Elevate Downtown Plan Update

City Council Work Session

October 27th, 2025







PLAN UPDATE

Scope, Schedule, 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



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



MARCH JULY FEB APRIL MAY JUNE AUG **SEPT** OCT NOV FEB DEC JAN JAN We are here 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** 999 **COMMUNITY ENGAGEMENT** DIGITAL OUTREACH PARTNER STRATEGY & STAKEHOLDER MEETINGS **COMMUNITY EVENTS**



COMMUNITY ENGAGEMENT
DIGITAL OUTREACH
PARTNER STRATEGY & STAKEHOLDER MEETINGS
COMMUNITY EVENTS

Community Engagement Completed to-Date:

- 16 Focus Groups
- 2 Online Surveys (March, August 2,161 total responses)
- 2 In-Person Community Events
 - Non-traditional formats: Walk & Talk, Coffee & Chat
- 2 Pop-ups (August)

Pop-Ups and Survey #2



Topic: Prioritizing Action Items

- First Friday and Food Truck Tuesday
- 70 community conversations
- Survey live for almost two months, 302 responses
 - Promotion included social media, inperson pop-ups, handouts, newsletters





Top Priority Takeaways

Support for

small businesses

More activation and events in parks



Downtown amenities like a grocery and pharmacy



More transportation options

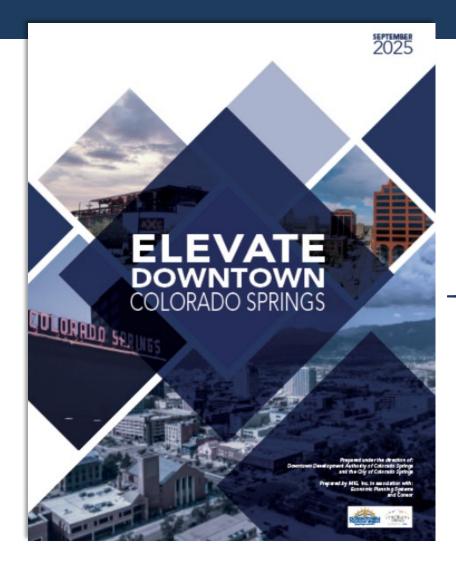
Key
institutions
like Kimball's
Theater

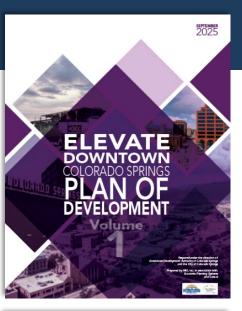


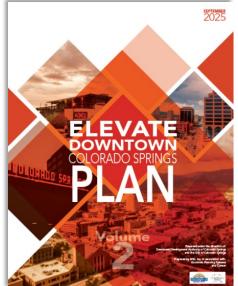
Draft Plan Highlights

Updated Content

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



Vision & Goals



Be the
Economic,
Cultural, and
Civic Heart of
the Region



Continue to Develop
the Downtown
Neighborhood by
Providing Integrated
and Diverse
Amenities and
Housing Options



Support Urban
Design for
Walkability,
Connection,
and Inclusion



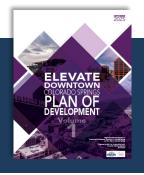
Downtown Colorado Springs reflects unique community values and culture, embraces thriving local businesses, and supports residents and visitors through a walkable urban lifestyle.



Honor Diverse Histories,
Celebrate our
Uniqueness, and
Amplify Our Creative
Economy



Support and Enjoy the Natural Environment through Mindful Sustainability and Enticing Recreational Opportunities



Assets



A.1 An urban lifestyle within the great outdoors

A.2
Entertainment
and local
business
destination

A.3 Diverse and historic neighborhoods

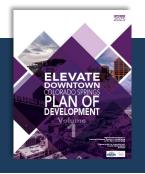
A.4 Recent residential development

A.5
Pedestrianprioritized
spaces

A.6 Extensive micromobility network

A.7 Creative community and the arts

A.8 Flourishing sports economy



Challenges



C.1 Providing a variety of housing choices

C.2 Attracting and retaining a diverse workforce

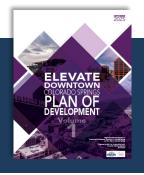
C.3 Enhancing public transportation options and efficiency

C.4 Reinvesting in key anchors and community-serving facilities

C.5 Ensuring clean and safe public spaces

C.6 Growing pains and maintaining community character

C.7 Competing market demands



Opportunities



O.1
Amenitizing
the Downtown
neighborhood

O.2 Unifying an approach to homelessness

O.3 Pursuing antidisplacement strategies for businesses and residents

O.4 Advancing
Downtown as
an educational
hub

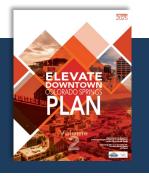
O.5 Integrating the waterfront, trails, and parks

O.6 Investing in public realm and multimodal infrastructure

O.7 Promoting tourism in support of the Downtown economy

O.8
Investment in the northern portion of Downtown

O.9 Positioning
the public
realm for
future
development

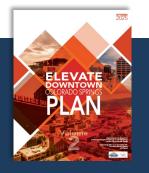


Small Business Support



- 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



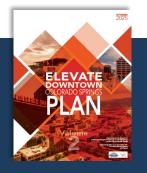


Walkability and Mobility



- 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

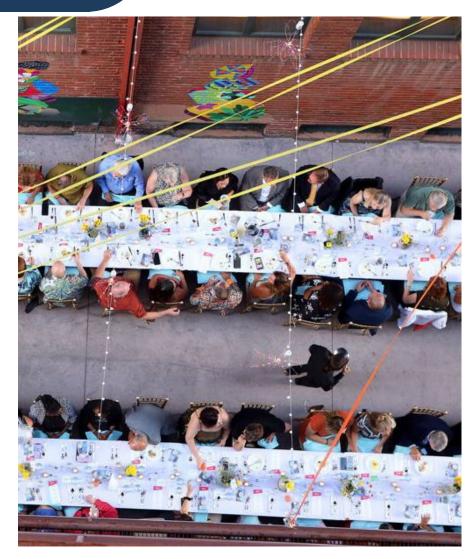




Arts and Culture



- 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



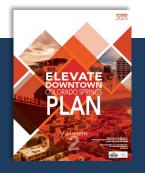


Safety and Cleanliness



- 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





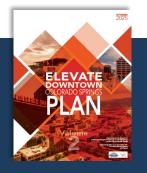
Public Restrooms



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





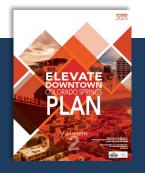


Housing and Homelessness



- 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

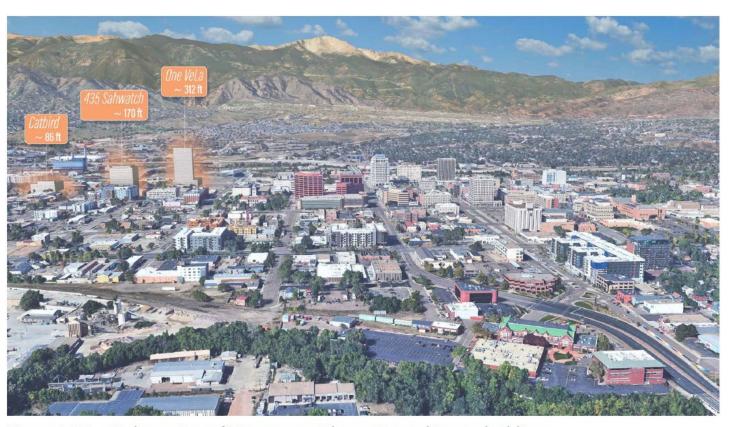




Density and Building Heights



- 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



igure 1.11 | Birdseye view of Downtown with new Central Sector buildings



Catalytic Sites and Big Ideas



26 Sites and Ideas:

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

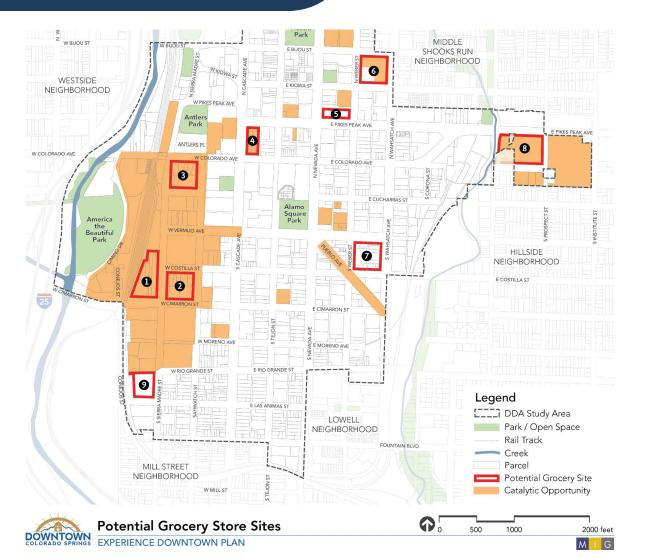


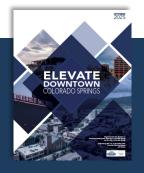


Downtown Grocery Store



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





Priority Action Steps





Goal #1: Be the Economic, Cultural, and Civic Heart of the Region.

Provide tools and technical support to ensure the longterm health and viability of **local and small businesses.**



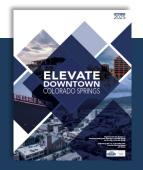
Goal #3: Support and Enjoy the Natural Environment Through Mindful Sustainability and Enticing Recreational Opportunities .

Ensure downtown parks and public spaces are **clean**, **safe**, **and welcoming** for all through proactive placemaking and year-round activation.



Goal #2: Continue to Develop the Downtown Neighborhood by Providing Integrated and Diverse Amenities and Housing Options.

Plan for and incentivize **additional amenities** that make Downtown a great place to live and work such as a full-service grocery store, parks, trails, daycares, gyms, pharmacy, convenience stores, and other daily services.



Priority Action Steps





Goal #4: Honor Diverse Histories, Celebrate Our Uniqueness, and Amplify Our Creative Economy.

Celebrate and strengthen Downtown's **creative identity** by leveraging key anchor institutions for the arts such as the City Auditorium, Pikes Peak Center for the Performing Arts, Kimball's Peak Three Theater, and more.



Advocate for Downtown serving as a **mobility hub** with access to community and regional transit and active transportation options.

NEXT STEPS

Plan Review, Refinement, and Adoption

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JULY OCT FEB MARCH APRIL MAY JUNE AUG **SEPT** NOV FEB DEC JAN JAN **Next Steps:** We are here > Fall Review Meetings Public Review Draft DATA COLLECTION **BACKGROUND INFORMATION** > Final Adoption **EXISTING CONDITIONS PLAN OF DEVELOPMENT** VISION, GOALS, ACTION ITEMS CATALYTIC PROJECTS ASSETS, OPPORTUNITIES, CHALLENGES **MASTER PLAN** LAND USE PARKS, TRAILS, WATERWAYS MOBILITY & PUBLIC REALM 999 **COMMUNITY ENGAGEMENT DIGITAL OUTREACH** PARTNER STRATEGY & STAKEHOLDER MEETINGS **COMMUNITY EVENTS**

Questions/Comments

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