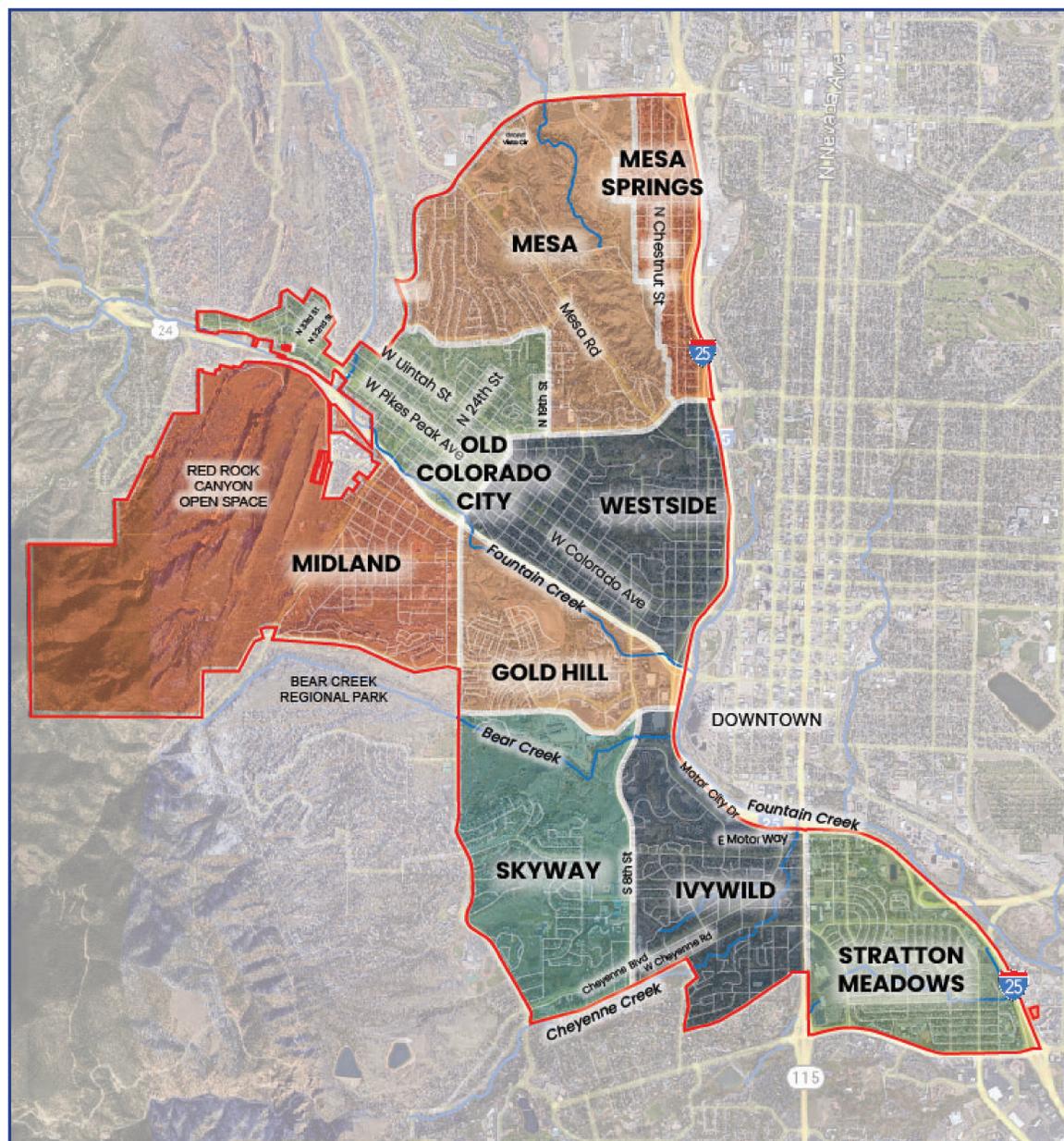




GREATER WESTSIDE COMMUNITY PLAN PROCESS

PROJECT BOUNDARY



GREATER WESTSIDE COMMUNITY AREA PLANNING OVERVIEW

Through the City of Colorado Springs' Comprehensive Plan (PlanCOS), the guide for future growth, policy, and investment, a **Neighborhood Planning Program** was recommended to provide more specialized guidance for each of our unique neighborhoods. The Greater Westside project team has considered and analyzed research, data, and community feedback thus far, and we hope you can help us move forward to **address land use and the built form, mobility and connectivity, public space and amenities, and support services and programming.** The Greater Westside Area is made up of nine vibrant and diverse neighborhoods: Mesa Springs, Mesa, Old Colorado City, Midland, Westside, Gold Hill, Skyway, Ivywild, and Stratton Meadows.

PLAN COS VISION ELEMENTS



**VIBRANT
NEIGHBORHOODS**



**UNIQUE
PLACES**



**THRIVING
ECONOMY**



**STRONG
CONNECTIONS**

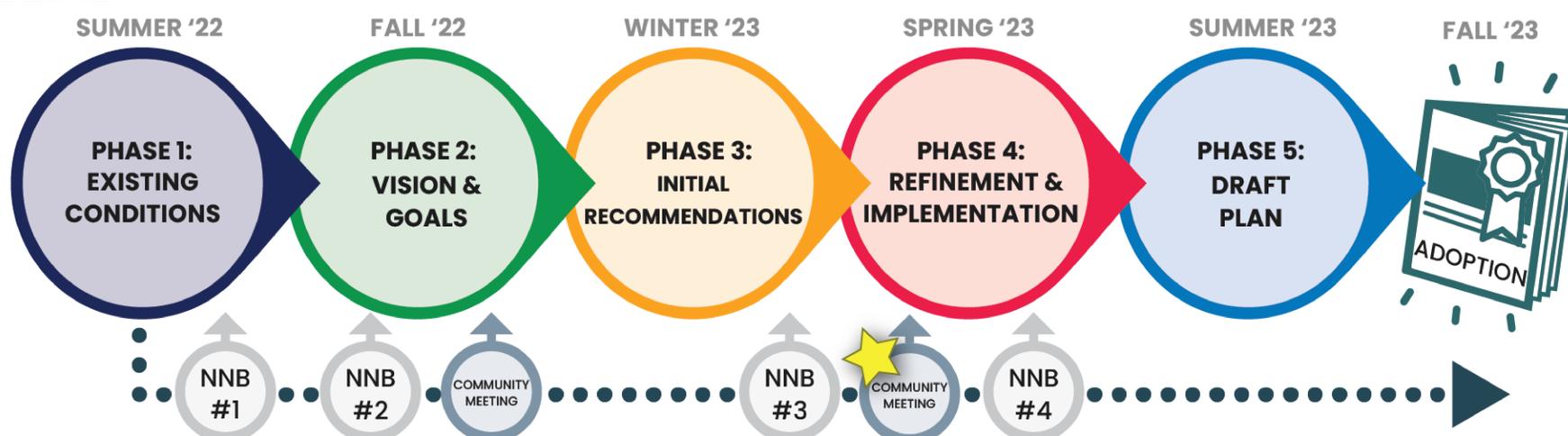


**RENOWNED
CULTURE**



**MAJESTIC
LANDSCAPES**

TIMELINE



ONGOING NEIGHBORHOOD NETWORK BOARD PARTICIPATION & COMMUNITY ENGAGEMENT



RELEVANT PLANS

WHY ARE RELEVANT PLANS IMPORTANT?

There are several actionable plans existing or in the works within Colorado Springs. This guidance will be referenced throughout the future planning process for the Greater Westside. The community vision, key data points, and neighborhood desires from these plans will be inventoried and where appropriate, reflected in the final Greater Westside Plan. These relevant documents fall into the categories of larger city-wide plans such as PlanCOS and the Park System Master Plan, and the Westside-specific plans such as the Westside Master Plan and the Gold Hill Mesa Urban Renewal Plan. Below are the plans that have been included thus far in the process. The map to the right generally outlines the areas in which Westside-specific plans, those that were adopted by Council, take place. The planning team acknowledges that there may be other studies and documents that are not noted below.

ADDITIONAL CITY-WIDE PLANS

ConnectCOS:

This plan is the City's comprehensive transit plan and is framed around six goal areas: safe, equitable, sustainable, efficiently, reliable, accessible and connected.

2045 Regional Transit Plan:

The transit plan provides guidance for MMT when considering changes in service, frequencies, new projects, and growth of the system.

2045 Specialized Transit Plan:

This plan sets out the evolution of coordination among multiple transit and transportation providers for seniors and individuals with disabilities.

Park System Master Plan:

Key themes from this plan include caring for existing assets, securing funding, enhancing recreation opportunities, proactively acquiring open space, associating these features with great neighborhoods, enhanced management and building partnerships.

HistoricCOS:

This historic preservation plan provides background and documentation to make a case for historic preservation city-wide.

HomeCOS:

This plan supports a Mayoral initiative to build to support 1000 affordable housing units each year.

Pikes Peak Regional Multi-Hazard Mitigation Plan:

This plan intends to reduce or eliminate risk for injury, loss of life, property damage, and/or property loss due to natural disasters.

COSBikes:

This plan acts as a guide for all future bicycle infrastructure development throughout the city.

Public Art COS:

This document promotes consideration and integration of public art throughout the planning process city-wide.

Age-Friendly Plan:

The mission is to ensure that older adults have the supportive and logistical services they need in order to stay in their community, both physically and culturally.

2020-2024 Strategic Plan:

This plan's goals include investing in infrastructure, promoting job creation, community building, and excellent city service.

Annexation Plan:

This document is used as advisory context in the evaluation of requests for annexation of property into the City.

WESTSIDE-SPECIFIC PLANS



Westside Master Plan:

This 1980 plan detailed objectives for zoning, land use, transportation, and urban design in the area mapped above.



Midland Plan:

This 1986 planning effort amended the Westside Master Plan for the Westside neighborhoods south of Highway 24.



Gold Hill Mesa Urban Renewal Plan:

This plan proposes a range of housing, commercial, industrial, and transit uses for the area mapped above.



Midland/Fountain Creek Parkway Corridor Plan:

This plan from 1989 aims to create a diverse, revitalized, and attractive 3.3 miles of the Midland Corridor.



Mesa Springs Community Master Plan:

This 1986 plan is an effort by the City and residents to address traffic, new development, and the environmental preservation.



Rawles Open Space Master Plan:

The purpose of this Master Plan is to provide guidelines to preserve the landscape and character of the neighborhood.



Ivywild Neighborhood Master Plan:

This 1993 plan was intended to improve and preserve the neighborhood and generate community consensus.



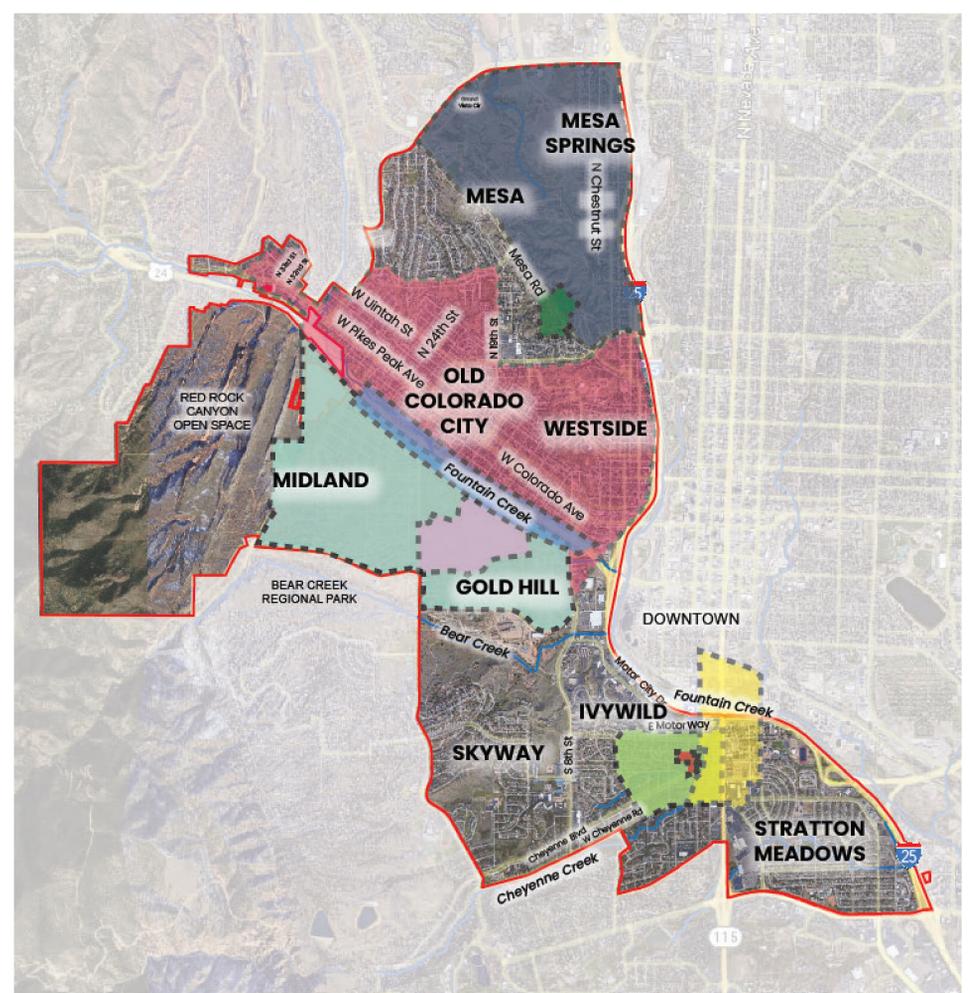
Ivywild Neighborhood Urban Renewal Plan:

This plan is intended to stimulate growth and investment within the plan area boundaries.



South Nevada Urban Renewal Plan:

This plan aims to provide a diversity of uses and enhance the streetscape to attract business and improve the quality of life in the planning area.



OTHER RELEVANT PLANS & STUDIES, NOT MAPPED:

- Ivywild Transportation Plan
- Midland Corridor Transportation Study
- Drainage Basin Master Plans
- Red Rocks Open Space Master Plan
- Westside Design Guidelines



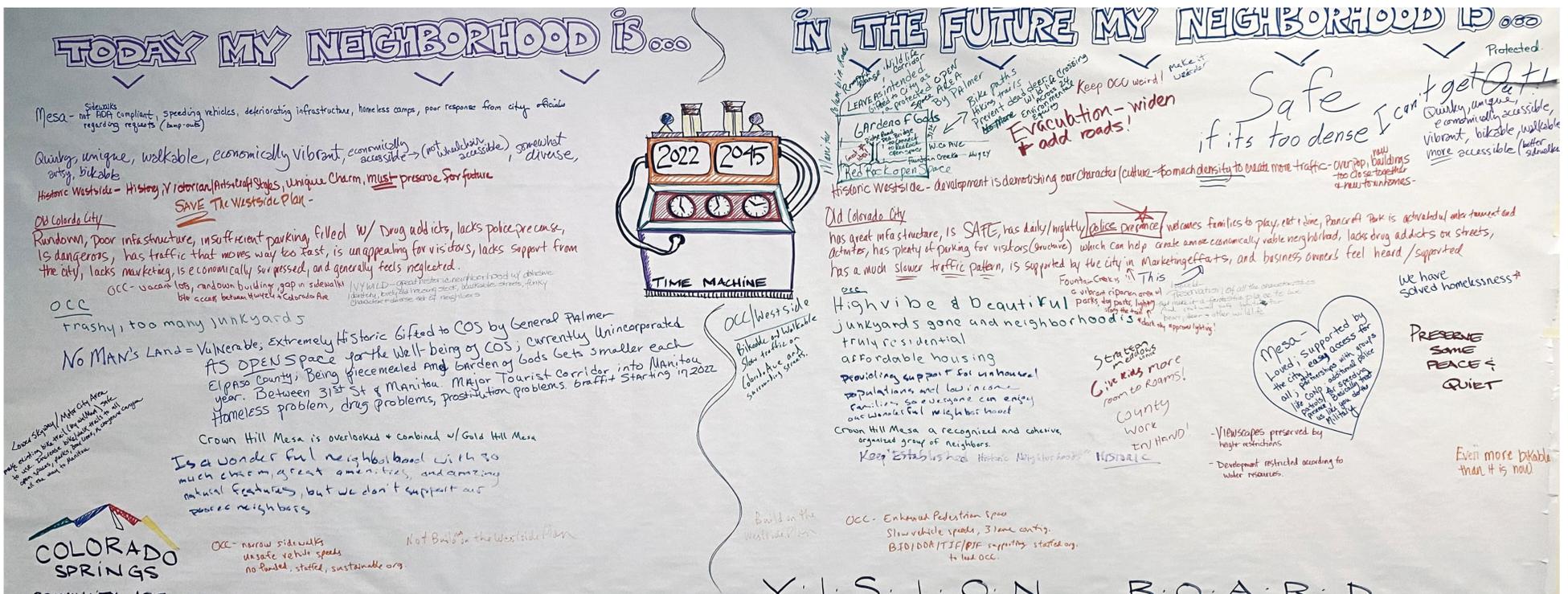
COMMUNITY MEETING #1

WEDNESDAY OCTOBER 5TH, 2022

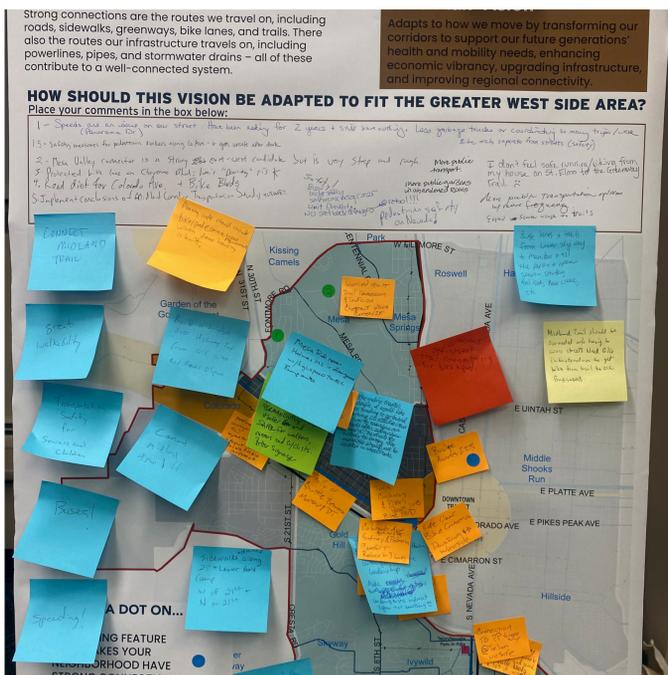
KEY THEMES AND TAKEAWAYS

- Improvement to Midland Trail
- Preserve historic buildings and neighborhoods
- Protect wildlife
- Protect and encourage small businesses
- Increased and safer bike routes
- Investment into Old Colorado City

- Improve aging infrastructure
- Increase street safety for cars & pedestrians
- Address housing affordability
- Address homelessness
- Increased community events



The project team presented a summary of the project, process, and feedback so far. The remainder of the event consisted of an interactive open house where small group and one-on-one discussions were prompted based on PlanCOS topics. The goal was to hear from community members what their vision is for their neighborhood.





BIG IDEAS

WHAT ARE THESE?

PlanCOS outlined the goals and vision for the city looking to the future and is organized around six vision themes- Vibrant Neighborhoods, Unique Places, Thriving Economy, Strong Connections, Renowned Culture, and Majestic Landscapes. These vision themes help guide planned improvements across each of the unique areas in the city. The Community Planning process requires **zooming into each planning area and adapting PlanCOS vision elements to apply to the specific social, economic, and natural environment.** Through community outreach and stakeholder engagement, **seven Big Ideas were determined to guide the future of the Greater Westside Community Plan**, while keeping the six Plan COS vision elements in mind. The Big Ideas identified for the Greater Westside Community Plan are Provide Better & Safer Transportation Options, Cultivate Community Pride, Connect Across Barriers, Build a Community-Based Economy, Support Healthy People & Places, Protect & Connect the Great Outdoors, and Advance Context Sensitive Development.



CULTIVATE COMMUNITY PRIDE

Build community and further a sense of community identity, character, and belonging by creating opportunities and tools to connect people to people, and people to places.



PROVIDE BETTER & SAFER TRANSPORTATION OPTIONS

Ensure our streets are a comfortable environment for everyone in the neighborhood to enjoy, balancing existing vehicular connections with safe and comfortable walking, biking, and transit options that provide greater choice and an improved experience.



CONNECT ACROSS BARRIERS

Create new and improved connections across manmade barriers (highways, major roads, large developments, etc.) and environmental barriers (steep grades, drainage ways, large open spaces, etc.) for everyone, including those of limited means or mobility.



BUILD A COMMUNITY-BASED ECONOMY

Take a measured approach to economic growth that creates opportunities for the community and tourism with a variety of local businesses, diverse jobs, and creative and entrepreneurial small businesses.



SUPPORT HEALTHY PEOPLE & PLACES

Improve physical health, infrastructure, environment, community facilities, education and employment, and socioeconomic health, so that residents and their environments can flourish.



PROTECT & CONNECT THE GREAT OUTDOORS

Acknowledge that the natural landscape is one of this area's greatest assets. For many a way of life, that should be both celebrated through improved connections, recreational opportunities, and continued stewardship and preservation for future generations.

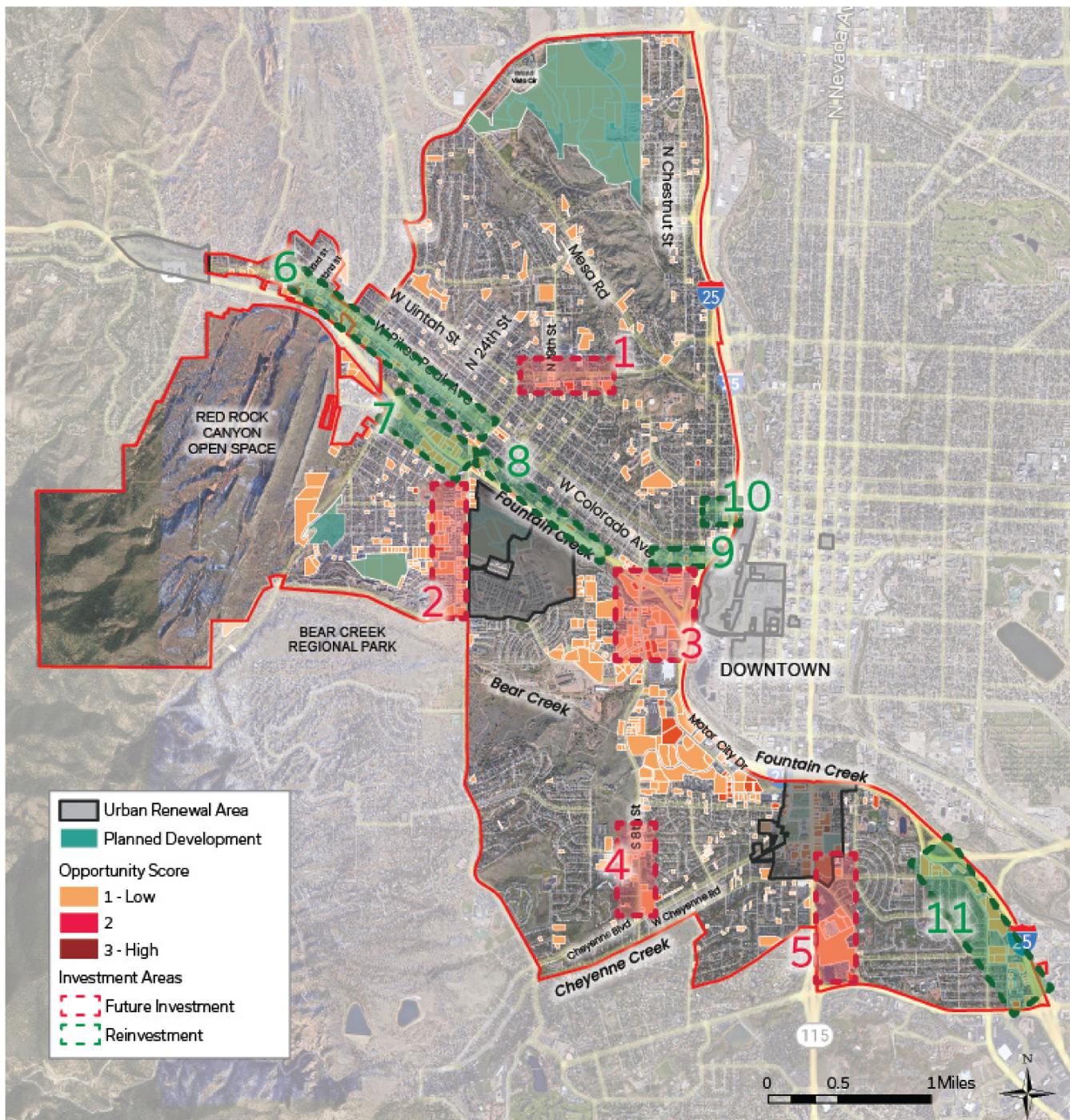


ADVANCE CONTEXT-SENSITIVE DEVELOPMENT

Enhance the community and improve affordability through a welcoming, historically respectful, and context sensitive approach to growth, infill, redevelopment, and housing diversity.

WHAT IS THIS?

The map and information shown below informed the opportunities and priorities for the following board, "Land Use & Built Form", and **guides potential projects intended to accomplish goals surrounding Housing & Community, Commercial & Employment, and Character in the Built Form.** The project team has identified areas for planned, future, and reinvestment areas.



GOALS FOR ALL NEIGHBORHOODS IN THE GREATER WESTSIDE INCLUDE:

- 1 Increase residential density with Accessory Dwelling Units (ADUs)
- 2 Promote small-scale infill and redevelopment that is property specific
- 3 Continued public investment for infrastructure and other community needs

GOALS FOR FUTURE INVESTMENT AREAS INCLUDE:

- 1 Establish nodes and corridors
- 2 New development
- 3 Change in land use/density

GOALS FOR REINVESTMENT AREAS INCLUDE:

- 1 Façade, building, and infrastructure improvements
- 2 Streetscape
- 3 Responsive reuse and infill
- 4 Management, marketing, and organizational improvements

LAND USE & BUILT FORM OPPORTUNITIES

FUTURE INVESTMENT

- 1 **UNITAH STREET**
 - Older commercial centers
 - Vacant land available for new development
- 2 **SOUTH 21ST STREET AT MIDLAND**
 - Aging commercial along South 21st Street
 - Underutilized storage/industrial properties that can support adaptive reuse or redevelopment
- 3 **GREATER WESTSIDE GATEWAY ALONG HIGHWAY 24**
 - 6 acres of vacant land next to Hobby Lobby
 - Aging industrial area west of Downtown
 - Underutilized gas stations and aging neighborhood commercial
 - Undesirable container storage locations
 - Planned connection to Downtown with passenger rail station
- 4 **SOUTH 8TH STREET**
 - Older commercial center and over parked
- 5 **BROADMOOR AND SOUTHERN CROSS RETAIL CENTERS**
 - Over-parked commercial centers in need of redevelopment

REINVESTMENT

- 6 **COLORADO AVENUE IN OLD COLORADO CITY**
 - Historic preservation
 - Support existing retail tenants/businesses
 - Support new residential and mixed use development
- 7 **HIGHWAY 24 CORRIDOR**
 - Aged industrial development
 - Streetscape - reinvestment along creek and trail connectivity
- 8 **MIDLAND TRAIL AREA**
 - Underutilized and undesirable uses along the trail
 - Enhanced buffer along trail and creek
- 9 **GREATER WESTSIDE GATEWAY ALONG COLORADO AVENUE**
 - Aging commercial and industrial
 - Streetscape, building renovations, façade improvements, and redevelopment are needed to establish a gateway
- 10 **BIJOU STREET GATEWAY**
 - Vacant buildings
 - Establish a neighborhood hub and connection point
- 11 **CHEYENNE ROAD & I-25**
 - Older industrial area to be preserved and improve existing buildings and infrastructure



LAND USE & BUILT FORM

WHAT DOES THIS MEAN?

When looking at land use and the built form for the Greater Westside, we are thinking about how a neighborhood's physical form can be healthy and flourishing in years to come. This includes analyzing existing and future housing needs, commercial spaces and corridors, preserving important cultural and historic buildings and features, and how new aspects of the built environment can support the people who live, work, and visit the area.

RELATED BIG IDEAS



HERE'S WHAT WE ARE FOCUSING ON!

Housing & Community

- Increasing affordability
- Reducing displacement
- Promoting a variety of housing types
- Interconnecting neighborhoods

Commercial & Employment

- Maintaining commercial affordability
- Reducing displacement
- Connecting neighborhoods to nearby destinations

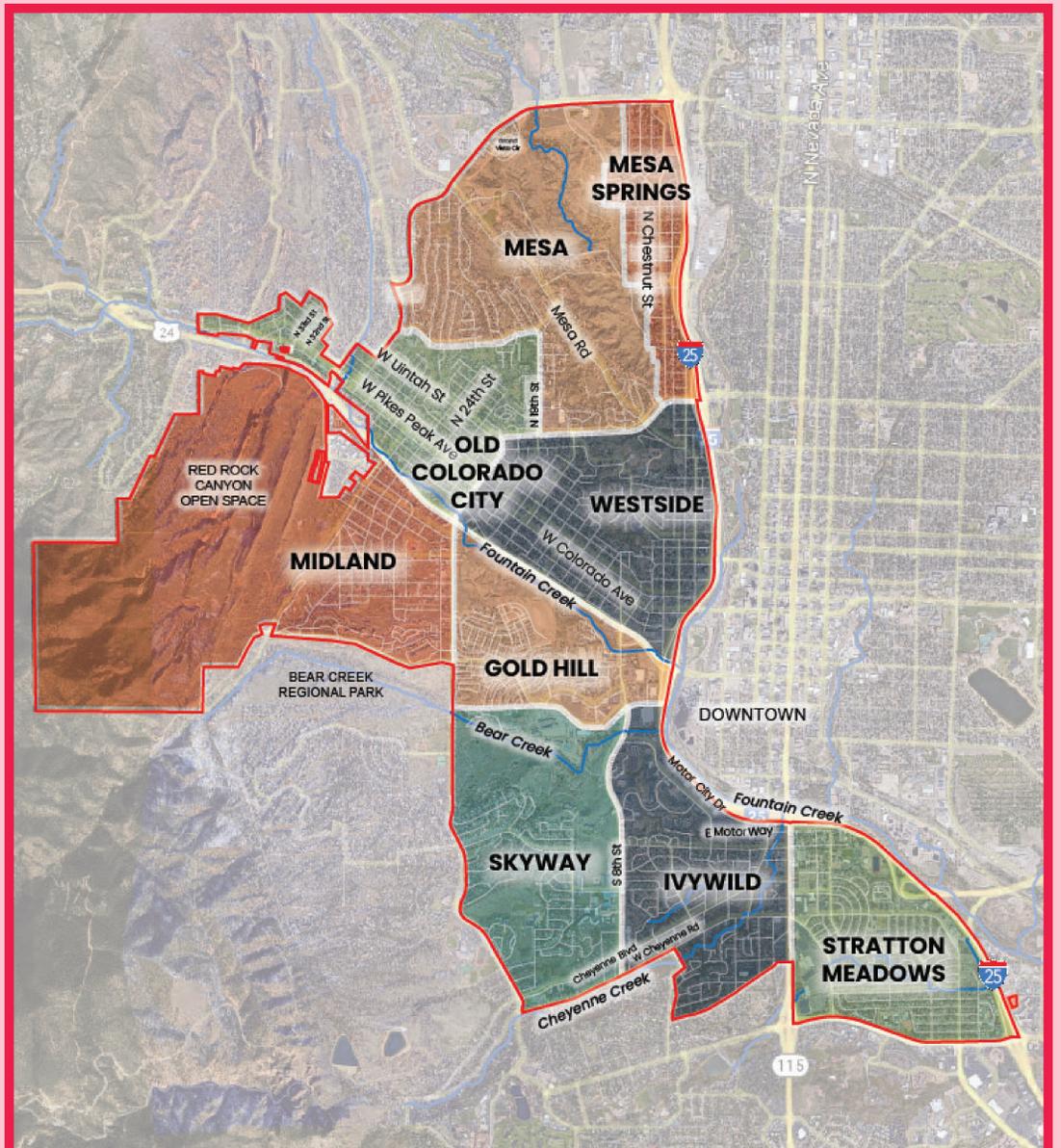
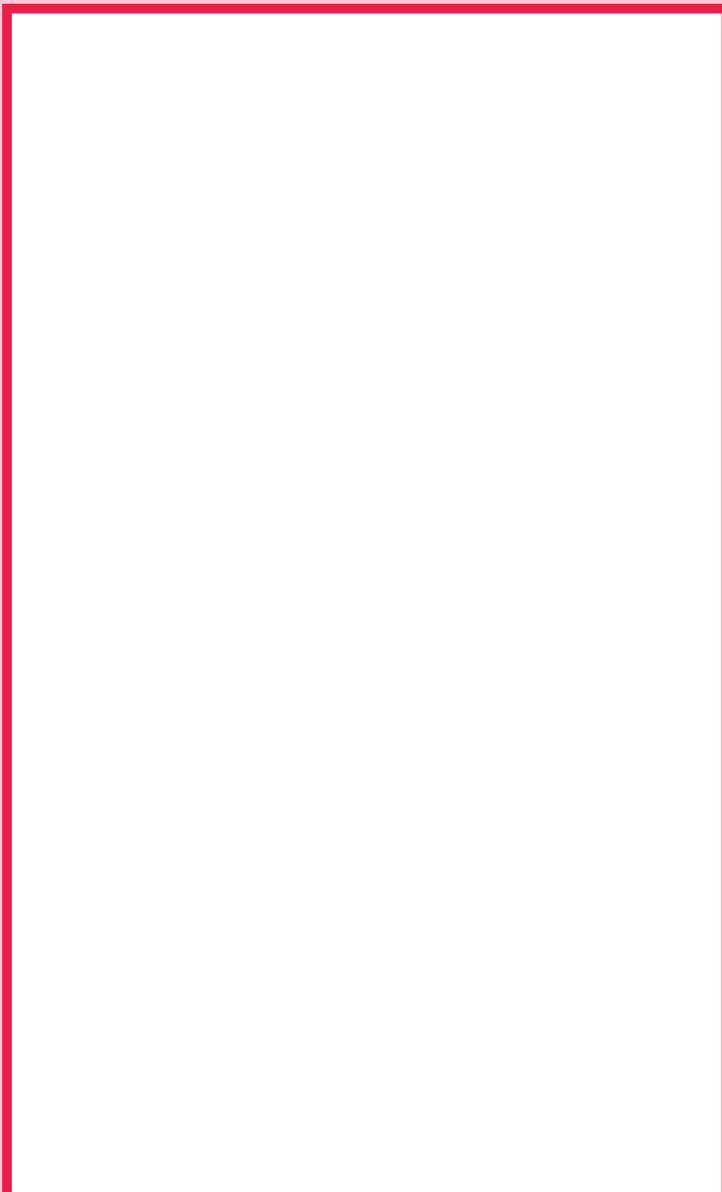
Character in the Built Form

- Context-responsive design
- Sensitive infill development
- Responsive reuse and infill
- Establish nodes & corridors

TELL US ABOUT WHERE YOU SEE OPPORTUNITIES FOR HOUSING, COMMERCIAL, OR GENERAL CHARACTER IN THE BUILT FORM!

Place a sticky note describing areas of need:

Place a sticker on areas of need!

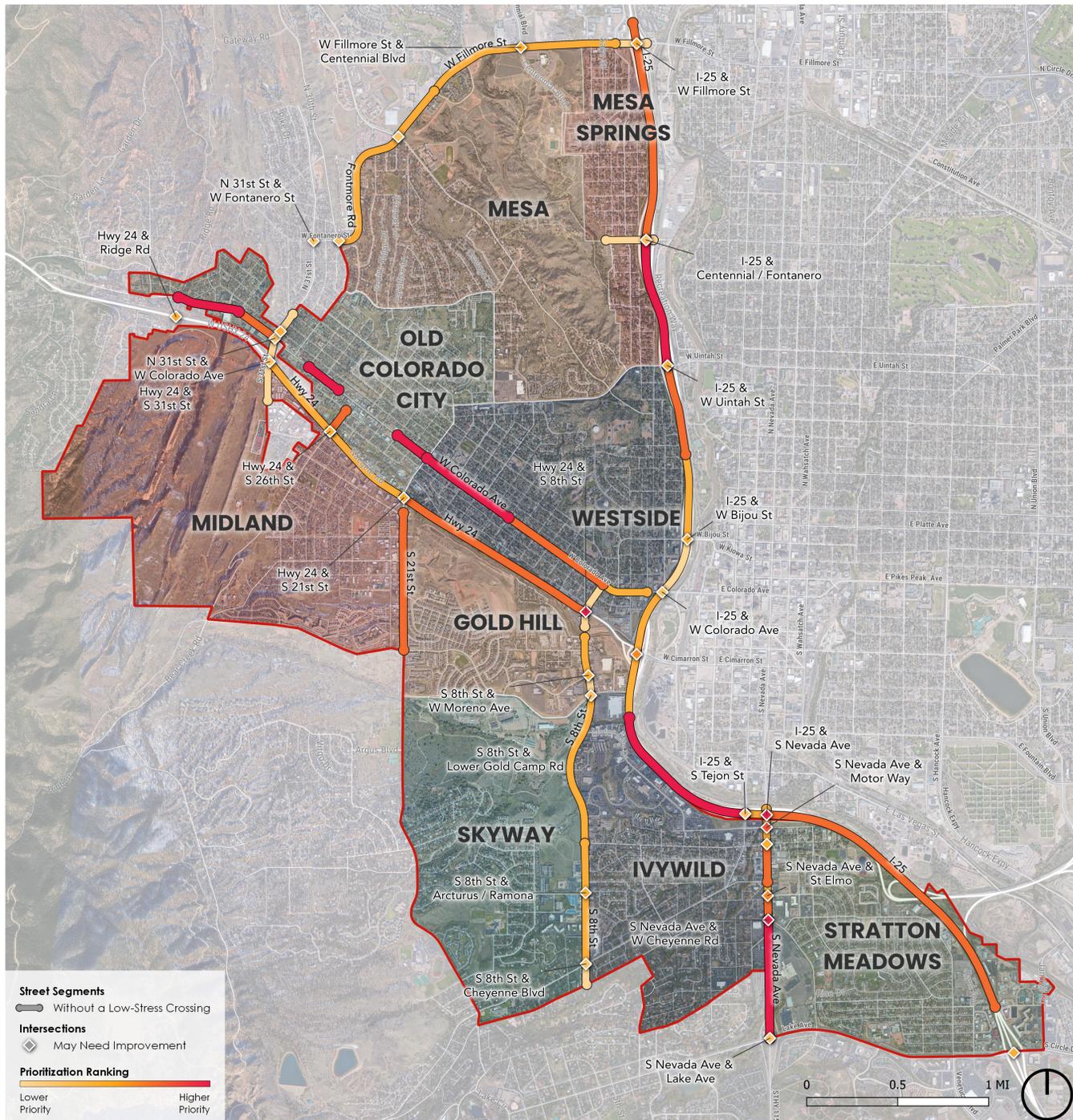


MOBILITY ANALYSIS

INFORMING MOBILITY & CONNECTIVITY

WHAT IS THIS?

Mobility and transportation priorities for the Greater Westside Community Plan include comfortable places to walk and bicycle, safe streets, and connections across infrastructural barriers. On the below map, we've **identified places where changes can have a big impact** toward these priorities. This information helped inform the following board, "Mobility & Connectivity", and was the basis for creating projects and programming that uplift or create Quality and Comfort, Overall Safety, and Physical Connections.



Streets and intersections across the area were evaluated for the following criteria to identify which locations might the highest priorities:

- 1 SAFETY & CRASH RISK**
Have there been serious crashes and injuries, especially for people walking and biking?
- 2 ROADWAY TYPE**
Is there a highway or major arterial road that is a barrier between neighborhoods?
- 3 CROSSING GAPS**
What kind of crossing exists, or how far is it to the next safe crossing opportunity?
- 4 NEIGHBORHOOD CONTEXT**
What are the land uses? Are people more likely to walk or bike, e.g., to schools, parks, shopping districts, or trails?
- 5 FUTURE OPPORTUNITIES**
Did community members identify locations during previous engagement events?

MOBILITY OPPORTUNITIES

WHERE CAN IMPROVEMENTS OCCUR TO MEET PRIORITIES?

I-25

Although I-25 is at the edge of the plan area, the interstate creates an extended barrier between the Greater Westside and Downtown areas.

SOUTH NEVADA AVENUE

Improving comfort at existing crossings and filling in crossing gaps can bridge barriers between Ivywild and Stratton Meadows.

WEST COLORADO AVENUE

The historic commercial corridor in Old Colorado City is part of ongoing transportation discussions to improve multimodal safety and access.

HIGHWAY 24

The highway bisects Midland and Gold Hill from the Westside and Old Colorado City, though steep topography also poses challenges. Improved comfort at crossings can stitch together growing neighborhoods.



MOBILITY & CONNECTIVITY

WHAT DOES THIS MEAN?

How do people, bikes, and cars get around in the Greater Westside? Taking a closer look at mobility and connectivity, we aim to improve transportation and movement options for everyone. This plan aims to maintain efficient and safe vehicle connections, while elevating the options, quality, safety, and comfort for pedestrians, bikers, and transit-goers. This also dives deeper into amending the physical barriers, like major roadways, that may divide neighborhoods.

RELATED BIG IDEAS



HERE'S WHAT WE ARE FOCUSING ON!

Quality & Comfort

- Closing sidewalk gaps
- Universal design and accessibility
- Improving service hours, frequency, and reliability of transit
- Planning for innovations

Overall Safety

- Improving bike facilities
- Traffic calming
- Traffic conflict management

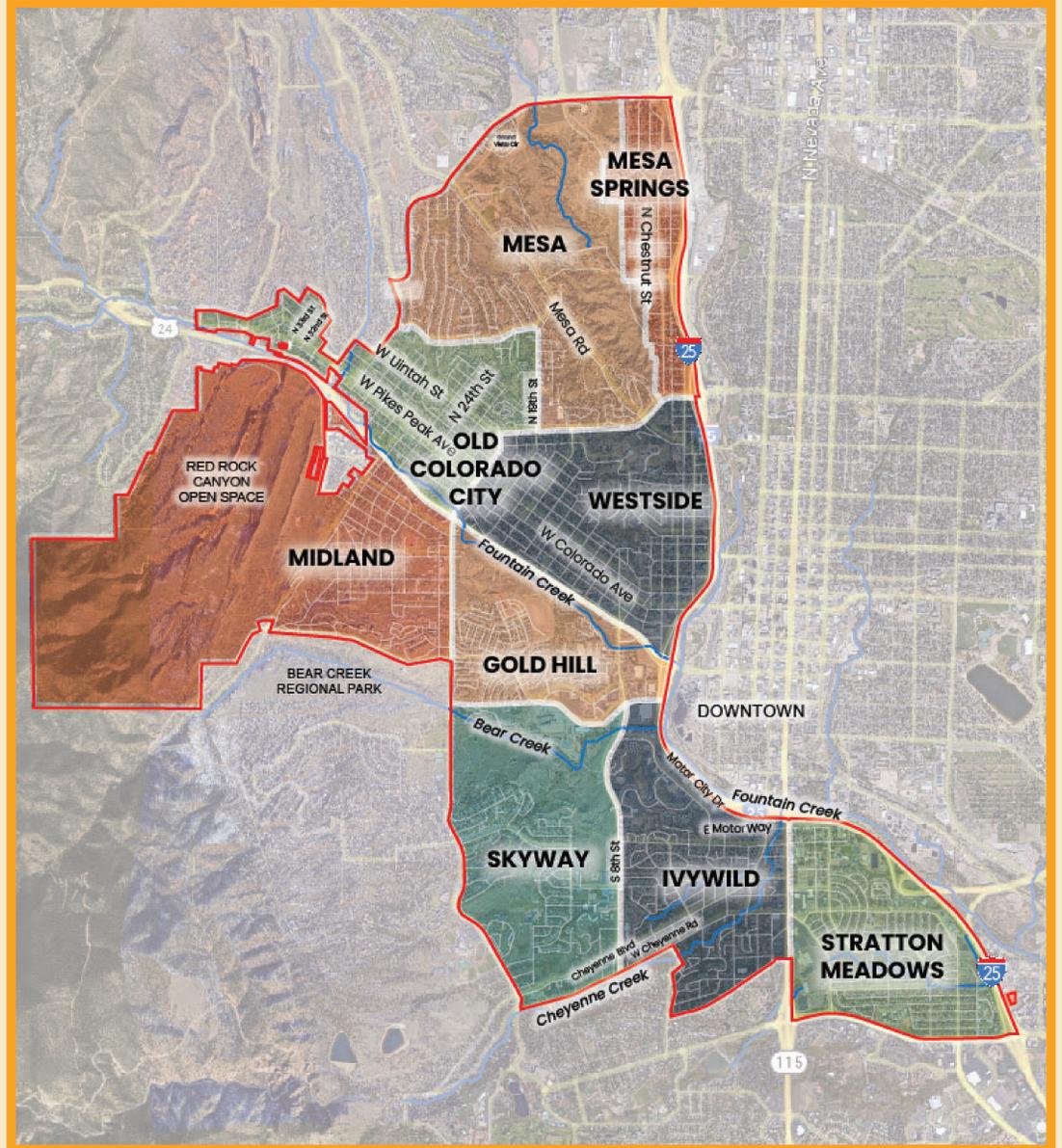
Physical Connections

- Connecting across major highways, rail corridors, roadways, and intersections
- Connecting through new development

TELL US ABOUT WHERE YOU SEE OPPORTUNITIES FOR QUALITY & COMFORT, OVERALL SAFETY, AND PHYSICAL CONNECTIONS!

Place a sticky note describing areas of need:

Place a sticker on areas of need!





PUBLIC SPACES & AMENITIES

WHAT DOES THIS MEAN?

Recommendations for public spaces and amenities concentrate around the user experience and community pride. These explore ideas for creating and enhancing spaces for community gathering and celebration, while protecting and building upon the majestic landscapes that make up and surround the Greater Westside area.

RELATED BIG IDEAS



HERE'S WHAT WE ARE FOCUSING ON!

Identity & Placemaking

- Promoting arts and culture through public art
- Neighborhood promotion and celebration
- Historic preservation and storytelling

Parks & Community Facilities

- Providing space in public parks to host community gatherings and events
- Increasing pocket parks
- Supporting recreational tourism

Sustainability & Resiliency

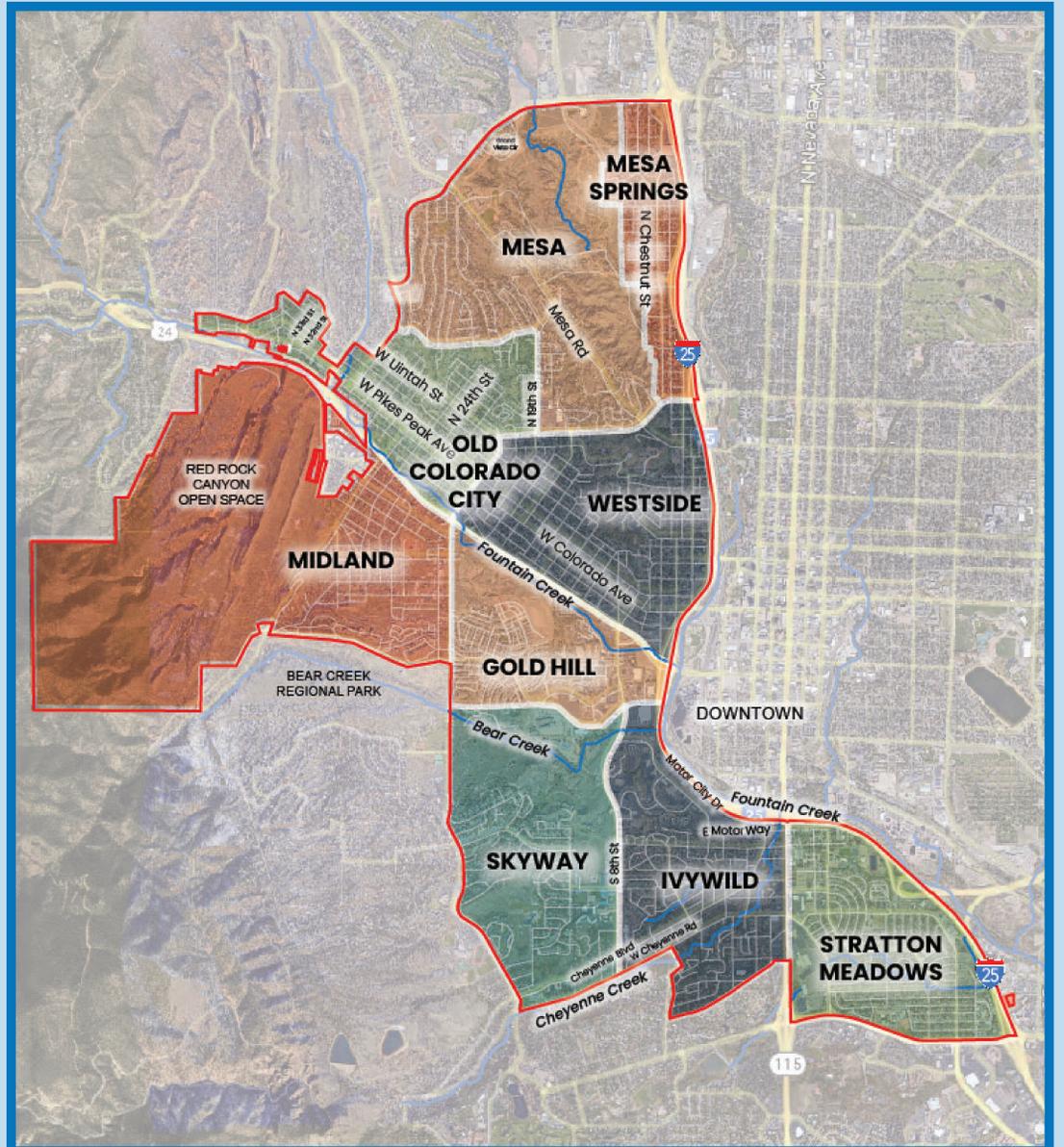
- Increasing tree canopy
- Protecting & enhancing wildlife corridors
- Stormwater management
- Wildfire management

TELL US ABOUT WHERE YOU SEE OPPORTUNITIES FOR IDENTITY & PLACEMAKING, PARKS & COMMUNITY FACILITIES, AND SUSTAINABILITY & RESILIENCY!

Place a sticky note describing areas of need:



Place a sticker on areas of need!





SUPPORT SERVICES & PROGRAMMING

WHAT DOES THIS MEAN?

Recommendations for support services and programming revolve around creating a healthy and equitable Greater Westside. These ideas are intended to help create viable and livable neighborhoods for all, while supporting current residents and business owners as well as new neighbors. Creating well-rounded and healthy neighborhoods for generations includes analyzing elements such as food access, affordable housing, health services, and more.

RELATED BIG IDEAS



HERE'S WHAT WE ARE FOCUSING ON!

Generational Stability

- Providing housing options
- Providing mechanisms to support home ownership and ownership retention
- Protecting existing neighborhoods from displacement

Local Businesses

- Reducing displacement
- Job and skill training

Health & Wellbeing

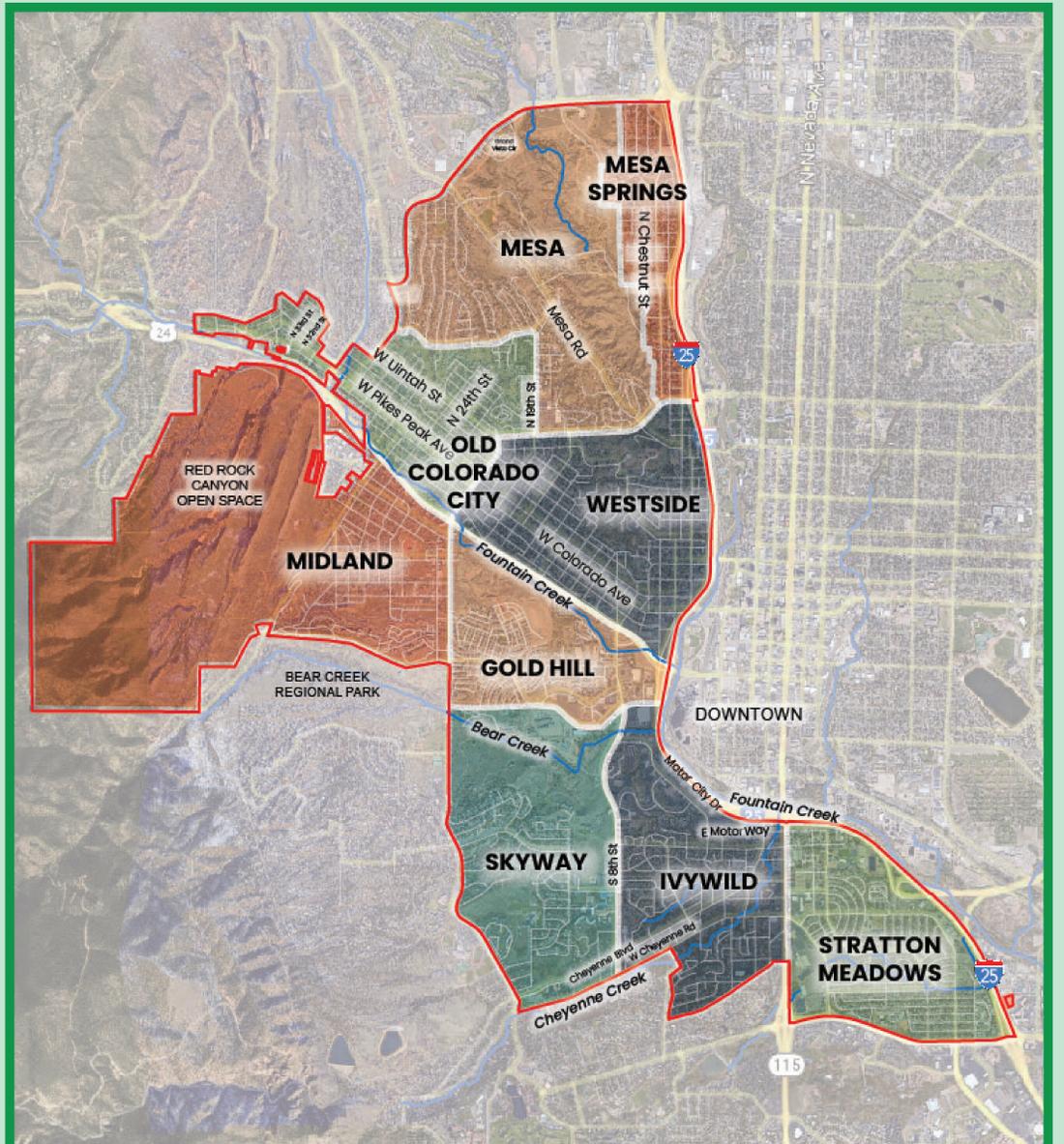
- Mental health and addiction services
- Increased access to healthy food
- Trauma informed design

TELL US ABOUT WHERE YOU SEE OPPORTUNITIES FOR GENERAL STABILITY, LOCAL BUSINESSES, AND HEALTH & WELLBEING!

Place a sticky note describing areas of need:



Place a sticker on areas of need!





WHAT DID WE MISS?

TELL US WHAT'S ON YOUR MIND

