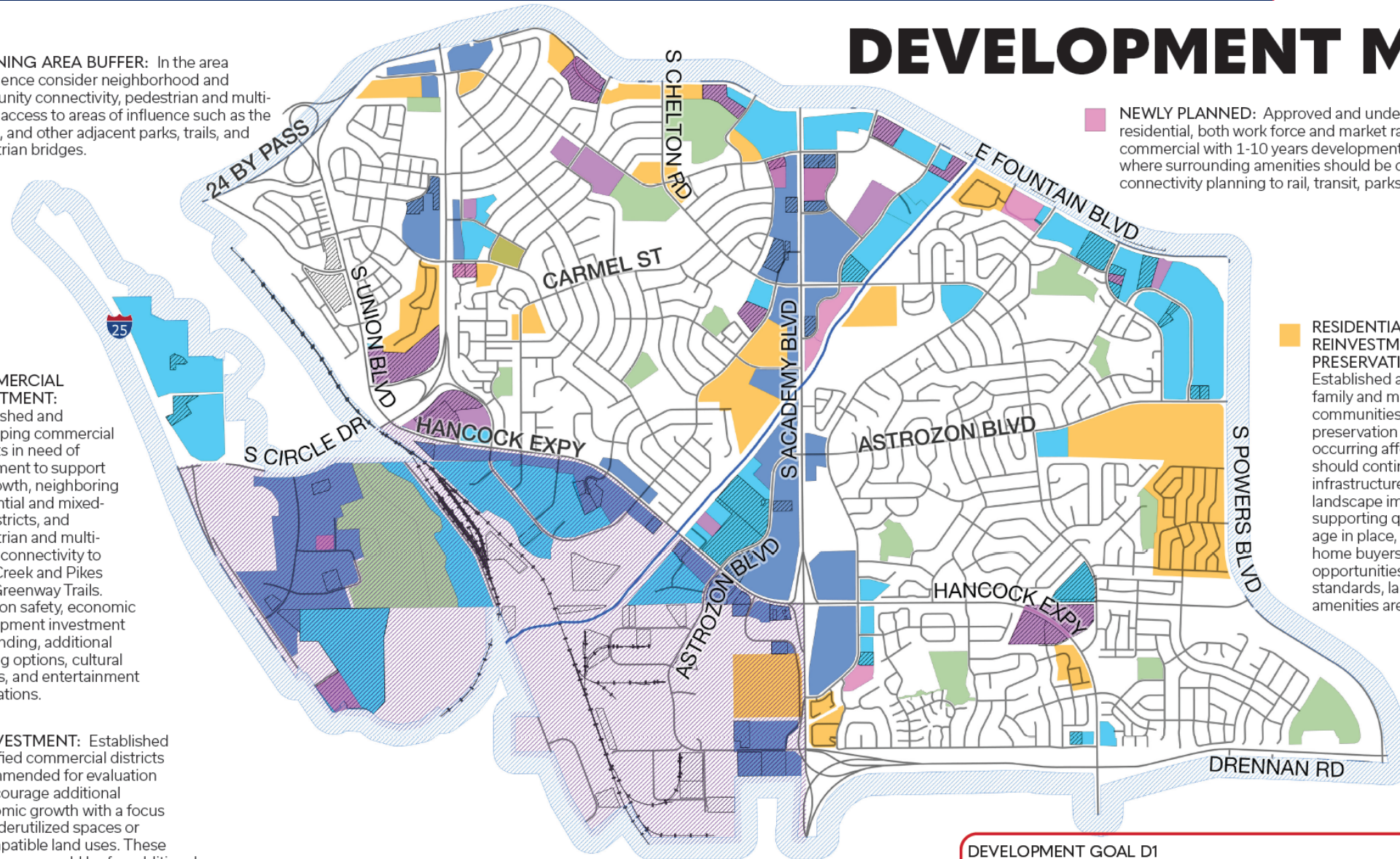
PLANNING AREA BUFFER: In the area of influence consider neighborhood and community connectivity, pedestrian and multi-modal access to areas of influence such as the airport, and other adjacent parks, trails, and pedestrian bridges.

NEWLY PLANNED: Approved and under construction residential, both work force and market rate, and new commercial with 1-10 years development horizons where surrounding amenities should be considered for connectivity planning to rail, transit, parks, and trails.

COMMERCIAL INVESTMENT: Established and developing commercial districts in need of investment to support job growth, neighboring residential and mixed-use districts, and pedestrian and multi-modal connectivity to Sand Creek and Pikes Peak Greenway Trails. Focus on safety, economic development investment and funding, additional housing options, cultural centers, and entertainment destinations.

REINVESTMENT: Established identified commercial districts recommended for evaluation to encourage additional economic growth with a focus on underutilized spaces or incompatible land uses. These focus areas could be for additional housing, URA grant funding for facade improvements, landscape improvements, full-service grocery stores, cultural restaurants, and community event spaces near transit and where additional investment is needed.

RESIDENTIAL REINVESTMENT AND PRESERVATION: Established aging multi-family and modular communities where preservation of naturally occurring affordable housing should continue to seek infrastructure funding and landscape improvements supporting quality of life, age in place, first time home buyers, and rental opportunities where safety standards, landscaping, and amenities are needed.



DEVELOPMENT GOAL D1

Foster rehabilitation, development, and redevelopment focusing along major corridors, nodes, trails, and community hubs supporting incremental density, transit-oriented development, and walkability.

STRATEGY D1.A

Promote mixed-use zoning to increase residential density along major corridors. Evaluate zoning on Hancock Expy between Circle Dr and S Academy Blvd for more appropriate transitional uses, buffering residential from industrial.



Investment
Reinvestment
Reinvestment Residential

New Planned
Vacant Land 2023
Parks

Opportunity Zone
Sand Creek
Area of Influence

NEIGHBORHOOD PLAN PRIORITY GOALS

- 
- ## Economic Development Goals:
- Promotion of the area as a thriving business ecosystem and cultural destination
 - Support redevelopment and address commercial vacancies and blight
 - Preserve jobs and create new employment opportunities
 - Support education, workforce development, and trade programs
 - Upgrade commercial and apartment landscaping

- 
- ## Housing Goals:
- Preserve existing housing and neighborhood stability
 - Support Affordable and attainable housing
 - Increase access to homeownership opportunities

- 
- ## Mobility Goals:
- Increase transit accessibility, coverage, and reliability
 - Improve intersections and pedestrian crossings
 - Complete sidewalk, bicycle, and pedestrian networks



- 
- ## Safety Goals:
- Support neighborhood beautification and clean ups
 - Improve lighting, visibility, and security programming
 - CSPD supported Neighborhood Watch
 - Promote Crime Prevention Through Environmental Design (CPTED)

COMMUNITY STRATEGY PRIORITY GOALS



Health and Food Security Goals:

- Attract grocery stores
- Support food pantries and community food programs
- Create safe, walkable, and connected neighborhoods
- Upgrade parks with shade, lighting, and recreational amenities



Community Hub Goals:

- Promote mixed-use hubs with community resources, services, and housing
- Celebrate and promote Southeast cultural and economic assets, places, and events
- Seek permanent funding and expansion of Deerfield Hills Community Center
- Support gathering spaces, youth programming, and community events



DEVELOPMENT ACTIVITY – PRESENT and FUTURE PLANNED

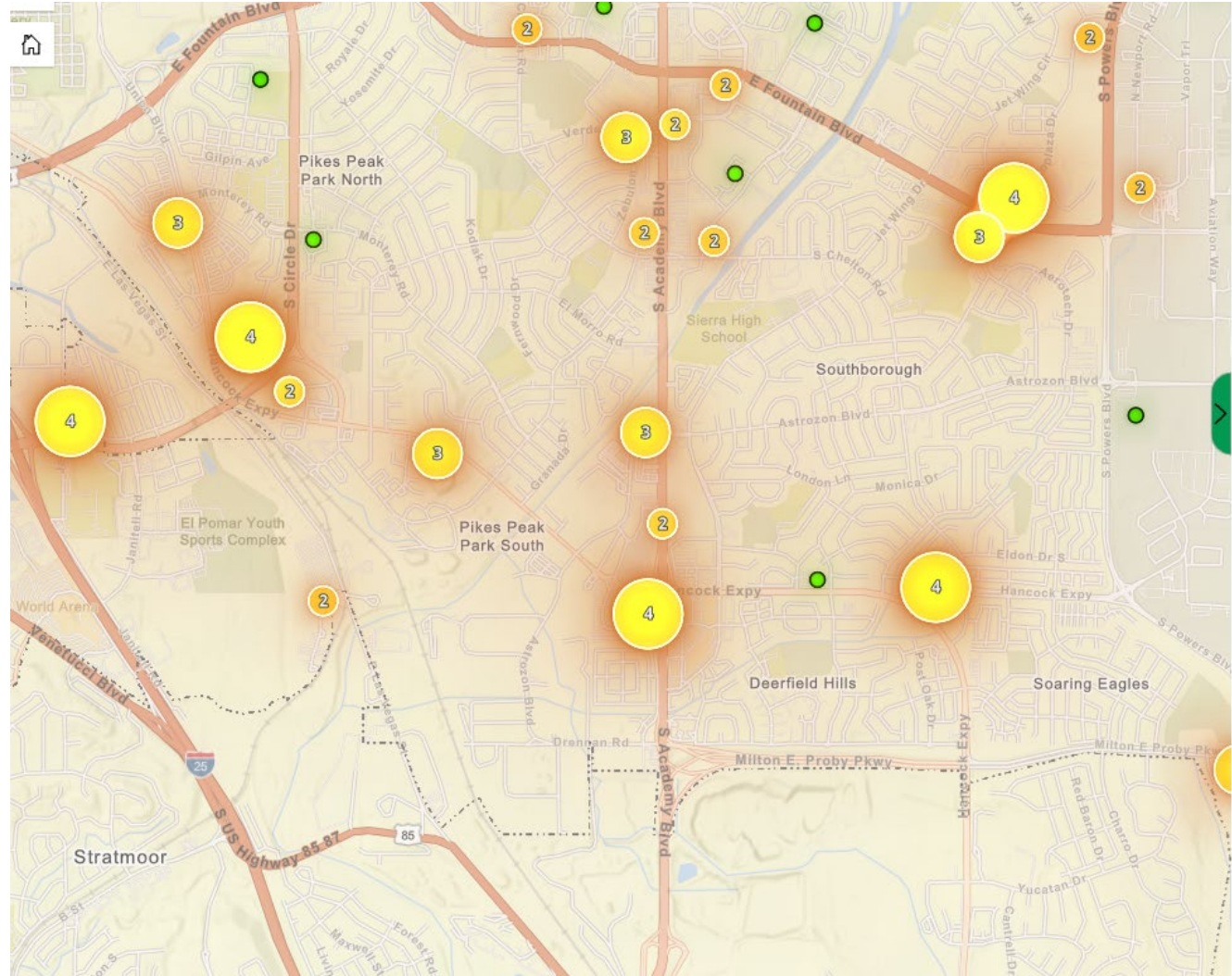
Tracking Public and Private Investment and Assets

New and Planned Housing

- Mosaica and Kaleidos
- Bentley Commons
- Chelton Crossing
- Hancock Commons
- Panorama Heights
- Villages at Solid Rock
- Academy Heights
- Rocky Mountain Apartments
- Paloma Garden

Primary Employment Sector

- Peak Innovation Park
- Airport Business Park
- Vineyard URA
- Commercial Corridors



Airport

ECONOMIC REVITALIZATION STRATEGY

Drive targeted investment:

- Establish clear implementation and accountability
- Building a strong, locally rooted business ecosystem
- Catalyze development in key corridors and hubs
- Strengthen workforce pathways and local hiring
- Expand food access and attract grocery anchors
- Create safe, attractive, and connected commercial spaces
- Support housing stability and mixed-use development



CITY KNOWN PUBLIC & PRIVATE INVESTMENT IN COUNCIL D4

Known Direct City Investment	\$350,283,692
Known Private Investment Enabled by Public Sector	\$1,453,585,000
Economic Impacts of Peak Innovation Park	\$1,924,700,000

CONTRIBUTING AGENCIES

- City Economic Development
- Public Works
- Peak Innovation Park
- Urban Renewal Authority
- Finance
- Parks, Recreation, and Cultural Services
- Housing and Homelessness Prevention

PLANNED CAPITAL IMPROVEMENTS

- Circle Dr Bridge and Hancock Expy
- Panorama Park
- Peak Innovation Park
- Valley Hi Irrigation modernization
- Family Success Center
- Silver Key and Affordable Housing support
- Skyview Sports Complex and Leon Young Sports Complex
- Public Works – 2C, PPRTA, City Forestry, Stormwater

WHERE WE HAVE BEEN and GOING

Steering Committee

Active since 2020

Public Meetings and Comments

2024 - 2025

City Council Presentation

Informal - January 2025

City Planning Commission

January 14, 2026 – unanimous recommendation for approval by City Council

City Council Work Session

July 13, 2026

City Council Hearing

July 28, 2026

Implementation

Short and long-term city and community actions

NEXT STEPS - IMPLEMENTATION

Short Term Action

- Launch Plan **Implementation**
- Develop public facing website for the Plan
- Train and promote the Plan with City staff

Mid- and Long-Term Action Planning

- Coordinate with **City Plan Partners** –
 - Action Plan and Implementation table
 - Accountable agencies
- Coordinate with SE Community leaders - community action
- Progress and Measures Reports
- Indicators and dashboard development

Economic Revitalization Strategy

- Economic Revitalization Strategy support team
 - Assists and Opportunities
 - Drive targeted investment
 - Funding opportunities



