

PLANNING + NEIGHBORHOOD SERVICES

2023 ANNUAL REPORT





The United States Airforce Visitor Center artistic rendering

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MESSAGE FROM PLANNING AND NEIGHBORHOOD SERVICES



Multi-family under construction on Woodmen Rd

The Department is pleased to share our progress and achievements of 2023. This year has been a transformative period for our city, marked by significant milestones and collaborative efforts that have shaped our community's future. First and foremost, we would like to acknowledge our mayor, whose leadership and vision have been pivotal in guiding us through this year. Department staff have worked tirelessly to implement the community's vision for our beautiful City. Receiving two American Planning Association Colorado Honor Awards this year is a recognition and testament to our collective efforts in creating a vibrant and well-planned community. This year, we successfully adopted the new Unified Development Code (UDC), a comprehensive framework designed to streamline our development processes and encourage sustainable growth. The UDC will play a critical role in guiding our city's development ensuring that Colorado Springs remains a great place to live, work, and play. Our city has witnessed remarkable growth in manufacturing and commercial development. These new ventures will support our economy and create numerous job opportunities. Downtown Colorado Springs continues to flourish with ongoing projects that enhance its appeal as a dynamic urban center. The revitalization efforts have attracted new businesses, residents, and visitors, making our downtown a hub of activity. Our Neighborhood Services team has been diligently working to ensure that our neighborhoods remain safe and welcoming. Community Planning has remained at the forefront of our efforts. We have continued to engage with residents, stakeholders, and partners to develop plans that reflect the needs and aspirations of our residents. Thanks to our city partners, applicants, stakeholders, and community members for your commitment to making Colorado Springs a thriving, vibrant, and inclusive community. - Planning and Neighborhood Services Staff

ABOUT THE DEPARTMENT



Rendering of Skyline Ridge development

LAND USE REVIEW

Provides project management and project review for land use applications undergoing administrative or public hearing review, ensures compliance with the Comprehensive Plan, Unified Development Code, and Subdivision regulations.

NEIGHBORHOOD SERVICES

Mitigates signs of urban blight, helping neighborhoods stay safe and healthy. Responds to complaints that violate City Code.

LONG RANGE PLANNING

Manages the Neighborhood Planning Program, maintenance of the comprehensive plan - PlanCOS, GIS and data, and planning policy.

ENGINEERING DEVELOPMENT REVIEW

Review development documents for City Code, engineering standards, policies and procedures, and conformance.

URBAN PLANNING

Reviews development applications in the City's urban core and historic, central neighborhoods, and plans for the success of the City's Downtown.

DEVELOPMENT REVIEW ENTERPRISE

Provides commercial and residential building permit plan review, inspections, and financial assurance administration, as well as houses the Department's Sign and Hillside programs.

2023 PLANNING NEWS

LONG RANGE PLANNING

In May 2023, the Long Range Planning (LRP) Division was created, consolidating the former Comprehensive Planning Division and Special Projects Team. The Long Range Planning Division oversees policy, data management, and community planning for the City of Colorado Springs. This includes the maintenance of the City’s comprehensive plan, PlanCOS, and directives thereof such as the Retool-COS project and the Neighborhood Planning program.

UDC HIGHLIGHTS

The Unified Development Code (UDC) was adopted by the City Council in February 2023 and went into effect in June 2023. A part of the RetoolCOS project, the new Unified Development Code creates a modern and more user-friendly approach to zoning and subdivision regulations to fit the needs of the City as directed by PlanCOS, the 2019 Council-adopted comprehensive plan.

The Unified Development Code is the zoning and subdivision ordinance that governs how property owners can use their land, including regulations such as building height, setbacks from property lines, parking and landscaping requirements, application procedures, and how residents and neighborhoods can participate in the land development process. The new code includes logical and intuitive organization, useful illustrations, cross-references, and consistency in review procedures. The project follows three years of community and stakeholder engagement and public meetings with residents and experts from across Colorado Springs.

LANDSCAPE MANUAL

In addition to the new Unified Development Code (UDC), the Landscape Manual was updated as a component of the RetoolCOS project. An administratively adopted document, the Landscape Manual supports codified landscape regulations and provides additional guidance on xeric plant materials, soil requirements, and compliance with new concepts. Landscape requirements, found in both the UDC and Manual, were the result of heavy collaboration between Planning and the Colorado Springs Utilities Water Conservation Staff.



AMERICAN PLANNING ASSOCIATION AWARDS

2023 APA CO Honor Awards

General Planning Project & Growing Water Smart

The Planning Department accepted two awards from the American Planning Association (APA) Colorado Division for the Retool-COS project in September 2023, which resulted in the adoption of a new and modernized Unified Development Code earlier this year.

The “2023 Honor Award for General Planning Project” recognized the City’s innovative concepts in the new code, specifically those that allow for increased housing opportunities, including the Residential Flex Districts which allows developments based on densities rather than permitted uses, and the conversion of existing commercial districts to mixed-use districts.

The “2023 Honor Award for Growing Water Smart”, which the City shared with Colorado Springs Utilities, recognized the new landscape and Water Efficiency Plan regulations that require a 25% high-water use turf limit for new commercial and residential developments and redesigned water demand forecasting to include water use by land use type.

LAND USE REVIEW

In 2023, the Land Use Review (LUR) Division implemented process and organizational changes to improve efficiency in the development review process and customer service.

GEOGRAPHIC TEAM

In late 2023, the Planning + Neighborhood Services Department updated the organization of Planning Review Teams. These changes sought to equitably distribute workload and improve quality control throughout the development review process while harnessing efficiencies to overcome budgetary constraints.

PROCESS + ORGANIZATIONAL UPDATES

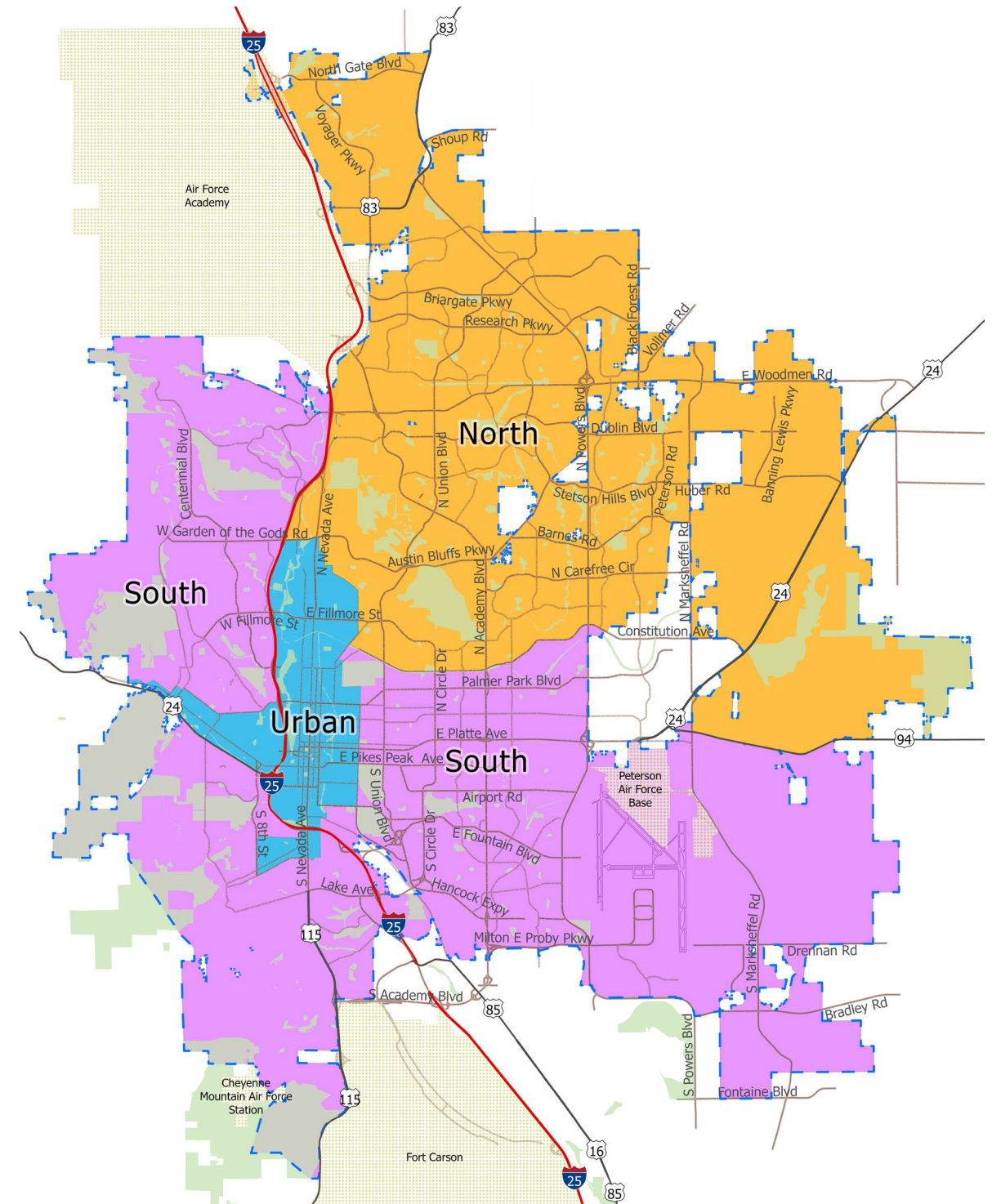
The adoption and implementation of the UDC necessitated updating checklists for all applications processed by the Planning Department to better align with the new zoning code. These changes presented a unique opportunity to review the way the checklists were designed to provide more clarity on application requirements.

The Planning Commission staff report was updated in 2023. The report was reworked to improve the efficiency of written communication, highlighting critical information early in the document and more detailed explanations of compliance with code and other adopted City Plans.



Affordable housing development under construction

PLANNING REVIEW TEAMS



LAND USE REVIEW + DEVELOPMENT REVIEW ENTERPRISE



Banning Lewis Ranch development and construction

The work of the Land Use Review (LUR) Division touches all parts of the City from crafting land development policies to reviewing development applications. The Development Review Enterprise (DRE) manages the City Sign Program, building permit review, and inspections citywide. The work of the LUR and DRE has a major influence on the built environment and the character and quality of life enjoyed by Colorado Springs residents and the business community. LUR and DRE are responsible for coordinating with supporting agencies and acting as the liaison to various boards and commissions.

1,321
Pre-Application Meetings

766
Planning Applications Received

496
Ministerial Permits Received

PLANNING DECISION-MAKING BODIES

HEARING APPLICATION NUMBERS

There are two tracks that development applications may take for review and approval: administrative review or the public hearing process through the City Planning Commission for recommendation and then City Council for adoption. Proposed developments undergo full review for compliance with the regulations and standards of various City Divisions/Departments and outside governmental agencies. Internal review agencies include, but are not limited to, Traffic Engineering, Engineering Development Review, Stormwater Enterprise (SWENT), Fire Marshal's Office, and Parks. External review agencies include, but are not limited to, Colorado Springs Utilities, Pikes Peak Regional Building Department (Enumerations and Floodplain), and E-911. After an application is shown to be in compliance with regulations administered by all review bodies, an application may be deemed ready for presentation to one of the 4 decision-making bodies..

117	130	5	20
City Planning Commission Hearing Items	City Council Planning Hearing Items	Downtown Review Board Meetings	Historic Preservation Board Hearing Items

CITY PLANNING COMMISSION

The Planning Commission is composed of nine members appointed by City Council to review various development applications and proposals. Planning Commission members are community volunteers with expertise across a wide variety of disciplines. As indicated in the UDC, some applications require Planning Commission to be the final decision maker and others as a recommendation body to City Council.

CITY COUNCIL

The City Council acts as the legislative body for the City of Colorado Springs. The City Council is comprised of nine elected officials, one Councilmember representing the six Council Districts and three At-Large Councilmembers. City Council hears major land use items including legislative and quasi-judicial matters such as annexations, rezoning applications, or appeals of decisions made by the City Planning Commission.

DOWNTOWN REVIEW BOARD

The Downtown Review Board (DRB) members meet monthly to review downtown development applications using the Downtown Colorado Springs Form-Based Code regulating plan. The DRB is composed of nine City Council-appointed members.

HISTORIC PRESERVATION BOARD

The Historic Preservation Board acts in an advisory capacity to City Council in implementing the Historic Preservation program for the city. It initiates the Historic Preservation Overlay Zone and administers the review of building or demolition permits for properties that are zoned Historic Preservation, among other responsibilities.

MANUFACTURING + INDUSTRIAL PLANNING

DEVELOPMENT PROJECTS OF NOTE

Manufacturing and Industrial uses are critical to Colorado's economy. Colorado Springs has experienced growth of these uses in the area. These uses contribute to an increase in skilled workers who live in the surrounding residential areas.

At a former 88-acre manufacturing site along South of Rockrimmon Boulevard, Entegris, Inc., a global leader in semiconductor development, broke ground on the first phase of a new Manufacturing Center of Excellence with the development of a 100,000 square foot state-of-the-art semiconductor production facility. Entegris' expanded operations represent a significant economic investment that will create jobs and support growth of the City's technology sector.

Peak Innovation Business Park – 609-Acre Concept Plan to assist with the Airport visions for the area. The Concept Plan was approved to allow for a mixture of uses for industrial, commercial, retail, and office.

Vapor Trail is 115,500 square feet of industrial space and will include a future addition of 70,400 square feet to support a logistics center.



Peak Innovation Business Park 3D rendering



Artistic rendering of Entegris' Manufacturing Center of Excellence

COMMERCIAL + MIXED-USE PLANNING

DEVELOPMENT PROJECTS OF NOTE

With the conversion of commercial zone districts to mixed-use zone districts through the newly adopted UDC, LUR is beginning to see this approach more often in new development. Whether mixed-use zone district standards are integrated through a mix of uses, as seen in Aspra at Foothills Farm, or more horizontal mixed-uses in other developments, the new allowance of mixing uses supports more flexibility in development approaches.

Villages at Waterview Annexation is a 117-acre annexation brought into the City in 2023. The annexed area includes 20 acres for future Industrial uses, 24 acres for commercial uses, 40 acres for multi-family, and 18 acres for single-family residential southeast of the airport.

Aspra at Foothills Farm – 300-unit multi-family apartment complex with an attached 11,000-square-foot commercial space.

In partnership with the City Colorado Springs and the YMCA of the Pikes Peak Region, major renovation of the Colorado Springs Senior Center began in 2023. The project includes demolition of the existing facility and construction of a new facility with a larger building footprint to support a more accommodating facility for patrons.



Colorado Springs Senior Center rendering



Aspra at Foothills Farm rendering

SINGLE-FAMILY PLANNING

DEVELOPMENT PROJECTS OF NOTE

Single-family residential development continued in established neighborhoods throughout the City, including Gold Hill Mesa and Banning Lewis Ranch. The single-family development in Banning Lewis Ranch increased traffic volumes and necessitated the expansion of Dublin Blvd east. Continued residential development will soon require the planned Banning Lewis Parkway to connect to Woodmen Road.

Unique approaches to single-family development to support attainable housing in the City occurred in 2023. One project, the Portrait Collection, showcases an innovative residential housing product of a single-family unit and an optional accessory dwelling unit under one roof. The Preamble project supports the development of small single-family units, roughly 800 square feet per unit, on individually platted lots.

The Portrait Collection offers an opportunity to support multi-generational housing options or incorporate rental housing within a single-family context. Constructing single-family homes with small building footprints and lot sizes, like the Preamble Project, establishes a lower purchase price, providing an attainable entry to homeownership.



Renderings of the products offered at Preamble rendering



Banning Lewis Ranch construction

MULTI-FAMILY PLANNING

DEVELOPMENT PROJECTS OF NOTE

New multi-family development was witnessed throughout the City in 2023, regardless of geographic area. Design and layout of new development ranged from more “typical” styles seen in Colorado Springs, such as Westgate Apartments, to duplexes and townhomes of Skyline Ridge.

Launchpad is an affordable housing multi-family development that focuses on programming for youth exiting homelessness. The program, known as The Place, provides a full spectrum of services that support this multi-family establishment.

Myron Stratton is an 81-unit independent senior apartment building on 3.35-acres to include landscaping, trails, and recreational facilities to support operations and offer additional affordable senior housing in Colorado Springs.

50

Launchpad Units

456

Westgate Apartment Units

256

Highlands at Briargate Units

81

Myron Stratton Senior/
Affordable Units

154

Skyline Ridge Units



Launchpad Supportive Housing for homeless youth



Myron Stratton Senior Housing artistic rendering

URBAN PLANNING

DOWNTOWN CORE + SURROUNDING URBAN AND HISTORIC AREAS

The Urban Planning Division focuses on guiding development in the City's urban core, focusing primarily on downtown and the immediate surrounding areas. The Urban Planning Division works to interpret and apply the Form-Based Code (FBC) as well as the UDC to serve the needs of residents, property owners, and developers. The Division regularly processes development applications for entitlements and administrative permits as well as being involved in a range of urban issues including mobility, public art, placemaking, and social services.

265

Housing Units Started Downtown

17

Form Based Zone Applications

431

Residential Units Delivered Downtown

URBAN PLANNING – RESIDENTIAL INFLUX ON THE HORIZON

2023 saw a decrease in major application submittals for Downtown Colorado Springs; however, construction continued for a number of significant apartment projects approved over the last couple years. By the end of 2023, nearly 2,000 apartment units under construction with most expected to be completed in 2024. The large influx of residents downtown is expected to bring significant benefits to downtown businesses that currently face challenges with rising rents, rising labor costs, and e-retail competition.

While application submittals within the boundary of the Urban Planning area were essentially flat in 2023, the number of pre-application meeting requests within the area grew significantly over previous years. This is explained by two factors: an increase in the geographic size of the Urban Planning Division boundary, and growing interest in infill and redevelopment projects in the City's core.

Increased interest in urban projects and a significant increase in urban residents have both amplified the need and value in multiple planning efforts that Urban Planning Staff have been involved with. Staff continues to work with Pike Ride and Lime to establish micro-mobility hubs throughout the City's core. Ridership in both services continues to grow, increasing the number of trips users can make without use of a personal vehicle. Staff has also worked closely with other City Departments and stakeholders to improve urban streetscapes, address homelessness, and design people-friendly infrastructures projects.

Number of Form Based Zone Applications



URBAN SPOTLIGHT



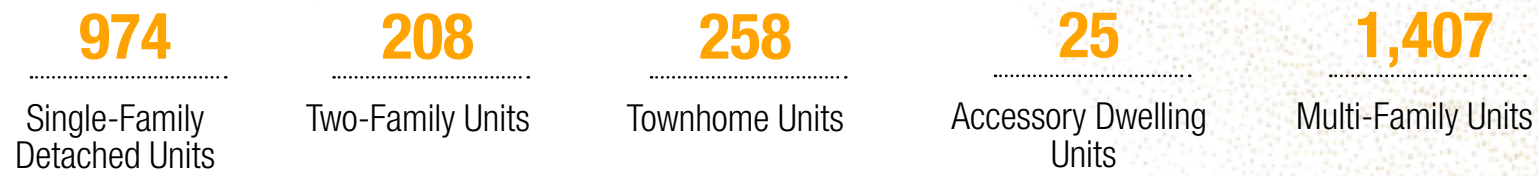
The City for Champions Weidner Field project, pictured above and below, is now a proclaimed epicenter of a new and emerging downtown community. The mixed-use live-play concept will see 408 luxury dwelling units with views of Weidner Field, Pikes Peak, and Downtown. This experience lifestyle concept also conceives a vision for additional retail and entertainment amenities for all with additionally planned festival and walking corridors on Morano St. linking to the Olympic and Para-Olympic Museum and SW Downtown.



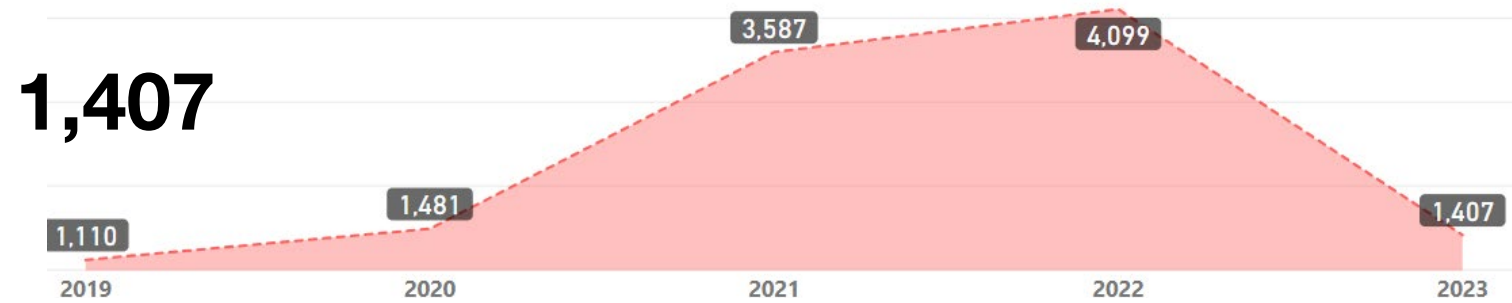
Artistic rendering of the Experience at Epicenter Apartments surrounding Weidner Field

PLANNING BY THE NUMBERS

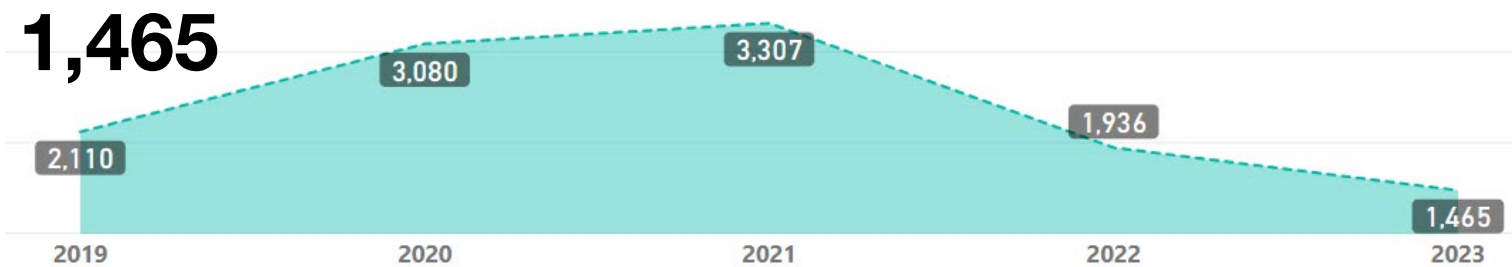
RESIDENTIAL UNIT STARTS + COMMERCIAL SQ FEET PERMITTED



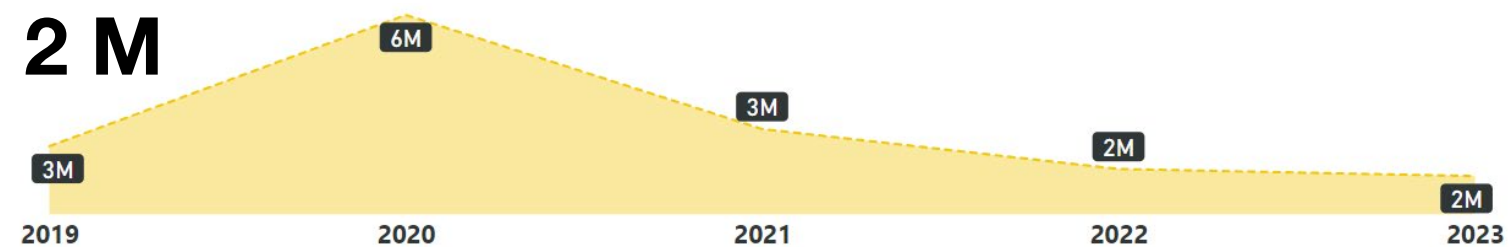
NEW MULTI-FAMILY UNIT STARTS



NEW SINGLE-FAMILY & TWO-FAMILY UNIT STARTS



COMMERCIAL SQUARE FOOTAGE PERMITTED



LAND USE REVIEW + DEVELOPMENT REVIEW ENTERPRISE

NATURAL ENVIRONMENT REVIEWS

The Colorado Springs zoning code has measures in place that assist with the preservation of natural landscapes, conserve water, and ensure attractive development. Landscape reviews not only ensure the use of native or xeric practices, but the conservation of water. For developments within the HS-O Hillside or SS-O Streamside Overlays, additional standards allow for mindful sensitivity to the environmental context and natural features.

LANDSCAPE CODE

289

Landscape Plan Reviews

Landscape requirements were updated through the RetoolCOS project, including an update to the Landscape Manual. Through the adopted changes, Planning and Colorado Springs Utility Water Conservation staff have partnered to track consumption and utilization of new regulations.

STREAMSIDE OVERLAY

20

Streamside Plan Reviews

The Streamside Overlay guides development and maintenance of properties adjacent to stream corridors in a manner that is compatible with the environmental conditions, constraints, and character of the area. Protecting streamside features during development mitigates damage to significant natural features and the banks of the streams, thereby controlling erosion and protecting riparian ecosystems within the city and down-stream.

HILLSIDE OVERLAY

49

Hillside Plan Reviews

Development within the Hillside Overlay requires careful attention to building and site design, grading, and vegetation preservation. By understanding the importance of these spaces, the City strives to foster innovative and environmentally sensitive development techniques while ensuring construction activities reduce or minimize negative impacts and avoid risks to structures and life.

BUILDING PERMIT VALUATIONS

NEW + ALTERATIONS + SIGN PERMITS

The value of all NEW commercial, single-family, and multi-family residential building permits within the City of Colorado Springs decreased 28% in 2023 to \$139 million when compared to 2022. This valuation includes associated permit fees, cost of labor, and cost of materials.

While permit valuation was down in 2023, reviews performed by LUR and DRE accounted for approximately \$2.2 billion of the \$3.5 billion issued permit valuation for new construction and alterations through the Pikes Peak Regional Building Department (PPRBD).

Alterations to residential and commercial properties can include but not limited to interior finishes, additions, reroofs, and decks. This value in 2023 is \$810 million.

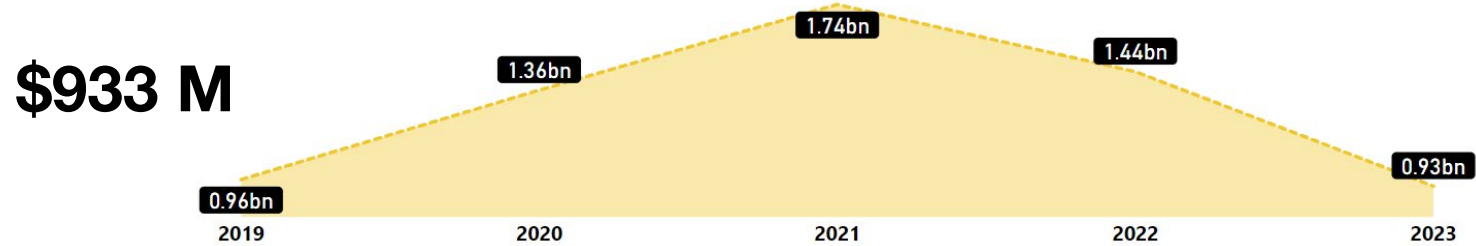
\$1.39 B

New Commercial & Residential Building Permit Valuations

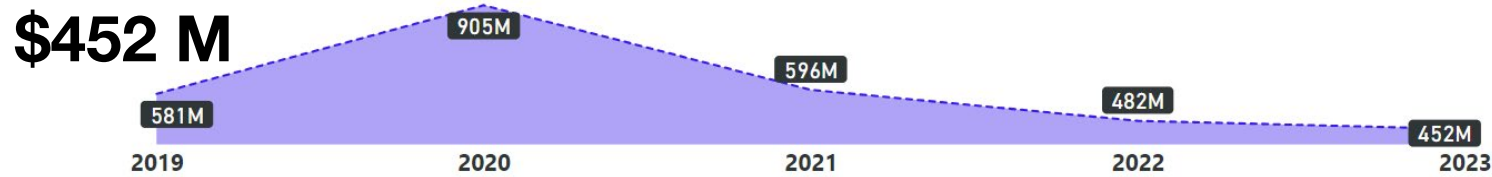
\$2.2 B

Total New Residential, New Commercial, Alterations, and Sign Permit Valuations

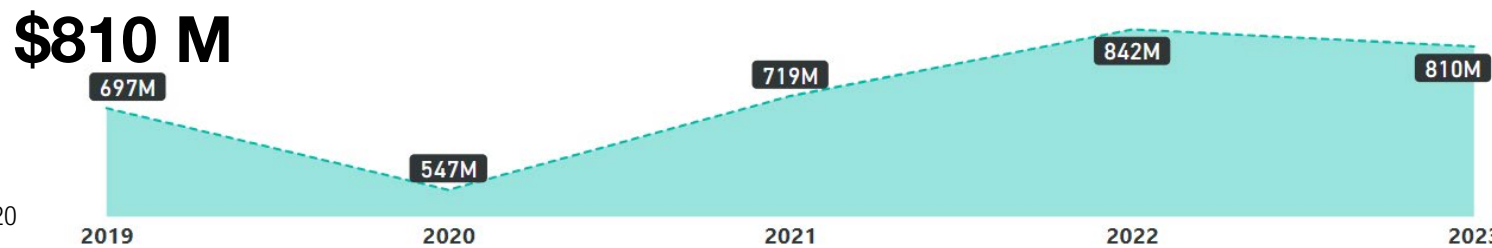
NEW RESIDENTIAL VALUATIONS



NEW COMMERCIAL VALUATIONS



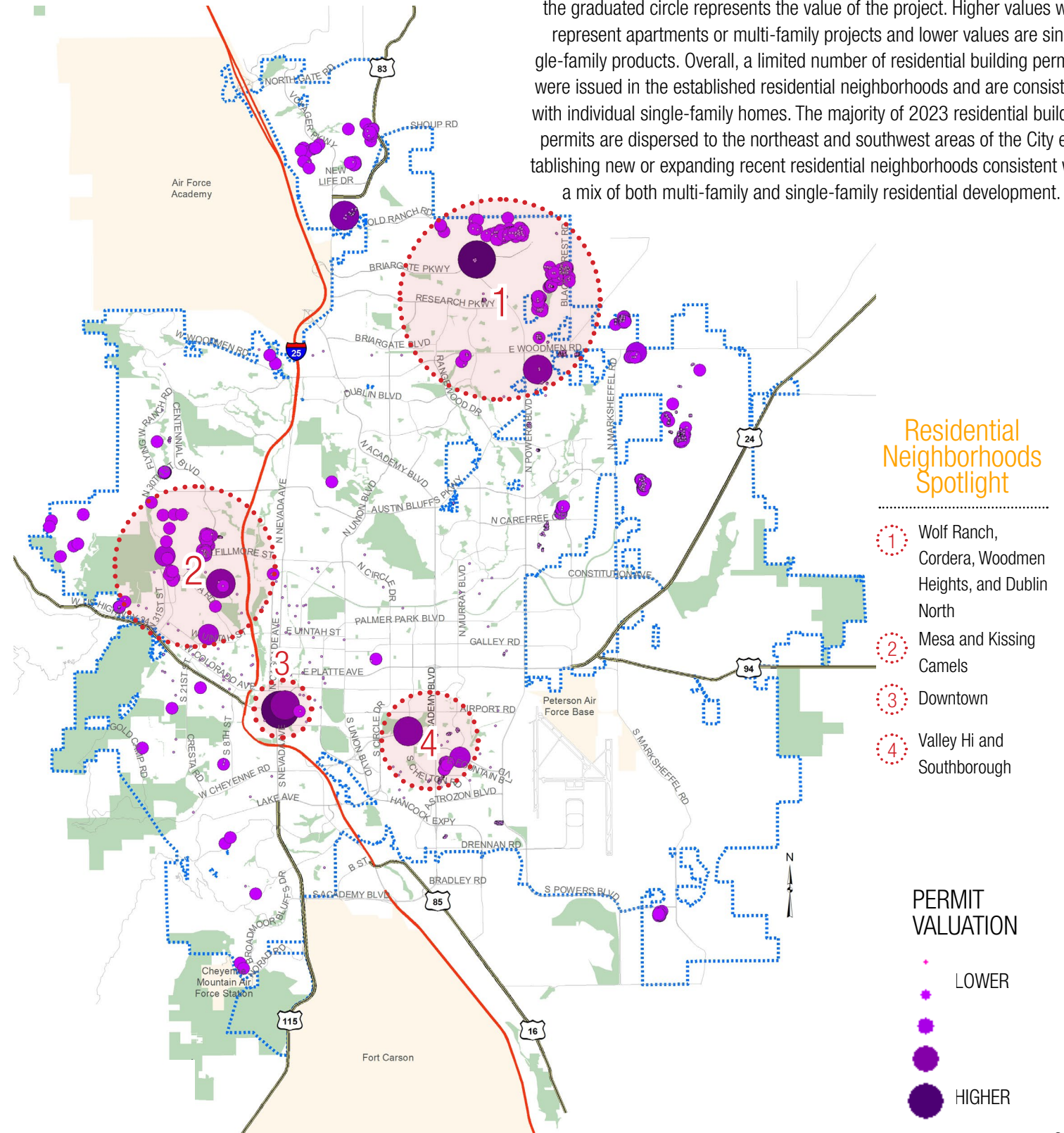
RESIDENTIAL & COMMERCIAL ALTERATION VALUATIONS



Data Source: Pikes Peak Regional Building Department

RESIDENTIAL

This map geographically displays residential building permit locations where the graduated circle represents the value of the project. Higher values will represent apartments or multi-family projects and lower values are single-family products. Overall, a limited number of residential building permits were issued in the established residential neighborhoods and are consistent with individual single-family homes. The majority of 2023 residential building permits are dispersed to the northeast and southwest areas of the City establishing new or expanding recent residential neighborhoods consistent with a mix of both multi-family and single-family residential development.



Residential Neighborhoods Spotlight

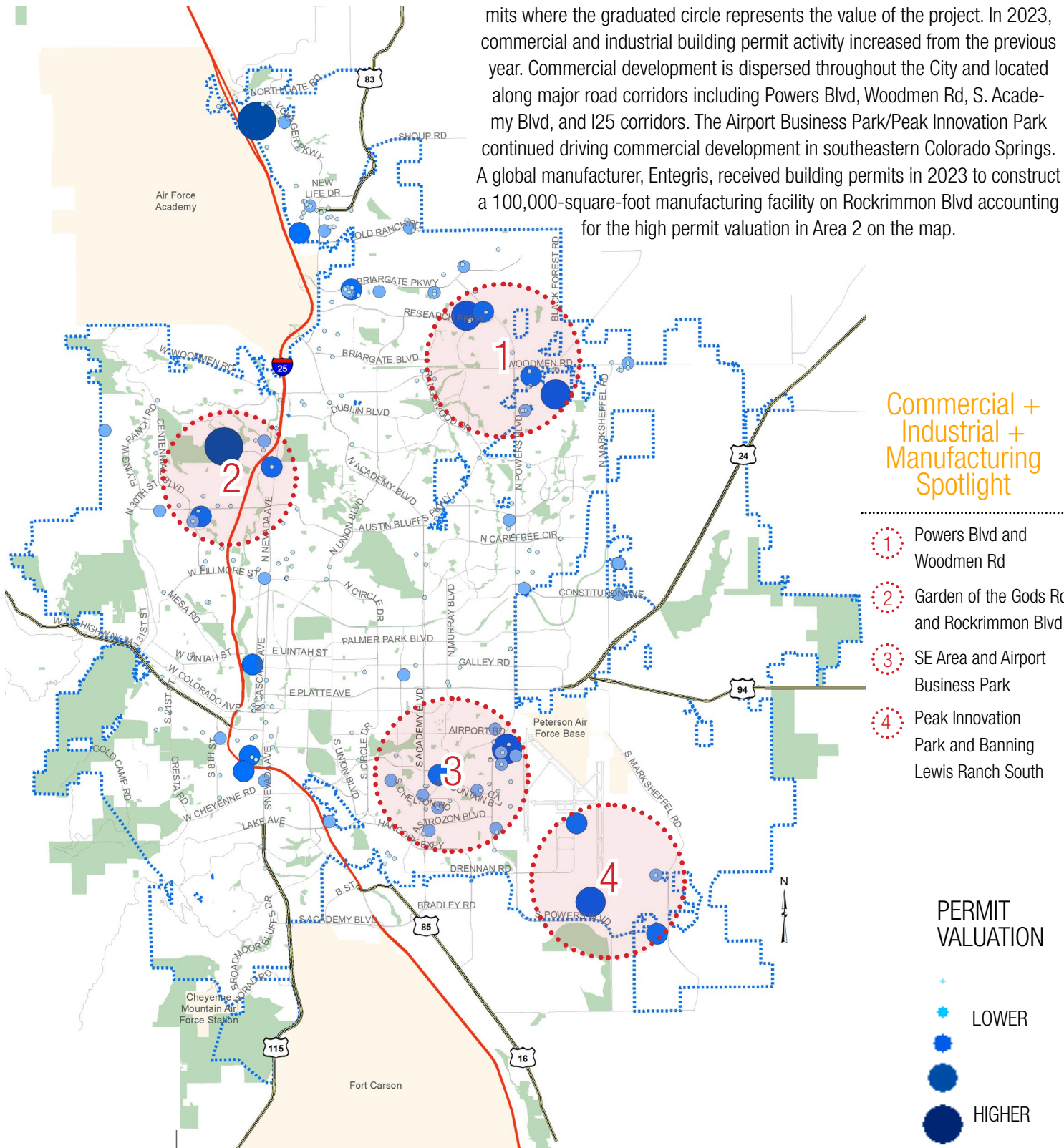
- 1 Wolf Ranch, Cordera, Woodmen Heights, and Dublin North
- 2 Mesa and Kissing Camels
- 3 Downtown
- 4 Valley Hi and Southborough

PERMIT VALUATION

- LOWER
- HIGHER

COMMERCIAL + INDUSTRIAL

This map geographically displays commercial and industrial building permits where the graduated circle represents the value of the project. In 2023, commercial and industrial building permit activity increased from the previous year. Commercial development is dispersed throughout the City and located along major road corridors including Powers Blvd, Woodmen Rd, S. Academy Blvd, and I25 corridors. The Airport Business Park/Peak Innovation Park continued driving commercial development in southeastern Colorado Springs. A global manufacturer, Entegris, received building permits in 2023 to construct a 100,000-square-foot manufacturing facility on Rockrimmon Blvd accounting for the high permit valuation in Area 2 on the map.



Commercial + Industrial + Manufacturing Spotlight

- 1 Powers Blvd and Woodmen Rd
- 2 Garden of the Gods Rd and Rockrimmon Blvd
- 3 SE Area and Airport Business Park
- 4 Peak Innovation Park and Banning Lewis Ranch South

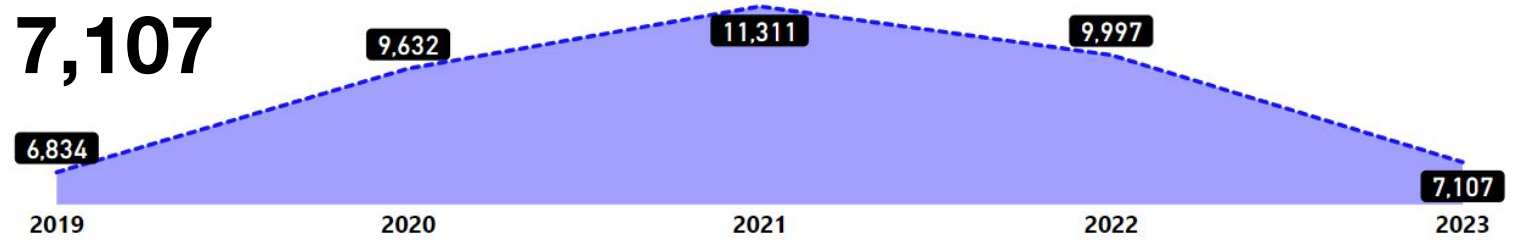


DEVELOPMENT REVIEW ENTERPRISE

BUILDING + SIGN PERMIT NUMBERS

The Development review Enterprise (DRE), which includes a Planning and Fire Construction Services work groups, is tasked with ensuring all building permits comply with the applicable City regulations during construction. In terms of the DRE-Planning work group specifically, all residential and commercial building permits are reviewed for compliance with the applicable zoning and subdivision regulations, inspections are conducted for certificates of occupancy, and financial assurances are processed for all building permit and certificate of occupancy requests. This City's Sign and Hillside programs are also housed within DRE-Planning, which oversee the issuances of permit, and code and policy updates for these subjects. The DRE also provides information to contractors, developers, and the public on a walk-in or call-in basis regarding building permits, zoning, and land use requirements.

BUILDING PERMIT REVIEWS AND RE-REVIEWS



CERTIFICATES OF OCCUPANCY MULTI-FAMILY AND COMMERCIAL



SIGN PERMITS

The Sign Program, housed in DRE-Planning, administers the review and issuance of sign permits and coordinated sign plans throughout the City. The Sign Program also code and policy updates. The regulation of signage is not content based, but rather regulates secondary effects such as aesthetics and safety.

TOTAL PERMIT REVIEWS

54,547
Residential, Commercial, Alterations, and Signs

601
Sign Permits





Multi-family development construction

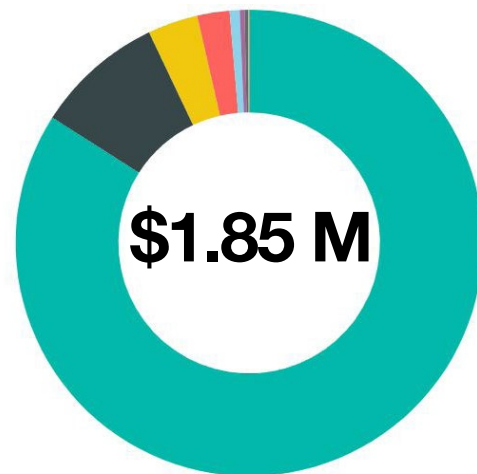


Colorado Springs neighborhood

DEVELOPMENT AND PERMIT FEES COLLECTED

Land Use & Long Range Planning Review

Development Review Fees	\$1,554,574
Short Term Rental Permit Fees	\$164,871
* Processing Fees	\$64,145
Reimbursement from Other Funds	\$41,403
Revocable Permits	\$12,787
Geohazard Study Fees	\$6,200
Small Cell Facility Fees	\$4,500
Carport Permit Fees	\$1,309
Total	\$1,849,789



PLAN REVIEW AND FEE REVENUE

Development Review Enterprise

Development Review Fees	\$1,035,190
Interest	\$84,219
Reimbursement from Other Funds	\$50,421
Total	\$1,169,830



ENGINEERING DEVELOPMENT REVIEW

Engineering Development Review (EDR) Division reviews submitted development documents for City Code, engineering standards, policies and procedures, and conformance with applicable State and Federal agencies for infrastructure compliance.

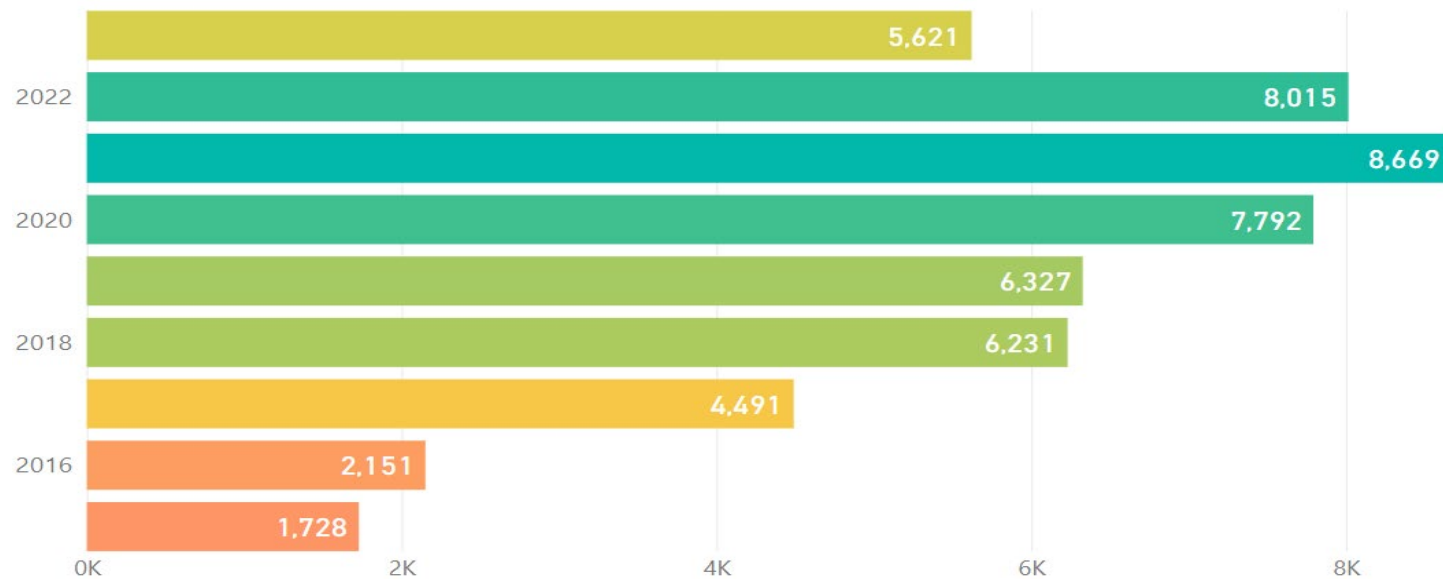
Types of documents reviewed include:

- Geologic Hazard Studies
- Street and Drainage Construction Plans
- Pavement Designs
- Development Site Plans
- Management of Financial Assurances
- Annexation and Subdivision Plats
- Review Comments to City Planning on Development Applications

468
Monthly Average Documents Reviewed

8.5
Days of Average Review Time

Noteworthy, graphed below, the total EDR documents reviewed since 2021 with 2023 pushing five times more than in 2015, a significant increase. The last two years show a downward trend in reviewed documents reflecting a reduction in development applications.



NEIGHBORHOOD SERVICES

CODE ENFORCEMENT + QUALITY OF LIFE TEAM

Neighborhood Services continues to employ a solutions-oriented approach to helping property owners and community stakeholders improve the aesthetics and remediate blighting conditions in our City. Our Quality of Life Team aids in removing debris and graffiti, making common spaces in our community more attractive for residents and visitors alike.

CODE ENFORCEMENT

14,060
Code Enforcement Cases Reported

166
Citations Written

23.5
Average Time (days) Cases Remained Open

QUALITY OF LIFE TEAM

2 M LBS
Weigh of Trash Collected and Disposed

112
12 Volt Batteries Collected and Disposed

183
Mattresses Collected and Disposed

1,817
Shopping Carts Removed from Streets

642
Tires Collected and Disposed

332
Propane Tanks Collected and Disposed



Homeless camp clean up



Graffiti removal

LONG RANGE PLANNING

PLANCOS + COMMUNITY PLANNING + POLICY

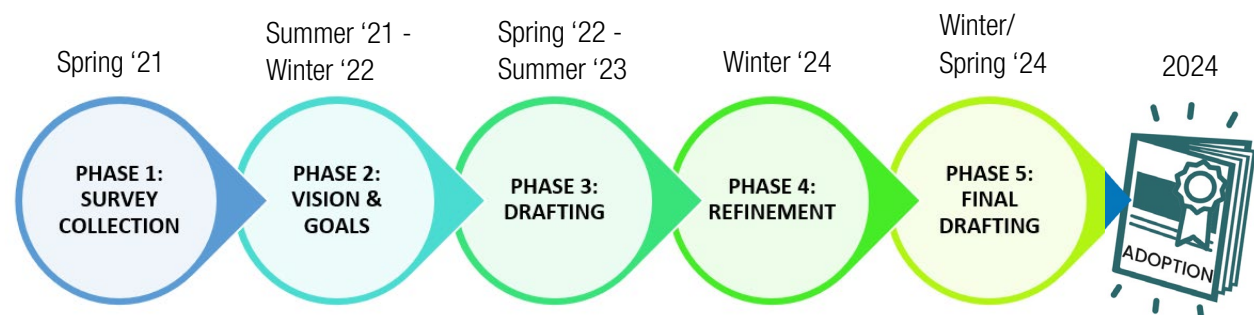
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SOUTHEAST STRONG COMMUNITY PLAN

The Southeast Strong Community Plan (SES) is the first community planning project undertaken through the Community Planning Program. The Southeast Strong planning area is generally the southern half of City Council District 4 consisting of six neighborhoods between Inter-state 25 and Powers Boulevard – Deerfield Hills, Pikes Peak Park North, Pikes Peak Park South, Soaring Eagles, Southborough, and Spring Creek.

Coordinating for the SES Community Plan began with public input from years of surveys related to the area and has been foundational in drafting this Plan along with its Steering Committee. The surveys, compiled from various City projects such as PlanCOS, reflect the community's passion for their culture and a desire to experience safer streets, economic opportunity, and lively spaces.

In 2023, SES Plan neared the end of the drafting phases. A draft will be available for public review and comment in 2024. Following public review, project staff will refine based on comments and present the final draft to the City Planning Commission for recommendation to the City Council adoption in 2024.

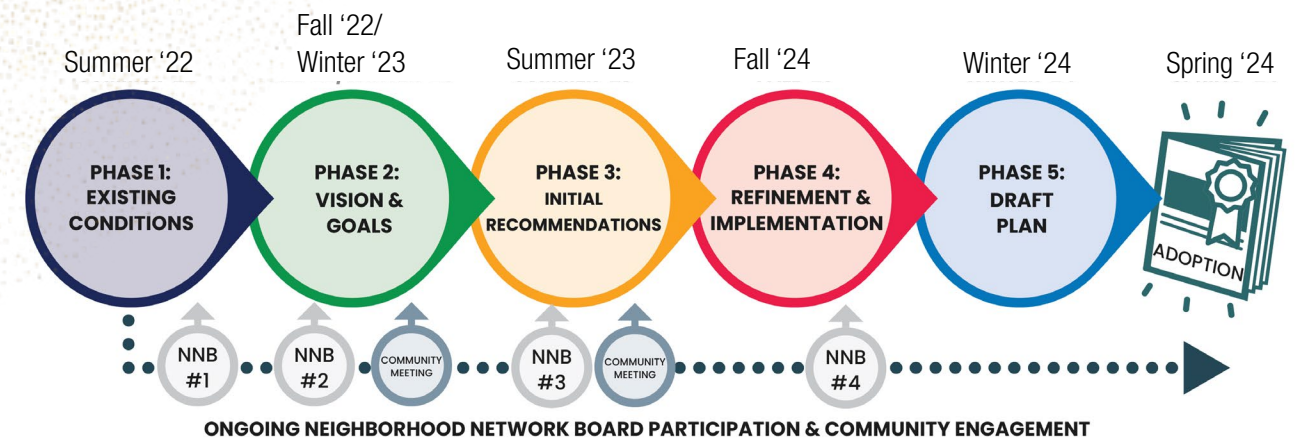


GREATER WESTSIDE COMMUNITY PLAN

Greater Westside Community Plan (GWCP) is the second community planning project of the Community Planning Program. The planning area is generally the northern half of Council District 3, comprised of nine neighborhoods to the west and south of Downtown Colorado Springs – Gold Hill, Ivywild, Mesa, Mesa Springs, Midland, Old Colorado City, Skyway, Stratton Meadows, and Westside.

In coordination with a consultant team, MIG, engagement for the GWCP relies on surveys, community meetings, and Neighborhood Network Board meetings. The Neighborhood Network Board, organized by the non-profit CONO, appointed resident representatives from each of the nine neighborhoods within the Plan boundaries. The Board serves as a Steering Committee for the Plan.

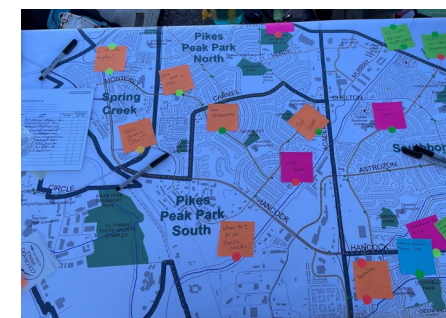
In 2023, general recommendations for the GWCP based on community feedback and a 'Neighborhood Roadshow' for each of the nine neighborhoods initiated began the drafting phase of this Plan. The goals and recommendations outlined in the Plan will be presented to Planning Commission and then to City Council for adoption.



Greater Westside Community Plan public engagement



Southeast Strong Community Plan public engagement



A FEW FACES OF PLANNING

**Not all staff pictured*



PLANNING + NEIGHBORHOOD SERVICES

2023 Full-Time Staff

18

Land Use Review

10

Development Review
Enterprise

4

Engineering Review

36

Neighborhood Services

6

Long Range
Planning

3

Urban Planning



PLANNING + NEIGHBORHOOD SERVICES

2023

