

Elevate Downtown Final Plan



Process Recap

Scope, Schedule, Community Engagement

Scope



- **Update the Plan of Development**
 - Assets, Opportunities, Challenges
 - Vision, Goals, Action Items
 - Catalytic Opportunities
- **Update the Master Plan**
 - Land Use & Urban Design
 - Parks, Trails, Waterways
 - Mobility, Connectivity
 - Market-based Implementation
- ***Rooted in Community Engagement***



ELEVATE DOWNTOWN COLORADO SPRINGS MASTER PLAN UPDATE **SCHEDULE 2025-2026**



JAN

FEB

MARCH

APRIL

MAY

JUNE

JULY

AUG

SEPT

OCT

NOV

DEC

JAN

FEB

MAR

APRIL

MAY

DATA COLLECTION
BACKGROUND INFORMATION
EXISTING CONDITIONS



PLAN OF DEVELOPMENT
VISION, GOALS, ACTION ITEMS
CATALYTIC PROJECTS
ASSETS, OPPORTUNITIES, CHALLENGES



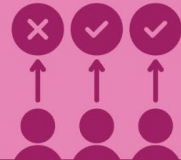
MASTER PLAN
LAND USE
PARKS, TRAILS, WATERWAYS
MOBILITY & PUBLIC REALM



COMMUNITY ENGAGEMENT
DIGITAL OUTREACH
PARTNER STRATEGY & STAKEHOLDER MEETINGS
COMMUNITY EVENTS



ADOPTION PROCESS
DDA BOARD
PLANNING COMMISSION
DOWNTOWN REVIEW BOARD
CITY COUNCIL



COMMUNITY ENGAGEMENT

DIGITAL OUTREACH

PARTNER STRATEGY & STAKEHOLDER MEETINGS

COMMUNITY EVENTS

Community Engagement Completed:

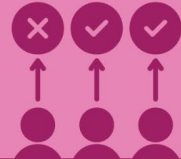
- 16 Focus Groups
- 2 Online Surveys (*March, August - 2,161 total responses*)
- 2 In-Person Community Events
 - Non-traditional formats: Walk & Talk, Coffee & Chat
- 3 Pop-ups (*August, December*)
 - *First Friday, Food Truck Tuesday, Downtown Holiday Stroll*
- Draft Plan Public Review Period (*December-January*)



Walk & Talk, May 2025



First Friday Pop-Up, August 2025



COMMUNITY ENGAGEMENT

DIGITAL OUTREACH

PARTNER STRATEGY & STAKEHOLDER MEETINGS

COMMUNITY EVENTS

Priority Topics from Engagement

- Small business support
- Walkability and mobility
- Arts and culture
- Safety and cleanliness
- Housing and homelessness
- Public restrooms
- Density and building heights
- Downtown grocery store



Recent Outreach

Draft Plan Public Review Period

(December 10th – January 12th)

- Promoted via newsletter, social media, and pop-up

929

Total Readers ?

78

Total Comments

28

Total Commenters ?





Public Review Period-Key Takeaways

Concerns about homelessness

Support for addition of Downtown grocery store

Support for addition of Downtown public restroom

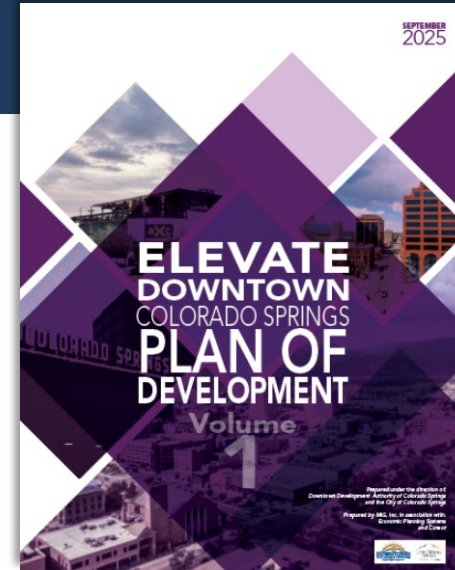
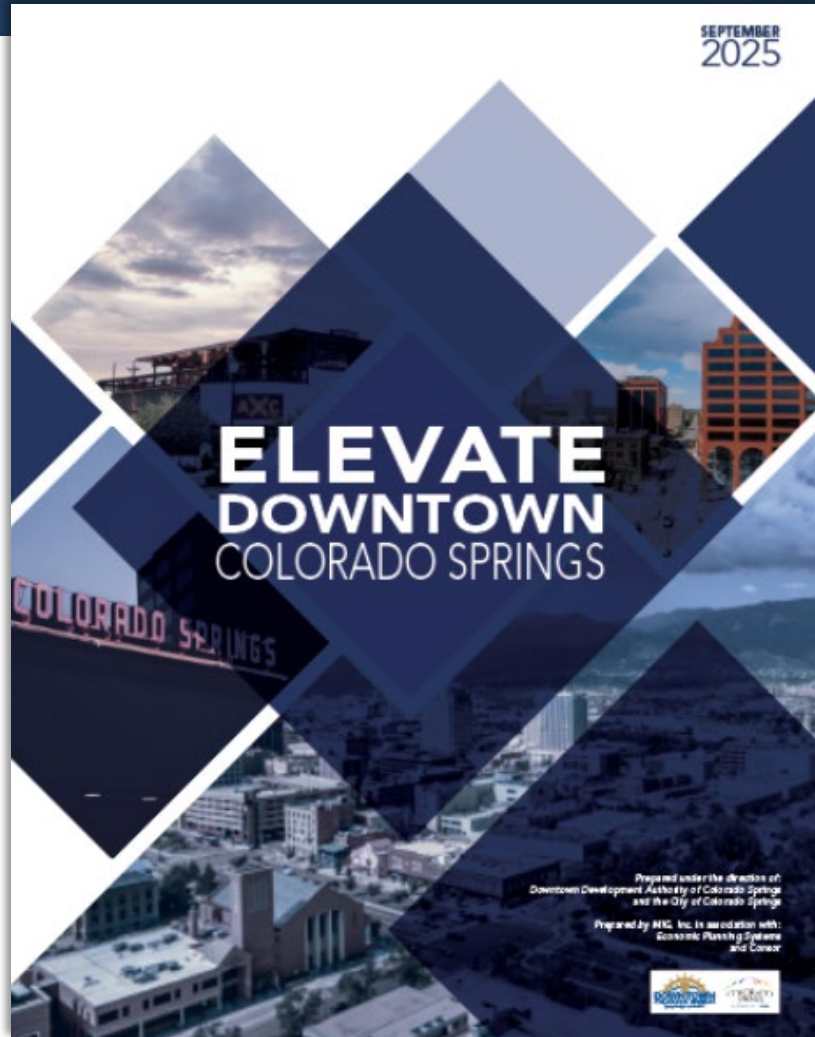
Suggestions to mention additional spaces and venues such as the Acacia Park Bandshell

Current data updates

Plan Overview

Contents and Updates

Plan Contents



Plan Contents



Introduction: Overview, Context, Background, Implementation

Volume 1: Plan of Development

1. Assets, Opportunities, and Challenges
2. Vision Framework
3. DDA Boundary Description and Amendments
4. Tax Increment Financing

Volume 2: Downtown Plan

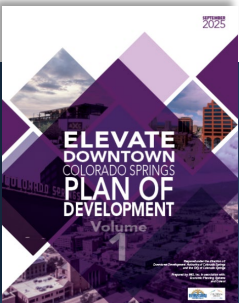
1. Land Use and Character
2. **Economic Vitality**
3. Parks, Trails, and Waterways
4. Mobility Network
5. Public Realm and Urban Design
6. **Community and Culture**
7. **Infrastructure and Utilities**

(New Chapters)

Volume 1

HIGHLIGHTS





Assets

Update
to 2016
Plan



***A.1 An urban
lifestyle within
the great
outdoors***

***A.2
Entertainment
and local
business
destination***

***A.3 Diverse
and historic
neighborhoods***

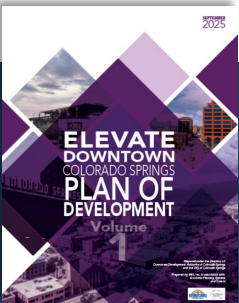
***A.4 Recent
residential
development***

***A.5
Pedestrian-
prioritized
spaces***

***A.6 Extensive
micromobility
network***

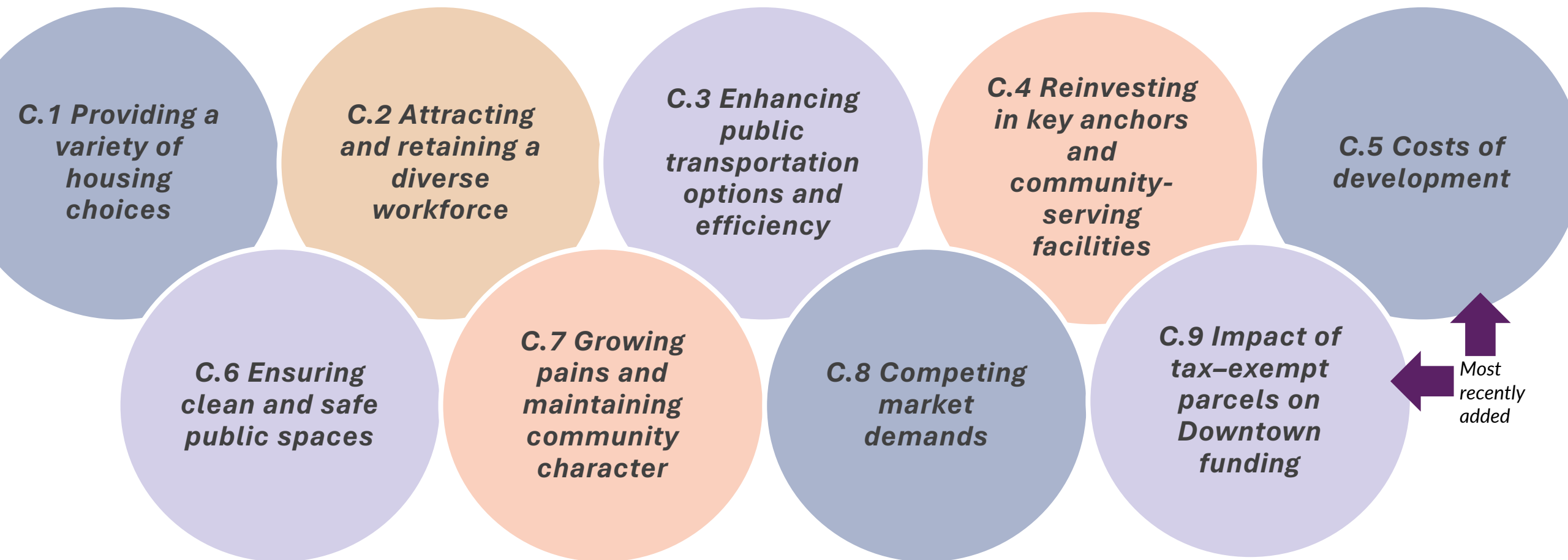
***A.7 Creative
community
and the arts***

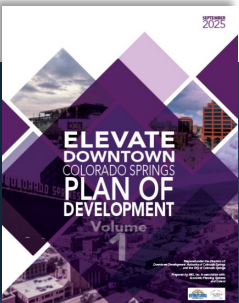
***A.8 Flourishing
sports
economy***



Challenges

Update
to 2016
Plan





Opportunities

Update
to 2016
Plan



O.1
*Amenitizing
the Downtown
neighborhood*

O.2 *Unifying an
approach to
homelessness*

O.3 *Pursuing
strategies for
businesses and
residents to
remain in their
neighborhood*

O.4 *Advancing
Downtown as
an innovation
and education
hub*

O.5 *Integrating
the waterfront,
trails, and
parks*

O.6 *Investing
in public realm
and
multimodal
infrastructure*

O.7 *Promoting
tourism in
support of the
Downtown
economy*

O.8 *Targeted
investment in
northern
Downtown*

O.9 *Positioning
the public
realm for
future
development*

VISION & 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.

Update
to 2016
Plan



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



5

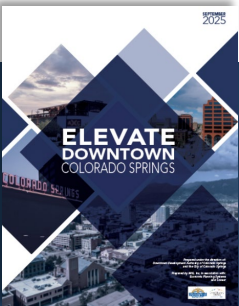
Urban
Design
Shaped for
Humans



4

Culture
Powered by
Creativity
and Sport





Goals & Priority Action Steps

New in
2026
Plan



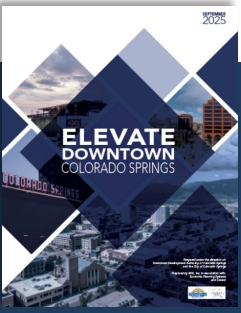
Goal #1: The Heart of the Pikes Peak Region

- Position Downtown as the destination to stay, shop, work, innovate, and be entertained day and night
- Empower local retailers with tools, capital, and expertise
- Champion Downtown as the heartbeat of startups and creative enterprise



Goal #2: The Region's Most Vibrant and Welcoming Neighborhood

- Strengthen and sustain a Clean and Safe program
- Diversify housing types and options including ownership
- Provide a full-service grocer and other amenities for the Downtown neighborhood



Priority Action Steps

New in
2026
Plan



Goal #3: Peak Urban Life with Unmatched Access to Nature

- Bring Downtown's public spaces to life with safety and year-round activation
- Activate the waterfronts and complete the Legacy Loop
- Tell the story of Downtown as the place where urban energy meets Colorado adventure



Goal #4: Culture Powered by Creativity and Sport

- Celebrate and elevate Downtown's arts, culture, and iconic destinations
- Strengthen Downtown's creative economy
- Activate Downtown around sports, from local leagues to world-class competition



Goal #5: Urban Design Shaped for Humans

- Activate Downtown with seamless transit and active travel options
- Make Downtown streets safer and more accessible for all modes of travel
- Promote connected sidewalks and active ground floors

Volume 2

HIGHLIGHTS





Chp 1: Land Use and Character



- Historic Context
- Existing Land Use
- Districts and Gateways
- Catalytic Sites and Big Ideas



PRIORITY TOPIC:

Density and Building Heights

New in
2026
Plan



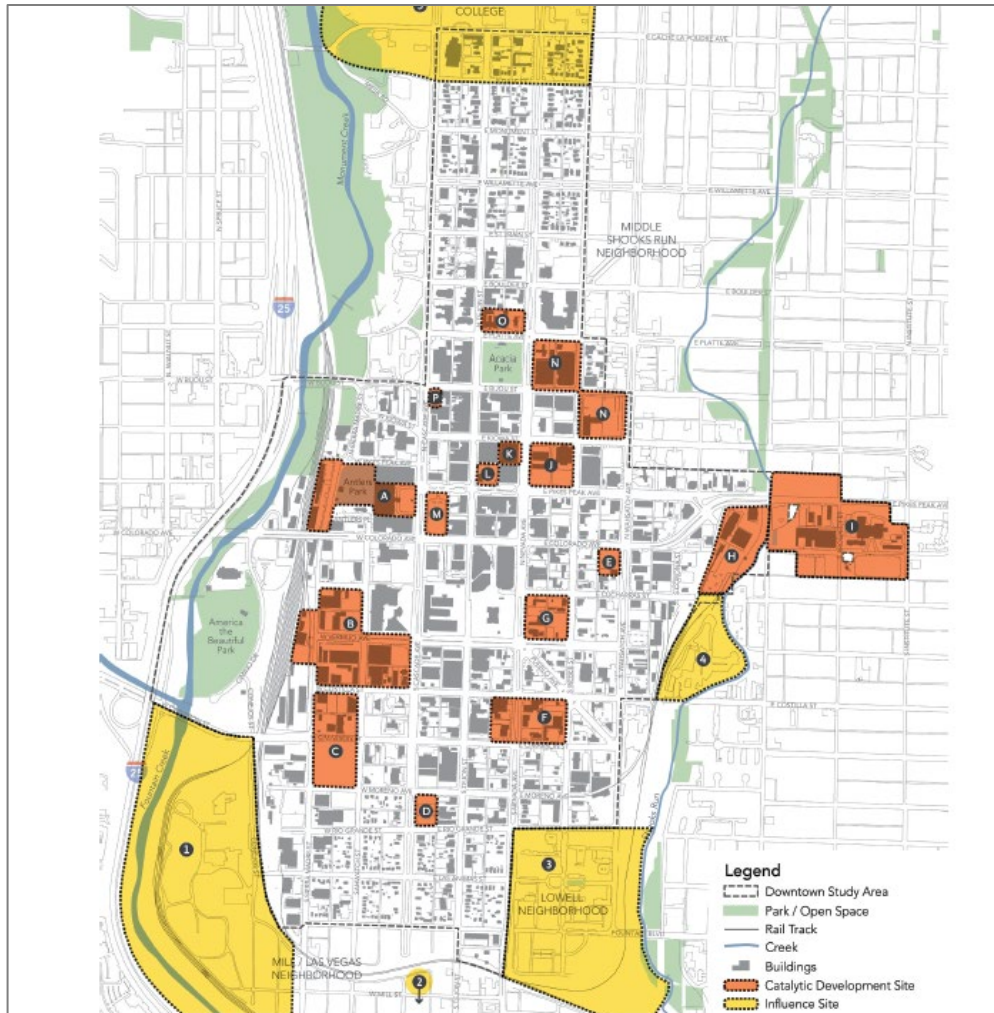
- Understanding density benefits like tax revenue, activation, and infrastructure efficiency
- Considerations like shade and views
- Exploring building heights and impact to Downtown skyline
- Upper-story design and rooftop activation



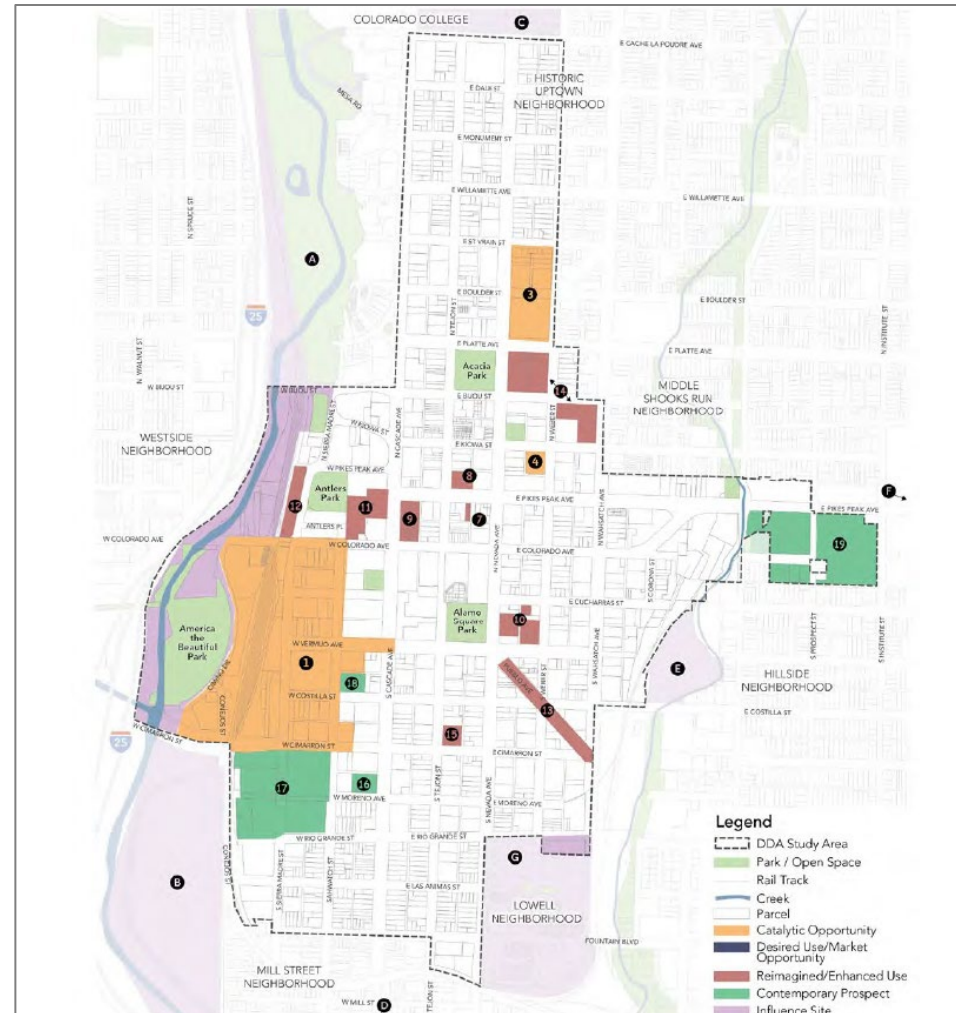


Catalytic Sites and Big Ideas

Update
to 2016
Plan



2016 Plan Catalytic Sites



2026 Plan Catalytic Sites



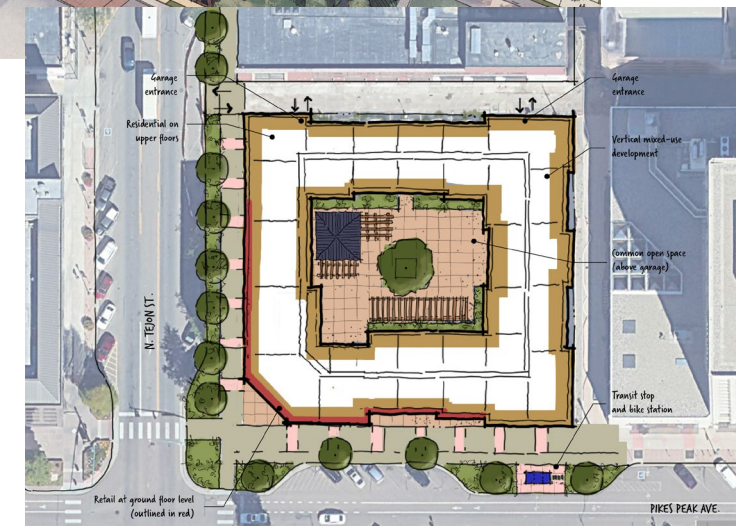
Catalytic Sites and Big Ideas

New in
2026
Plan



26 Sites and Ideas:

- Catalytic Opportunities (4)
- Desired Uses/Market Opportunities (3)
- Reimagined/ Enhanced Use Sites (8)
- Contemporary Prospects (4)
- Influence Sites (7)





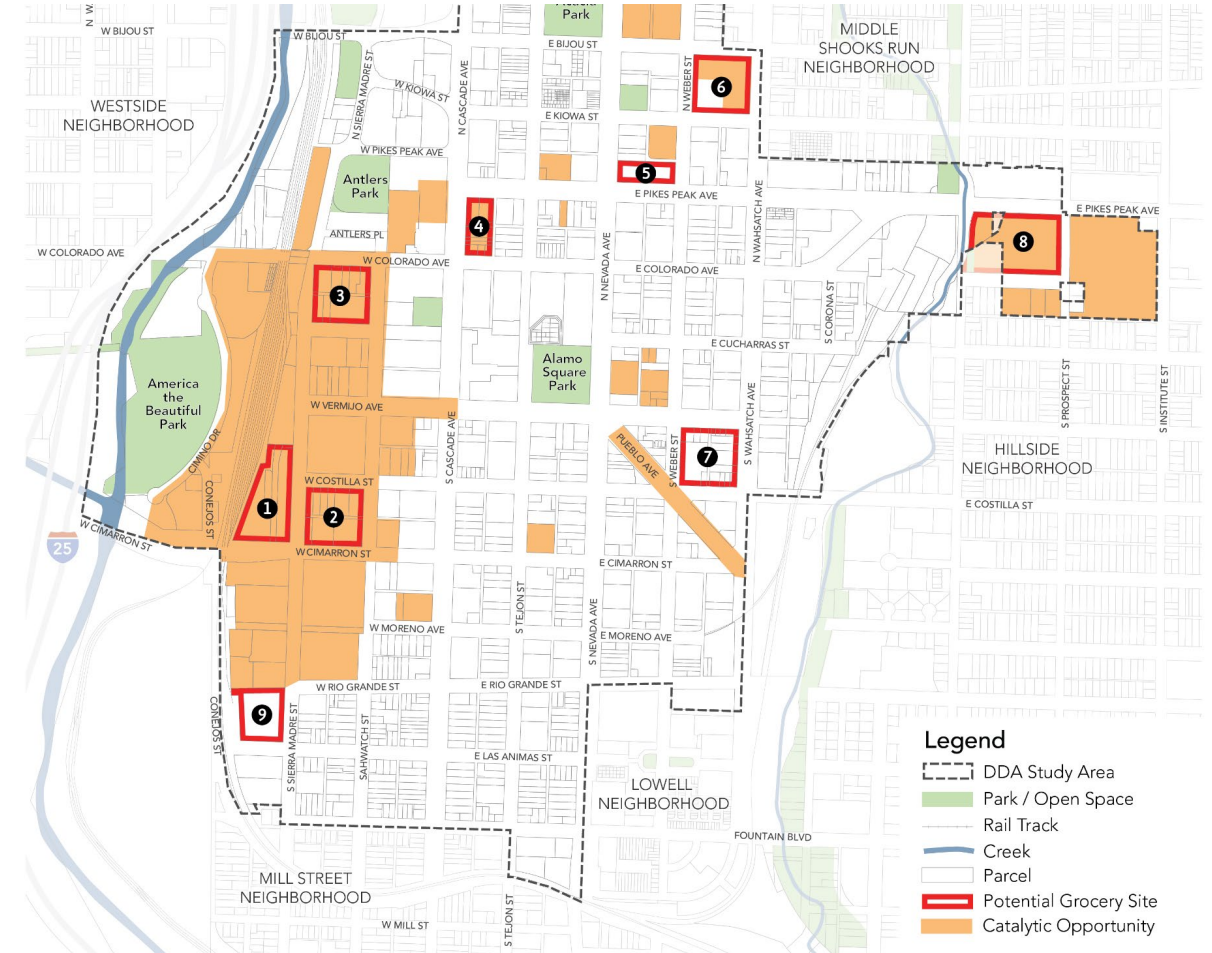
PRIORITY TOPIC:

Downtown Grocery Store

New in
2026
Plan



- Demand analysis
- Potential grocers
- Site needs/selection criteria
- 9 potential sites
- Incentive options

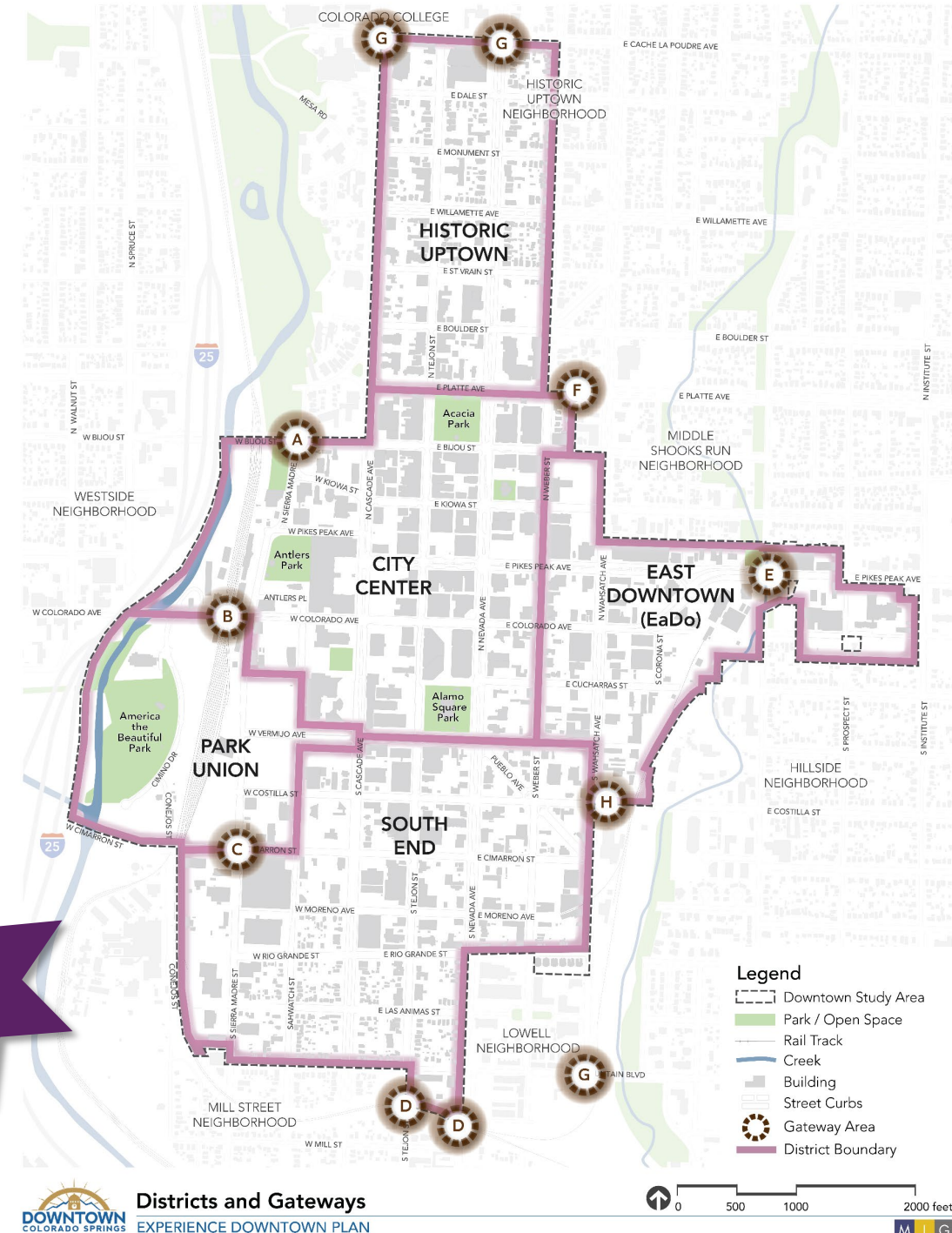


Potential Grocery Store Sites
EXPERIENCE DOWNTOWN PLAN



Districts and Gateways

- Gateways connecting to existing and future neighborhoods and destinations
- Updates to future district boundaries to align with URA boundaries





Chp 2: Economic Vitality

New in
2026
Plan



- Small Business Support
- Employer and Employee Attraction and Retention
- Tourism and Visitation
- Neighborhoodification



PRIORITY TOPIC:

Small Business Support

New in
2026
Plan



- Expanding or supplementing the current Building Enhancement Grant Program to include support interior improvements like smaller store formats
- Leveraging more funding sources to support small businesses
- Work with brokers to curate tenant mix
- Temporary store front activations
- Encouraging site cleanup/restoration





Employer/Employee Attraction and Retention

New in
2026
Plan



- Incentivize modern Class A office space
- Provide amenities for people living and working Downtown
- Work with partners such as Colorado Springs Chamber, Colorado College, and others to attract young and prospective employees
- Promote Downtown's "enterprise zone" designation



Chp 3: Parks, Trails, & Waterways

Update
to 2016
Plan



- Downtown Parks
- Other Park Opportunities
- The Legacy Loop Trail System
- Waterways
- Trail-Oriented Development



Legacy Loop Completion

Update
to 2016
Plan



- Significant improvements completed since 2016 Plan
- Complete the remaining gap within the Legacy Loop where the Shooks Run Rrail is intended to connect to the Pikes Peak Greenway
- New and improved facilities are needed
- Updated infrastructure needed





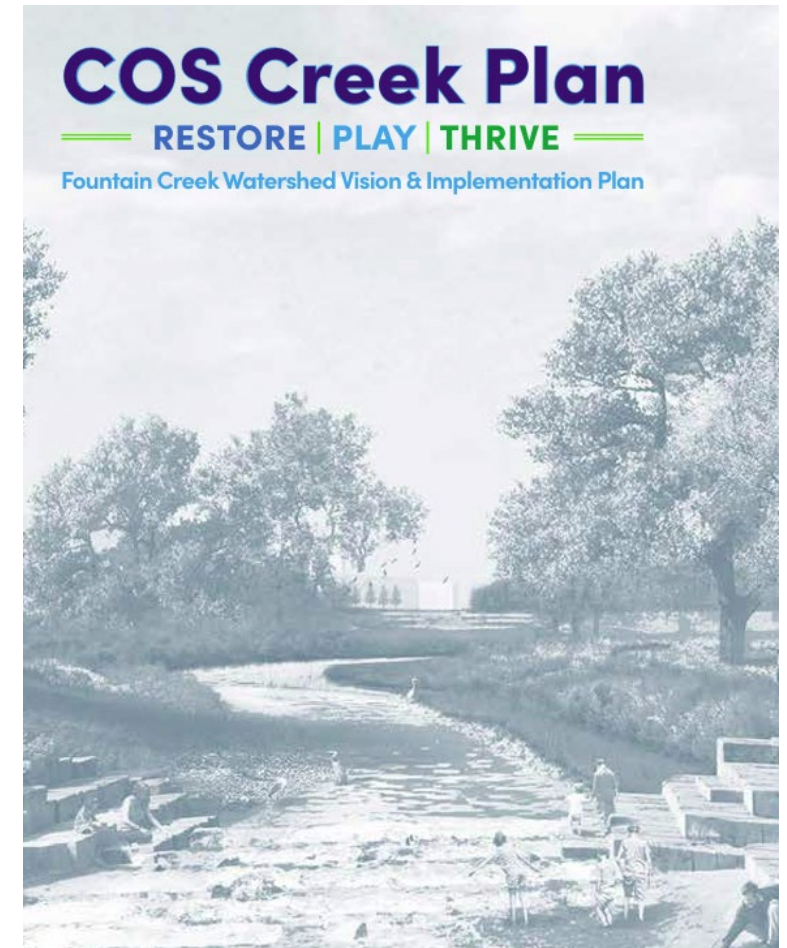
PRIORITY TOPIC:

Waterfront Activation

Update
to 2016
Plan



- Implement the COS Creek Plan
- Creek as identity and anchor for Downtown and the City as a whole
- New projects and Monument Creek restoration along America the Beautiful Park
- Reimagine the Drake site, utilizing Fountain Creek
- Create Gateway Park South, a new linear park in the Fountain Creek Corridor





Trail-Oriented Development

New in
2026
Plan



- Trail-Oriented Development (TrOD) integrates multi-use trails with residential and commercial development
- Focus along Monument Creek, Fountain Creek, and Shooks Run
- Alignment with COS Creeks Plan and Envision Shooks Run Corridor Facilities Master Plan
- TrOD best practices outlined



Chp 4: Mobility Network

Update
to 2016
Plan



- Mobility Framework
- Placemaking Streets
- Intersection and Safety Improvements
- Active Transportation
- Transit
- Vehicle Parking



PRIORITY TOPIC:

Walkability and Mobility

Update
to 2016
Plan



- Updated framework for “Placemaking Streets” and “Active Transportation Priority Streets”
- Safety improvements for key corridors and intersections
- Bike facility recommendations
- Sidewalk gap analysis
- Mobility hubs and micromobility support
- Better connectivity to surrounding destinations



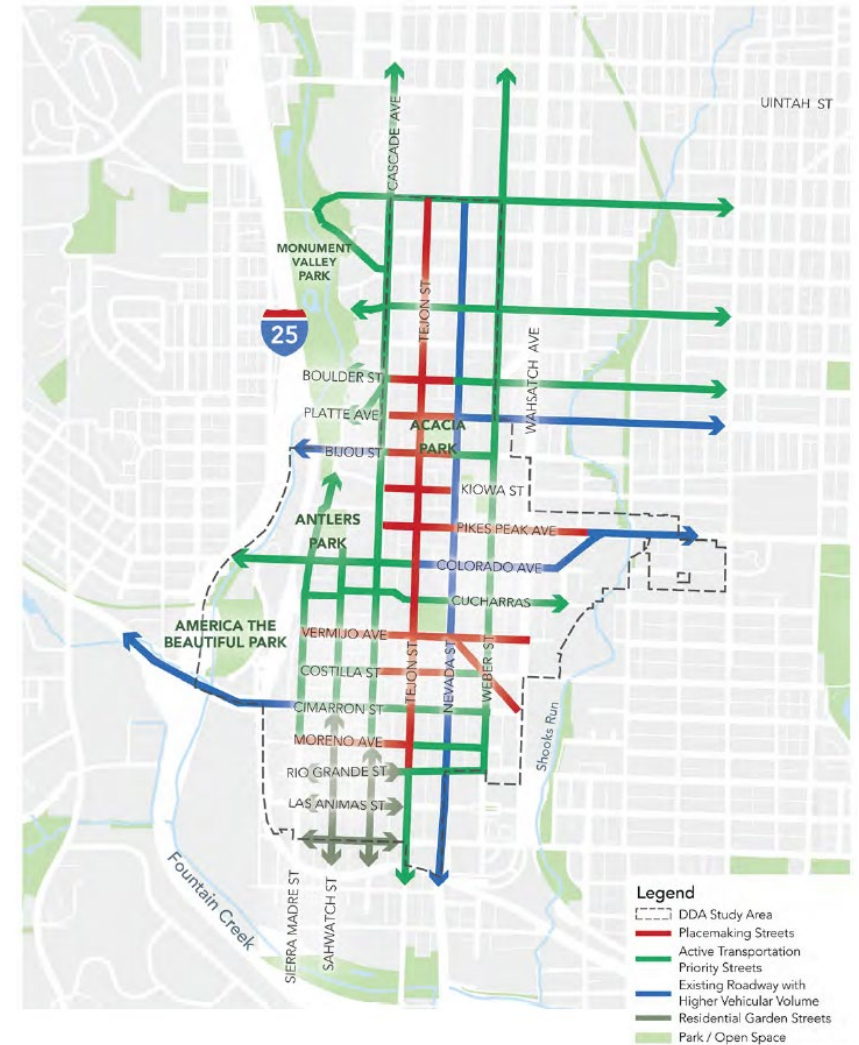


Street Types

Update
to 2016
Plan



- Placemaking Streets
 - Focus on walkability
 - Supports key retail, employment
- Active Transportation Priority Streets
 - Major walking, biking, micromobility routes
 - Provide connectivity to Legacy Loop
- Residential Garden Streets
 - Designed for landscaping and traffic-calming
 - Create extension of livable outdoor space





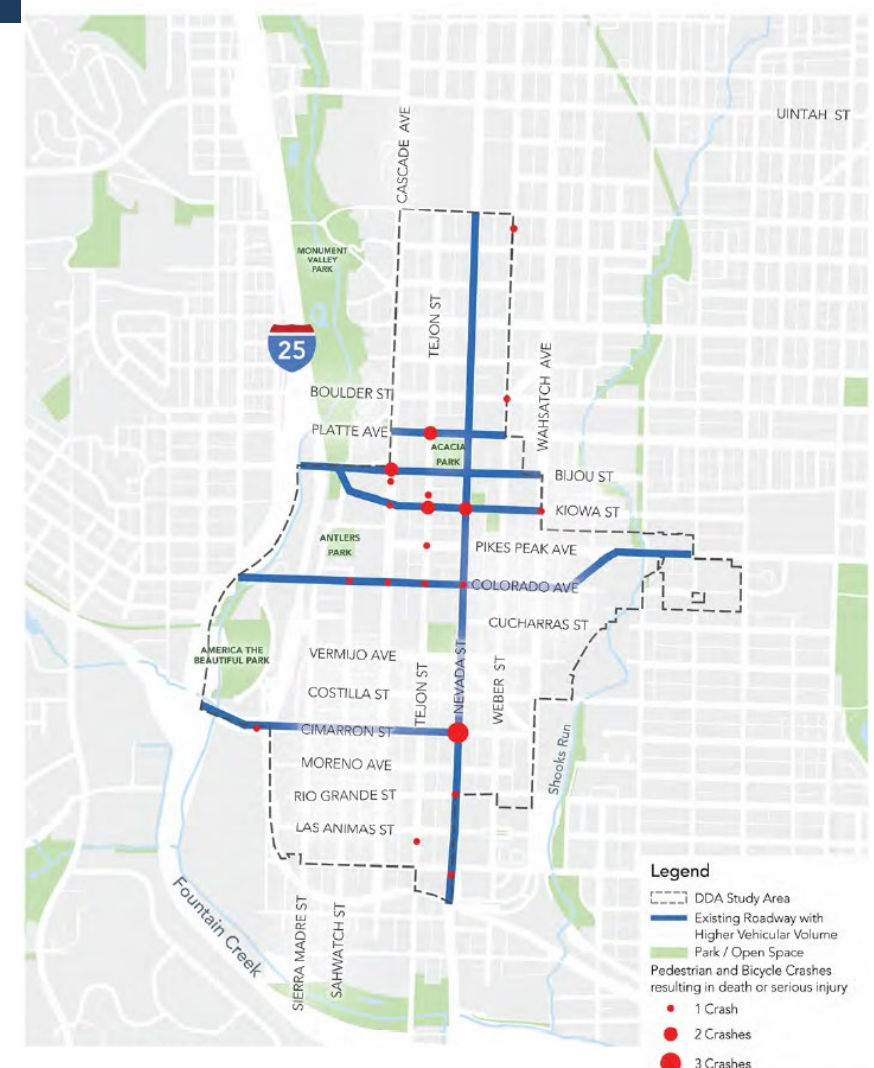
PRIORITY TOPIC:

Intersection & Safety Improvements

New in
2026
Plan



- High priority areas
 - Kiowa & Bijou
 - Platte Ave
 - Colorado Ave
 - Cimmaron
- Increased safety countermeasures
 - Pedestrian prioritization with crosswalk timing, visibility, infrastructure
 - Traffic calming through lane narrowing, street trees, safety cameras, and more





Chp 5: Public Realm & Urban Design

Update
to 2016
Plan



- Form-Based Code
- Public Space
- Enhancing District Identity

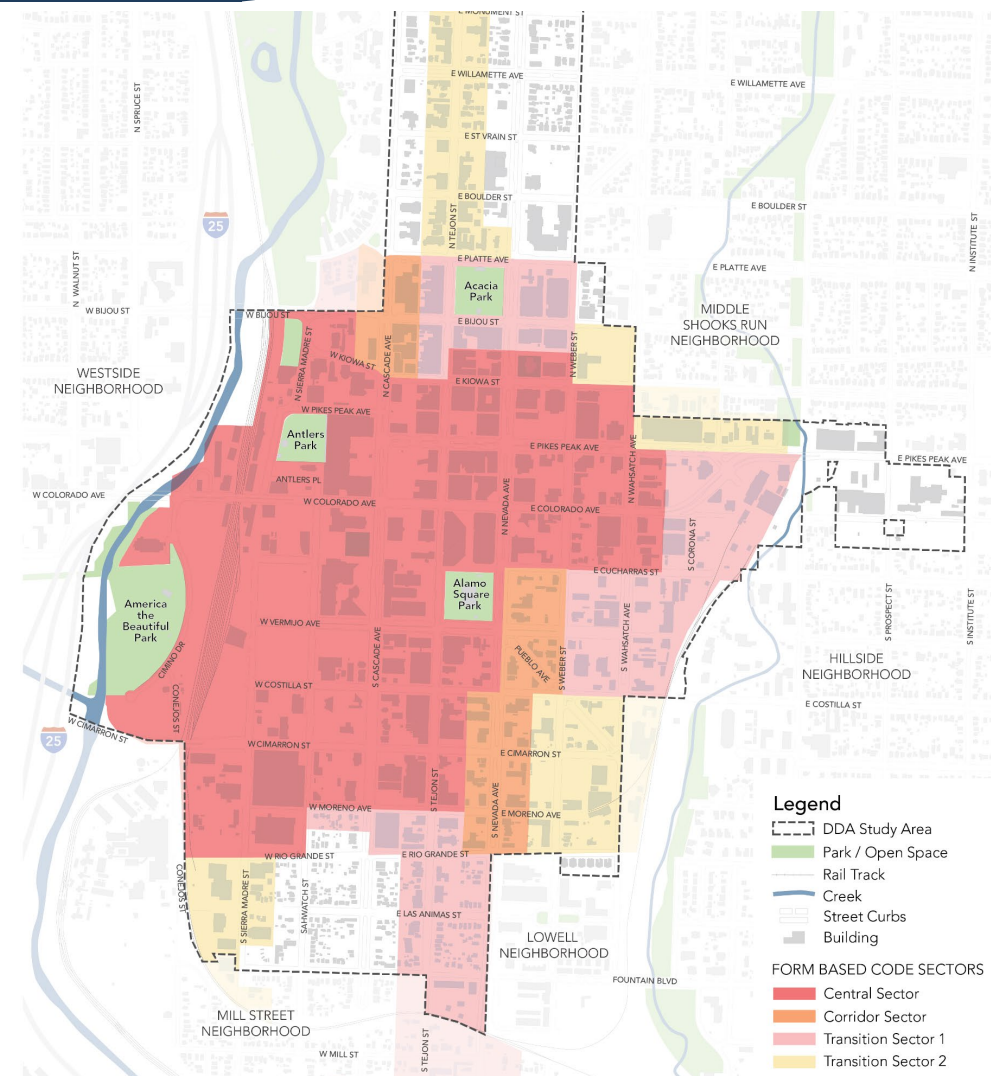


Form-Based Code Recommendations

Update
to 2016
Plan



- Current 2026 revision process
- Recommendations from this Plan include:
 - Zone alignment with Downtown districts for the purpose of implementing zoning modifications
 - Increased clarity around use definitions
 - Encourage architectural diversity, environmentally sustainable design, and attention to upper floor design





Community & Historic Preservation

New in
2026
Plan



- Suggests mechanisms to ensure **Downtown remains accessible for existing neighbors** into the future
 - Affordable, diverse, and dense housing options
 - Support tenant resources
 - Pursue partnerships for Community Land Trusts
 - Promote economic mobility
- Maintain **character and cultural identity** in the public realm
 - Adapt existing historic buildings
 - Preserve historic medians



Chp 6: Community & Culture

New in
2026
Plan



- Public art and Creative Economy
- Events and Activation
- Housing and Homelessness
- Public Safety



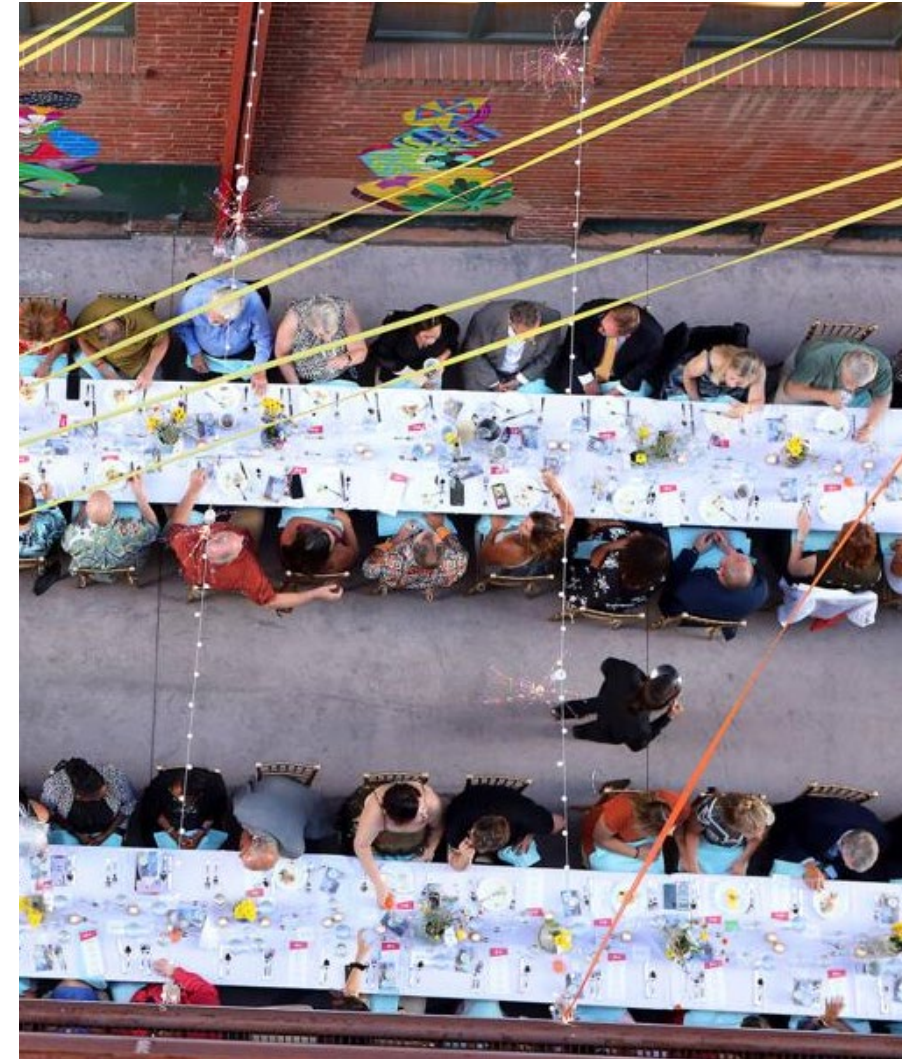
PRIORITY TOPIC:

Arts and Culture

Update
to 2016
Plan



- Additional public art and placemaking recommendations – streetscape infrastructure, rotating/seasonal, playful/interactive, supporting local artists
- Advocate for venues and development that support the creative sector
- Foster partnerships – co-creating events, community-driven programming
- Expand event offerings





PRIORITY TOPIC:

Housing and Homelessness

New in
2026
Plan



- Collaboration with other organizational and government partners, existing service providers, and the Pikes Peak Continuum of Care.
- Build social infrastructure like educational campaigns, humanizing issues, staff and local business trainings
- Advocating for and potentially supporting affordable housing development





PRIORITY TOPIC:

Public Restrooms

New in
2026
Plan



- Recommendations for strategic placement, facility characteristics, maintenance, and operations
- Example public restroom models





PRIORITY TOPIC:

Safety and Cleanliness

Update
to 2016
Plan



- Currently learning from Clean & Safe pilot program
- Public space activation and thoughtful crime-prevention design tactics
- Coordination and collaboration on safety training, neighborhood advocacy, etc.
- Law enforcement support and relationship building





Chp 7: Infrastructure & Utilities

New in
2026
Plan



- Electrical Utilities
- Stormwater Infrastructure
- Public Services



Enhanced Infrastructure

- Fiber construction and public wifi opportunities
- Electric vehicle charging stations and requirements for new development
- Ongoing undergrounding of overhead utilities
- Need for a downtown-area drainage master plan to reduce barriers on otherwise feasible projects





Public Services

New in
2026
Plan



- Adequate emergency response capabilities amongst greater density
- New schools will be triggered by enrollment growth, overcrowding, significant housing developments, equity and access, or facilities conditions
- Collaboration between key partners for successful development - Construction and Redevelopment Task Force and Rapid Response Program

Questions/Comments

Elevate Downtown Final Plan

