

**University Park** – features dramatic views of city lights and mountaintops, all nestled within Colorado Springs' city limits. There are miles of winding trails, expansive open space with a variety of views, landscapes, lot sizes and home prices. Located nearby are some of the area's best shopping and dining.

## East

**Cimarron** – Cimarron, located just north of Peterson AFB and east of Powers Boulevard, is a family neighborhood with a mix of newer and older homes.

**Falcon Hills** – Located in the country, Falcon Hills offers a haven from city congestion. Minutes from Colorado Springs, this 900 acre master-planned community provides residents all the conveniences of the city, but with the space, calm and security associated with country living. Stunning views, half-acre homesites and affordable prices.

**Norwood** – Just south of Woodman Road, straddling Rangewood Drive. This 2,400+ acre master-planned community consists of numerous neighborhoods, winding streets, private cul-de-sacs and 206 acres of parks and schools. Enjoy a community that features homes built by some of Colorado Springs most prestigious builders.

**Sand Creek** – Sand Creek is a master-planned community on Airport Road, west of Powers Blvd. Residents enjoy a sense of privacy with lots ranging from 6,600 square feet to half an acre.

**Springs Ranch** – Springs Ranch is a 1,200 acre master-planned community offering homes by five separate builders. One of its features is a picturesque golf course. The development is located off North Carefree and Powers Blvd. in northeast Colorado Springs.

## Central

**Colorado Springs Country Club** – This is an area of primarily custom homes adjacent to the private Colorado Springs Country Club with golf, tennis and swimming. It features rolling hills and curved streets and is near Palmer Park with its picnic areas, hiking and biking trails and horseback riding.

**Cragmor** – This neighborhood, adjacent to the University of Colorado at Colorado Springs, features homesites with scrub oak and rocky outcroppings.

**Downtown** – An older and diversified area, downtown boasts homes ranging from small bungalows to Victorian mansions. Just north of the downtown business district are some beautiful, turn-of-the-century mansions.

**Lowell Neighborhood** – is a true Traditional Neighborhood Development in Colorado Springs. The Lowell Neighborhood consists of approximately 58 acres of planned, mixed-use development in a traditional neighborhood format.

What most distinguishes traditional neighborhood developments is the importance given to public areas like greens, plazas, and parks. These are regarded as the civic focus of the neighborhood, with the center of activity usually being the Town Square.

Lowell offers lifestyle options ranging from smaller, intimate flats to expansive condominium lofts and townhomes.

Enjoy a community that encourages evening strolls, interaction among neighbors, and the convenience of a central location within walking distance of restaurants, many downtown services, and plentiful shopping and entertainment!

**Spring Creek** – is another Traditional Neighborhood Development in Colorado Springs showcasing the best of urban planning and design. Spring Creek is located approximately seven minutes south of downtown Colorado Springs near the intersection of the U.S. 24 Bypass and Union Blvd.

Spring Creek offers 205 acres of single-family housing with detached garages (some with "granny flats") and rear alley access, condominiums, townhomes, and apartments. Residents enjoy existing retail and will benefit

from a planned office/retail plaza and other mixed uses. Estimated time for total build-out of Spring Creek is six to seven years.

**St. Andrews** – Custom and semi-custom homes on 67 acres with the rocky bluffs of Palmer Park forming a scenic natural barrier on the development's eastern side. Between Austin Bluffs and Circle east of Union Blvd.

**Wasson, Patty Jewett, & Divine Redeemer** – These neighborhoods consist of several established subdivisions built 10 to 20 years ago. A public golf course is nearby along with neighborhood schools.

## West

**Cedar Heights** – A 900-acre master planned community with luxury homes on sites from one half to over 4 acres. Lots have views of Pikes Peak as well as an abundance of natural vegetation and wildlife. Located west of the Garden of the Gods Park, area has controlled access.

**Kissing Camels** – Kissing Camels is a prestigious neighborhood overlooking Garden of the Gods. There is a controlled-access entrance, a private country club, and the Garden of the Gods Club.

## Southwest

**Broadmoor** – One of the most prestigious areas in the region, the Broadmoor features many of the homes built years ago by the founders of Colorado Springs. The famous Broadmoor Resort is the focal point of the area which has larger homesites and cluster homes surrounding the golf courses.

**Broadmoor Bluffs, Broadmoor Hills, Penhurst Park & Broadmoor Oaks** – Just south of the Broadmoor area, these four communities host idyllic settings in the shadow of Cheyenne Mountain. This area features custom and semi-

custom homes with magnificent vistas of the city lights. Home construction in these communities are restricted to natural products and must follow the natural contours of the land. Open spaces are preserved along the sloping ground between homes.

**Cheyenne Meadows & Cheyenne Hills** – This area located just east of Highway 115, offers homes built from 1970s-1990s. Nearby Quail Lake Park offers fishing, non-motorized boating, picnicking and other family recreation.

**Cheyenne Mountain Ranch** – Located at the base of Cheyenne Mountain, this 3,000-acre community encompasses mesas, foothills and valleys and features more than 25 established neighborhoods. Surrounding the Country Club of Colorado and near the Broadmoor Resort, the community is noted for its beautiful landscaping and quiet residential streets; the area is governed by covenants.

**Skyway** – Skyway is an upscale community high in the foothills just north of the famous Broadmoor Resort. Surrounded on three sides by city and county parks, this area features custom-built homes with fabulous views.

**The Spires of Broadmoor** – is a 205 acre development on the upper ridges of the city's southwest side. Near the Broadmoor Hotel and NORAD, the Spire's single family homesites range in size from one quarter to one half acres. Residents have easy access to downtown, the Colorado Springs Airport and the Colorado Springs World Arena.

## South/Southeast

**Southborough** – A harmonious, ethnically diverse neighborhood, Southborough is primarily single family homes built in the 1980s. A large condominium and apartment project and two mobile home parks are part of the housing picture. The school district is Harrison #2; a large recreation center and public library serve the area.

## Traditional Neighborhood Developments

Traditional Neighborhood Developments (TNDs) offer the best use of infill parcels for revitalization of existing urban centers resulting in compact, pedestrian-friendly mixed-use neighborhoods.

Neighborhoods where streets are tree-lined, common areas landscaped, and parking lots are screened and kept to a minimum. Communities with strategic public buildings and service areas to increase resident interaction.

TNDs' most significant impact is the importance placed on public areas like greens, plazas, and parks. These are regarded as the focus of the neighborhood, with the center of activity usually the "town square", placed to be just a short walk for most residents.

Residential streets are narrower, slowing vehicle traffic and encouraging pedestrian traffic. Streets are thought of as "public places" designed to be "interesting". Sidewalks are, on average, a foot wider. Residents are not only encouraged to walk from place to place, but they are given reasons to stay when they arrive.

TNDs offer a creative development philosophy with a unique lifestyle based on increased resident social interaction, a wide range of housing options and diversity of population.