

# Elevate Downtown Plan Update

City Council Work Session

*October 27<sup>th</sup>, 2025*



# PLAN UPDATE

*Scope, Schedule, Engagement*

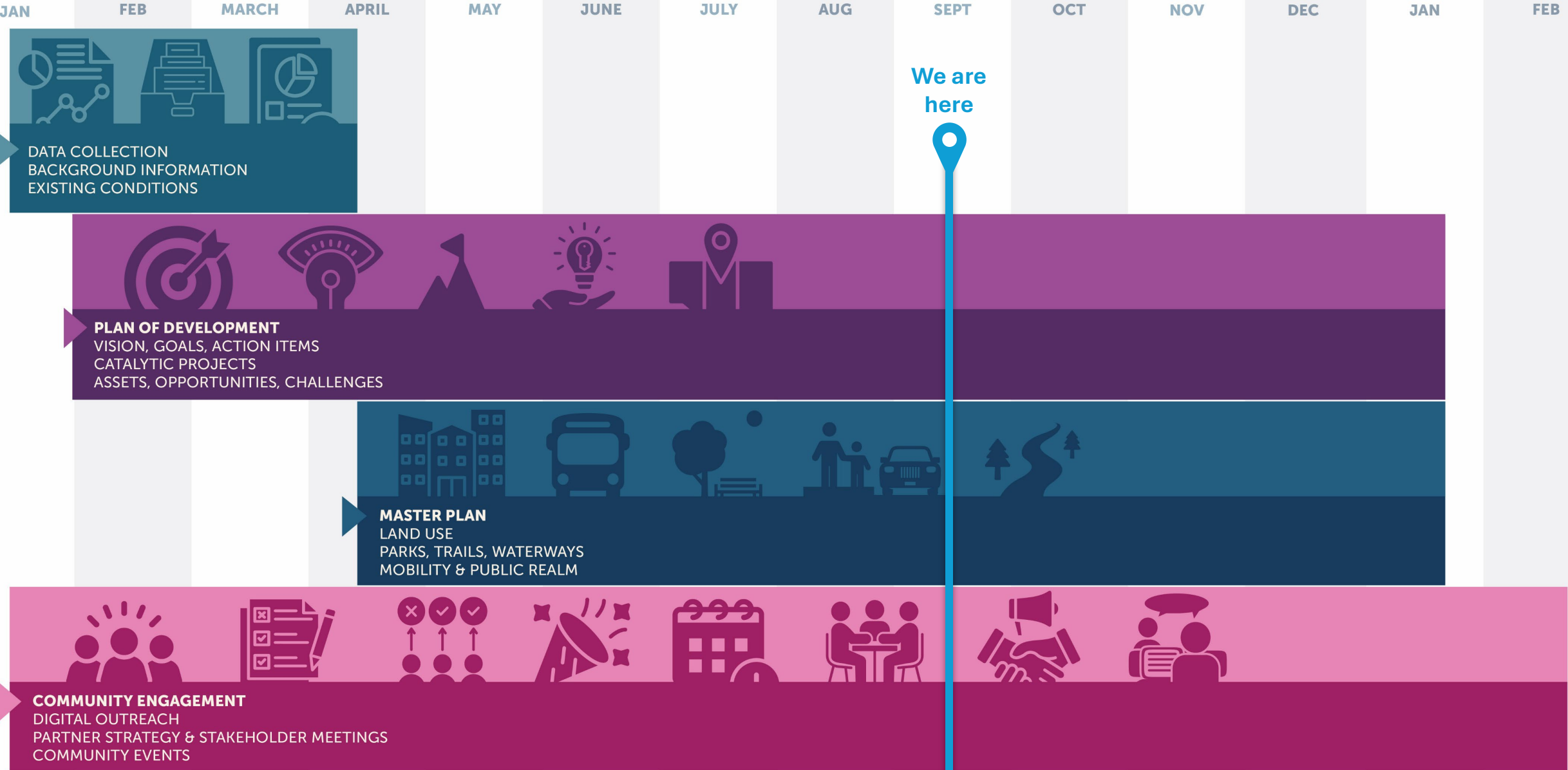
# Scope



- **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***

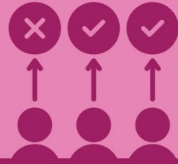


# EXPERIENCE DOWNTOWN COLORADO SPRINGS MASTER PLAN UPDATE **SCHEDULE 2025-2026**



We are  
here





## 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, in-person pop-ups, handouts, newsletters



# Top Priority Takeaways

**Support for  
small  
businesses**



**More  
activation  
and events  
in parks**



**More  
transportation  
options**

**Downtown  
amenities  
like a  
grocery and  
pharmacy**



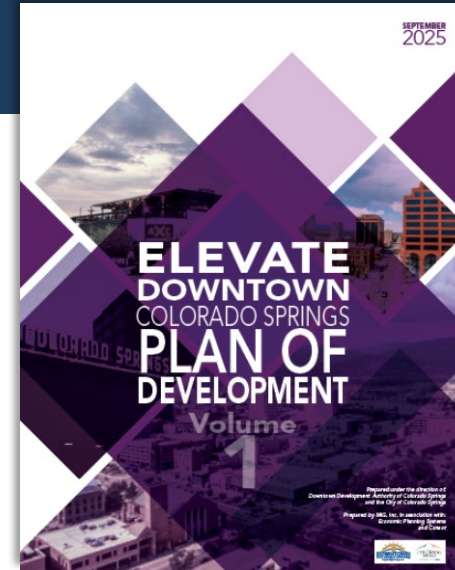
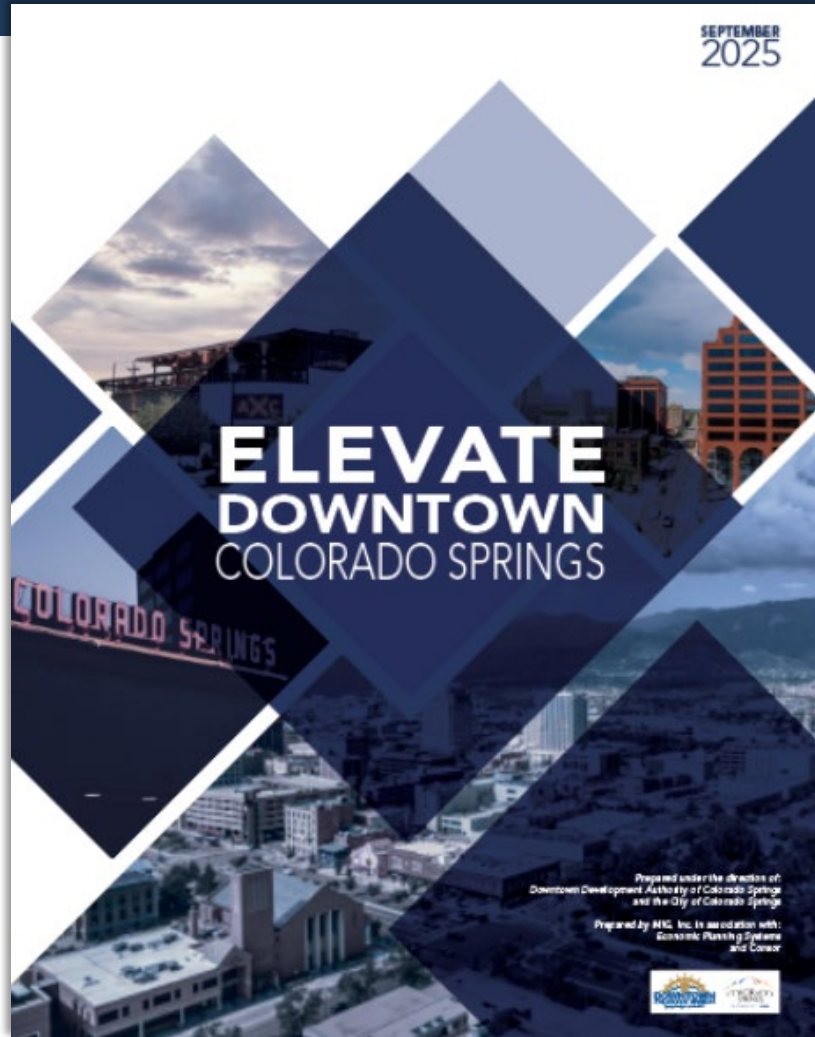
**Key  
institutions  
like Kimball's  
Theater**



# Draft Plan Highlights

*Updated Content*

# Plan Contents



# Plan Contents



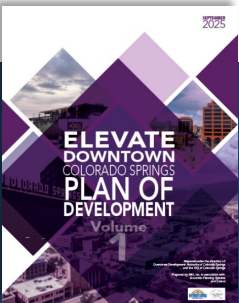
## *Introduction: Overview, Context, Background, Implementation*

### **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



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



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



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



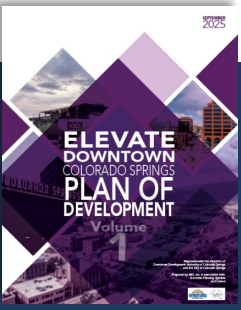
**5** Support Urban Design for Walkability, Connection, and Inclusion



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



**3** 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***

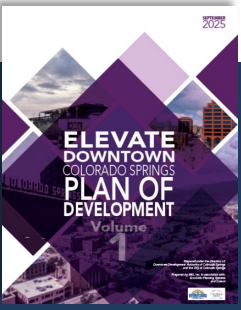
***A.4 Recent residential development***

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

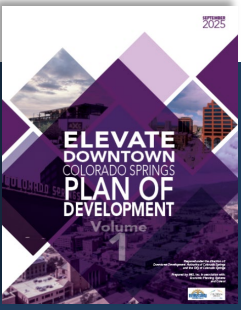
***C.3 Enhancing public transportation options and efficiency***

***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  
anti-  
displacement  
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**



*PRIORITY TOPIC:*

# 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





*PRIORITY TOPIC:*

# 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



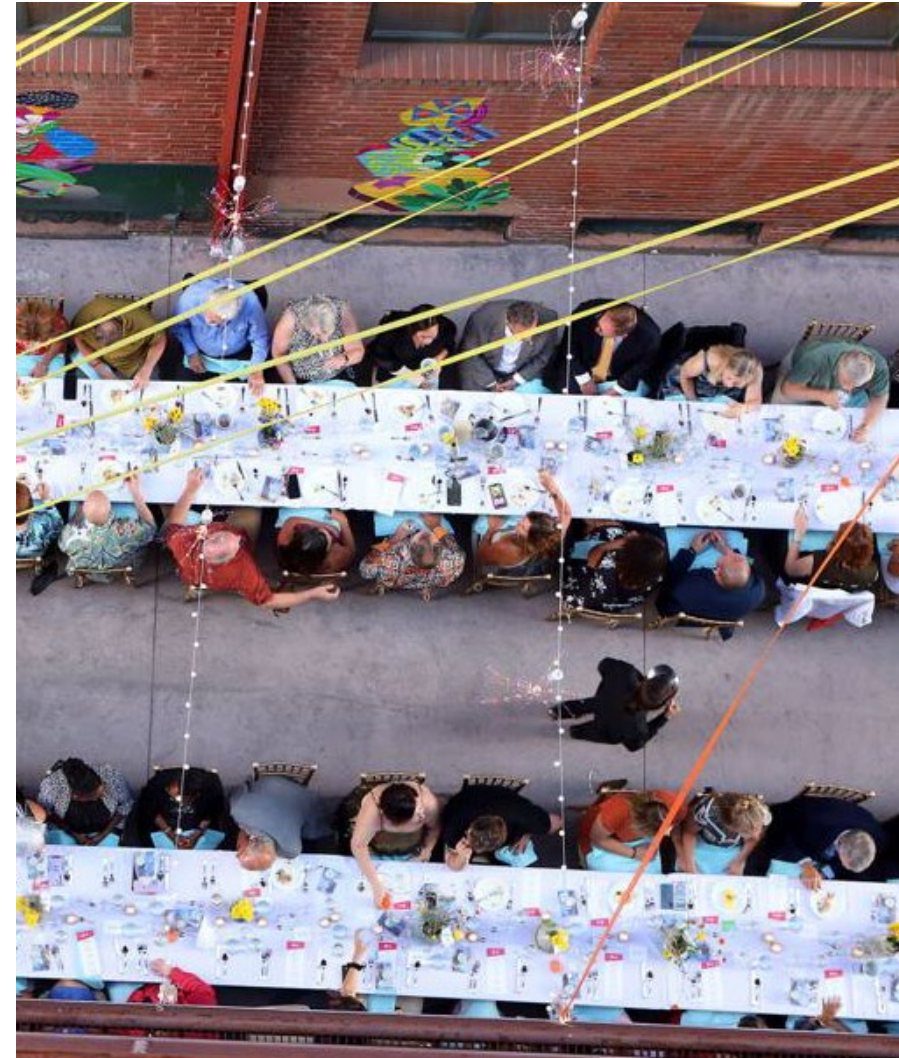


*PRIORITY TOPIC:*

# 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





*PRIORITY TOPIC:*

# 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





*PRIORITY TOPIC:*

# Public Restrooms



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





*PRIORITY TOPIC:*

# 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



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

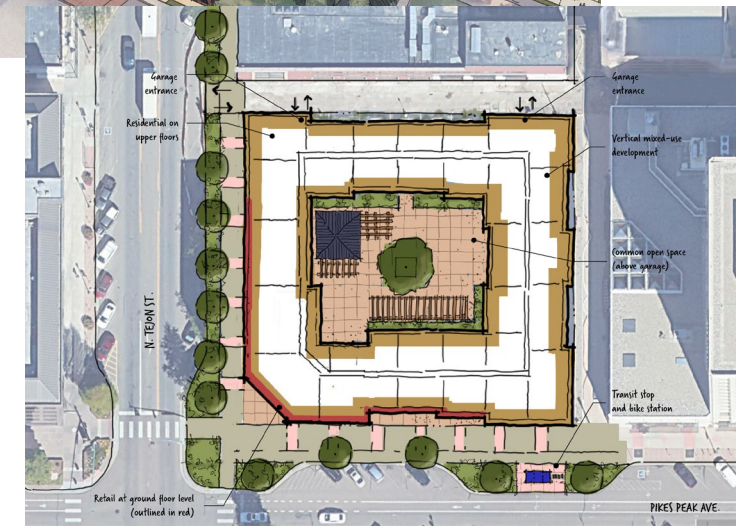


# Catalytic Sites and Big Ideas



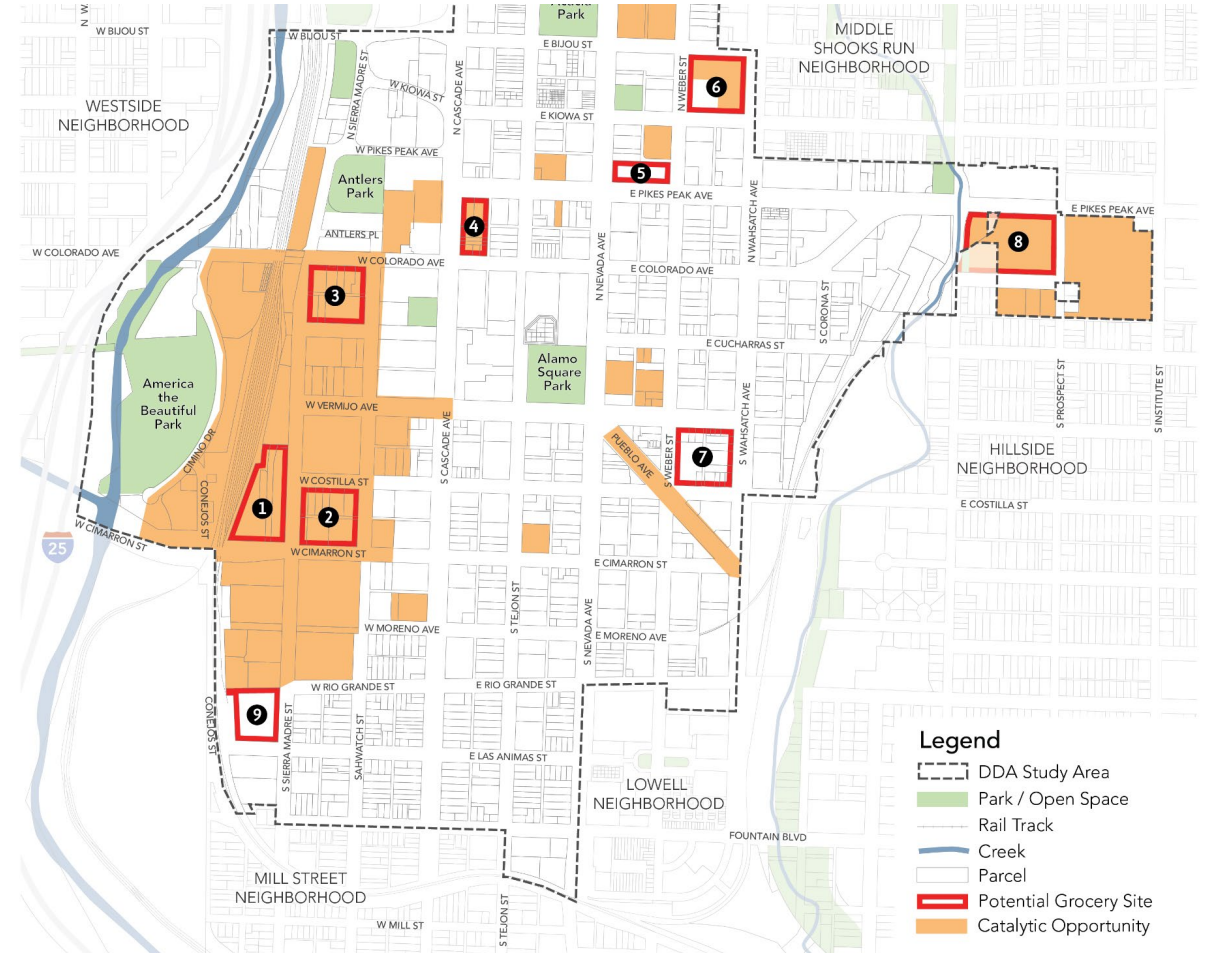
## 26 Sites and Ideas:

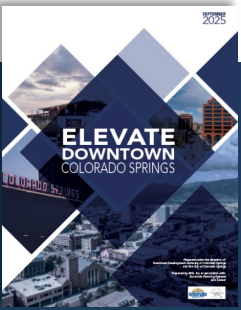
- Catalytic Opportunities (4)
- Desired Uses/Market Opportunities (3)
- Reimagined/ Enhanced Use Sites (8)
- Contemporary Prospects (4)
- Influence Sites (7)



# 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 long-term health and viability of **local and small businesses**.



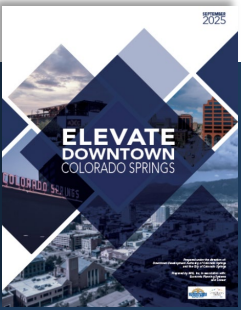
## Goal #3: Support and Enjoy the Natural Environment Through Mindful Sustainability and Enticing Recreational Opportunities .

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.



## Goal #5: Support Urban Design for Walkability, Connection, and Inclusion.

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*

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



JAN FEB MARCH APRIL MAY JUNE JULY AUG SEPT OCT NOV DEC JAN FEB

**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

We are  
here

- Next Steps:**
- **Fall Review Meetings**
  - **Public Review Draft**
  - **Final Adoption**

Questions/Comments

# Elevate Downtown Plan Update

City Council Work Session

*October 27<sup>th</sup>, 2025*

