

DOWNTOWN COLORADO SPRINGS MASTER PLAN UPDATE

FOCUS GROUPS

TOTAL PARTICIPANTS: 42

In late February and early March 2025, the Downtown Colorado Springs Master Plan Update team spoke with eight different focus groups to gain insight about the assets and challenges of Downtown. Invitees of these groups included people with extensive local expertise and insights for these topic areas in Downtown. Below is a snapshot of key takeaways heard across the groups. All of the feedback gathered will be integrated into the Master Plan Update.

Downtown Residents and Neighborhood Reps

spoke about the changes Downtown, walkability, and the need for additional amenities and mobility improvements.

Education, Libraries, and Institutions

discussed physical and programmatic integration throughout Downtown and the need for additional safety resources.

Office and Large Employers

spoke about hiring and retaining a talented workforce, the need for Class A and specialized office space, and having additional amenities to attract talent.

Arts, Events, and Culture

discussed ideas for expanding event space and offerings and the importance of supporting local artists to maintain Downtown's character.

Mobility, Transit, and Parking

discussed micro-mobility such as scooters, the Zeb's frequency and fee, and the need for additional transit amenities.

Developers and Property Owners

discussed housing market trends, the need for amenities, and creating a shared development vision for Downtown.

Small Business Owners

spoke to the challenges of high rent prices, the need for foot traffic and activation at all times of the day, and the need for additional capital support.

Housing and Homelessness

representatives spoke to common challenges unhoused folks face Downtown, the existing resources available, and the need for additional support.

KEY TAKEAWAYS

- Three higher-ed campuses and Palmer High School have the opportunity to better integrate physically and programatically into the fabric of Downtown.
- Walkability and non-vehicular mobility options across Downtown should be prioritized including expanding Legacy Loop connections to “link the loop” to resident-serving amenities and destinations.
- Proximity to outdoor recreation is a major source of pride but additional green spaces and better creek access are needed Downtown.
- There is a need for additional Class A office space as well as updated resident and employee-serving amenities.
- Small businesses, artists, and cultural hubs need additional foot traffic, activation, and density, as well as innovative assistance programs to address changing needs.
- There is a need for a unified and collective response to homelessness.