



**CITY OF
COLORADO SPRINGS**
PLANNING & COMMUNITY DEVELOPMENT

PlanCOS
LEADING THE WAY TO OUR FUTURE

ANNUAL REPORT

2021

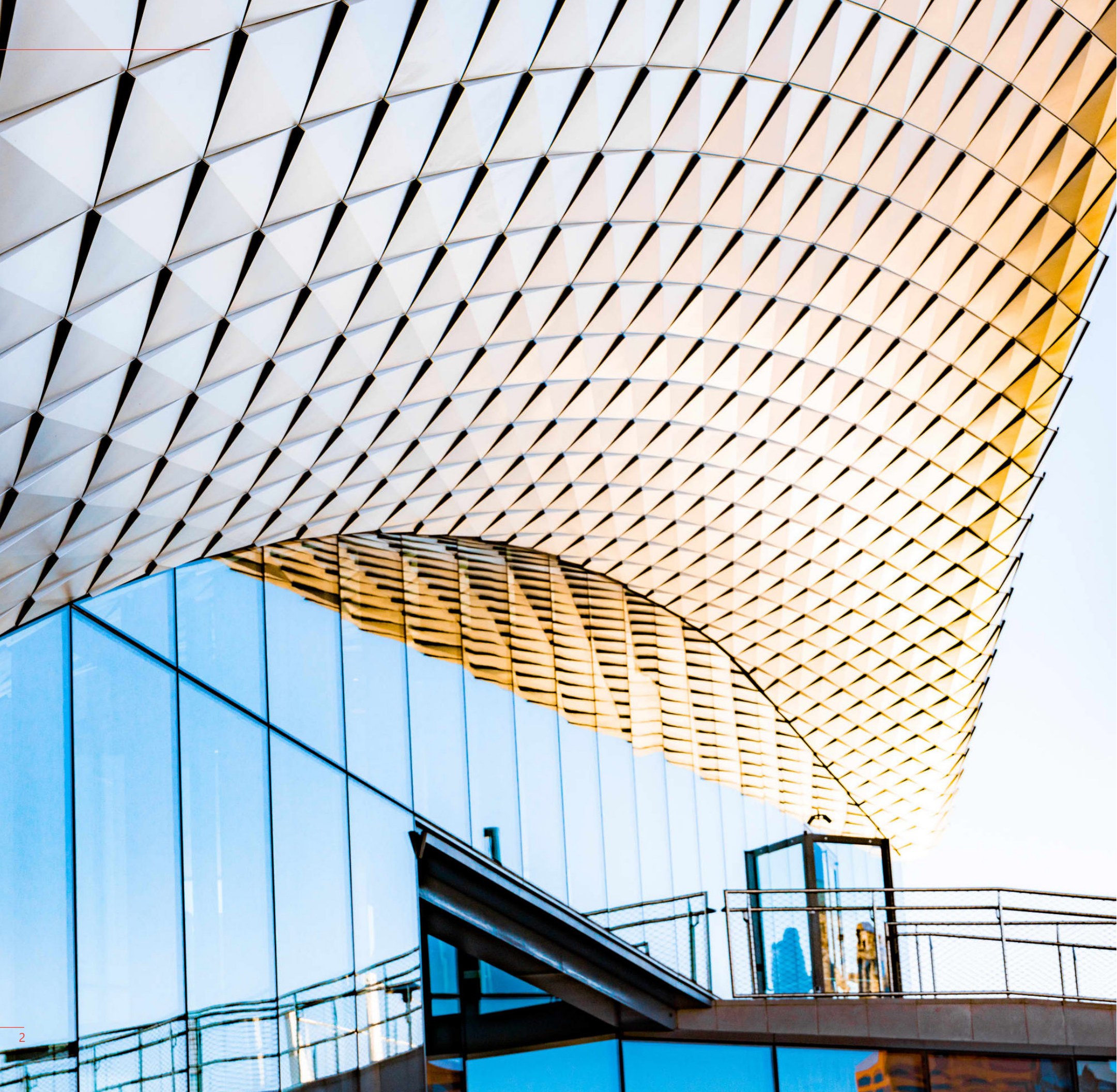


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2021 PLANCOS
ANNUAL REPORT

INTRODUCTION

“Assembled as we are, to initiate a new enterprise here in this beautiful valley and in the most delightful of all situations, it is well that on so important an occasion some simple ceremony like this should commemorate an event of so much importance. ...

So we drive the first stake home,
in sight of Pikes Peak's glorious dome,
in Colorado Springs new town,
the future city of renown.

Remarks by General Robert Alexander Cameron
on July 31, 1871, upon driving the first stake for
the new town of Colorado Springs.

2021 marked Colorado Springs' Sesquicentennial. In addition to celebration, it is an opportunity for introspection: as we look at the progress of the last century and a half – we are challenged to consider our vision for the future.

This third PlanCOS Annual Report celebrates the year's projects and initiatives that drive the city into its future. This report highlights the impacts of 2020, the bounce back experienced in 2021, and updates on ongoing initiatives and programs which seek to guide future development and policy.

PlanCOS is organized around six vision themes—Vibrant Neighborhoods, Unique Places, Thriving Economy, Strong Connections, Renowned Culture, and Majestic Landscapes. The plan identifies Keystone Indicators and strategies for achieving key priorities which support the vision themes.

coloradosprings.gov/plancos



2021 IMPACT INSPIRE AWARD
PARK UNION

In September 2021, the City of Colorado Springs and Nor'wood Development Group announced that the Park Union neighborhood in downtown Colorado Springs has been named a winner of the **2021 Urban Land Institute (ULI) IMPACT Award.**

ULI Colorado's Impact Awards are the most highly respected international program of land use awards. The Impact Awards recognize real estate projects that achieve a high standard of excellence in design, construction, economics, planning and management.

Anchored by the United States Olympic and Paralympic Museum, Park Union is an 82-acre revitalization project in downtown Colorado Springs. Improvements to the public realm were conceived by a creative team of designers and engineers, and have been realized through a dynamic public-private partnership with the State of Colorado, City of Colorado Springs, El Paso County, Colorado Springs Urban Renewal Authority, and private and non-profit partners.

"I'm extremely proud of the public-private partnership that produced this catalytic development that connects lower downtown and significantly improves our skyline, connectivity and walkability," said Mayor John Suthers. "A number of stakeholders worked in coordination and collaboration to create this award-winning project that truly improves our city."



2020 CENSUS HIGHLIGHTS

2020 Census information is now available at a local level and combined with data from other sources, we're able to infer trends pertinent to the city's long-term wellbeing. This data is different from the PlanCOS Keystone Indicators presented later on in this report. Census data focuses on demographics and behaviors of the population, while the PlanCOS Keystone Indicators are datasets that help monitor performance and progress towards achieving the Plan's vision and goals. Because the 2020 Census survey was limited, some of this data comes from the Census American Community Survey (ACS) for 2015-2019.

2020 POPULATION = 478,961



15%

MORE PEOPLE THAN IN 2010



34.7
MEDIAN AGE



34.4%
MINORITY POPULATION

*Colorado Springs is growing,
but the growth is slowing*

Colorado Springs added 62,534 people between 2010 and 2020, or 15%. The previous growth rate between the 2000 and 2010 Census was 15.4%. The city's share of the Metro Statistical Area (consisting of El Paso County and Teller County) declined 64.5% in 2010 to 63.4% in 2020.

*Colorado Springs got slightly younger
while on a trend of getting older*

The median age in 2019 was 34.7 while the median age in 2010 was 34.9 years. The 2019 median age is older than the county's at 34.2 years, but it is younger than the state's at 36.7 years and the country's at 38.1 years. The median age of Colorado Springs in 1970 was 23.5.

Colorado Springs is more diverse

The minority population in Colorado Springs rose from 29.3% in 2010 to 34.4% in 2019. 47% of those under the age of 18 identified themselves in this category. In 2019, minority populations over the age of 18 represented 31.2% of the city, which was also an increase from 25.5% in 2010.



2020 CENSUS GEOGRAPHY MATTERS

POPULATION GROWTH



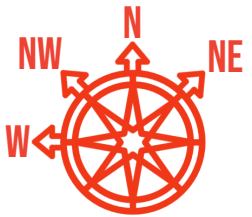
Since 2010, the city's population growth has mainly been concentrated in the north and east. There is a trend of residents moving to the city's periphery from the core. Communities on the periphery of Colorado Springs along with downtown experienced the most population growth in 2020.

OLDEST POPULATION



The western quadrant of the city is older than the rest of the city with the median age being 40 or older. Colorado Springs' largest age cohort was the 20 to 29 year-old group, representing 16.6% of the total population.

HIGHER HOUSEHOLD INCOME & HOMEOWNERSHIP



Median household income is generally higher on the city's western, northern, and eastern edges. This pattern is also seen with those over the age of 25 who have obtained a Bachelor's degree or higher. Ownership of housing units generally follows the same geography as median household income, with tracts having higher income levels also having higher rates of ownership.

LOWER HOUSEHOLD INCOME & HIGH RENTAL RATE



Household income levels are lower and poverty rates are higher in the central, southern, and southeastern sections of the city. There is a similar distribution for those over 25 who have not graduated high school. Rates of individuals who rent follows the same geography as lower median household income.

A full 2020 Census report is available at: coloradosprings.gov/plancos

No. 1 “Most Desirable Places to Live” - U.S. News & World Report

PLANCOS VISION:
VIBRANT NEIGHBORHOODS

An essential premise of PlanCOS is every person and place is part of a neighborhood. The strength of a neighborhood's identity, values, and positive attributes extend beyond traditional residential areas benefiting the overall character of the city.

COMMUNITY SUPPORT PROJECTS

Family Success Center: Pikes Peak United Way, in partnership with Harrison School District 2, announced the location of the Family Success Center at what is now Pikes Peak Elementary School in southeast Colorado Springs. The City of Colorado Springs granted the effort \$1.5 million from its \$76 million American Rescue Plan Act allocation.

Hillside Hub: In summer of 2021, Food to Power (formerly Colorado Springs Food Rescue) broke ground on a 3,400 square foot neighborhood food center in the Hillside neighborhood. The campus will be used for urban farming, compost production, educational workshops, and grocery distribution.

Springs Rescue Mission: On April 29, 2021 Springs Rescue Mission opened a 3,000-square-foot Welcome Center marking the completion of a six-year, \$18 million, Community of Hope campaign to create a homeless resource campus in downtown Colorado Springs.



2021 VIBRANT NEIGHBORHOODS INDICATORS

NET DENSITY OF NEW RESIDENTIAL DEVELOPMENT



SINGLE-FAMILY OWNERSHIP AFFORDABILITY INDEX



APARTMENT RENTAL AFFORDABILITY INDEX

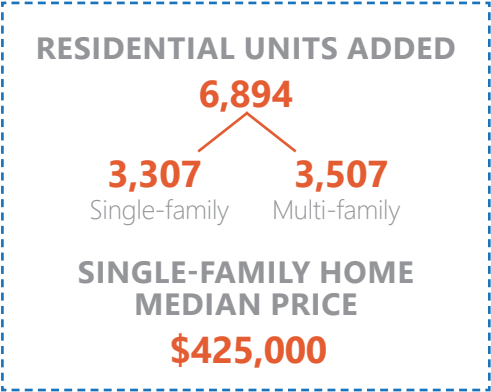


Photo right:
Cottonwood Creek
park looking northwest
during autumn 2021

Photos below. From left
to right:

A rendering of the
Apartments at
Greenways

A rendering of the Vue
Des Monts apartments

A rendering of Outlook
Briargate

Photos left page:
Renderings of the
Hillside Hub



NEW MULTI-FAMILY HOUSING

The Apartments at Greenways



Situated on the southeast corner of Tutt Boulevard and South Carefree Circle, the four-story Apartments at Greenways development will contain 330 units ranging from studios to three bedrooms.

Vue Des Monts



72-units make up the Vue Des Monts apartments on the north corner of Moreno Ave and Lower Gold Camp Rd. This infill project exhibits architecture designed by Colorado Springs based architects, Echo Architecture.

Outlook Briargate



In 2021, the redevelopment of Sears at the Chapel Hills Mall was approved and the building was demolished. Outlook Briargate is a 300-unit apartment development anticipated to be open mid-2022.



Photo left:
People enjoy the new Red Leg Brewing Company patio in late summer 2021

Photos below. From left to right:

"New Horizons" by Anthony Garcia Sr

"Veil" by Marissa "Revery" Napoletano

"Low Rider" by Mel CK

Photos right page. From left to right, top to bottom:

A rendering of Downtown Flying Horse

Colbrunn Court lighting ceremony

A rendering of the 301 South Union development

Vermijo Ave during the COS 150 Downtown Celebration

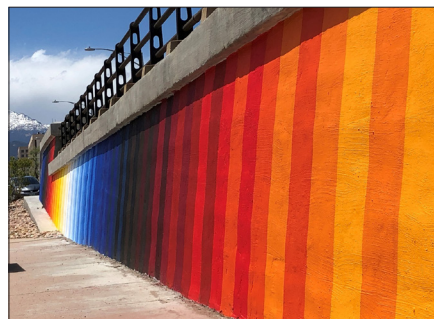
"Harvest Goddess" by Molly McClure

"KHUAD" by Muji Rieger

"La Lengua" by Mel CK

NEW DOWNTOWN MURALS

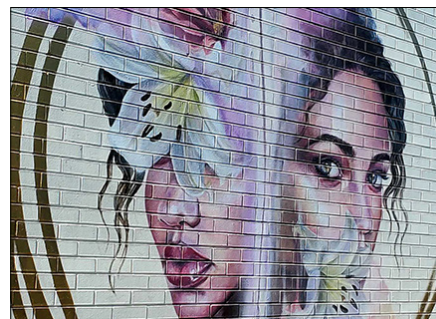
New Horizons



Artist: Anthony Garcia Sr.

Located on Pikes Peak Ave at the Shooks Run overpass retaining wall. "New Horizons" is described as a visual representation of different cultures blending together to form community.

Veil



Artist: Marissa "Revery" Napoletano

Located on an exterior wall of 103 Wahsatch Ave. "Veil" explores the intersection between realism and fantasy. Revery believes art ignites closeness and conversation amongst people.

Low Rider



Artist: Mel CK

Located on the south exterior wall of 128 N. Nevada Ave. Colorado Springs Artist Mel CK describes "Low Rider" as a reflection of her culture and Chicano culture.

PLANCOS VISION: UNIQUE PLACES

Colorado Springs has many interesting places to shop, eat, work, recreate, meet up with friends, and otherwise experience our great city.

FUTURE UNIQUE PLACES

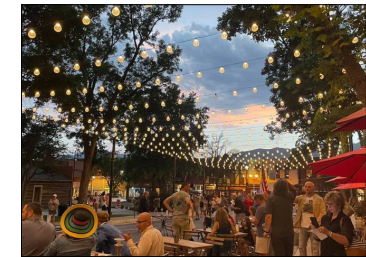


Downtown Flying Horse is rethinking the downtown experience in northern Colorado Springs. A true mixed use development, the 65-acre site integrates retail and dining with office, residential, and open space.



Just east of Prospect Lake at Memorial Park will be the new 301 South Union development containing a mixture of apartments and townhomes, retail, restaurants, and a parking structure.

COMPLETED FESTIVAL STREETS



The Old Colorado City Partnership (OCCP) completed its signature festival street, Colbrunn Court, in the summer of 2021. Adjacent to Bancroft Park, Colbrunn Court will be used for additional event space.



Construction on a segment of downtown's second signature street, Vermijo Ave, was completed in 2021. The festival street hosted events, most notably the COS 150 Downtown Celebration.

KNOB HILL URBAN ARTS DISTRICT

Harvest Goddess



Artist: Molly McClure

KHUAD

Artist: Muji Rieger

Knob Hill Urban Arts District (KHUAD) is a grassroots initiative and nonprofit founded and run by local artists with a goal to make an art haven for everyone. KHUAD has painted 55 murals along Platte Avenue between Union and Circle Drives since the initiative kicked off in 2017. The murals are a wide variety of styles, ranging from purely abstract to realistic portraits. KHUAD is funded by donations and by the artists themselves.

La Lengua



Artist: Mel CK

No. 2 *Cities Where Tech Strength Defies the Pandemic* - LinkedIn

PLANCOS VISION: THRIVING ECONOMY

Our vision for physical development will not be fully realized unless we have a strong local economy. A thriving economy is needed in order to accomplish our ambitious goals, and to maintain our competitive edge.

NEW EMPLOYMENT CENTERS



Groundbreaking for Centura Health's new St. Clare Hospital occurred in 2021. The 140,000-square-foot hospital will be situated in northern Colorado Springs at the intersection of Interquest Parkway and I-25.



In April 2021, Swire Coca-Cola broke ground on a new facility in southeastern Colorado Springs. The \$21.7 million green facility will feature a 900kW solar roof, natural lighting, and high efficiency heating.

ADAPTIVE REUSE IN SOUTHEAST COS



The former Sam's Club on South Academy Blvd and Airport Rd was converted to an Amazon delivery station. "Project Academy" is one of a handful of Amazon related uses associated with the company's logistics.



The Matthews-Vu Southeast medical clinic is relocating into the retired AMC movie theater on Pulsar Dr. In 2021, the site was used for COVID-19 vaccination and testing, but will soon host a medical campus.

Photo right:

Construction in downtown Colorado Springs

Photos below. From left to right:

Atrium at Austin Bluffs

A rendering of the Lofts at 1609

A rendering of Villages at Solid Rock

Photos left page. From left to right, top to bottom:

A rendering of the new St. Clare Hospital

The former Sam's Club building on South Academy Blvd

The newly constructed Swire Coca-Cola facility

The former AMC movie theater and future Matthews-Vu medical clinic



2021 THRIVING ECONOMY INDICATORS

MEDIAN HOUSEHOLD INCOME

\$82,380

(HUD estimates for a family of four)

MEDIAN WAGE PER HOUR

\$20.11

(Bureau of Labor Statistics)

GOAL



CITY PORTION OF TOTAL RESIDENTIAL UNITS ADDED IN EL PASO COUNTY

75%

GOAL

ANNUAL UNEMPLOYMENT RATE

5.8%

Pre-pandemic average: 2.5%-3.0%

GOAL

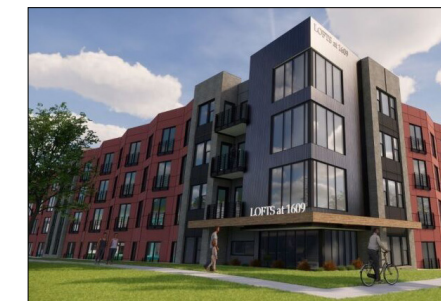
A goal of PlanCOS is to leverage the city's livability as a workforce and economic driver. A key component to remaining competitive is ensuring housing is affordable and attainable to our workforce.

Atrium at Austin Bluffs



Located on Templeton Gap Rd, Atrium at Austin Bluffs opened in 2021. The 54 apartments are leased to those who are 62 years old and earn less than 60% of the area's median income.

Panorama Heights



Panorama Heights, located east of Academy Blvd and Verde Dr, will contain 133, one to three bedroom units for households earning 30%, 50%, and 70% of the area's median income.

Village at Solid Rock



This 77-unit development, located in southeast Colorado Springs, is a partnership between the Solid Rock Community Development Corporation and Commonwealth Development.

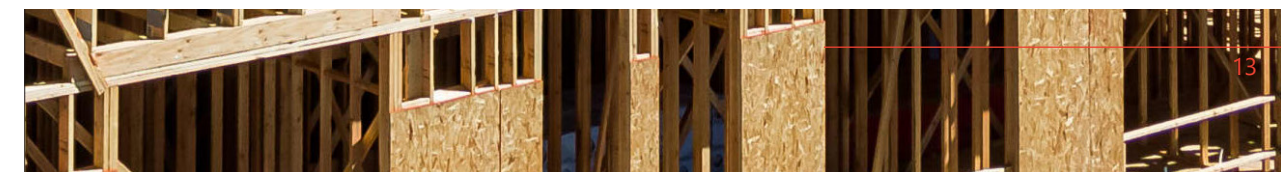




Photo left:
Interquest Parkway
looking west with the
new St. Clare hospital
campus under con-
struction to the south

Photos below. From
left to right:

Finished bike lane
adjacent to Steele
Elementary School

Aerial image of the
Rock Island Trail cross-
ing at Paseo Road

Finished bike lane on
Patrician Way adjacent
to the Garry Berry
Stadium

Photos right page.
From left to right, top
to bottom:

An aerial view of
the Centennial Blvd
reconstruction

Photo of the existing
Circle Drive bridges

Opening event for the
Voyager Pkwy/I-25
interchange

Academy Blvd looking
north prior to
reconstruction

PLANCOS VISION: STRONG CONNECTIONS

Our citizens desire a full range of options for where, when, and how we choose to travel.

KEY ROADWAY EXTENSIONS

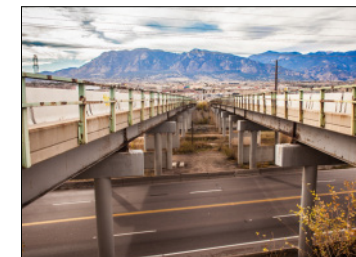


Construction to extend Centennial Blvd to the I-25/Fontanero St interchange began in 2021 improving connectivity on the west side of Colorado Springs. Construction is anticipated to be complete in late 2022.

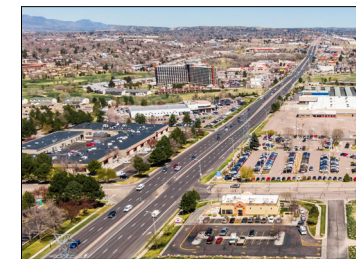


The first phase of connecting Powers Blvd to I-25 was completed in 2021. The Voyager Pkwy interchange is now open for use. The second phase will connect Powers Blvd from this new interchange to Highway 83.

RECONSTRUCTION PROJECTS



The final design of the new Circle Drive bridges was completed in 2021. Phase I construction is to start spring 2022 with Phase II beginning in 2023. The Circle Drive Bridges were originally built in 1963.



Final designs for a portion of the South Academy Boulevard reconstruction were completed in 2021. Construction for this portion between Bijou Street and Airport Road is scheduled to begin in early 2022.

BICYCLE NETWORK IMPROVEMENTS

Weber Street



In 2021, and in union with a planned repaving, Weber St was converted from four travel lanes to two with bike lanes from Uintah Street to Jackson Street creating a continuous bike connection to Downtown Colorado Springs.

Rock Island Trail



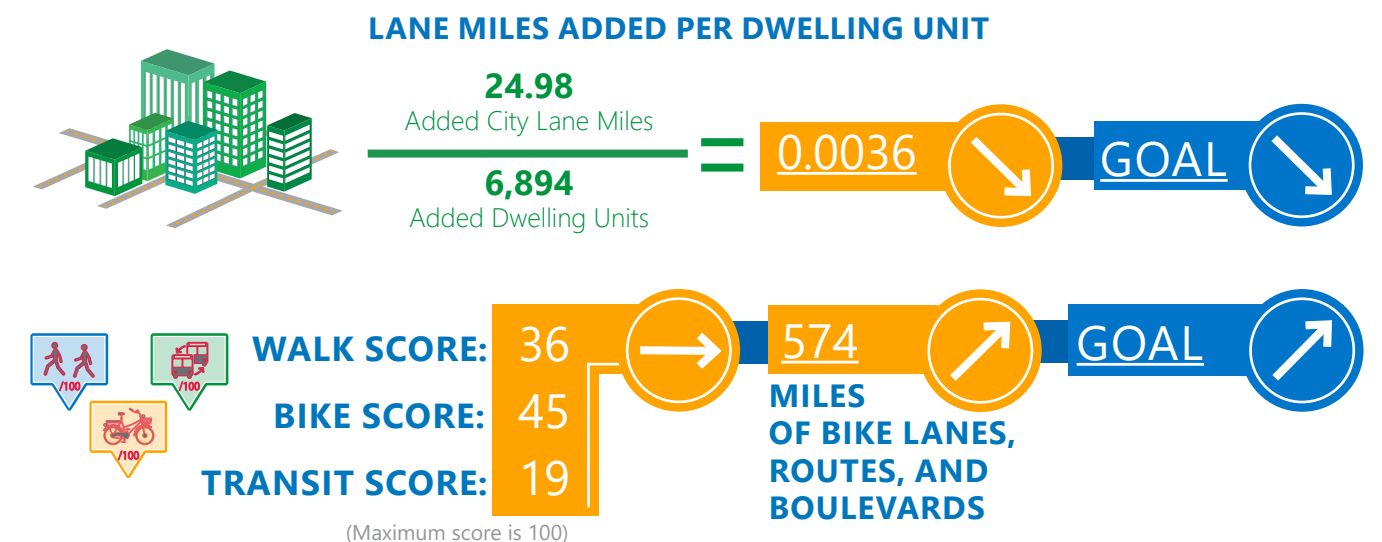
In conjunction with bridge maintenance work, safety improvements to the Rock Island Trail were made at the Paseo Rd intersection. These improvements included a pedestrian refuge island and a narrower crossing distance.

Garry Berry Stadium



In tandem with renovations to Garry Berry Stadium, District 11 and the City of Colorado Springs partnered to improve access to the stadium by adding 18 handicap accessible parking spaces and bike lanes.

2021 STRONG CONNECTIONS INDICATORS



PLANCOS VISION: RENOWNED CULTURE

For our arts and culture to continue to flourish, we need places that support their incubation, growth, and celebration. The intrinsic value of arts and culture is indisputable, and its economic value is becoming more understood and recognizable.

COS SESQUICENTENNIAL

In 1893, poet and author Katharine Lee Bates made her way to the top of Pikes Peak where she stood in awe of the scenic grandeur of the surrounding mountains and plains. This view from the summit inspired her to write the poem "America the Beautiful."

Now the 39th largest and one of the most desirable cities to live in the United States, Colorado Springs arose from a humble but meaningful beginning in 1871.

Through July 2021, a number of events were held commemorating the city's 150th year. Each event celebrated the city's history, remarkable present, and exciting future.



Photo right:

Demonstration by an Indigenous American

Photos below. From left to right:

Historic 1896 hose cart utilized by the Colorado Springs Fire Department

Ice skating demonstration at the COS 150 downtown celebration

Rock Ledge Ranch Blacksmith, Andy Morris demonstrates during the COS 150 downtown celebration

Photos left page. From left to right, top to bottom:

On December 31, 2020, the AdAmAn Club lit 150 fireworks from Pikes Peak to celebrate the 150 year anniversary

Gathering at the steps of the Pioneers Museum during the COS 150 downtown celebration

Local leaders plant a tree in downtown for the Tree Planting Challenge

Reenactment of gold rush pioneers known as the "Fifty-Niners"



SESQUICENTENNIAL EVENTS #PARTYLIKEITS1871

COS@150 Exhibit



Kicking off a year of events, the Colorado Springs Pioneers Museum opened an exhibit highlighting 150 objects and 150 stories to explore the past 150 years.

Tree Planting Challenge



General William Jackson Palmer planted thousands of trees turning the arid plain into the tree-lined city we enjoy. The Tree Planting Challenge resulted in 20,000 new trees throughout the city.

Beards, Bonnets & Brews



The Rock Ledge Ranch historic site hosted the Beards, Bonnets & Brews event on June 2, 2021. The festival hosted local breweries, food trucks, craft stalls, and living history actors.

COS 150 Downtown Celebration



On July 31, 2021, exactly 150 years after the first stake creating the city of Colorado Springs, a celebration was held in the heart of the city. Kicking off festivities was a "Parade Through Time." 60 floats were featured representing key moments in Colorado Springs history. Following the parade, a festival was held on the city's new signature street, Vermijo Avenue. Five areas paid homage to the past, celebrated the present, and inspired the future. There were interactive booths, sport demonstrations, kids play area, live entertainment, food and drink, and the Tokyo Olympic Games was telecast live.





Photo left:

Garden of the Gods Park during autumn 2021

Photos below. From left to right:

The new Daniels Pass Trail

Panorama Park's climbing boulder installation

The Jaspersen Beach House during renovations

Photos right page. From left to right, top to bottom:

View of Colorado Springs from Fishers Canyon

View from the interior of the Pikes Peak Summit Visitor Center

A tour of the Stratton Park property

The cog railway taking passengers to the Pikes Peak summit for the grand opening celebration

PARK & TRAIL UPDATES & IMPROVEMENTS

North Cheyenne Canon Park



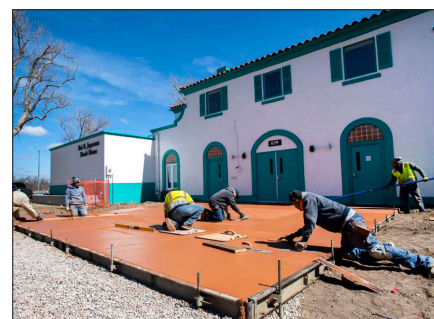
One of Colorado Springs' most beloved outdoor hubs added a new trail network for all trail users. In total, about 6½ miles of trail were built in North Cheyenne Canon, including a new Daniels Pass Trail.

Panorama Park



Renovations at Panorama Park broke ground in May 2021, and significant progress was made during the year. In February 2021, the City of Colorado Springs was also awarded a \$40,000 grant to support public art in the park.

Prospect Lake



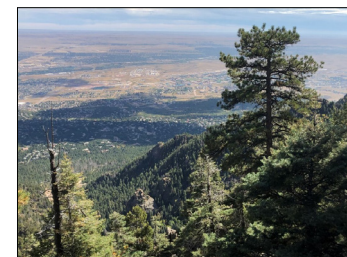
The historic and newly renovated beach house at Memorial Park reopened Summer of 2021. The nearly 80-year-old Eni R. Jaspersen Beach House at Prospect Lake has been closed for renovation since 2019.

No. 3 *Least Stressed-Out City* - RetailMeNot

PLANCOS VISION: MAJESTIC LANDSCAPES

Our citizens place a high priority on the natural environment. Both the sustainability and enjoyment of our natural environment depend on healthy green infrastructure.

OPEN SPACE & PARKLAND ACQUISITIONS



343 acres of open space adjacent to Cheyenne Mountain State Park, known as Fishers Canyon, was acquired in partnership with The Conservation Fund, a recognized non-profit conservation partner.



With help from the Golden Lotus Foundation, the City acquired 8.5 acres for a new public park near Stratton Open Space. This park will be home to the Asian Heritage Center with a botanical garden and tea house.

PIKES PEAK SUMMIT VISITOR CENTER



The new Pikes Peak Summit Visitor Center celebrated its grand opening with a ribbon cutting ceremony on June 30, 2021. At 14,115 feet above sea level, it is the highest altitude visitor center in the world. The celebration also recognized the reopening of The Broadmoor Manitou & Pikes Peak Cog Railway, which has taken visitors to the summit of Pikes Peak since 1891. The Cog, America's highest railway, reopened in May 2021 after a three-year rebuild.



2021 MAJESTIC LANDSCAPES INDICATORS

POPULATION WITHIN
1/2 MILE OF A PARK

77%



PER PERSON SPENT ON
PARK OPERATIONS

\$79.53



GOALS



URBAN TRAILS:
(MILES)

158

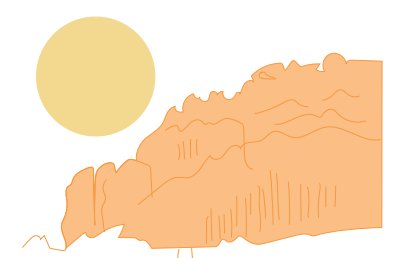


PARK TRAILS:
(MILES)

148



GOAL



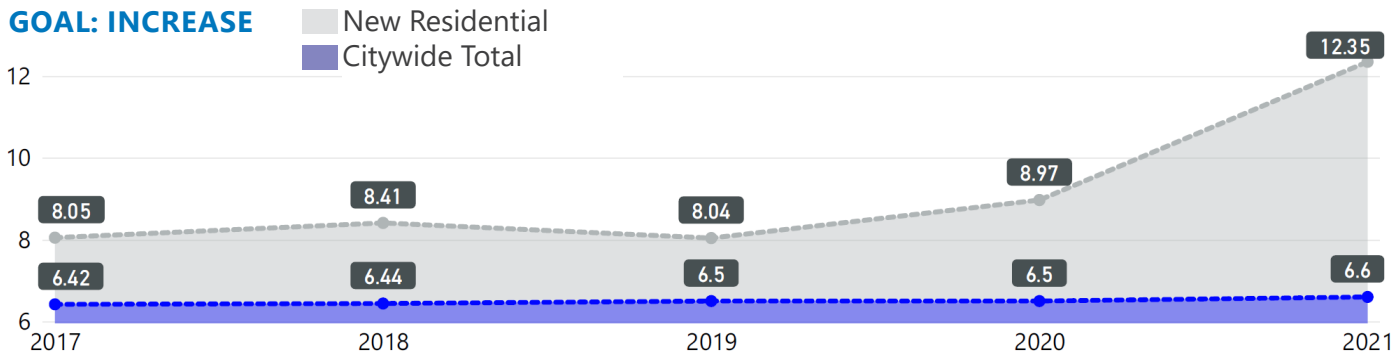
KEYSTONE
INDICATORS

Keystone indicators measure citywide progress toward achieving the PlanCOS vision. PlanCOS uses these indicators to help clarify existing and desired conditions by measuring key elements and trends. A detailed description of the source, methodologies, and other key information are included in Appendix F of PlanCOS which can be found online at: coloradosprings.gov/plancos

VIBRANT NEIGHBORHOODS INDICATORS

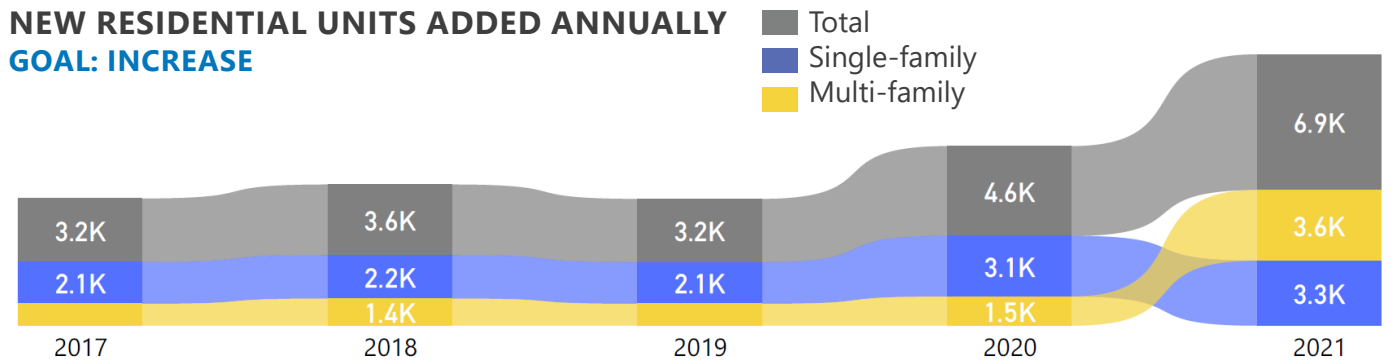
NET DENSITY OF RESIDENTIAL DEVELOPMENT (DWELLING UNITS PER ACRE)

GOAL: INCREASE



NEW RESIDENTIAL UNITS ADDED ANNUALLY

GOAL: INCREASE



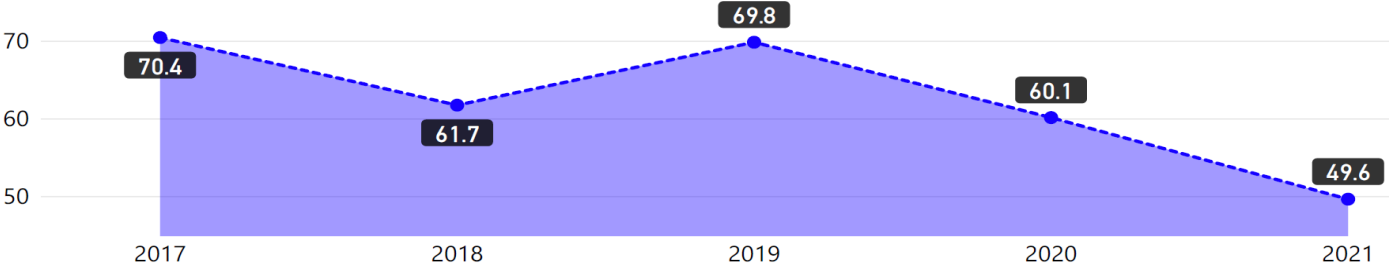
The first graph compares the density of all new residential development by year, against the density of all (existing and new) residential development in the city. The graph below is a breakdown of the new residential units added by type. Because the density of new residential development tends to be higher than existing areas, the citywide residential density has slowly been increasing.

This measure gets to the heart of PlanCOS' vision for density by answering whether new developments are contributing positively. The data illustrates a substantial increase in net density for 2021 which increases the city's overall density by 0.1 dwelling unit per acre.

For the first time since the 1980's, multi-family units added surpassed single-family units added. Future years' data will show if this is an emerging trend, but it does currently illustrate a market appetite for significantly more multi-family units in urbanizing areas.

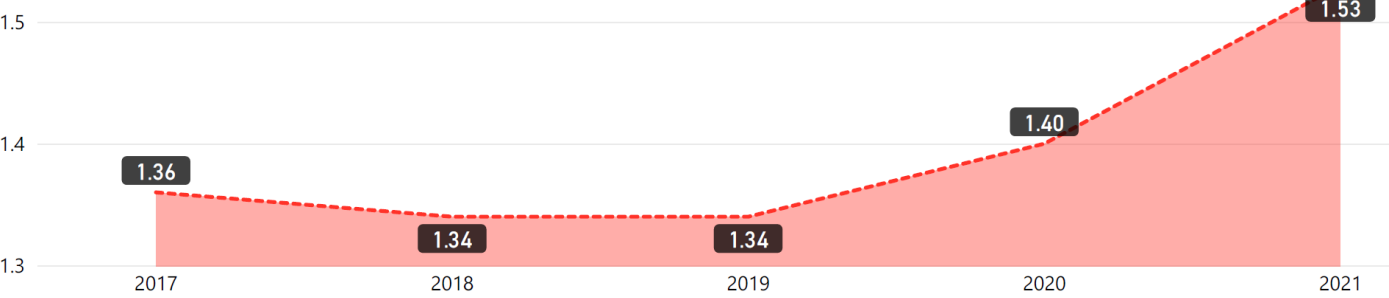
SINGLE-FAMILY HOME OWNERSHIP AFFORDABILITY INDEX (HOI)

GOAL: INCREASE



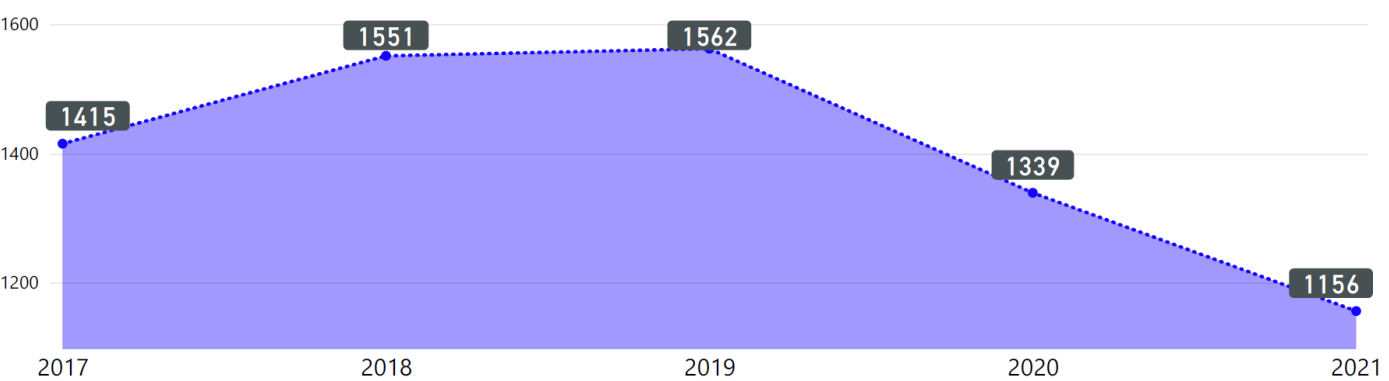
APARTMENT RENTAL AFFORDABILITY INDEX

GOAL: DECREASE



POINT IN TIME COUNT OF HOMELESS POPULATION

GOAL: DECREASE



Improving housing affordability over time is identified as one of the priorities in PlanCOS. PlanCOS notes that although annual changes will be important, the longer term trends will be most important. The bottom line is these indices capture what the community is already aware of--that decreasing affordability is a major trend.

The 2021 HOI represents a continued decrease in single-family home ownership affordability. The HOI measures the share of homes sold that are considered affordable to those earning the area's median income. The goal is to increase the portion of homes sold that are affordable to that population.

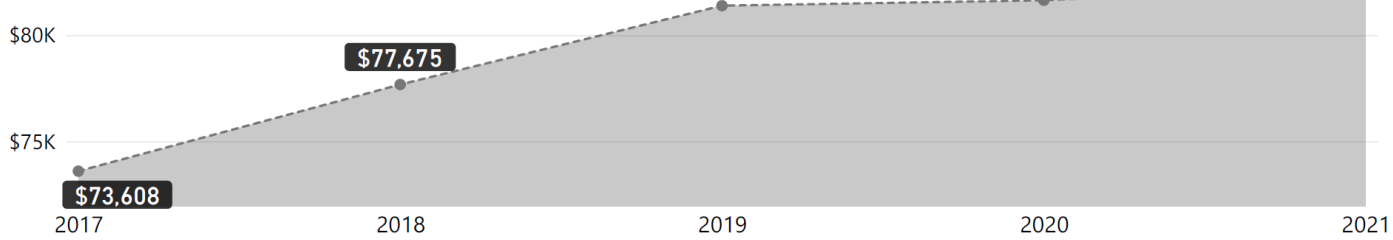
The 2021 Apartment Rental Affordability Index illustrates a continued decrease in affordability as well. A 1.0 ratio is ideal because the index compares the income of a three person household making 50% the area's median income (AMI) with average rental rates for a two bedroom apartment. A ratio greater than 1.0 indicates rental rates exceed the income of a three person household making 50% the AMI. The source of this indicator's data was updated in 2021 as well using CoStar data.

Due to the rise in the COVID-19 Omicron variant, the 2021 Point In Time Count for the homeless population only included sheltered persons, whereas in previous years, it also included unsheltered persons. However, this dataset continues to illustrate a positive trend in decreasing the homeless population.

THRIVING ECONOMY INDICATORS

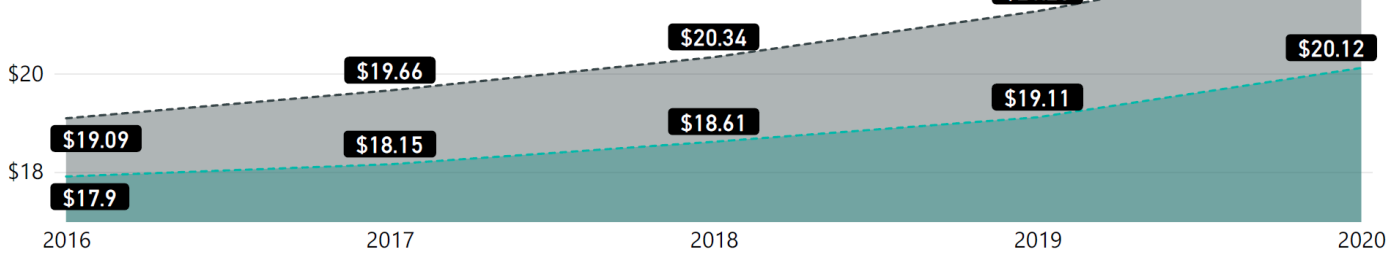
MEDIAN HOUSEHOLD INCOME (DOLLARS)

GOAL: INCREASE



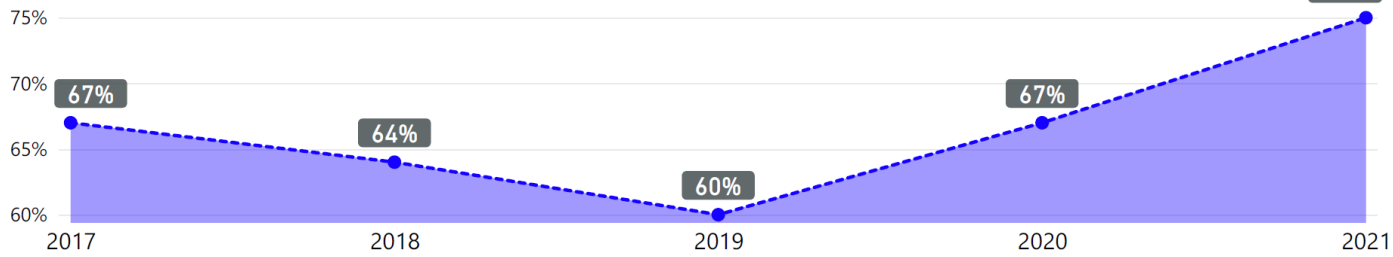
MEDIAN HOURLY WAGE (DOLLARS)

GOAL: INCREASE



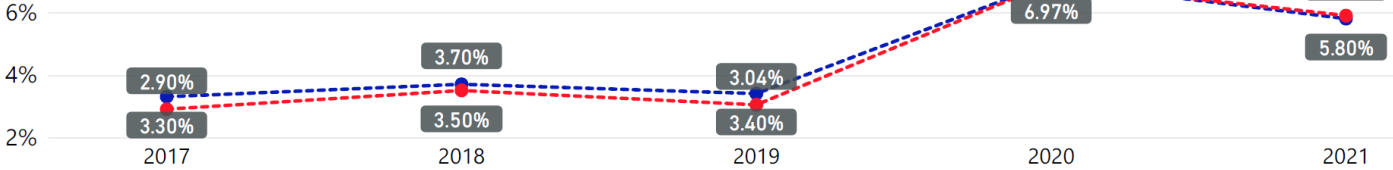
CITY PROPORTION OF RESIDENTIAL UNITS ADDED WITHIN EL PASO COUNTY

GOAL: INCREASE



UNEMPLOYMENT RATES (PERCENT)

GOAL: DECREASE



The Median Household Income increased in 2021 and the Median Hourly Wage increased in 2020 (data not published until mid year). This appears to be an emerging trend, but is slow going. It is not entirely clear if inflation will translate to an increase in real wages as costs of goods and services increase.

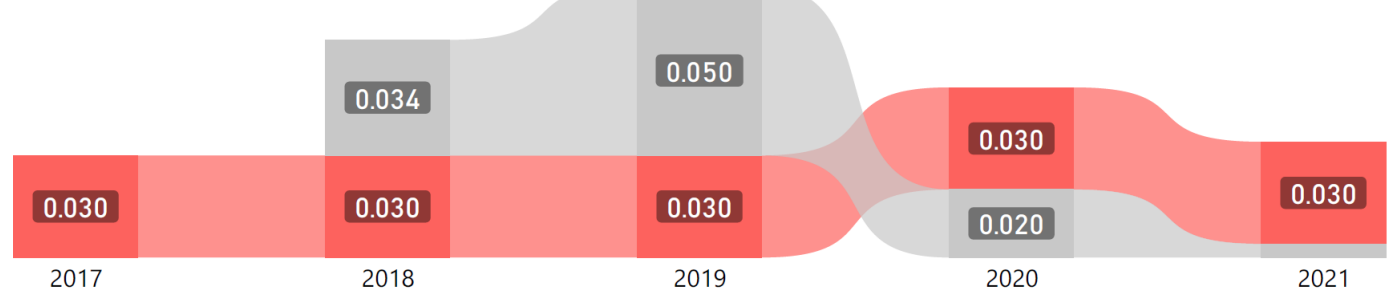
The proportion of total residential units added within El Paso County that are located within the City of Colorado Springs' jurisdiction increased again in 2021, illustrating a positive trend. The goal is to increase this proportion so the population which utilizes City resources pay their share in taxes for those resources.

Due to the impact of the COVID-19 pandemic, the unemployment rate doubled in Colorado Springs as well as statewide in 2020 and slightly decreased in 2021. It is important to note that as of the writing of this report, 150% of the jobs lost due to COVID-19 have been recovered.

STRONG CONNECTIONS INDICATORS

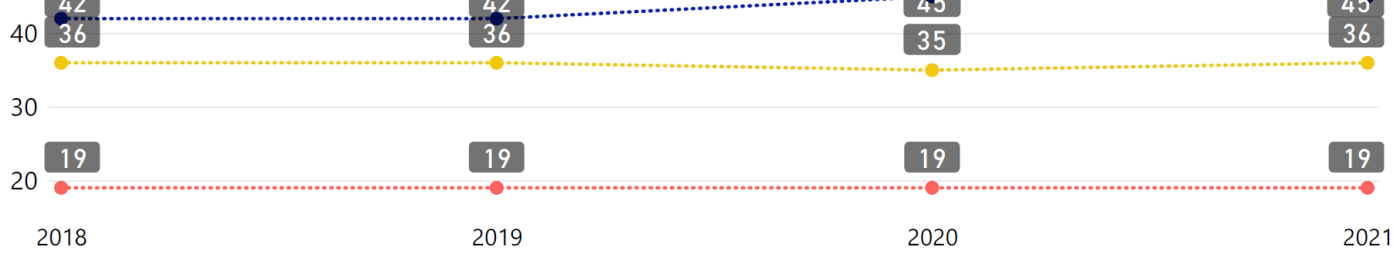
LANE MILES PER DWELLING UNIT ADDED

GOAL: DECREASE



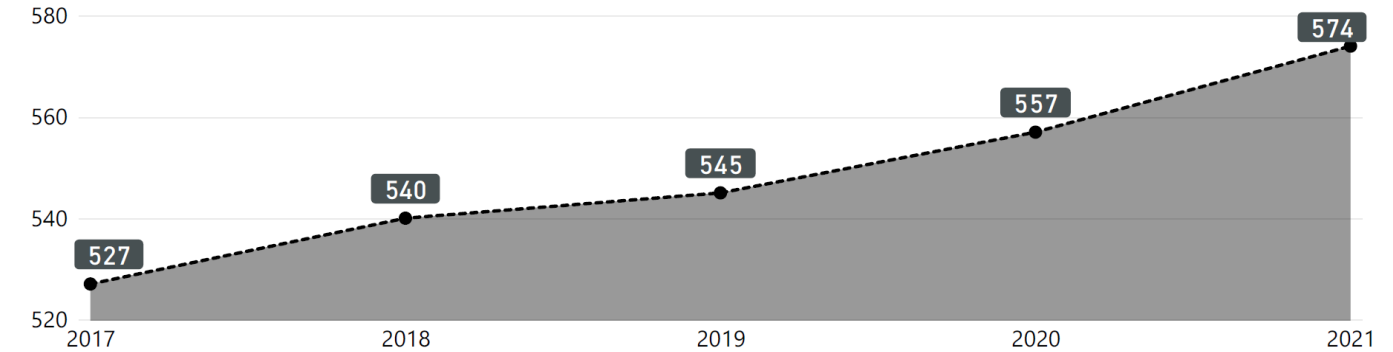
BIKE SCORE WALK SCORE TRANSIT SCORE

GOAL: INCREASE



MILES OF BIKE LANES, ROUTES, AND BOULEVARDS

GOAL: INCREASE



In 2021, the lane miles added per dwelling unit decreased for the second year in a row. This indicates a trend of higher density residential units being constructed, requiring fewer lane miles, and also new units being constructed in areas where streets and roads were built in previous years. As seen later in this section, this aligns with the increase of infill development seen in 2021. However, the recent decreases have not been significant enough to affect the overall proportion of lane miles per dwelling unit citywide.

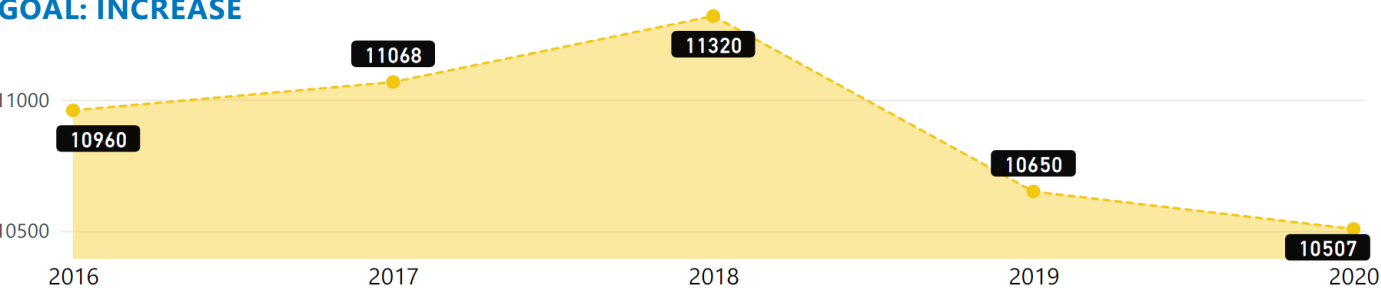
PlanCOS envisions preparing for changes in how we move by transforming infrastructure and improving connectivity. Data collected for ConnectCOS, our pending transportation plan, illustrates that Colorado Springs is a car-centric city, but that a majority of citizens desire multiple options.

The Bike, Walk, and Transit Scores measure year over year how well other transportation options are performing. In 2021, the Bike Score did not change, the Walk Score improved, and the Transit Score remained consistent.

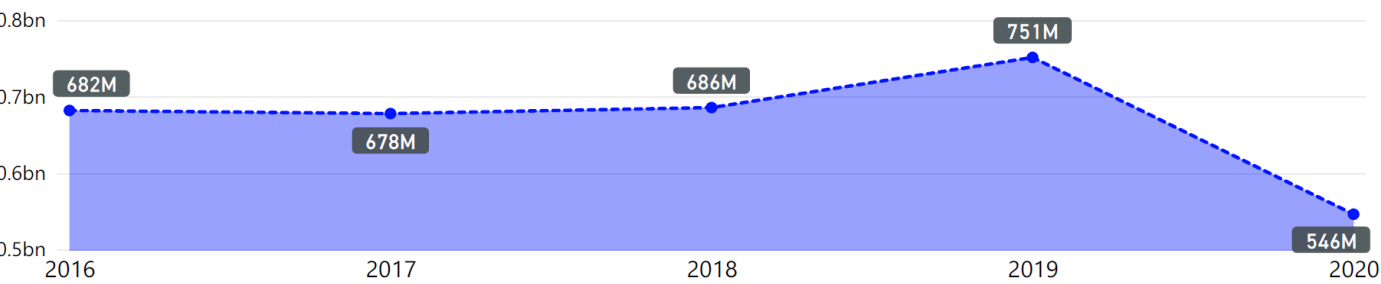
Though the Bike Score did not change, there was an increase in the number of miles of bike lanes, routes, and boulevards in 2021. This is a four-year trend.

RENOWNED CULTURE INDICATORS

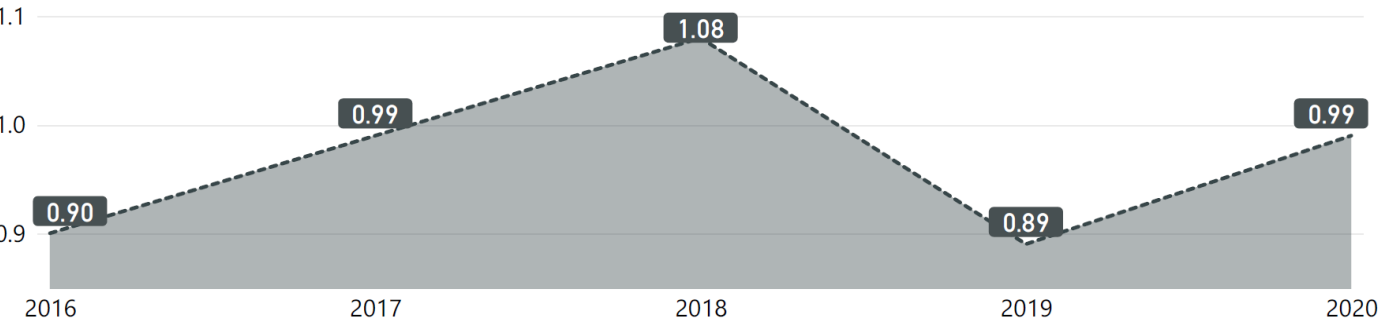
NUMBER OF CREATIVE JOBS
GOAL: INCREASE



TOTAL CREATIVE INDUSTRY EARNINGS (MILLIONS)
GOAL: INCREASE

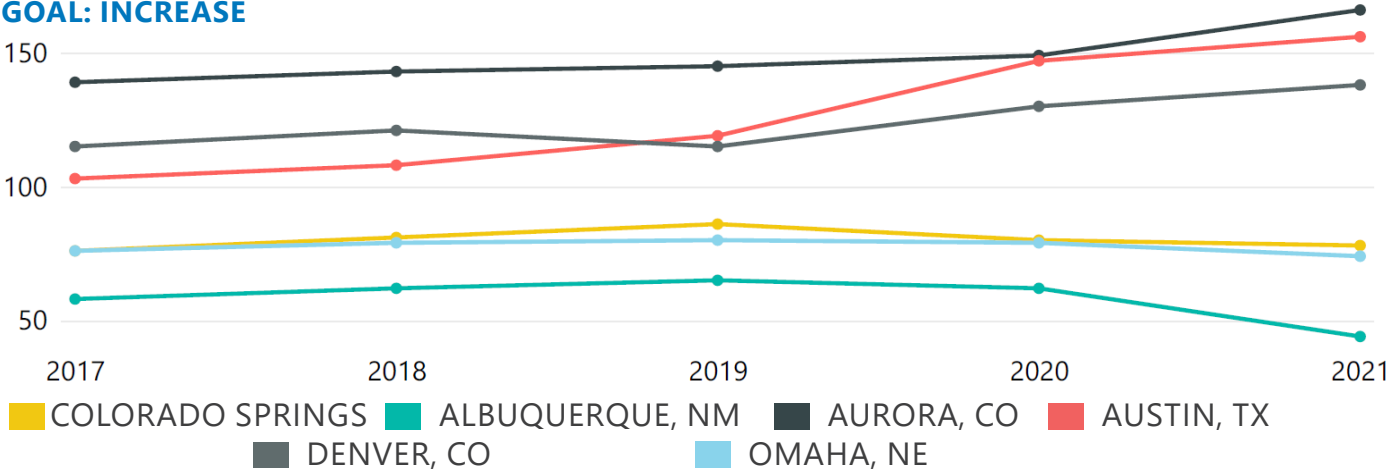


CREATIVE VITALITY INDEX
GOAL: INCREASE

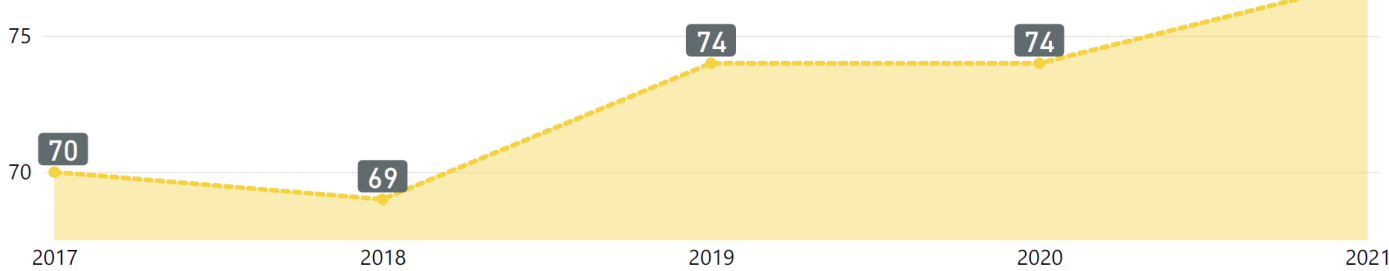


MAJESTIC LANDSCAPE INDICATORS

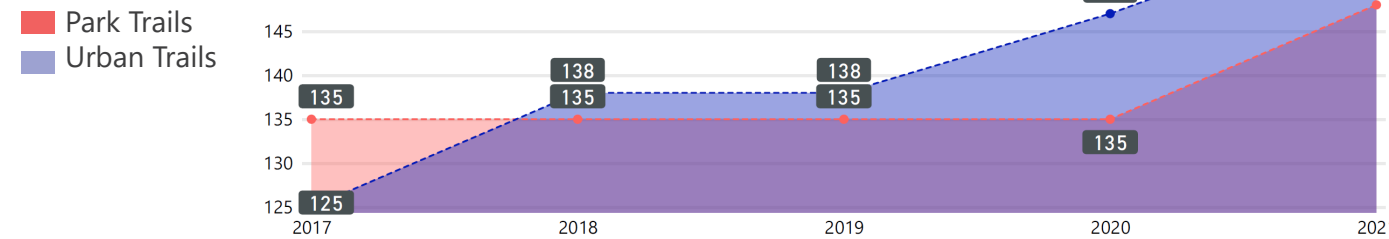
SPENDING ON PARKS OPERATIONS PER PERSON (DOLLARS)
GOAL: INCREASE



POPULATION WHO LIVE WITHIN 1/2 MILE OF PARK (PERCENT)
GOAL: INCREASE



MILES OF TRAILS
GOAL: INCREASE



The Renowned Culture chapter in PlanCOS promotes and embraces arts, culture, and education as essential parts of our lives and our identity. These indicators measure the relative economic health of a region's creative activity. The entity for this data reports a year behind. Below are 2020's data whereas the 2020 PlanCOS Annual Report illustrated 2019 data.

In 2020, the number of creative jobs and industry earnings decreased. The COVID-19 pandemic undeniably created difficulties for the creative industry, which is illustrated in the below data.

The Creative Vitality Index is a benchmarking tool that allows users to compare the creative activity of a region to the U.S. average. The Creative Vitality Index is made up of the number of creative occupations, the earnings, and nonprofit activity. The benchmark value for the U.S. is 1.0. After falling in 2019, the Creative Vitality Index increased in 2020. This could be potentially caused by the increase in nonprofit activity due to COVID-19 response. Nonprofit presence and activity is one of the elements that leads to the final score.

The indicators above measure access residents and visitors have to parks, trails, and open spaces, along with how well we are taking care of our investment in green infrastructure. The dollar amount spent per person on park operations in Colorado Springs went down from \$80 to \$78 in 2021.

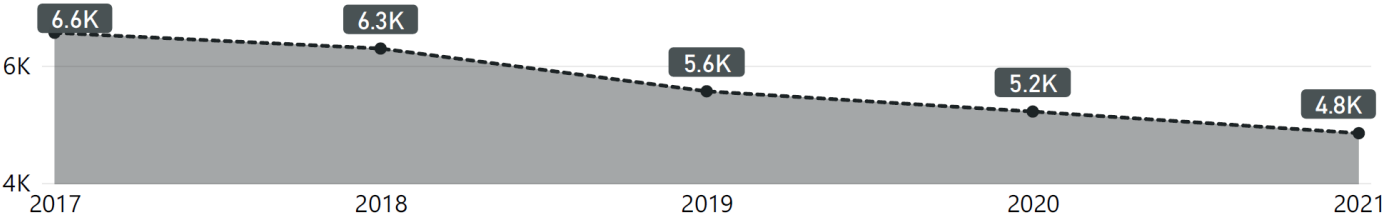
In 2021, there was a substantial increase in the amount of population who live within 1/2 mile of a park. This continues to illustrate that new residential units are consistently built with parkland integrated into, or in close proximity to, development. The increase could be a result of two factors including the increased residential density in new developments with new parks, and the consistent purchase and development of new parks and open space.

Both the miles of urban and park trails significantly increased in 2021.

INFILL INDICATORS

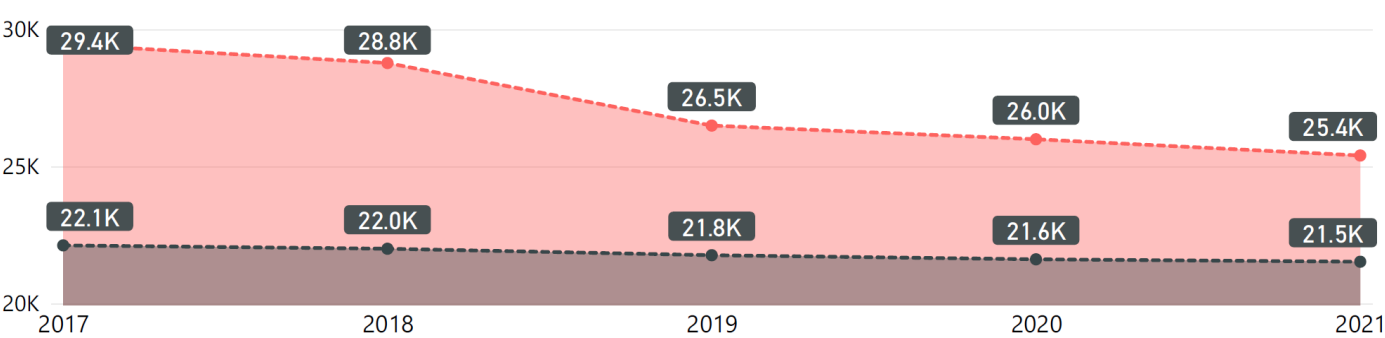
REMAINING VACANT LAND WITHIN INFILL BOUNDARY (ACRES)

GOAL: DECREASE



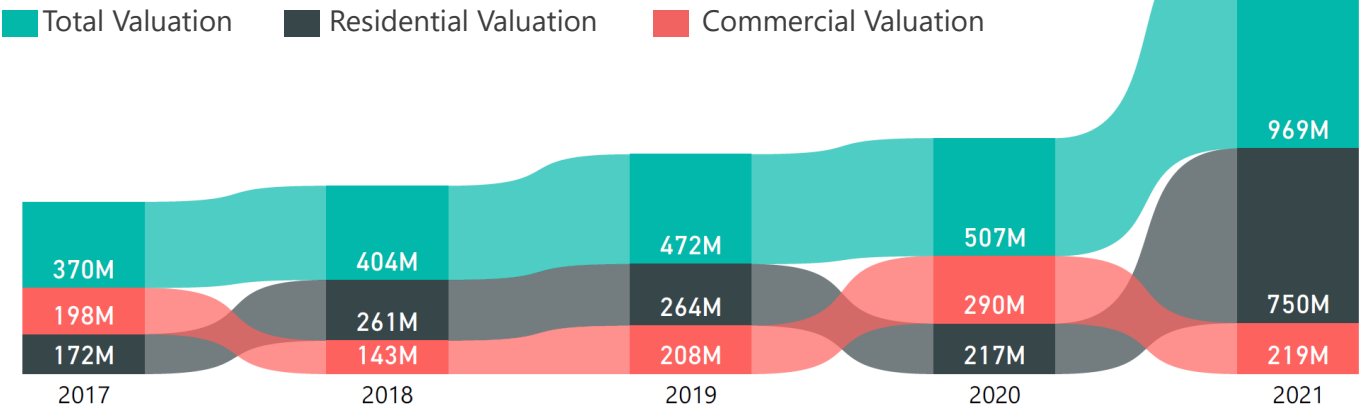
REMAINING VACANT LAND OUTSIDE INFILL BOUNDARY (ACRES)

GOAL: DECREASE



INFILL AREA BUILDING PERMIT VALUE (\$MILLIONS)

GOAL: INCREASE



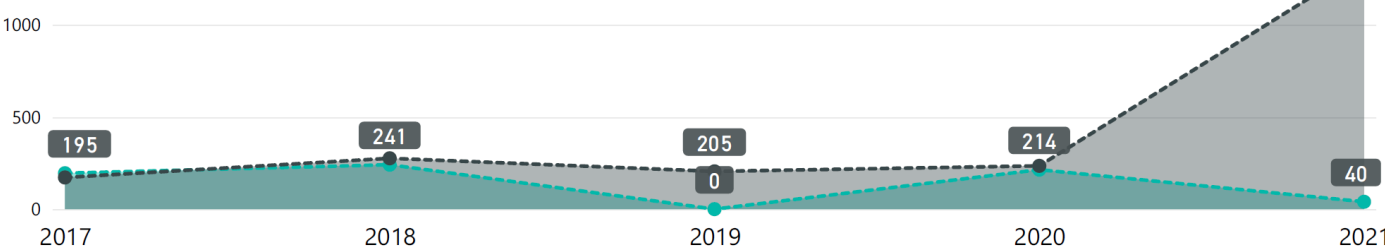
Infill vacant acreage and building permit value are identified as key indicators because they compare reduced vacant acreage in core areas with evidence of increasing comparative development activity (i.e. building permit value). Measuring the vacant acreage outside of the infill boundary compares the rate at which the infill area is developing as opposed to newer areas of the city.

Vacant acreage within and outside the infill boundary decreased in 2021 with the largest reduction occurring within the infill boundary. This aligns with the building permit value within the infill boundary having a significant increase over previous years. This could illustrate that land within the infill boundary has become desirable and valuable making new development more feasible than in previous years. It could also indicate a shift in development and market trends by illustrating a greater rate of redevelopment to meet the wants and needs of the new consumer's preferences.

DOWNTOWN INDICATORS

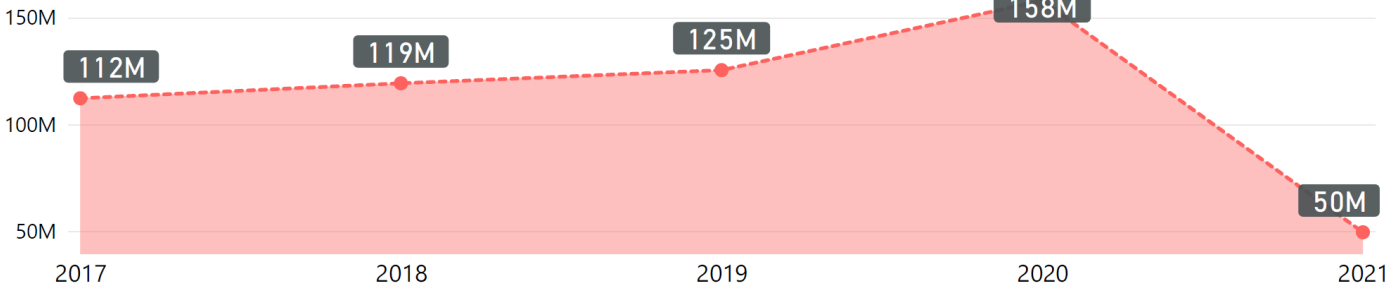
NUMBER OF RESIDENTIAL UNITS ADDED TO DOWNTOWN

GOAL: INCREASE



DOWNTOWN BUILDING PERMIT VALUATION

GOAL: INCREASE



Progress toward making Downtown the economic and cultural center of the region will be critical to the overall success of PlanCOS. The number of housing units is an indicator of increasing the livability of downtown and of its future economic growth. In 2021, only 40 units were added to downtown, however, 2021 showed a substantial increase in the number of units to be delivered in coming years.

The value of building permits in downtown Colorado Springs significantly decreased in 2021, but that may not illustrate the full picture of what's in the pipeline for upcoming years. As illustrated in the number of residential unit starts, 2021 may have been a year of construction rather than preparation.

For additional Downtown Colorado Springs information and data, please reference the Downtown Partnership's Annual Report: downtowncs.com/annual-reports



IMPLEMENTATION INITIATIVES & STRATEGIES

The success of PlanCOS is dependent on the implementation of a variety of planning, regulatory, technical, and financing actions, requiring coordination and cooperation between the public, private, and nonprofit sectors within Colorado Springs.

PlanCOS identifies six key implementation initiatives that are all well underway and discussed in the following pages of this report. Additional strategies and initiatives are also highlighted because of their particularly high degree of relevance and importance to the success of PlanCOS.

SIX KEY INITIATIVES

- 1. RetoolCOS: A rewrite of the Zoning & Subdivision Code (pg 29)
- 2. AnnexCOS: An update to the Annexation Plan (pg 29)
- 3. ConnectCOS: An update to the Intermodal Mobility Plan (pg 30)
- 4. Community Planning Program (pg 31)
- 5. HomeCOS: The Affordable & Attainable Housing Plan (pg 32)
- 6. SmartCOS: Smart Cities Initiative (pg 33)

SECONDARY INITIATIVES

- 1. Energy Vision & Sustainable Energy Plan (pg 34)
- 2. Public Art Master Plan (pg 34)
- 3. Arts Vision 2030 (pg 34)
- 4. Small Business Assistance (pg 34)
- 5. Mill Street Plan (pg 34)
- 6. Corridor Planning (pg 35)

Newly constructed
single-family homes in
the Villages at Banning
Lewis Ranch



UPDATING THE ZONING AND SUBDIVISION CODE *RetoolCOS*

The complete update of Chapter 7 of the City of Colorado Springs City Code, coined “RetoolCOS,” was funded and kicked off in 2019. Clarion Associates was awarded the contract to assist Planning and Community Development staff with the first comprehensive update to Colorado Springs’ zoning and subdivision codes since the 1990s.

RetoolCOS will take the goals and visions within PlanCOS and translate them into meaningful regulatory zoning and subdivision language. This sets up a framework to support creating a built environment that embodies those goals and visions. The project has been broken down into three modules—Module 1: Districts and Uses; Module 2: Development & Design Standards; and Module 3: Administrative Procedures.

The Consolidated Draft was released for public review in September 2021 with a public Open House in October. This was the first opportunity to review the document in its entirety with all three Modules consolidated into one document. Work on finalizing concepts will continue into 2022, resulting in a Final Draft early in the year.

coloradosprings.gov/retoolcos

Projected for 2022: RetoolCOS will continue to work through public and practitioner comments while continuing to update City Planning Commission and City Council. RetoolCOS is targeting completion and adoption in 2022.

ANNEXATION PLAN *AnnexCOS*

PlanCOS recommends a systematic update of the City’s annexation strategies and policies to the 2006 Annexation Plan. This update was kicked off by City Planning staff in 2019 who are closely collaborating with Colorado Springs Utilities, CSFD, CSPD, and the Traffic Engineering Division on the effort. This update will include a revised “three-mile plan.” The three-mile plan is mandated by state statute, and will analyze the current condition of the city’s edge, the potential for development and what type, and the infrastructure needs of property three miles from the existing city boundary.

Projected for 2022: Completion and referral to the City Planning Commission and City Council for adoption. Opportunities for stakeholders and the public to learn about the update will also occur.

Students using the crosswalk at the Meadowland and Westwood Blvd intersection. Safety of roadway crossings is one of the priorities outlined in ConnectCOS.



INTERMODAL MOBILITY PLAN
ConnectCOS

Colorado Springs launched a citywide transportation plan, ConnectCOS, in 2020 with a goal of reflecting the evolving needs of the Colorado Springs community.

Work continued through 2021 which included a number of public input opportunities. In February 2021, the project team held their first public meeting with about 165 individuals in attendance. The meeting covered what’s happened so far, what’s to come, and asked several questions of the audience.

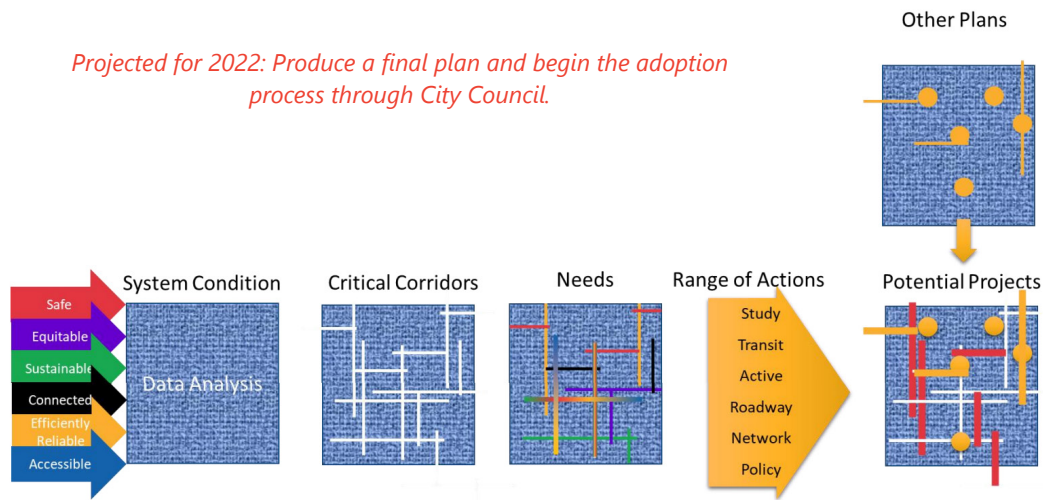
In the summer of 2021, the ConnectCOs project team launched its second survey asking participants to explore potential trade offs. With over 800 responses, the team was able to identify project priorities to be communicated in the plan, with safety rising to the top as the most supported goal.

In addition to public outreach, the project team produced a number of materials quantifying data, survey responses, needs, and communicated preferences. These assessments ultimately will inform a range of solutions including specific project actions.

A set of proposed project lists has been translated into a series of Critical Corridor Portraits. Each portraits looks at a primary roadway’s existing conditions, the communicated wants and needs, the roadway specific data, and the project solutions that are applicable. This document, and others, can be found on ConnectCOS’s project website.

coloradosprings.gov/connectcos

Projected for 2022: Produce a final plan and begin the adoption process through City Council.



Attendees of the Southeast Harvest Fest draw and write what they think it means to be "Southeast Strong."



COMMUNITY PLANNING PROGRAM
Southeast Strong Community Plan

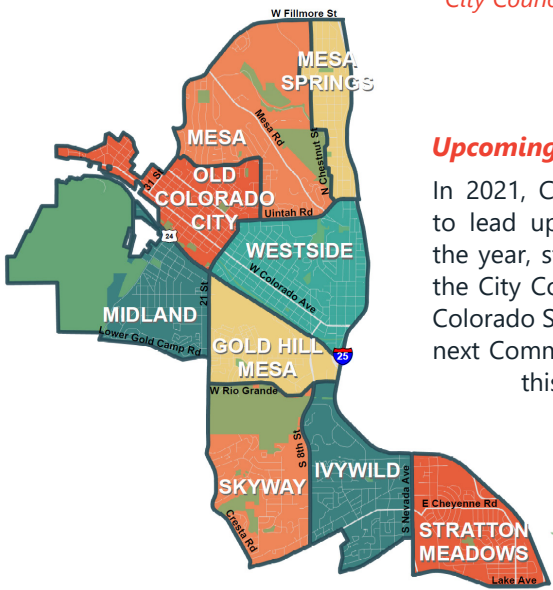
In 2020, City Planning staff kicked off the Southeast Strong Community Plan covering roughly 4,830 acres of southeastern Colorado Springs, home to just over 36,000 residents. The Southeast Strong Community Plan will be an overall plan for the physical development of the area that is supported by site-specific, neighborhood-specific recommendations and projects.

Over the course of 2021, the Southeast Strong Steering Committee, lead by City Councilor Yolanda Avila, met ten times to discuss and develop the plan's direction and framework. The group also dialed in topics essential to the area's trajectory. City Planning staff is actively assembling a draft plan reflective of the committee's dialogue.

In October of 2021, City Planning staff set up a booth at the Southeast Harvest Festival. Passers by were asked to write or draw what it means to them to be "Southeast Strong" or to talk with a Planner about what they'd like to see more of in their neighborhood. Over the course of the event, two full murals were created and valuable input from residents was heard.

Also in 2021, City Planning staff hired a consultant to produce a Health Assessment of the Southeast Strong plan boundary. The goal of this assessment was to validate the lived experience of residents and to dial in the discussion of health equity as it relates to the built environment. An audit of the key data points was conducted with the steering committee, which lead to the production of the assessment's findings and informed recommendations in the draft plan.

Projected for 2022: Continuing public outreach and drafting plan language. Beginning the adoption process through City Council in mid-2022.



Upcoming Community Plans

In 2021, City Planning staff hired a consulting firm, MIG, to lead upcoming community planning projects. Early in the year, staff presented a planning area priority matrix to the City Council which highlighted nine neighborhoods on Colorado Springs' west and southwest side as the program's next Community Planning area. Informally called "Plan 3A," this next plan is expected to kick off in 2022.

180-unit Traditions at Colorado Springs is an affordable senior community



AFFORDABLE & ATTAINABLE HOUSING PLAN

HomeCOS: Housing our Future

HomeCOS: Housing our Future, is an affordable and attainable housing plan for the City, was released in mid-2020 to support Mayor John Suthers' goal of building, preserving, or creating opportunities to purchase an average of 1,000 units of affordable housing each year.

Within the past year, 94 new affordable multi-family units have been brought to the market and leased in two projects; the Atrium at Austin Bluffs which serves low-income seniors, and Shooks Run, a Colorado Springs Housing Authority project. Both projects were fully leased at the end of 2021.

In 2021, significant construction progress was made on 500 new affordable multi-family rental units spread across three properties. Over half of these units are anticipated to be available for leasing starting in mid-2022. Brother's Redevelopment preformed owner occupied single-family rehabilitation on 60 homes, and 13 families became homeowners through Pikes Peak Habitat for Humanity and Rocky Mountain Community Land Trust.

The Community Development Division will be releasing an annual update to HomeCOS in early 2022 with additional information on 2021 affordable and attainable housing highlights.

coloradosprings.gov/homecos

Projected for 2022: The Community Development Division is anticipating seven new affordable multi-family projects to break ground with over 1,220 units. Additionally, the Division projects 60 owner occupied single-family homes will be rehabilitated, and 20 new families will become homeowners.

Homelessness Initiative

The City developed the 2019 Homelessness Initiative with the goal of improving homelessness related issues in our community. In 2021:

WorkCOS, the City's initiative to provide on-the-job training to individuals experiencing homelessness doubled in size to eight participants. Four participants have graduated the program and are now full-time employees in the City's Streets Division.

The Colorado Springs Fire Department's Homeless Outreach Program (HOP) saw success in decreasing police interactions with homeless "super-utilizers" (individuals who receive four or more tickets in a quarter). The HOP team currently focuses on outreach in the downtown area.

The Pikes Peak Veteran Housing Fund housed 22 veterans and their families in 2021 impacting a total of 43 lives. Of the fund's \$100,000, \$37,000 were used in the last year.

The City's Hope Shelter played a critical role to slow the spread of COVID-19 within the homeless population. In 2021, the shelter relocated from the City Auditorium to North Nevada Avenue, and partners with Peak Vista Community Health and CSFD's HOP to provide additional services.

Aram Benyamin, CEO, Colorado Springs Utilities, Mayor John Suthers, and Melissa Garza, Colorado Springs Utilities Engineer, during a demonstration of the new fast chargers



SMART CITIES INITIATIVE

SmartCOS

The City of Colorado Springs and Colorado Springs Utilities have developed a smart city vision, SmartCOS, which utilizes technology to improve public services and solve issues facing the city.

Data Management Program

The Data Management Program kicked off in August 2021 with a vision to leverage the maximum value of the City's data smartly and securely, enabling data-driven decisions to deliver services effectively, efficiently, and wisely. By partnering with departments and enterprises to standardize, inform, and grow the City's data, the Office of Innovation and IT has been working to elevate the City's data IQ, enhance operational efficiency, and cultivate a data-driven culture.

The program contains 5 pillars:

Governance: Manages the availability, usability, and security of the City's data.

Architecture: Translates department needs into data and system requirements.

Quality & Integration: Develop processes that result in more integral data that can be used with confidence to drive data-based decisions.

Business Intelligence & Analytics: Enables the City to navigate organizational and community challenges, track progress, and develop future-oriented strategies.

Transparency: Promotes trusts with the community, demonstrating our commitment to accountability in governance.

Electric Vehicle (EV) Readiness Plan

The development on the EV Readiness Plan was completed in 2021, with implementation beginning in 2022. The EVRP contains data and information like:

- Opportunities & strategies to convert City and Utility fleets to EVs.
- Methods for education, outreach, and incentives to catalyze the acceleration of the EV market in Colorado Springs.
- Infrastructure plans recommending the number and locations of charging stations needed to support the increase in EVs.

coloradosprings.gov/project/electric-vehicle-readiness-plan

Sustainability Action Plan

The City, in partnership with Colorado Springs Utilities and Lotus Engineering and Sustainability LLC, have begun developing a city-wide Sustainability Action Plan. The plan will provide an analysis of City government operations and the community's needs, opportunities, and challenges regarding sustainability, as well as a thorough exploration and prioritization of implementation options while considering equity and inclusion. The Plan is projected to be completed by December 31, 2022.

OTHER IMPLEMENTATION **STRATEGY UPDATES**

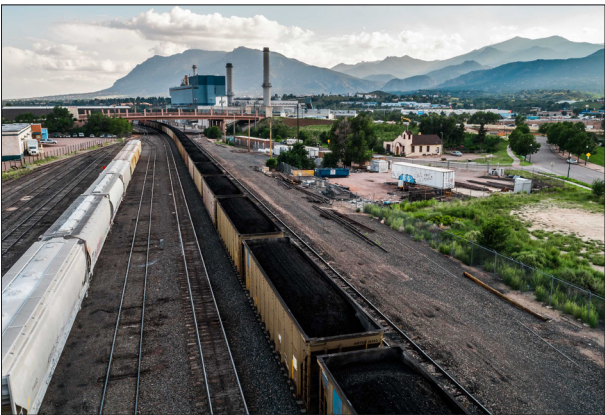
Colorado Springs Utilities' Sustainable Energy Plan

PlanCOS Strategy ML-4.C-5

In mid-2020, the Utilities Board, approved the Sustainable Energy Plan. The plan achieves an 80% carbon reduction and retires all coal generation by 2030. The plan also accelerated the retirement of the Drake Power Plant to no later than Dec. 31, 2022.

Making good on the plan's goals, on August 27, 2021, the Martin Drake Power Plant retired coal generation and six new natural gas generators were placed temporarily on site transitioning the plant's fuel source to natural gas. From here, work on decommissioning the plant will begin.

The 160-acre Advanced Technologies Campus was also announced and will be a platform to test new sustainable technologies before deployment in the field. The campus will be located east of the Colorado Springs Airport and development is anticipated to begin in 2022.



The last coal train to Martin Drake Power Plant, August 2021

PublicArtCOS

PlanCOS Strategies RC-3.C-1 & RC-5.B-2

In 2021, the Parks, Recreation, and Cultural Services Department collaborated with City Planning staff to draft measures to incorporate public art into the development review process through RetoolCOS, with the intent of implementing the goals of PublicArtCOS, the City's public art master plan. Once adopted, this measure will provide the opportunity for more art into the built environment while engaging with the public throughout the process. To view the adopted public art plan, visit coloradosprings.gov/publicartcos

Arts Vision 2030

PlanCOS Strategies RC-3.C-1 & RC-5.B-2

Arts Vision 2030, the new 10-year cultural plan for the Pikes Peak region, was released as one of the finale events of Arts Month 2021 on October 27. It was developed by and for the community, under the stewardship of the Cultural Office of the Pikes Peak Region, the Bee Vradenburg Foundation, and a diverse steering committee of 24 local creative leaders. The process touched 4,500 people and 664 made direct contributions to the plan. For more information, visit culturaloffice.org/artsvision2030

Small Business Assistance

PlanCOS Strategy VN-3.C-2

Colorado Springs for Small Business Advancement (COSSBA) brings together entrepreneurs, business service organizations, and government agencies to discuss and develop strategies to support small businesses. In 2021, COSSBA developed three roadmaps to assist new restaurants, breweries, and personal services through the process of opening a new business. The Small Business Development Administrator also directly supported 71 businesses by connecting entrepreneurs, assisting in issue resolution, and navigating City department requirements. For more small business support, visit cosopenforbiz.com

Mill Street Neighborhood Plan

PlanCOS Strategy VN-1.A-1

The Mill Street Neighborhood Plan, adopted in 2019, featured over 60 recommendations to enhance quality of life; cultivate Mill Street character; reconnect people and places; and to create a resilient future. In 2021:

- Mill Street residents organized three neighborhood celebrations and added over 70 names to their neighborhood association.
- Resident leaders participated in a Drake visioning project organized by the Legacy Institute.
- Peak Vista broke ground on the Las Vegas Street clinic, creating new access to medical care for the neighborhood thanks to grant funding from the City.

PlanCOS Strategies UP-4.B-2 & UP-5.A-1

PLANNING **CORRIDORS**

NORTH NEVADA AVENUE

Transportation planning continues

Transit connectivity continues to be studied on North Nevada Avenue as public and stakeholder meetings continue. New businesses in the Fillmore Marketplace have also opened with new structures under construction.

30TH STREET

Construction began

Construction began in October 2021 and is anticipated to be complete in late 2023. The 30th Street corridor study recommended widened shoulders, improved drainage, a roundabout at Gateway Rd, turn lanes at the Water St intersection, and landslide mitigation.

PLATTE AVENUE

Drafting strategies and recommendations

A corridor study of Platte Avenue between downtown to Powers Boulevard kicked off in early 2021. The corridor study assessed the needs of the area and drafted strategies and recommendations. The adoption process is anticipated to begin in early 2022.

MIDLAND CORRIDOR

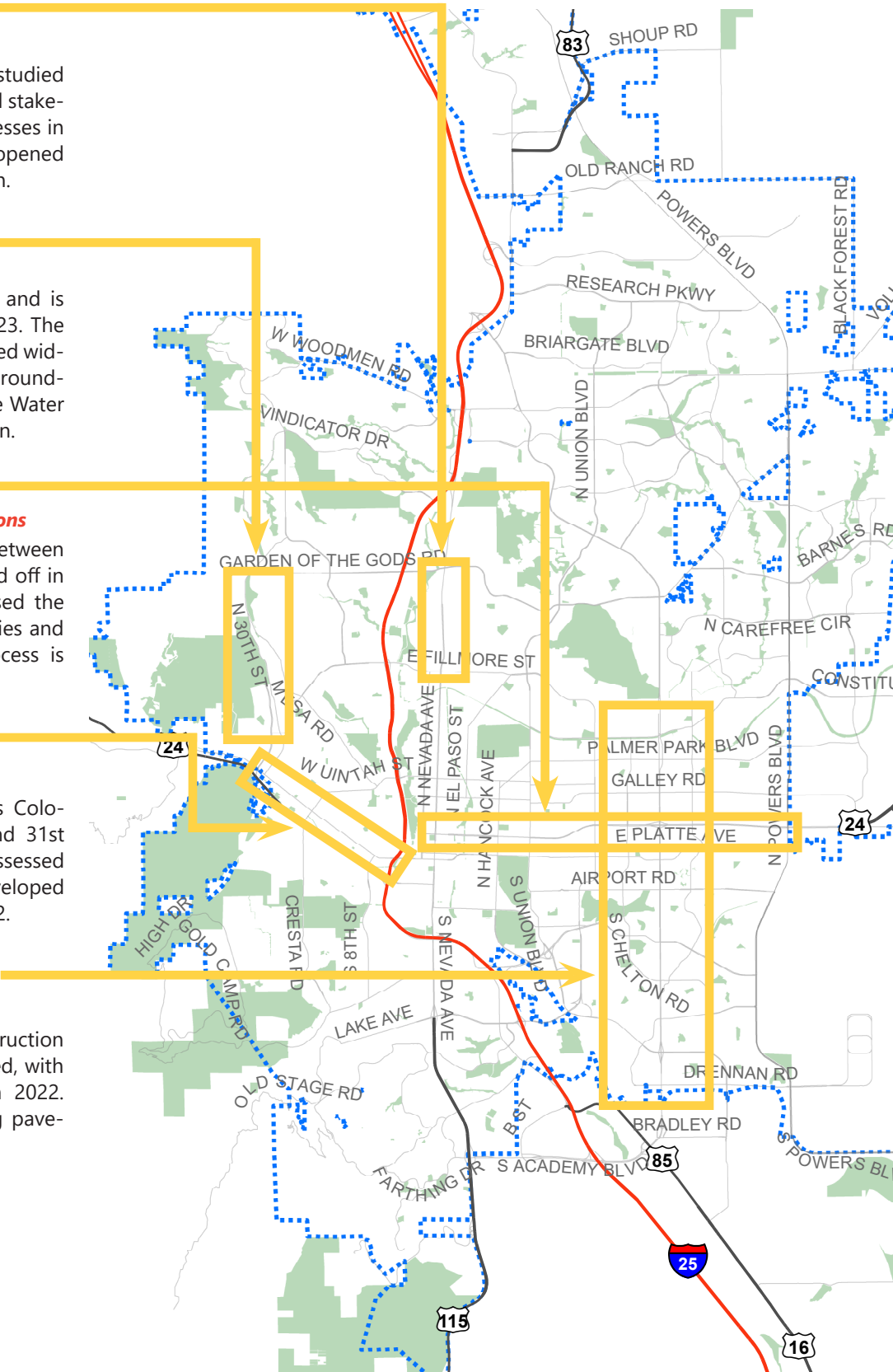
From 31st to Downtown

The Midland Corridor Study analyzes Colorado Avenue between Downtown and 31st Street. In 2021, the project team assessed corridor needs and priorities and developed draft solutions to be presented in 2022.

ACADEMY BOULEVARD

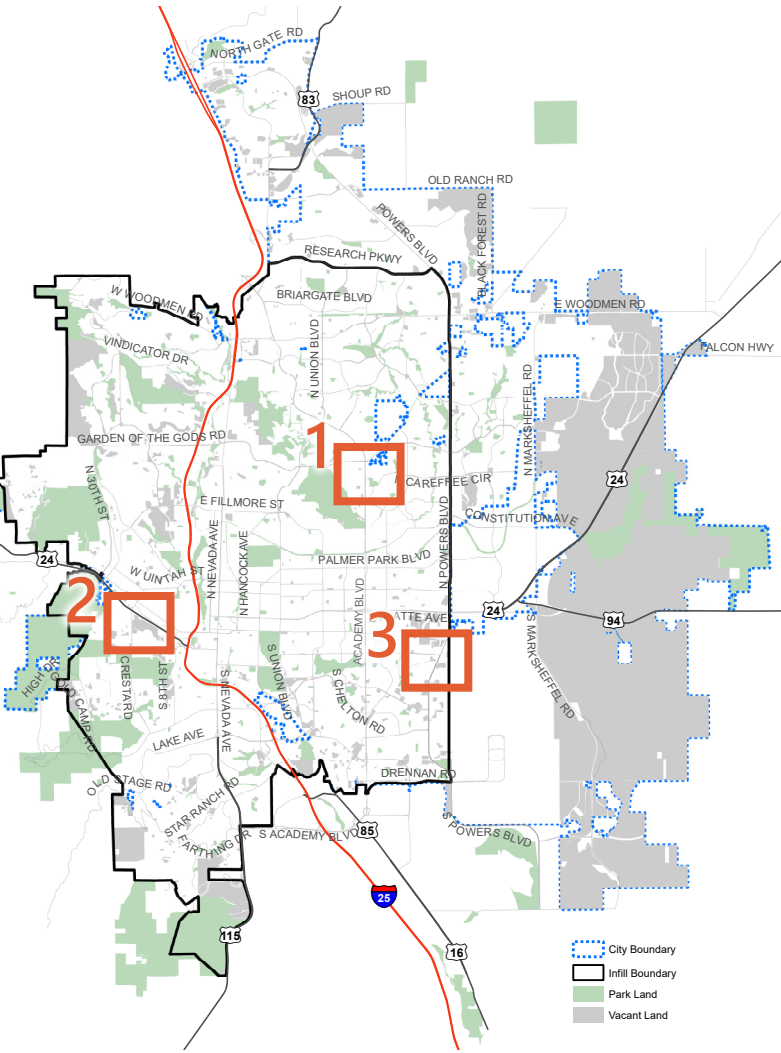
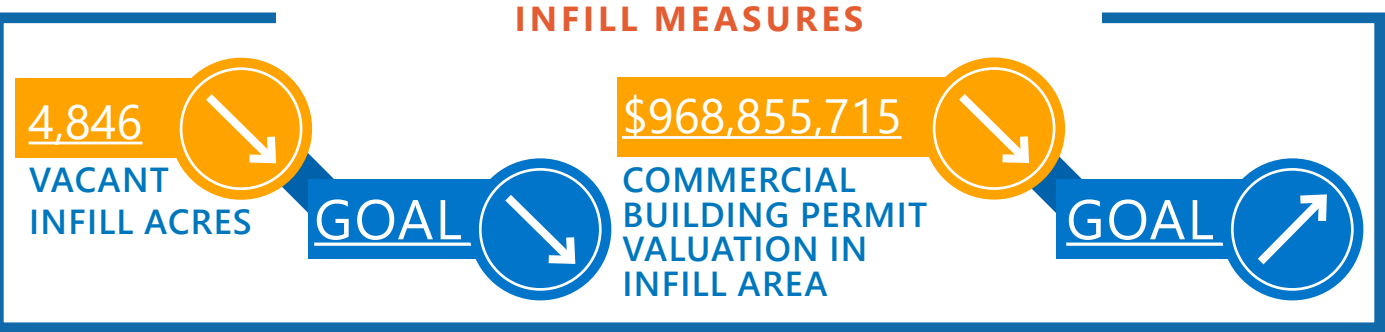
Addressing aging infrastructure

In 2021, final designs for the reconstruction of Academy Boulevard were completed, with construction anticipated to begin in 2022. The reconstruction will address aging pavement, curb and gutter, and drainage.



COLORADO SPRINGS **INFILL**

We envision a community that continually reinvests in its mature areas so they remain vital and contribute to fiscal sustainability and quality of life for all of the city's residents. We envision an infill focus on the downtown, older arterial corridors, and the creation of unique places throughout established areas.



1. RUSTIC HILLS COMMERCE CENTER



2. SAWATCH ARTISAN FOODS



3. CARRIER WEST

UPDATING **APPENDIX D**
LIST OF RELATED PLANS

Appendix D of PlanCOS lists plans considered to be component elements that provide additional context and detail for the plan's use and application throughout the city. The list is broken into two primary categories; city-adopted plans and non-city adopted plans. City-adopted plans may take the form of publicly or privately-initiated master plans, and non-city adopted plans may have been produced by a partner organization for their mission. Updating this list is one of the ways PlanCOS will remain relevant as it ages.

CITY ADOPTED PLANS

- Citywide Plans**
- Add "HomeCOS: Housing our Future"
 - Add "Urban Forest Management Plan"
 - Add "PublicArtCOS: Public Art Master Plan"
- Design Guidelines**
- Remove "Historic Westside Design Guidelines"
- Privately-Initiated Land Use Master Plans**
- Add "True North Commons"
 - Add "Zebulon Flats"
- Publicly-Initiated Urban Renewal Plans**
- Add "True North Commons"
 - Add "Zebulon Flats"

- Facilities Master Plans**
- Add "North Nevada Transit Connectivity Study"
 - Add "Ivywild Neighborhood Traffic Study"
- Other City Adopted Plans**
- Update "Hazard Mitigation Plan" to "Pikes Peak Regional Multi-Hazard Mitigation Plan"
 - Add "Colorado Springs Utilities Sustainable Energy Plan"
 - Add "Advanced Technology Campus Master Plan"
 - Update to "City of Colorado Springs 2020-2024 Strategic Plan"
- Privately-Initiated Land Use Master Plans Status Updates**
- Move to "Implemented" status:
- Austin Heights
 - Briargate
 - Centre in Gateway Park
 - Drennan Industrial Park
 - East Creek
 - Falcon, Columbine & Yorkshire Estates
 - High Chapparel
 - Houck Estate tract C
 - Industrial Park South
 - Powerwood 3-6
 - Spring Creek
 - Stetson Ridge

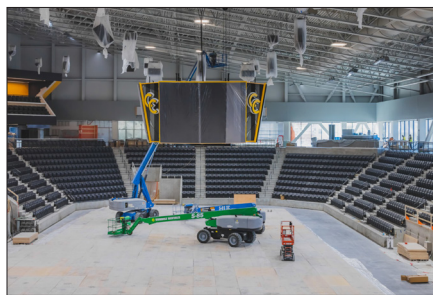
NON-CITY ADOPTED PLANS

- Partner Entity Plans**
- Replace "Cultural Plan for the Pikes Peak Region" with "Arts Vision 2030"
- Regional & County Plans**
- Replace "El Paso County Policy Plan" with "El Paso County Master Plan"





Weidner Field, Spring 2021



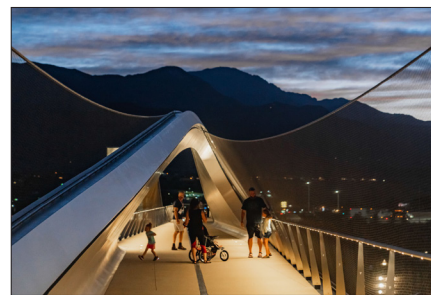
Downtown Stadiums Opening

In 2021, both the Weidner Field and Ed Robson Arena opened to sports fans who now have two great downtown venues. Colorado College's NCAA Division 1 men's ice hockey team held its first game at the Ed Robson Arena in October, and the Switchbacks FC's professional soccer team held their first game at Weidner Field in April.



Revitalizing Main Streets Grant

Colorado Springs is the recipient of a \$1.6 million grant from the State's Revitalizing Main Street program. The grant will cover improvements to Tejon Street through the most active stretch of downtown, from Colorado Ave to Kiowa St. The City anticipates a phased implementation and construction of the improvements.



Park Union Bridge Opening

The iconic Park Union Bridge opened for public use in July of 2021. The bridge is longer than a football field and provides a major connection to downtown Colorado Springs. Located next to the U.S. Olympic and Paralympic Museum, the bridge takes its inspiration from the gravity-defying motion of athletes.

Downtown Colorado Springs is tied to many of the goals and visions described in PlanCOS. These are just a few of the projects that saw movement in 2021.

COLORADO SPRINGS DOWNTOWN | 2020

GROW THE CITY'S *heart*

DOWNTOWN INDICATORS



DOWNTOWN'S MICROMOBILITY

Downtown Colorado Springs has two options for micro-trips; PikeRide's e-bikes, which launched in 2018, and e-scooters launched in the Fall of 2021.

E-Scooter Pilot Program

The City of Colorado Springs is conducting a one-year pilot program to assess the potential demand for shared e-scooters, their benefits to our community, and potential impacts. After a review of e-scooter providers, the City selected Veo and Lime for the pilot program. From launch in October 2021 through the end of the year, over 21,000 scooter trips were taken with a median trip length of 1.06 miles. The total number of miles ridden nearly reached 55,000 in 2021.

PikeRide Expansion

PikeRide is the local nonprofit electric bike-share provider with 300 bikes and 52 hub locations around Downtown Colorado Springs, Colorado College, Old Colorado City, and Manitou Springs.

In 2021, PikeRide experienced a 60% increase in ridership and served more than 6,400 people. 36,111 trips were taken on a PikeRide in 2021 totaling 64,356 miles. PikeRide increased their service area to include Manitou Springs with three new hubs while also increasing density in Colorado Springs with 10 new hubs. PikeRide was the recipient of a Revitalizing Main Streets grant which will provide 100 new bikes in 2022 and also a Transportation Alternatives Program grant from the State for the installation of 18 additional hubs in 2022.

WEBER-WAHSATCH CORRIDOR

The Weber-Wahsatch corridor is located on the east side of downtown and generally encompasses the two roadways north of Las Animas and south of Kiowa Streets. The corridor is seeing several new developments with 814 multi-family units under construction with 769 more anticipated in 2022. Three developments are highlighted below, however, there are several notable projects along the corridor led by local developer Nor'wood and national developer Greystar.

Art Space Affordable Housing

Artspace Colorado Springs grew out of a grassroots effort led by the Colorado Springs Downtown Development Authority. The new construction will be built to the standards of Enterprise Green Communities, and the exterior design of the mixed-use, five-story, 48,000 square foot building will reflect the artistry occurring within the 51 affordable units and 7,500 square feet of commercial space.

Mash Mechanix Brewery

Mash Mechanix opened in 2021 on Pikes Peak Avenue on the east side of Downtown. The brewery is located in a century-old refinished building, built in 1906, that was formerly a scooter shop, tattoo parlor, and a church.

The Avian Apartments

Avian is a new 6-story multi-family project to be completed in 2023. This 169-unit project is located at the southeast corner of Weber and Cucharas within a Qualified Opportunity Zone.



Banning Lewis Ranch Village 3's newly constructed neighborhood park looking west

BANNING LEWIS RANCH VILLAGES

The 3,600-acre Banning Lewis Ranch Villages are located in the northern portion of "the Ranch," south of Woodmen Road and east of Marksheffel Road. Beginning construction in the mid-2000's, the Villages were the first master planned community to begin construction in Banning Lewis Ranch.

The Villages are currently planned with approximately 75 acres of parks and open space with 50 miles of trails. The community is currently home to three schools, a recreation center and water park, and an active adult neighborhood with a private amenity center.

The Oakwood Homes community is still building out their Villages concept, and received conceptual approval for their next Village in mid-2021. At this time, approximately 2,500 acres of the Villages are undeveloped.

ENCLAVES AT MOUNTAIN VISTA

The Enclaves at Mountain Vista is a 153-acre planned community located southeast of Barnes and Marksheffel Roads. The residential community will contain a mix of low and medium density housing, educational institutions, and parks.

What makes the planned community unique, though, is its commitment to low impact development (LID) techniques. LID is a land planning and engineering design approach to managing stormwater runoff to decrease the development's impact on historic drainage patterns and reduce downstream impacts.

In the Enclaves at Mountain Vista development, there are no curbs with stormwater gutters, but instead a roadside natural swale. This also allows for a narrower roadway that incorporates a bike lane and walking path improving the development's connectivity.

BANNING LEWIS RANCH DEVELOPMENT | 2021

PROACTIVE *planning*

Banning Lewis Ranch is a 24,500 acre area making up the eastern side of the city--representing 85% of the currently annexed future growth capacity of the city. Largely annexed in 1988, Banning Lewis Ranch saw some development over the 34 years, but development activity is accelerating.

BANNING LEWIS RANCH INDICATORS

21,529

VACANT INFILL ACRES IN BANNING LEWIS RANCH



GOAL

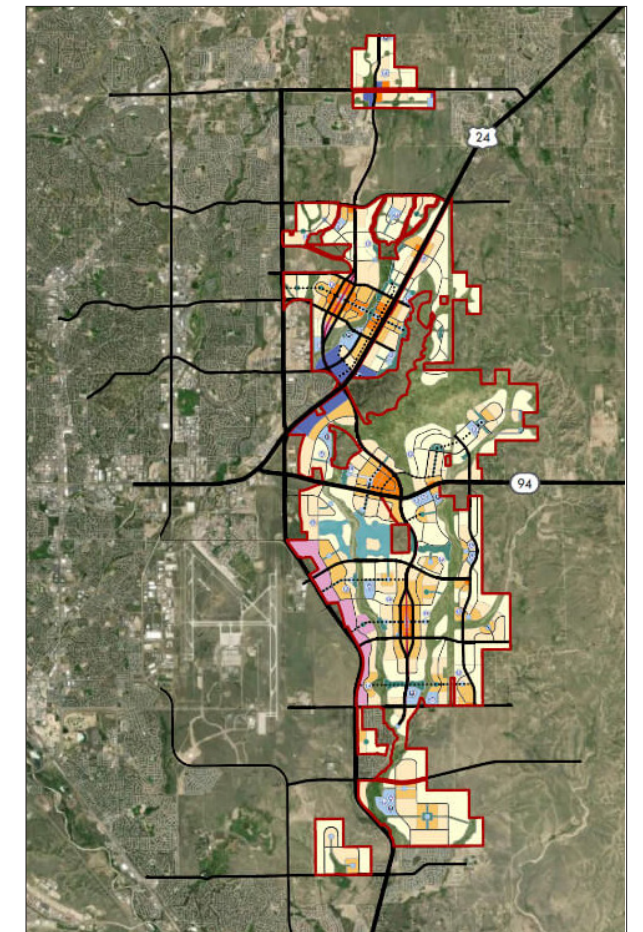


BANNING LEWIS RANCH FRAMEWORK PLAN

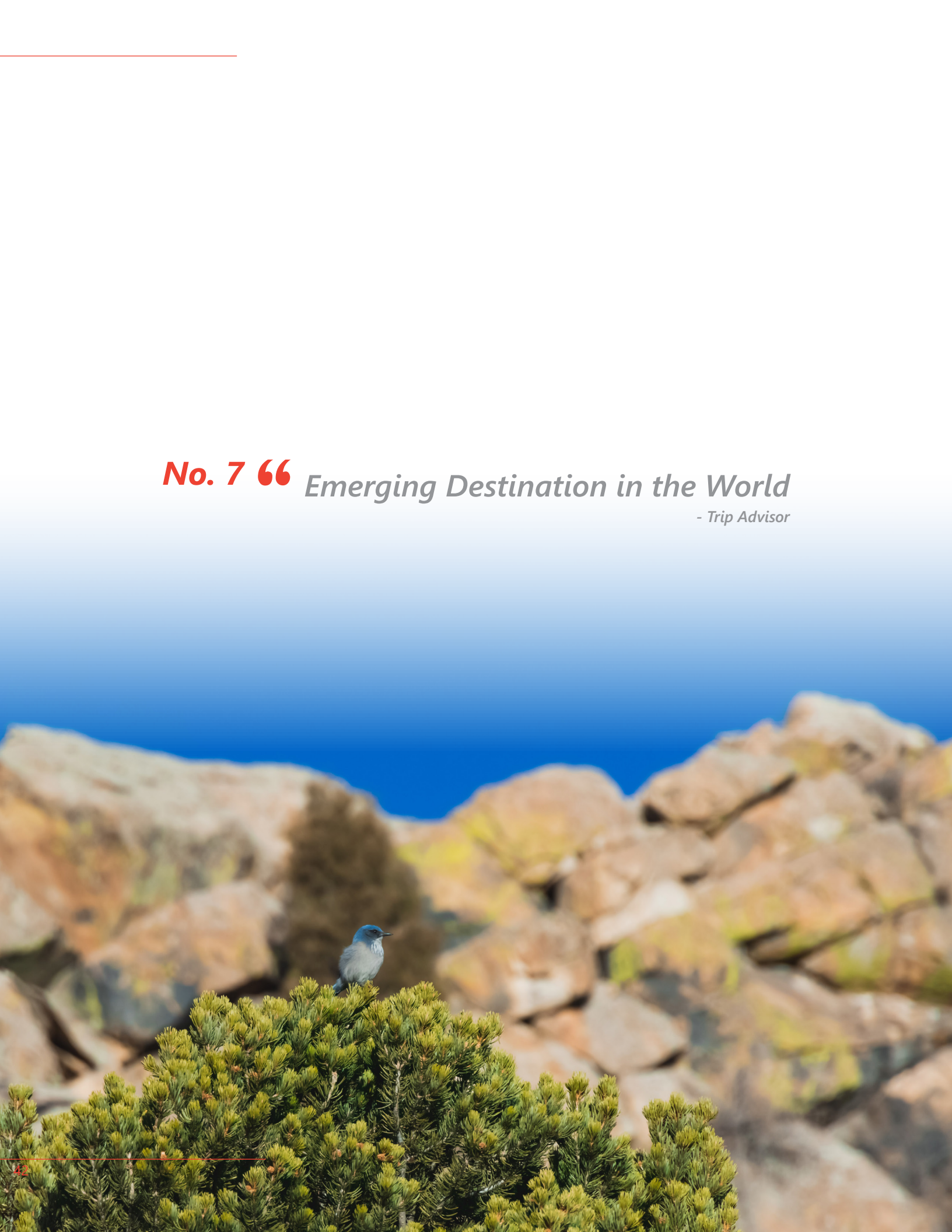
With forecasts for continuous population growth in the coming decades, the city will need to grow both up and out. A local developer, Nor'wood, is in ongoing entitlement and design stages on an 18,000-acre portion of the ranch, planning to break ground in 2022. Nor'wood developed a guiding framework plan that outlines the potential for over 70,000 dwelling units, 20 million square-feet of retail, office, industrial, civic, and other non-residential uses linked together with an open space, parks, and trail network. As part of their framework plan, an archaeologically significant open space will be preserved that connects to the Corral Bluffs and Jimmy Camp Creek Open Spaces. Nor'wood is actively moving forward with development in three different areas of the Ranch.



Jimmy Camp Creek looking southwest in future preservation area



Nor'wood's 18,000 acre Framework Plan



No. 7 “*Emerging Destination in the World*
- Trip Advisor

ANNUAL REPORT CLOSURE

On July 31, 1871, General Robert Cameron, an agent for our city's founder, gave a speech at the city's founding boldly asserting that because of its magnificent scenery, healthy climate, and the innovation of its citizens, Colorado Springs was unique and was destined to become a “city of renown”.

Fast forward 150 years, and once again, for the fourth year in a row, a broad survey of Americans by U.S. News and World Report indicates Colorado Springs is viewed as one of “the most desirable cities” in the country, reflecting on the prophetic words of General Cameron.

In order for the Comprehensive Plan to be a useful and a relevant document, it must be regularly referred to, applied, and implemented. The most fundamental way PlanCOS can be implemented is aligning key decisions, processes, and regulations, with the objectives of this Plan. In this manner, the day-to-day decisions regarding development will effectively result in a physical environment that becomes an expression of our planning objectives. PlanCOS has been created to be used in ways that are adaptable to future trends, conditions, and choices that are not entirely predictable.

Equally important is the need for a process of monitoring the implementation of PlanCOS. This effort will provide information on how well the policy objectives are working, where there are opportunities for additional modification, and whether certain elements are not working at all. This monitoring process should provide meaningful information for decision-makers to ensure the Plan remains an effective and useful tool.

**2021
PLANCOS ANNUAL REPORT**

CREATED BY:

Planning & Community Development

WITH SUPPORT FROM:

Parks, Recreation, and Cultural Services

Economic Development

Public Works

Colorado Springs Utilities

Office of Innovation

Downtown Partnership

PikeRide