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Introduction



■ Purpose

This is the fifth in a series of annual reports designed to monitor and evaluate the implementation of the City's Comprehensive Plan (Plan). The Implementation Chapter of the Plan requires that an Annual Report be produced. The annual report is meant to be a gauge to measure the extent to which the plan is able to effectively guide land use decisions. As with previous reports, it includes sets of quantitative data indicating the general direction in which the community is heading, as well as a summary of City projects and programs that are implementing the Plan's objectives. The annual report should also provide information to the Planning Commission, City Council and City Departments for use when making land use decisions. Finally, the annual report evaluates the progress made in achieving the Plan's objectives. The general public can utilize the annual report's current data and maps to determine if the city is making strides towards the long-range vision spelled out in the Plan.

■ The Status and Use of the Comprehensive Plan

The Comprehensive Plan is defined as: “A statement in words, maps, illustrations or other media of communication setting forth assumptions, objectives, definitions, policies and recommendations to guide public and private development of land within the jurisdiction of the City and consideration of other issues which enhance community character and improve the quality of life of its citizens.” Adopted by ordinance in March of 2001, the Plan guides development of land by applying community objectives in the evaluation of land development proposals. Existing and planned public utilities, public improvements, natural conditions, matters of community character and quality of life were taken into consideration when establishing the Comprehensive Plan. Relevant decision makers, such as the City Council, City Planning Commission and City Departments are responsible for knowing its content when making decisions.

The status of the Comprehensive Plan is specified in the adopting ordinance and in Council’s legislative declaration contained in the City Code. In essence, the ordinance designates the Comprehensive Plan as an official planning document of the City for all land development decisions. The Plan, however, remains advisory. Section 7.1.109 of the City Code addresses its legal status:

□ The contents of the Comprehensive Plan are designed to serve as a guide in the public and private development of land and as such are not binding upon the City when making specific land use decisions.

What is binding upon the City when making specific land use decisions are the requirements of the Zoning Code and the Subdivision Code, both of which are required to be consistent with the Comprehensive Plan policies and to implement them. (See sections 7.2.104 and 7.7.102 B.1. and F of the City Code.)

The purpose of the Comprehensive Plan is primarily “to set forth the desired sequence, patterns, and characteristics of future land development and its probable environmental, economic, and social consequences”. It is also intended to provide a statement of the programs necessary to achieve that future land development pattern.

The Comprehensive Plan is advisory for specific land use decisions and its areas of consideration are quite broad. In addition to the public and private development of land, the Plan includes the correlation, integration, and coordination of natural conditions, public improvements, public utilities, public investments, community character, and quality of life into land development decisions. The Comprehensive Plan is, in fact, the only officially adopted planning document that strives to coordinate the characteristics and consequences of land development within the city. Its use is mandated by the City Code as follows:



□ 7.1.111: *USE OF COMPREHENSIVE PLAN:*

The City Council, all City boards and commissions, the various City groups, departments, divisions, enterprises and officials shall be responsible for knowing the contents of the Comprehensive Plan and shall consider the relevant policies set forth in the Comprehensive Plan prior to making decisions.

■ Organization of the Report

An Executive Summary immediately follows this introduction and the ordinance adopting the Comprehensive Plan. The report is then organized into two main sections. The first section, Growth, Change and Trends, presents quantitative data and an evaluation of trends in the city over the past five years. It covers population and employment, land use and development, transportation, infrastructure, and services. The next section, Evaluation, discusses the implementation of the Plan and recommendations for further implementation of the Plan.

For More Information

The 2001 Comprehensive Plan and Annual Reports are available online by going to www.springsgov.com and clicking on City Planning and City Comprehensive Plan. Printed copies of the Comprehensive Plan may be purchased from Office Services in the City Administration Building, 30 S. Nevada Avenue, Suite 101, Colorado Springs, CO, 80903.

CITY ATTY'S OFFICE
CODE CHANGE REVIEW
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DATE / /

ORDINANCE NO. 01-43

AN ORDINANCE ADOPTING THE 2001 COMPREHENSIVE
PLAN FOR THE CITY OF COLORADO SPRINGS

WHEREAS, the City Council, Planning staff, Comprehensive Plan Citizens Steering Committee and interested citizens have engaged in an extensive public process to review the existing Comprehensive Plan, evaluate current planning practices and consider future development trends; and

WHEREAS, development of the Comprehensive Plan considers accepted projections for population and employment, the need for a variety of land uses and the demand for public facilities and services over a 20-year time period to accommodate expected growth; and

WHEREAS, the Comprehensive Plan Citizens Steering Committee has reviewed this information and recommended revisions to the existing Comprehensive Plan; and

WHEREAS, City Planning Commission has reviewed the revised Comprehensive Plan and recommended approval; and

WHEREAS, the proposed revisions to the Comprehensive Plan will enhance efforts to plan for growth and development in a manner which preserves the City's natural features and resources, improves the City's physical appearance, continues the practice of providing City infrastructure, utilities and services in a cost-effective and orderly manner and enhances community character and improves the quality of life for its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
COLORADO SPRINGS:

Section 1. That the 2001 Comprehensive Plan for the City of Colorado Springs is hereby adopted and shall be considered an official planning document for the City. All land use applications filed with the City after the adoption of this ordinance and which require compliance with the City's Comprehensive Plan shall be subject to the provisions of the 2001 Comprehensive Plan.



Executive Summary



GROWTH, CHANGE, AND TRENDS

■ Population and Employment

The steady population growth pattern for the city and county is reflected in the average annual growth rate of 1.4%. This amounts to an average increase of 5,212 persons per year in the city which equals an estimated 31,274 new city residents since the year 2000. Of the residents added to the county as a whole from 2005 to 2006, sixty-six percent were city residents.

County employment, at 244,247 in 2005, has shown a marked increase since a decline dating to 2003 and is almost equal to the level shown in 2001 of 245,568. The impact of the military's deployment and return of personnel has yet to be determined.

■ Land Use Patterns

There has been no significant change in the land use pattern of the city. The percentages of each land use type is virtually unchanged from 2005.

■ Land Use Changes

Vacant land, the largest single land use category in the city, shows a reduction over the past two years due to development within annexed areas. A net decrease in the amount of vacant land signals a conversion to developed uses and a slowing of annexation activity. The slowing of annexations also effected the amount of park /open space and the amount of large vacant parcels that can be dedicated within the city limits. The residential land use category dominates change in developed uses. The increase in residential acreage is due perhaps to significant annexation and development in the northeast and eastern edge of the city. Institutional and other category also increased within the northeast and eastern edge, as major annexations within these areas promoted school, fire station, police station, golf course and right-of-way dedication. The office and industrial land use category increase dominated commercial use in 2005-2006, which is half of last year's increase (168 to 86 acres).

■ Vacant Land, Infill, and Edge Development

Banning Lewis Ranch, at over 23,000 acres, accounts for fifty-two percent of all the vacant land in the city. Annexations continue to add vacant land at the northeastern edge, although not at the rate of the previous two years. Infill development was spread throughout the urban area, with the majority in the northeast area and eastern edge. The vacant land increased due to the annexation of Allison Ranch, while infill development occurred within Banning Lewis Ranch.

■ Redevelopment

Ivywild Neighborhood Community Park: As of 2005, a 1.5 acre park has been constructed in the Ivywild Neighborhood.

America the Beautiful Park/Southwest Downtown Urban Renewal Area: Phase I & II of the 21-acre parcel are now complete. The park was opened to the public in October of 2004.

Redevelopment Corridors: Building permit activity is at an all time high at 25 permits within the Designated Redevelopment Corridors and Areas (DRCA's). Of the DRCA's in 2005, the Highway 24/21st Street corridor has a significant number of these with 17 building permits out of the 25 total. This was due to the urban renewal area known as Gold Hill Mesa, a mixed-use/TND development south of US Highway 24 West on 21st Street. Another urban renewal area, North Nevada Avenue proposes retail, business/research park, residential and university expansion.

■ Employment and Regional Centers

Employment and Regional Centers are designated on the 2020 Land Use Map in accord with approved master plans and/or zoning. These centers represent the likely location for future office and industrial development. Employment and Regional Centers in the Banning Lewis Ranch master plan area are excluded because the large vacant areas that have been zoned and master planned for employment uses do not have infrastructure and services available. Outside Banning Lewis Ranch, the supply of vacant office and industrial land in the city remains high at 3,836 acres, but is down from 2005. As part of City Council's Strategic Plan, an analysis of total commercial, office and industrial land is being conducted. The analysis will evaluate long-term need in relation to infrastructure and utilities availability. The study's results can assist in evaluating proposals to convert commercial, office and industrial land to other, primarily residential, uses.

■ Housing Development and Affordability

The Housing and Community Development Division (HCD) continues to place an emphasis on the development of housing for families at or below 50% of area median income for Program Year 2005-2006. In order to regularly track the activities of the local housing market, HCD monitors the percentage of homes sold that meet affordability standards and the vacancy rate and Fair Market Rent levels for rental housing. HCD calculates a price point for single family home sales that is considered affordable for low-moderate income families. The price point for the initial six months of 2006 is \$150,000. During the initial six months of 2006, approximately 21% of all single-family homes sold in the Colorado Springs market were at or below the \$150,000 price point. The Fair Market Rent for a two-bedroom apartment has increased \$25 to reach \$759 per month in 2006.

■ Transportation

Since 2000, significant progress has been made in transportation planning, transportation funding, and improvements to the city's transportation infrastructure. They include the adoption of the Intermodal Transportation Plan, voter approval of a 1% sales tax to fund the Pikes Peak regional Transportation Authority (PPRTA), a new Transit Services Infrastructure Plan, numerous studies and assessments to support and target future improvements, and the COSMIX project to widen Interstate 25. The Woodmen Road interchange at I-25 was completed last year. Garden of the Gods Road, Rockrimmon Boulevard, Nevada Avenue and Corporate Drive interchanges are currently under construction. Areas that are still lagging are allowances for multi-modal types of transportation and related facilities.

■ Transit

Mountain Metropolitan Transit, formerly known as Springs Transit, began operating in November of 2005. Mountain Metro provides 26 fixed-routes from nine different transfer stations around the Pikes Peak Region. Service operates seven days per week. Ridership continues to increase as additional service hours are provided. New buses and routes are providing links to major employment centers and medical facilities.





■ Capital Improvements

General Fund adjusted per capita expenditures were as low as \$28 in 2003 when the City experienced severe revenue shortfalls. They have generally remained between \$44-50 over the past five years. For 2006, the decrease in per capital spending stems from a reduction in one-time funds which are no longer available. Accordingly, the list of unfunded needs, particularly for stormwater improvements, has continued to grow. In 2005, the City Council approved the creation of a Stormwater Enterprise, to address the almost \$295 million capital project backlog, \$66.5 million of which is considered critical high priority projects. In addition, City Council adopted a new Five-Year Capital Improvements Program, the first since the half cent sales tax was phased out in 1996. This plan will be updated for 2006.

■ Parks, Trails, and Open Space

The acres of parks provided since 2000 has kept pace with population growth and the open space system continues to expand, thanks in large measure to the Trails, Parks and Open Space (TOPS) program.

■ Stormwater Management

In December 2004, City Council directed the staff to proceed with the development of a detailed stormwater enterprise implementation plan which staff has pursued in 2005-2006. The ordinance to establish the enterprise was approved by City Council at its November 22, 2005, meeting. City Council has approved loans from the General Fund and Colorado Springs Utilities totaling \$2,130,000 to fund the 2006 Stormwater Enterprise (SWENT) operations. The City's proposed budget has been structured such that stormwater programs will be funded using revenue generated by the SWENT fees combined with development review fees and a contribution from the City's General Fund. On December 13, 2005, the City Council established a Stormwater Enterprise for the City of Colorado Springs.





Growth, Change, and Trends



The data presented here are principally compiled on a mid-year basis from July 1, 2005 through June 30, 2006. This is the case for all the land use data, which is derived from the El Paso County Assessor's data base. For other information, where mid-year data is unavailable, the effective date of the data is either noted or is as of the end of 2005.

POPULATION AND EMPLOYMENT

Population change is made up of two components: net migration (the difference between the number of people moving into the city and the number moving out) and natural increase (births minus deaths). Employment is the leading factor in generating city growth. New jobs attract new residents and generate increased demand for goods, services, housing and infrastructure. It should be noted that these figures do not take into account the direct effect of the deployment, return, and redeployment of troops. The influx of new personnel resulting from the recommendations of the Base Realignment and Closure Commission (BRAC) may have a major impact on population and employment in the region in the future.

■ Population and Employment — Trends

Population growth in the city and county spiked in 2001 and then leveled off as the region entered an economic downturn. It is once again on the upswing. Since 2000, the city has added an estimated 31,274 residents. In 2006, the estimated population growth is 1.9%. From 2000 to 2006, this amounts to an average increase of 5,212 persons per year and an average annual growth rate of 1.4%. Over the past five years, popula-



tion growth in the city has accounted for sixty-six percent of the total population growth in El Paso County.

The changes in population growth have mirrored the trend in total wage and salary employment in El Paso County with a spike in 2001. After two successive years of net job losses, by the end of 2005, wage and salary employment had surged back to a level not seen since 2001. Employment, at 244,247 in 2005, has shown a marked increase since 2003 and is almost equal to the level shown in 2001 of 245,568.

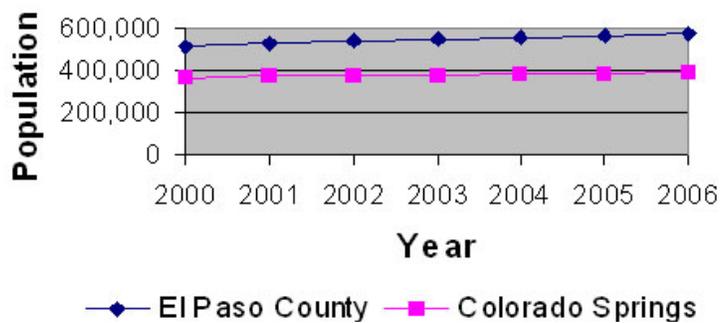
Population 2000-2006, El Paso County and City of Colorado Springs

	2000 (1)	2001 (2)	2002	2003	2004 (3)	2005 (3)	2006 (4)	Change 2005- 2006	%Change 2005- 2006
El Paso County	516,929	533,534	541,069	547,566	554,585	565,341	576,240	10,899	1.9%
Colorado Springs	360,890	369,853	373,328	377,006	380,073	384,876	392,164	7,288	1.9%

Notes on Data Sources:

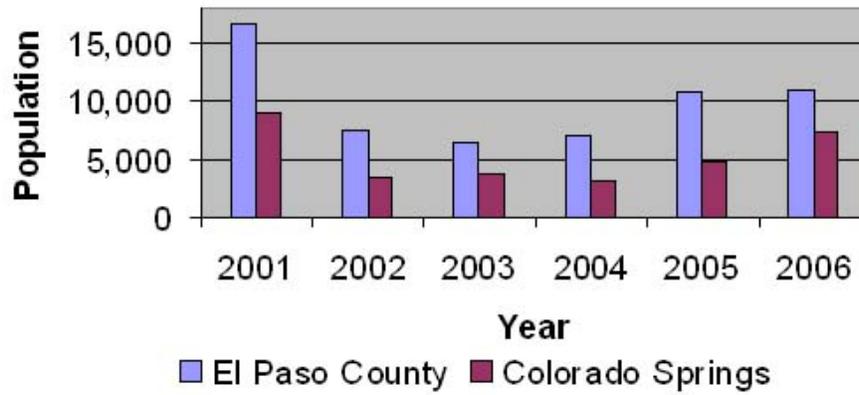
- (1) Numbers for 2000 are from the April 2000 Census.
- (2) Numbers for 2001 through 2005 are official estimates by the Colorado Department of Local Affairs in July of each year.
- (3) 2006 El Paso County numbers are forecasts by the Colorado Department of Local Affairs
- (4) 2006 uses City Budget estimate as the source

Population 2000-2006





Population Change over Previous Year 2001-2006



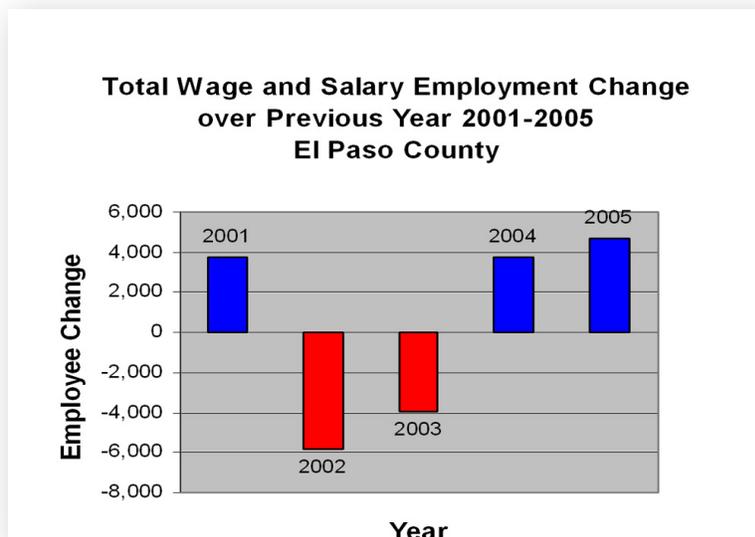
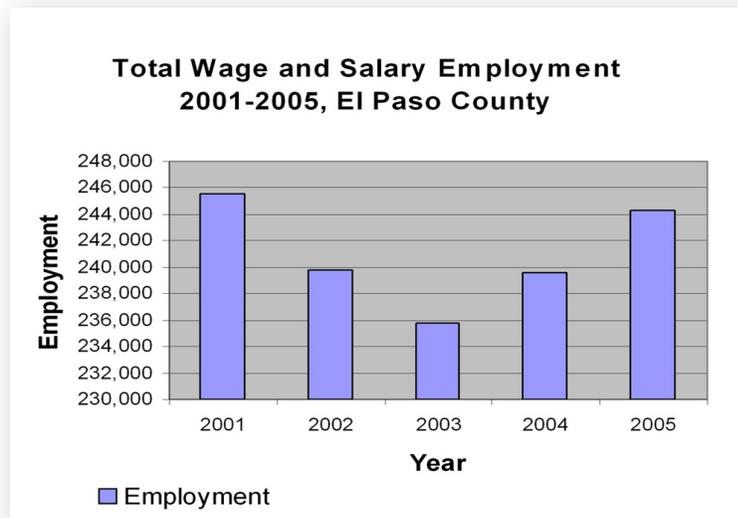
Total Wage and Salary Employment El Paso County 2001- 2005

Year	Employment	Change
2001	245,568	3,774
2002	239,753	-5,815
2003	235,767	-3,986
2004	239,519	3,752
2005	244,247	4,728

Notes on Data Sources:

- (1) Numbers for 2001-2003 are as of the month of June of each year.
- (2) Data for 2004-2005 are as of the month of December of each year.

Source: Colorado Department of Labor and Employment,
Labor Market Information, QCEW (ES202).



For More Information

For Colorado State, counties, and municipal population data, go to the Colorado Department of Local Affairs at www.dola.colorado.gov.

The Colorado Department of Labor and Employment provides employment data for Colorado State and counties at www.coworkforce.com. The best local source for economic information on the Pikes Peak Region is the Southern Colorado Economic Forum (SCEF) at <http://web.uccs.edu/scef/data/scef/>

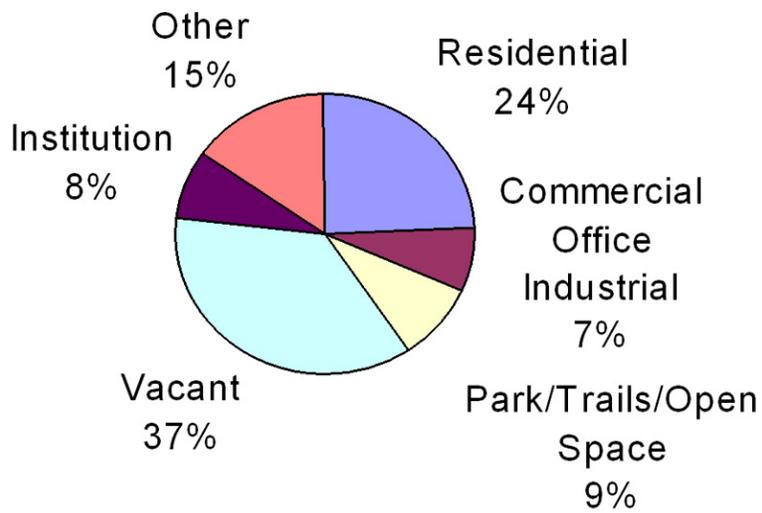


LAND USE AND DEVELOPMENT

■ Land Uses: Type, Location, Amount, and Activity

The Comprehensive Plan focuses on the physical development of the city, particularly on how land is used. This section starts off with a look at the amount and location of the general categories of land uses in the city. It then looks at the major components of change and activity in those uses, with an emphasis on new development, vacant land, housing, infill and redevelopment.

Land Use by Type Colorado Springs 2006



■ Land Use Patterns – Trends and Changes

Vacant land, the largest single land use category in the city, shows a reduction over the past two years due to development within annexed areas. A net decrease in the amount of vacant land signals a conversion to developed uses and a slowing of annexation activity. The slowing of annexations also effected the amount of park /open space and the amount of large vacant parcels that can be dedicated within the city limits. The residential land use category dominates change in developed uses. The increase in residential acreage is due perhaps to significant annexation and development in the northeast and eastern edge of the city. Institutional growth and other categories also increased within the northeast and eastern edge, as major annexations within Allison Ranch and Banning Lewis Ranch promoted school, fire station, police station, golf course and right-of-way dedication. The office and industrial land use category increase dominated commercial use in 2005-2006, which is half of last year's increase (168 to 86 acres).

Land Use by Type - Colorado Springs 2001- 2006* In Acres

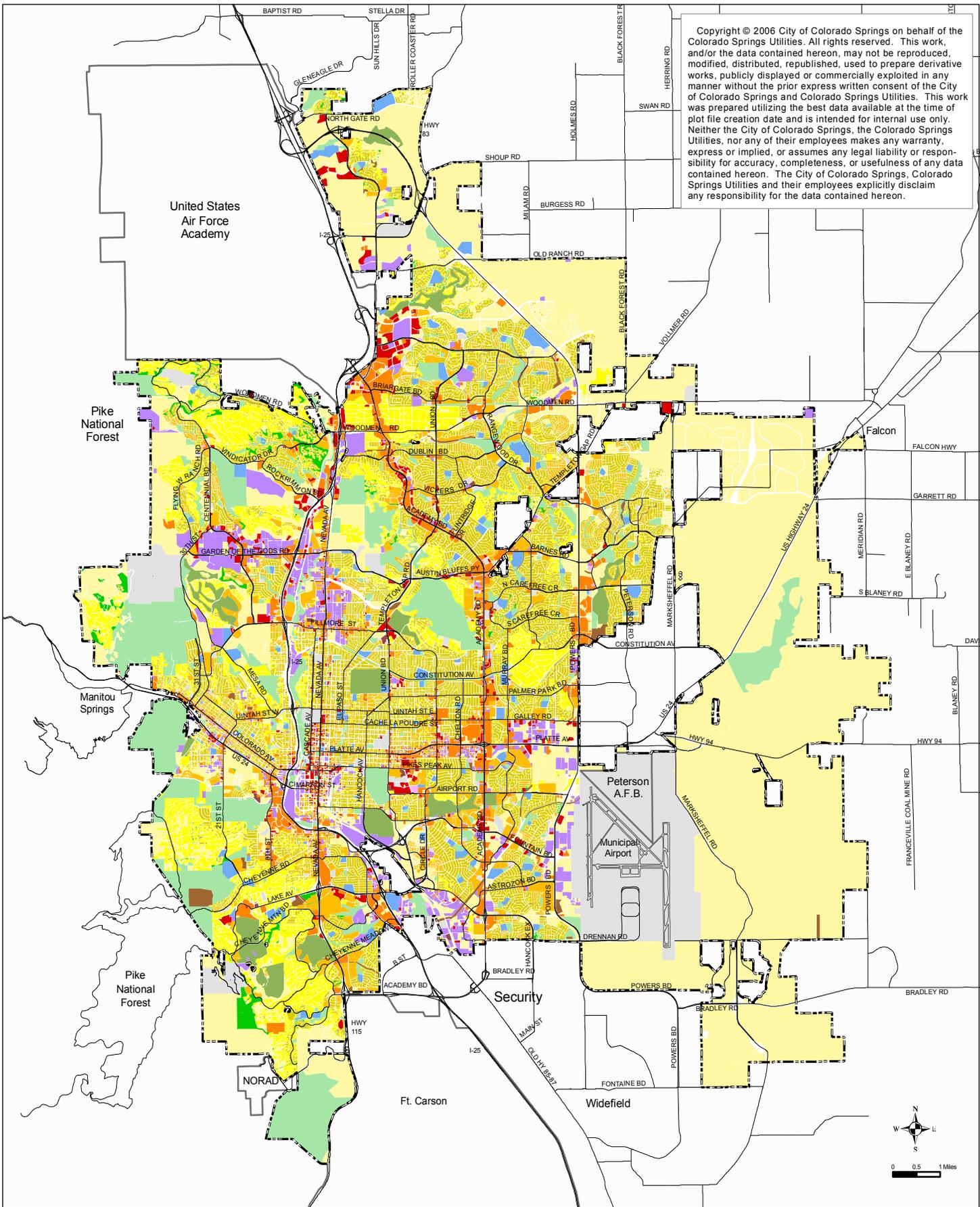
Land Use Category	2001	2002	2003	2004	2005	2006	2005-2006 Change
Low Density Residential (0-3.49 du/ac)	8,561	8,726	8,931	9,140	9,312	9,578	266
Medium Density Residential (3.5-7.99 du/ac)	12,667	12,952	13,283	13,698	14,055	14,374	319
High Density Residential (8.0-25+ du/ac)	4,686	4,851	5,011	5,280	5,336	5,467	131
Private Common Residential	560	613	774	800	820	858	38
Residential Sub-Total	26,474	27,142	28,000	28,919	29,523	30,278	755
Commercial	3,190	3,221	3,364	3,554	3,722	3,808	86
Office	1,474	1,534	1,563	1,590	1,627	1,689	62
Industrial	3,521	3,580	3,611	3,616	3,628	3,666	38
COI Sub-Total	8,186	8,336	8,538	8,761	8,977	9,163	186
Parks / Open Space	9,163	9,164	9,199	9,355	10,292	10,331	39
Trails	440	443	484	498	512	512	0
Park/Trails/Open Space Sub-Total	9,603	9,607	9,684	9,852	10,804	10,843	39
Institution Total	9,549	9,698	9,594	9,699	9,791	10,064	273
ROW / Undetermined	14,510	14,945	15,375	15,752	16,135	16,738	603
Cemetery/Golf Course	2,176	2,150	2,152	2,146	2,147	2,272	125
Other Sub-Total	16,686	17,095	17,527	17,898	18,282	19,009	728
Vacant	48,548	47,347	45,884	46,029	46,083	44,703	-1,316
Total City Acres	119,045	119,225	119,226	121,157	123,459	124,060	664

* Note – Data sources and land use categories:

Land use data are derived from the El Paso County Assessor's records

Data for parks and open space are supplemented by geographic information system data from the Parks, Recreation, and Cultural Services Department.

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City of Colorado Springs
Existing Land Use
 (June 2006)



- | | | | | |
|---|--|--|---|--|
| Low Density Residential | Private Common Residential | Industrial | Vacant | School |
| Medium Density Residential | Commercial | Parks, Trails, Open Space | Drainage Easement | Parking |
| High Density Residential | Office | Golf Course/Cemetery | Institution | Police/Fire |

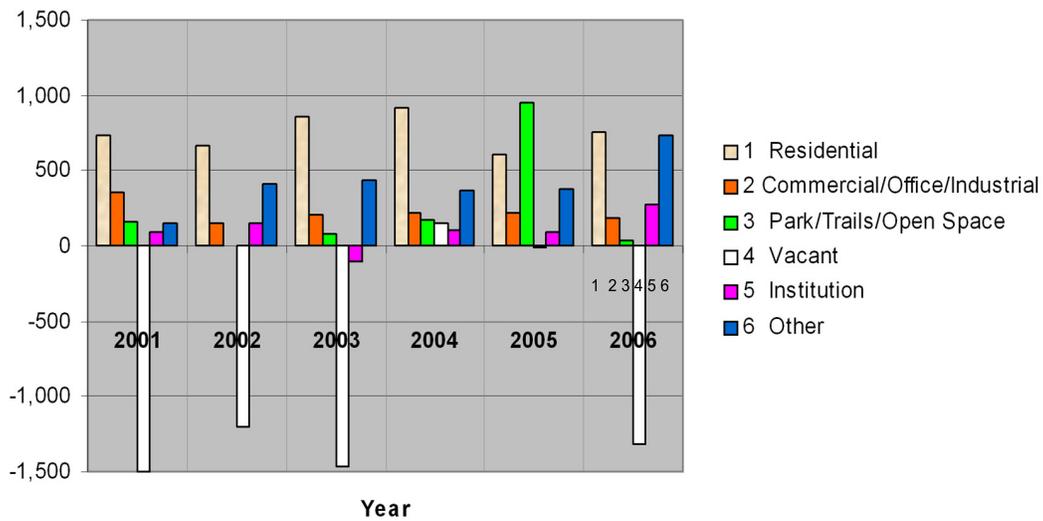


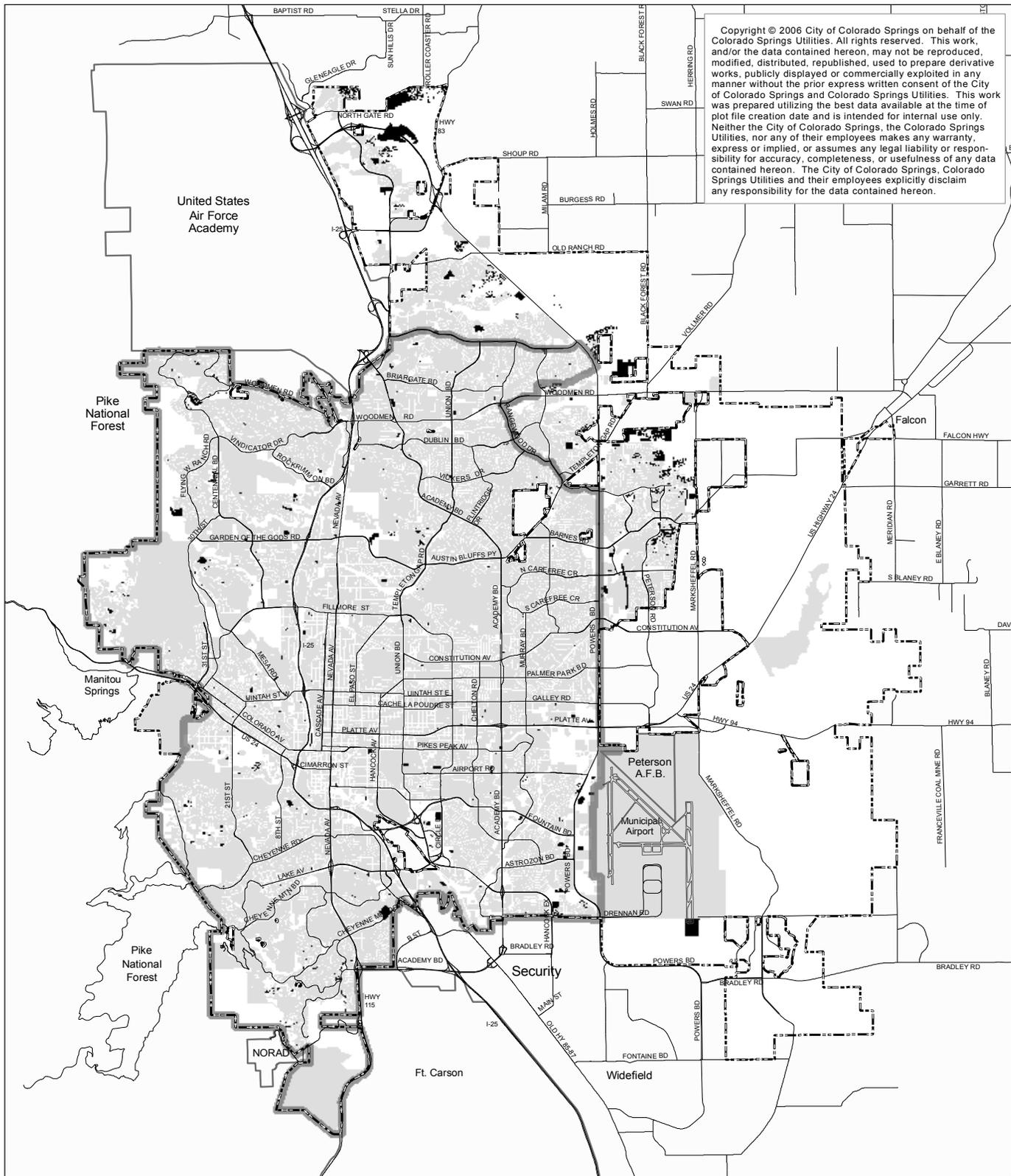


Land Use Change - Colorado Springs 2001-2006 in Acres

Land Use Category	2001	2002	2003	2004	2005	2006
Residential	737	667	858	919	604	755
COI	358	150	203	222	217	186
Park/Trails/Open Space	165	4	77	169	951	39
Vacant	-1495	-1201	-1463	145	-9	-1316
Institution	92	149	-104	105	92	272
Other	145	410	431	372	383	728

Land Use Change over Previous Year
Colorado Springs 2001-2006





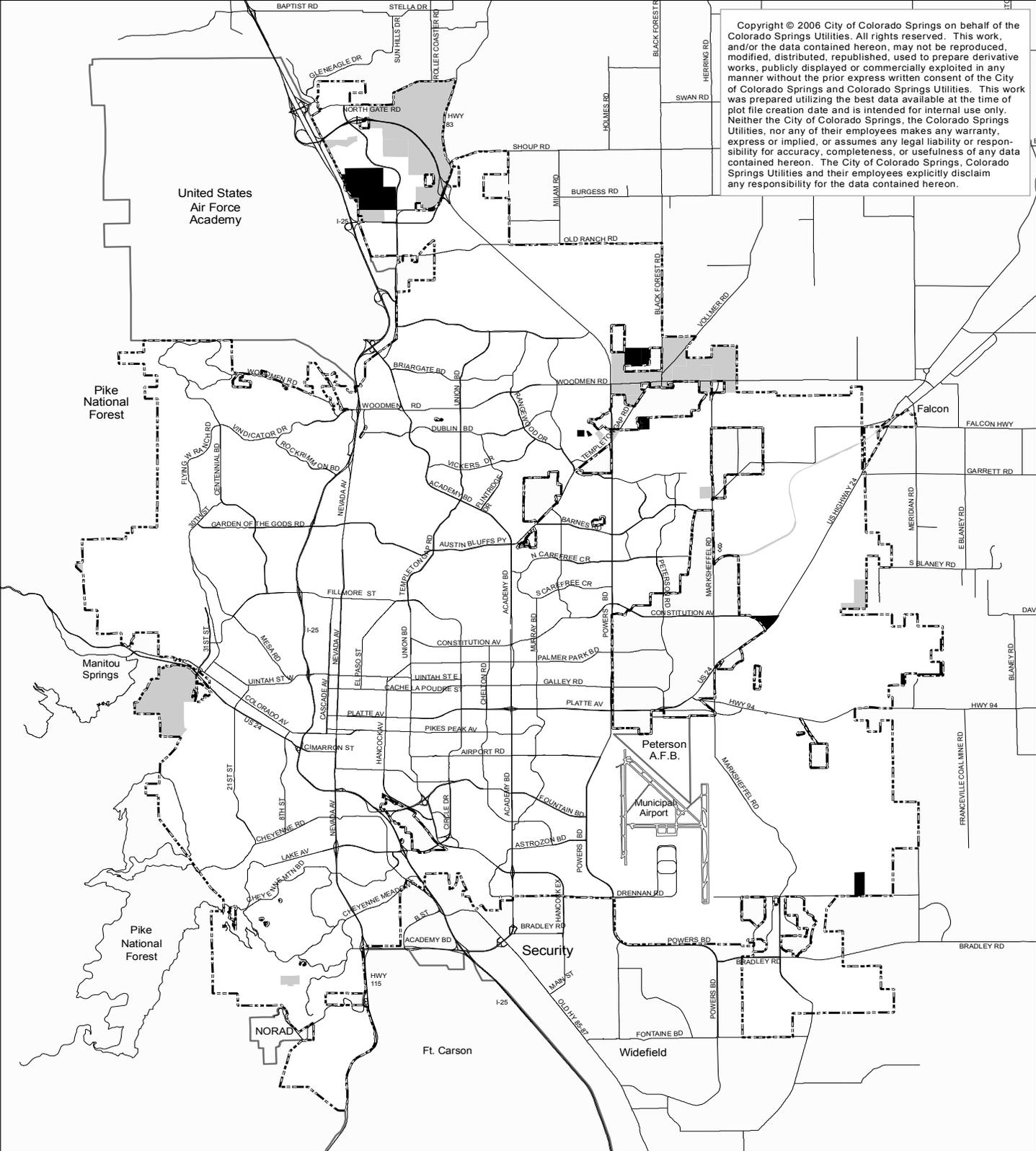
City of Colorado Springs
Development
 (2005 - 2006)



- Development 2006
- Infill Boundary
- Development thru 2005
- CityLimits



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City of Colorado Springs
Annexations
 (July 1, 2000 - June 30, 2006)

- Annexations**
- July 2000 - June 2005
 - July 2005 - June 2006

CityLimits



Vacant Land, Infill, and Edge Development — Trends

Banning Lewis Ranch, at over 23,000 acres, accounts for fifty-two percent of all the vacant land in the city. Annexations continue to add vacant land at the northeastern edge within the Banning Lewis Ranch and Allison Ranch properties. Areas such as north of Voyager Parkway, Powers Boulevard and Woodmen Road and within the boundaries of Banning Lewis Ranch encompass the majority of annexed areas in 2006.

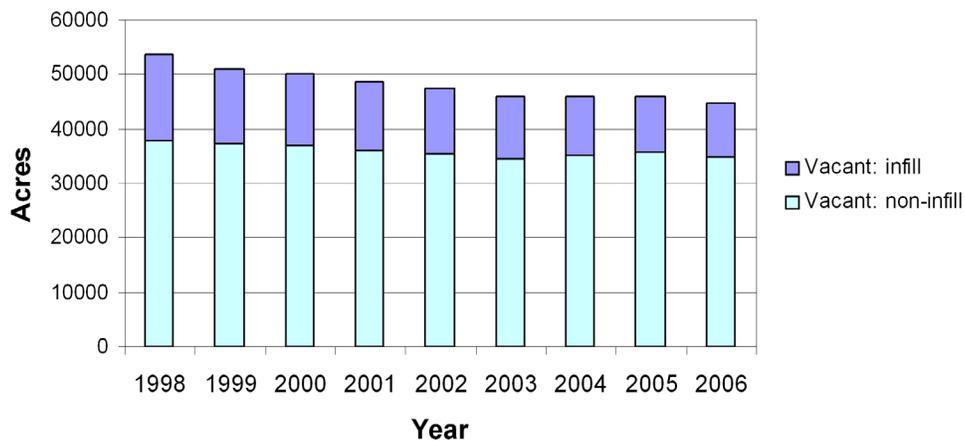
Infill development was spread throughout the urban area, with the majority in the northeast area and eastern edge. Infill development refers to the infill boundary as identified on the Development Map. This boundary is revised periodically based on development trends.

Vacant Land Colorado Springs 1997-2006

Year	Vacant (Citywide)	Vacant (Citywide excluding Banning Lewis)	Net Change (Citywide)	Vacant (Infill*)	Net Change (Infill*)
1997	55,511	32,556	N/A	16,927	N/A
1998	53,647	30,770	-1,864	15,872	-1,055
1999	51,001	28,152	-2,646	13,775	-2,097
2000	50,043	27,187	-958	13,210	-565
2001	48,548	25,707	-1,495	12,475	-735
2002	47,347	24,517	-1,201	11,833	-642
2003	45,822	23,114	-1,525	11,309	-524
2004	46,029	23,362	207	10,781	-528
2005	46,020	23,351	-9	10,389	-392
2006	44,707	21,621	-1,313	9,891	-498
Total			-10,804		-7,036

* Infill refers to the Infill Boundary distinguished on the Development Map on page 22.

Vacant Land





■ Redevelopment Trends



America the Beautiful Park/Southwest Downtown Urban Renewal Area:

Phase I & II are now complete. The Park was opened to the public October of 2004. America the Beautiful Park is a 21-acre parcel and is the outcome of a decade of planning which culminated in an exciting, citizen approved opportunity to redevelop the neglected front door to downtown as a riverfront park. Phase III of the park, which includes the spectacular "Sculpture Fountain", is being designed with construction scheduled for 2007. The park is identified as a part of the green "Park Ring" surrounding Downtown, a premier amenity unique to Colorado Springs.

Several benefits of the Park are:

- The Park creates a catalyst that will prompt the redevelopment of the surrounding area.
- The Park provides a trail access to Downtown.
- The Park improves the unsightly image of a primary entry into Downtown.
- The Park creates a gathering place for the community.

Since the demise of the hotel/convention center initiative, the Colorado Springs Urban Renewal Authority (CSURA) and associated developers have revised the proposed Phase 1 development in Southwest Downtown Urban Renewal Area, centering on activities west of the railroad tracks and surrounding America the Beautiful Park. Current plans include:

- Purchase of the utilities properties
- Conversion of the gas operations building to office and public space
- Acquisition of the remaining privately-held properties, for future redevelopment as an arts district
- Construction of:
 - 100,000 square foot office building
 - 225 room hotel
 - 600 space parking structure
 - 100 for-rent residential units
 - 30 for-sale residential units

Ivywild Neighborhood Community Park

A tract of land (1.5 Acres) was designated for park use in the neighborhood master plan and purchased by the City in 2002 with Community Development Block Grant Funds (CDBG) funds. CDBG funds were also used for construction of the park which was completed in the fall of 2005 and is now open to the public. The park includes a large playground, picnic shelter, sidewalks, and multi-use field. The park was naturally landscaped and requires no irrigation.

Redevelopment Corridors

The Comprehensive Plan designates eight corridors (and associated areas) in the city for potential infill development and/or redevelopment. (See the accompanying map). Building permit activity is at an all time high since 1995, at 25 permits within the Designated Redevelopment Corridors and Areas (DRCA's). Of the DRCA's in 2005, the Highway 24/21st Street corridor has a significant number of these at 17 building permits out of the 25 total.

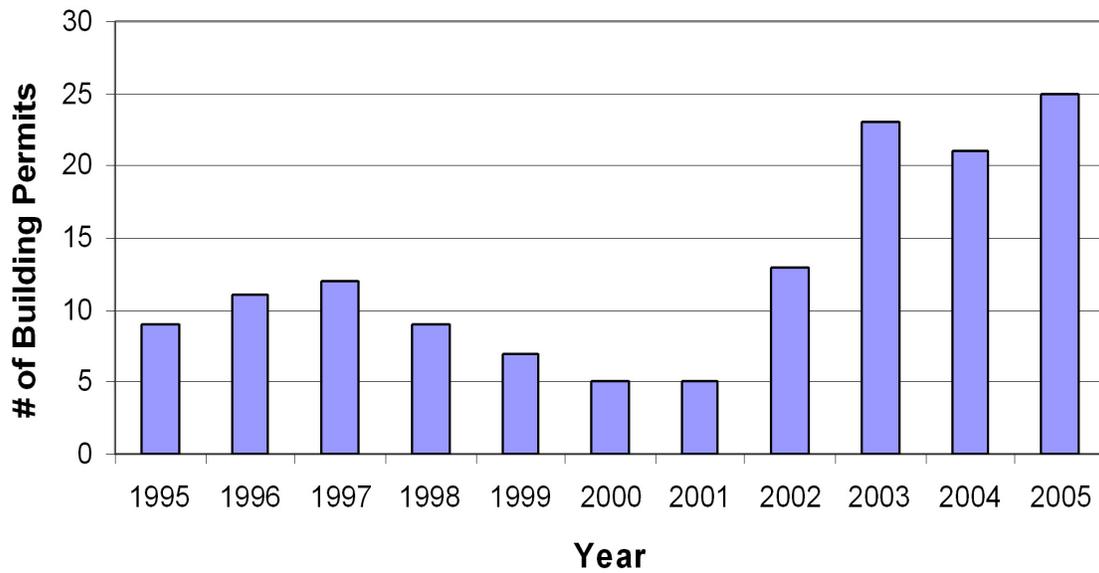
Gold Hill Mesa, an 210-acre urban renewal area within the Highway 24/21st Street corridor, is a former mining operation located south of Highway 24 at 21st Street. This area is being redeveloped as a mixed use commercial/TND residential area with environmental mitigation for hazardous soils and environmental constraints. It has been through the concept plan phase, a zone change and is currently pulling building permits for approved development plans.

North Nevada Avenue, another urban renewal area, is the area between Garden of the Gods Road and Interstate 25. It is currently in the property acquisition, zone change and development plan stage. The Urban Renewal Authority is working with property owners on the west side of Nevada Avenue and with UCCS representatives to prepare an overall development plan for the area. The plan will identify proposed retail, business/research park, residential, and additional university uses, as well as roadway and pedestrian improvements needed to support the redevelopment effort.





Building Permits Issued in Designated Redevelopment Corridors and Areas



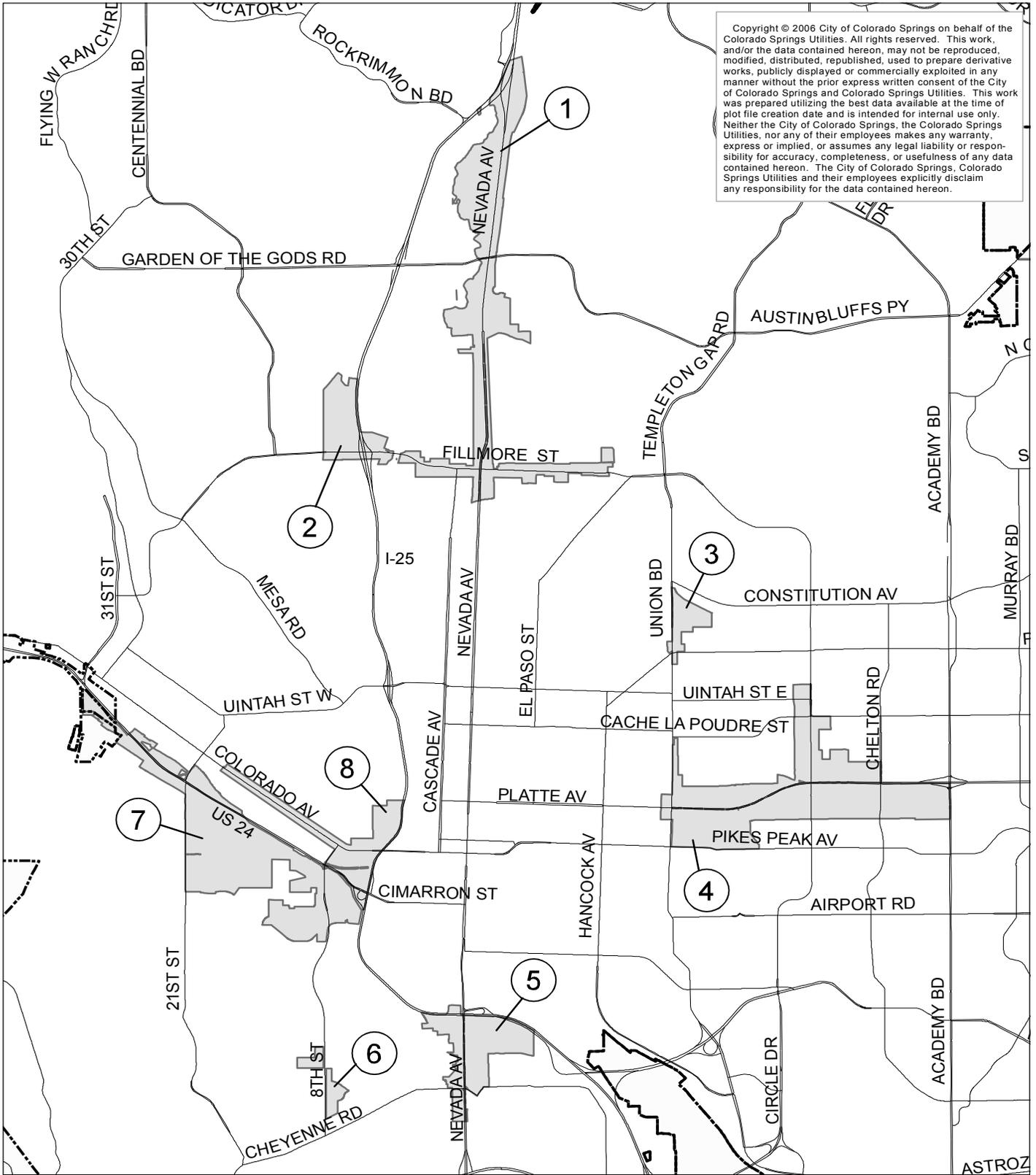
Building Permits Issued in DRCA's 1995-2005

Year	Building Permits
1995	9
1996	11
1997	12
1998	9
1999	7
2000	5
2001	5
2002	13
2003	23
2004	21
2005	25

Building Permits Issued in DRCA's - 2005

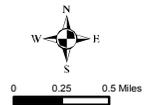
DRCA	Building Permits
1	2
2	1
3	0
4	3
5	0
6	0
7	17
8	2
Total	25

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City of Colorado Springs
**Designated Redevelopment
 Corridors and Areas (DRCA)**

- | | | |
|------------------------------|--------------------------|----------------------------|
| 1. N. Nevada / E. Fillmore | 4. E. Platte / N. Circle | 7. U.S. 24 / 21st St. |
| 2. N. Chestnut / W. Fillmore | 5. S. Nevada | 8. W. Colorado / N. Spruce |
| 3. N. Union | 6. S. 8th St. | |





■ Employment and Regional Centers — Trends

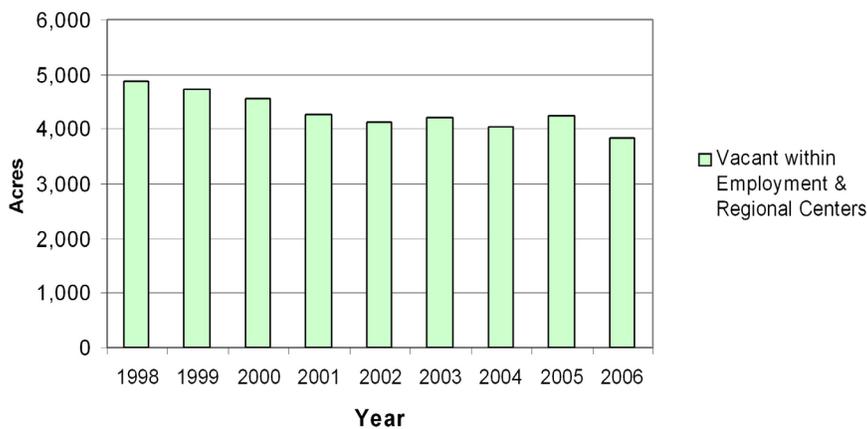
Employment and Regional Centers are designated on the 2020 Land Use Map in accord with approved master plans and/or zoning. (See accompanying map.) These centers represent the likely location for future office and industrial development. Employment and Regional Centers in the Banning Lewis Ranch master plan area are excluded because services and infrastructure have not been built or provided. Outside Banning Lewis Ranch the supply of vacant office and industrial land in the city remains plentiful at 3,836 acres, but is down from 2005.

As part of City Council’s Strategic Plan, an analysis of total commercial, office and industrial land is being conducted. The analysis will evaluate long-term need in relation to infrastructure and utilities availability. The study’s results can assist in evaluating proposals to convert commercial, office and industrial land to other, primarily residential, uses.

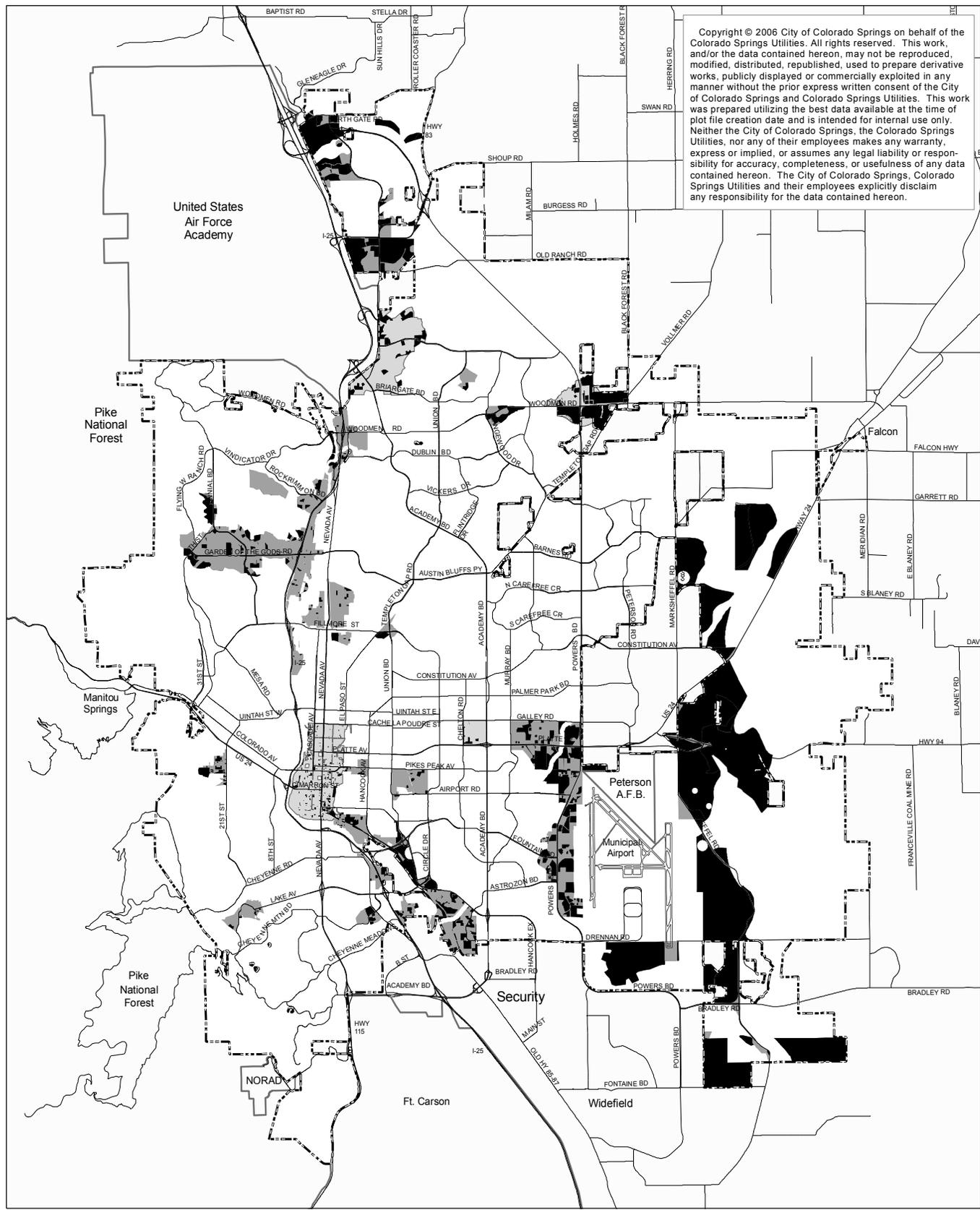
Year	Vacant Land within Employment & Regional Centers in Acres**	Employment & Regional Centers Land Developed as Office or Industrial in Acres**
1998	4,889	148
1999	4,737	175
2000	4,570	103
2001	4,283	207
2002	4,125	59
2003	4,218	60
2004	4,050	54
2005	4,230	37
2006	3,836	69
Total		912

**Note: Excludes Banning Lewis Ranch master plan area.
 Vacant land within Employment and Regional Centers may vary from year to year with amendments to the 2020 Land Use Map.

**Vacant Employment & Regional Centers Land
 (Excludes Banning Lewis Area)**



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City of Colorado Springs
Employment and Regional Centers
 Date: June 2006

- Employment Center
- Regional Center
- Vacant within Employment and Regional Centers

CityLimits





■ Housing Development and Affordability — Trends

The Housing and Community Development Division (HCD) continues to place an emphasis on the development of housing for families at or below 50% of area median income for Program Year 2005-2006. In order to regularly track the activities of the local housing market, HCD monitors the percentage of homes sold that meet affordability standards and the vacancy rate and Fair Market Rent levels for rental housing.

HCD calculates a price point for single family home sales that is considered affordable for low-moderate income families. This price point may fluctuate depending upon various factors such as mortgage rates, annual median income levels, and the general state of the market. The price point for 2006 is \$150,000. During the initial six months of 2006, approximately 21% of all single-family homes sold in the Colorado Springs market were at or below the \$150,000 price point. This indicates an increase from the previous report. This home ownership affordability index provides a general measurement of the capability of low-moderate income households to purchase a single family home in El Paso County.

HCD also monitors vacancy rate reports from various sources in order to ascertain the status of the rental market. The Fair Market Rent levels published by Housing and Urban Development help to clarify the “baseline” rent levels in the City. For the second quarter of 2006, vacancy rates declined to approximately 10.6%. This high level indicates a market that is out of balance. The Fair Market Rent for a two-bedroom apartment has increased \$25 to reach \$759 per month in 2006.



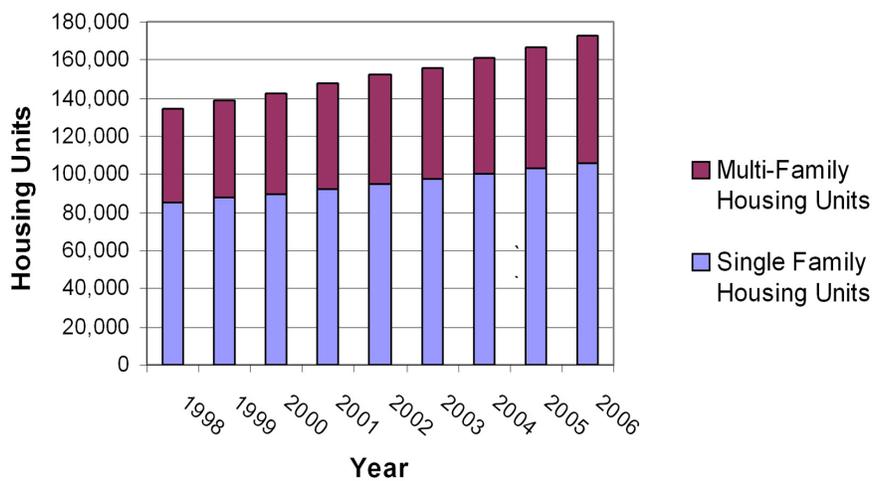


Housing Units - Colorado Springs 1998-2006

Year	Single Family Housing Units	SF % Total Housing Units	Multi-Family Housing Units	MF % Total Housing Units	Total Housing Units
1998	84,817	63	49,490	37	134,307
1999	87,734	63	51,509	37	139,243
2000	89,324	63	53,112	37	142,436
2001	92,453	63	54,871	37	147,324
2002	94,692	62	57,416	38	152,108
2003	97,341	62	58,712	38	156,053
2004	100,176	62	60,654	38	160,830
2005	102,701	62	63,921	38	166,622
2006	105,235	61	67,935	39	173,170

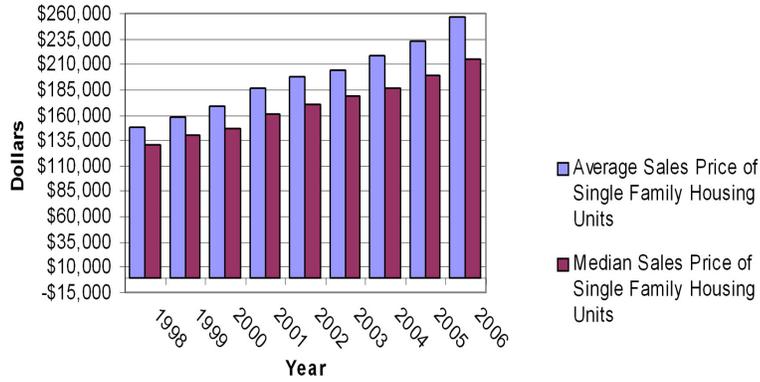
Single Family housing units are detached units only and exclude townhouses.
 Multi-Family units are all attached units including townhouses, duplex, triplex, multi-unit (4-8), multi-unit (9 & up), and condominiums.

Single Family & Multi-Family Housing Units





Average & Median SF Housing Sales Price





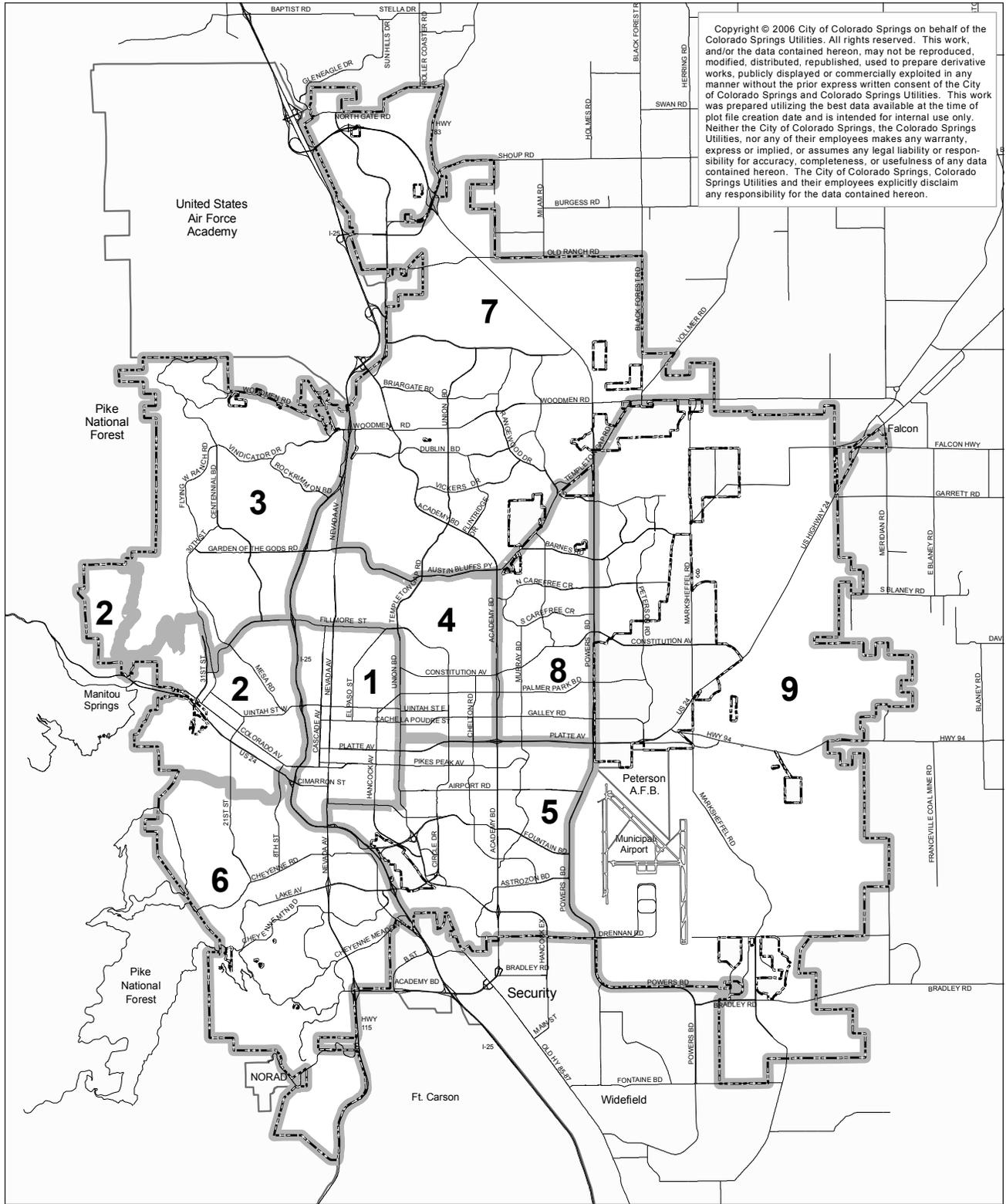
LAND USE PLANNING

■ Planning Evaluation Zones

When the Comprehensive Plan was initially developed, the city was mapped into nine geographical sub-areas in order to organize and compare various types of planning information. (See the accompanying map.) These sub-areas were called Planning Evaluation Zones (PEZ's). Their boundaries were drawn to capture whole census tracts, master planned areas, neighborhood organizations, and, with a minor exception, postal zip codes. All the land use data compiled by the City's Department of Planning and Community Development and presented in this report has been broken out on a PEZ basis. Data for each PEZ can be accessed by going to the City's web site at www.springsgov.com and clicking on City Planning and City Comprehensive Plan.



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City of Colorado Springs
Planning Evaluation Zones
 (Revised April 2004)



● PEZ Boundary □ CityLimits

0 0.5 1 Miles





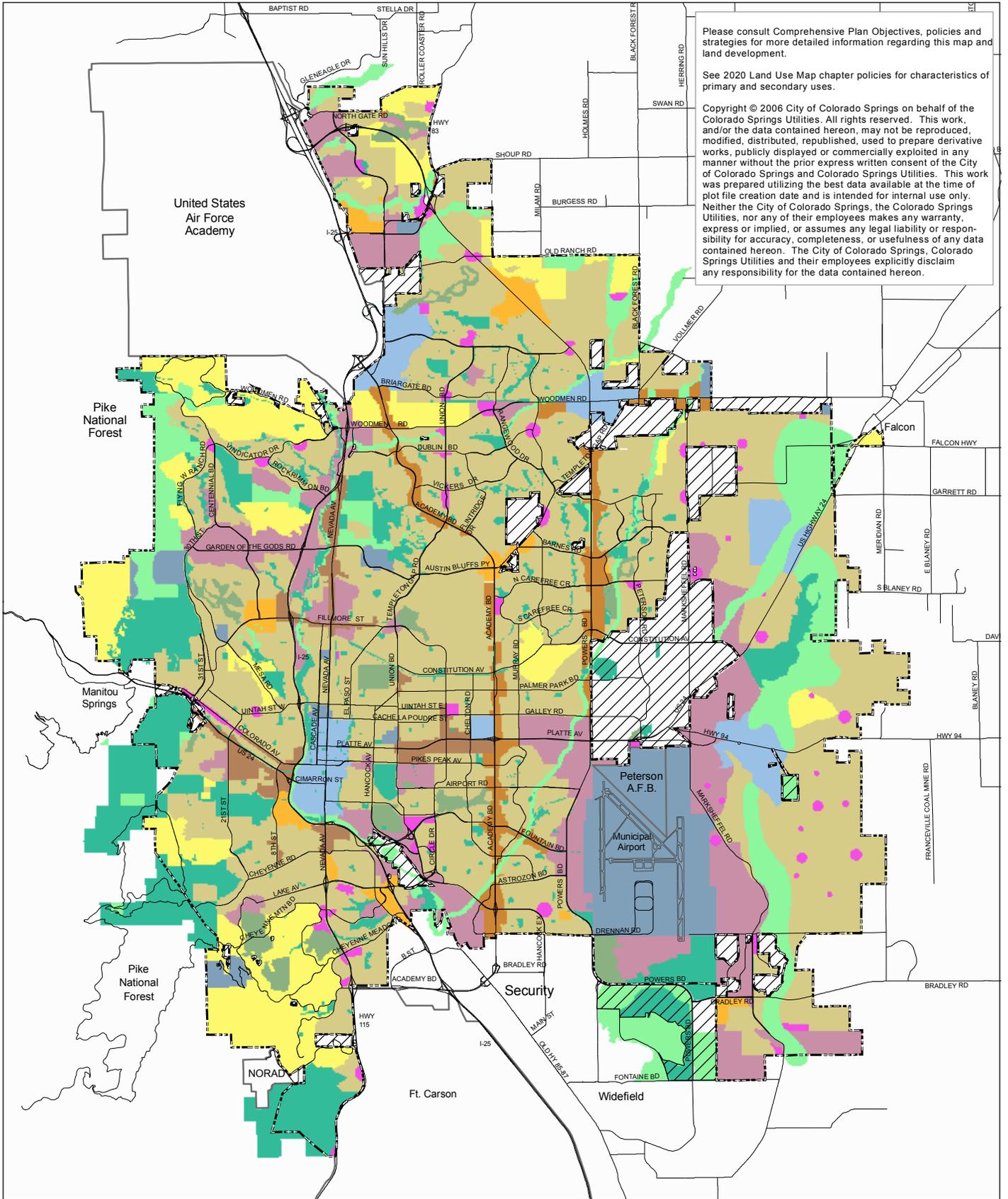
■ 2020 Land Use Map

The 2020 Land Use Map was initially adopted as part of the Comprehensive Plan and is amended as needed each year to reflect major changes in master planned land uses and annexations. As a composite picture of existing development, zoned uses, and master planned uses, it represents a framework for city growth through the year 2020. The generalized land uses depicted on the map are the result of grouping similar zoned and master planned uses in the city under broader headings. The purpose of the Map is to provide a citywide land use context for coordinating decisions regarding planning and future development. City ordinance requires a yearly update (see updated map on page 37).

Please consult Comprehensive Plan Objectives, policies and strategies for more detailed information regarding this map and land development.

See 2020 Land Use Map chapter policies for characteristics of primary and secondary uses.

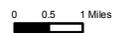
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City of Colorado Springs
2020 Land Use
 Approved by City Council:
 November 14, 2006
 Ordinance No. 06-204

- LOW RESIDENTIAL
- GENERAL RESIDENTIAL
- COMMUNITY ACTIVITY CENTER
- COMMERCIAL CENTER
- NEW/DEVELOPING CORRIDOR
- MATURE REDEVELOPMENT CORRIDOR
- EMPLOYMENT CENTER
- REGIONAL CENTER
- MAJOR INSTITUTIONAL
- CANDIDATE OPEN SPACE
- EXISTING PARKLAND & OPEN SPACE
- GOLF COURSE OR CEMETERY

POTENTIAL ANNEXATION AREAS
 (See Annexation Plan for Status)



Implemented Master Plans* 2005-2006

Name	Land Use Change
Adams Subdivision	Old Farm
Bellhaven Addition	OR Study Area at Bijou and Circle
Bluffs	Penrose Hospital
Bonnie Glenn	Peregrine
Bridalspur	Pinecliff
Broadmoor Skyway	Pinehurst
Broadview Business Park	Pinon Valley
Brookwood	Printers Park
Cedar Grove	Ridge
Cedar Heights	Rockrimmon
Centennial Industrial Park	Rustic Hills #6
Chapel Hills Center	Sand Piper
Cheyenne Mountain Ranch	Siferd Addition
Colorado Country	Skyway Heights
Constitution Center Carefree Commercial Park	Southface
Dublin Business Park	Springs Ranch
El Pomar	Stetson Hills
Erindale Park	Stetson Ridge South
Falcon Estates Number Two West	Street Sweeping Depository
Falcon Ridge	Templeton Heights
Fillmore Industrial Park	University Park
Gateway Industrial Center	Valerie Acres
Gateway Park	Valerie Acres Two
Holland Park West	Van Teylingen & Academy
Houck Estate Track B	Vickers and Academy
Lincoln Park	Villa Loma
Monument Creek Commerce Center	Village Seven
Mount Saint Francis	Western Sun
Neal Ranch	Woodland Hills Village
North Academy/Hollow Brook Corners	Woodmen East
Norwood	Woodmen Oaks
Oak Valley Ranch	Woodmen Plaza West

*City zoning code section 7.5.402.B. mandates an annual update showing master plans that are 85% or more built out and the remaining vacant land is zoned in conformance with the master plan.

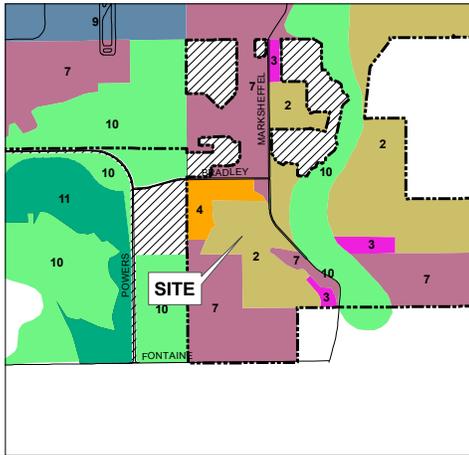


2020 Land Use Map Amendments* 2005-2006

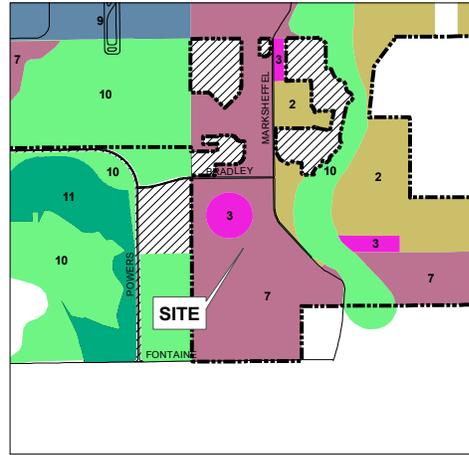
Name	Land Use Action(s)	Land Use Change	Acres
Banning-Lewis Ranch No. 15	Annexation	Add General Residential	9.15
Banning-Lewis Ranch No. 16	Annexations	Add General Residential	27.35
Banning-Lewis Ranch No. 17	Annexations	Add General Residential	15.47
Banning-Lewis Ranch No. 18	Annexation	Add Employment Center	54.42
Banning-Lewis Ranch No. 19	Annexations	Add Employment Center	1.83
Banning-Lewis Ranch No. 20	Annexation	Add General Residential	66.47
Brent Addition	Annexation	Add General Residential	5.10
Powerwood No. 3 Addition	Annexation	Add General Residential	74.45
Powerwood No. 4 Addition	Annexation	Add General Residential	38.33
Date Street Addition No. 1	Annexation	Add General Residential	7.13
Leon Young Service Center South Addition No. 1	Annexation	Add Employment Center	17.09
Tabone Subdivision Annexation	Annexation	Add General Residential	10.43
Dublin North Annexation	Annexation	Add General Residential	25.84
Dublin North 1A	Annexation	Add General Residential	10.48
Allison Ranch Addition	Annexation	Add Low Residential, General Residential, Commercial Center, Park and Candidate Open Space	463.70
Siferd Addition	Annexation	Add General Residential	1.30
Spring Creek Master Plan	Master Plan Amendment	From Employment Center to General Residential	29.97
Northgate Master Plan	Master Plan Amendment	From Employment Center to General Residential	59.45
Town East Master Plan	Master Plan Amendment	From Employment Center to General Residential	29.59
Colorado Springs Airport Master Plan	Master Plan Amendment	From Employment Center, Candidate Open Space and Major Institution to Employment Center, Candidate Open Space and Major Institutional	382.00
Banning-Lewis Ranch Master Plan	Master Plan Amendment	From Employment Center and Community Activity Center to Community Commercial, General Residential, Employment Center and Community Activity Center	529.50

*City ordinance mandates an annual update showing Land Use Amendments to the 2020 Land Use Map.

2020 LUM 05-000136
 Rancho Colorado: 529.5 acres



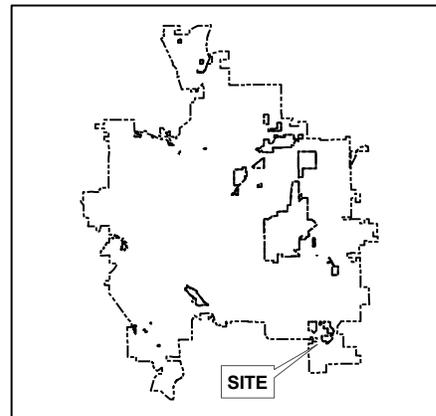
2006



2005

Legend

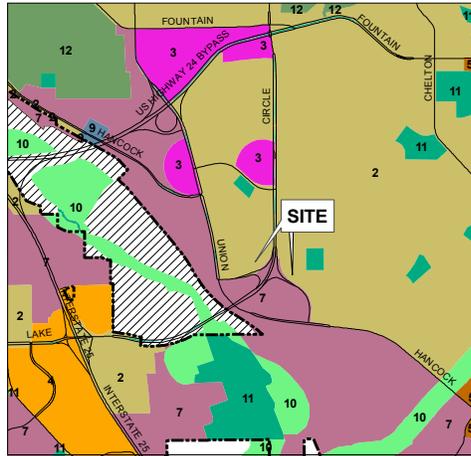
- 1 Low Density Residential
- 2 General Residential
- 3 Community Activity Center
- 4 Commercial Center
- 5 New/Developing Corridor
- 6 Mature Redevelopment Corridor
- 7 Employment Center
- 8 Regional Center
- 9 Major Institutional
- 10 Candidate Open Space
- 11 Existing Park Land or Open Space
- 12 Golf Course or Cemetery
- Potential Annexation
- City Limits



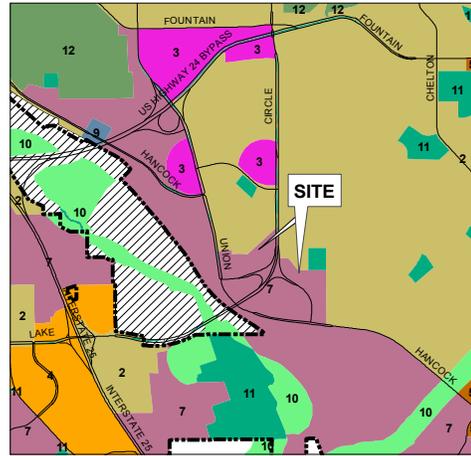
VICINITY MAP



2020 LUM 05-00172
29.97 acres at Circle and Hancock
From Employment Center to General Residential



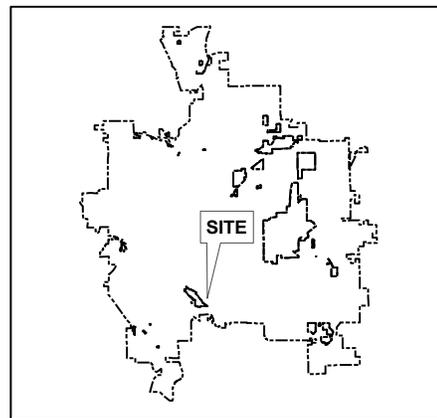
2006



2005

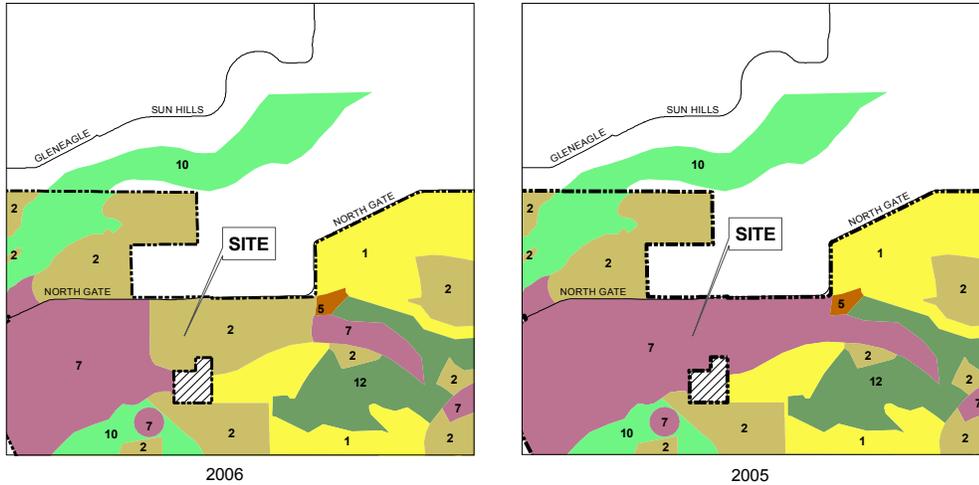
Legend

- | | | | |
|-----------------------------|---------------------------------|-------------------------------------|----------------------|
| 1 Low Density Residential | 5 New/Developing Corridor | 9 Major Institutional | Potential Annexation |
| 2 General Residential | 6 Mature Redevelopment Corridor | 10 Candidate Open Space | City Limits |
| 3 Community Activity Center | 7 Employment Center | 11 Existing Park Land or Open Space | |
| 4 Commercial Center | 8 Regional Center | 12 Golf Course or Cemetery | |



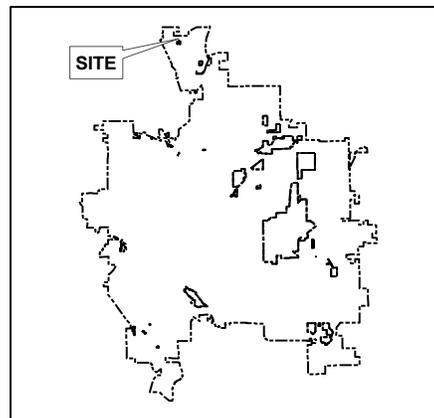
VICINITY MAP

2020 LUM 05-00156
 59.45 acres on Northgate Road and Voyager Parkway
 From Employment Center to General Residential



Legend

- 1 Low Density Residential
- 2 General Residential
- 3 Community Activity Center
- 4 Commercial Center
- 5 New/Developing Corridor
- 6 Mature Redevelopment Corridor
- 7 Employment Center
- 8 Regional Center
- 9 Major Institutional
- 10 Candidate Open Space
- 11 Existing Park Land or Open Space
- 12 Golf Course or Cemetery
- Potential Annexation
- City Limits



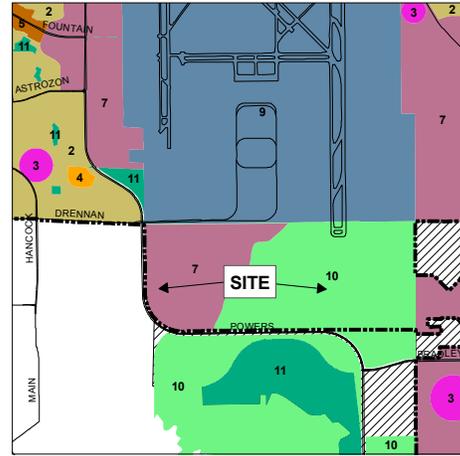
VICINITY MAP



2020 LUM 05-00017
 Colorado Springs Airport
 From Employment Center, Open Space and Major Institutional to Employment Center,
 Open Space and Major Institutional. 382 new acres of Employment Center and 572 fewer acres of Open Space.



2006



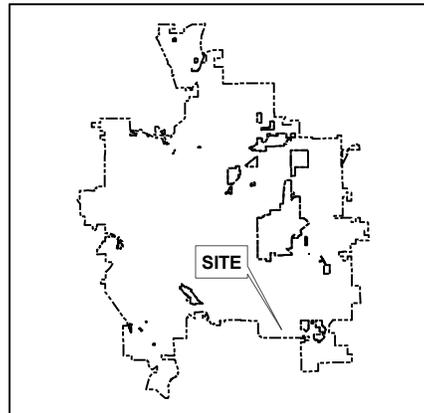
2005

Legend

- | | | | |
|-----------------------------|---------------------------------|-------------------------------------|----------------------|
| 1 Low Density Residential | 5 New/Developing Corridor | 9 Major Institutional | Potential Annexation |
| 2 General Residential | 6 Mature Redevelopment Corridor | 10 Candidate Open Space | City Limits |
| 3 Community Activity Center | 7 Employment Center | 11 Existing Park Land or Open Space | |
| 4 Commercial Center | 8 Regional Center | 12 Golf Course or Cemetery | |

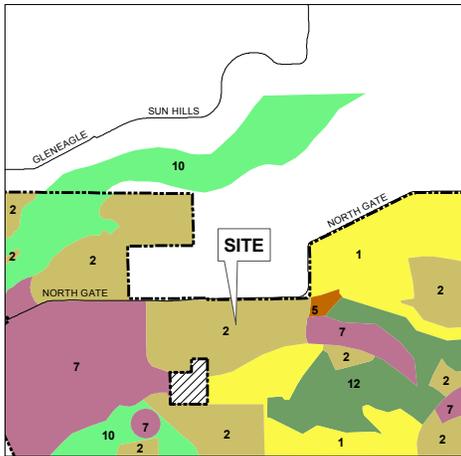


Change recommended by CPC on 10.5.06

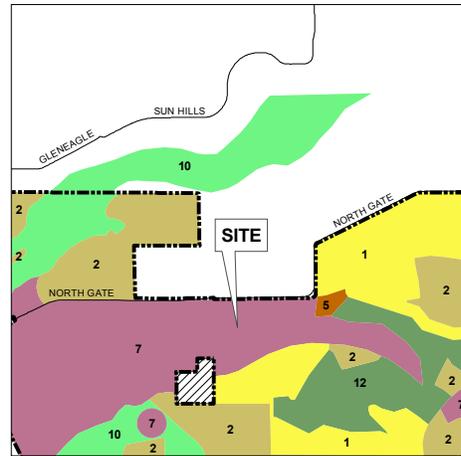


VICINITY MAP

2020 LUM 05-00207
83 acres on Northgate Road east of Voyager Parkway
From Employment Center to General Residential



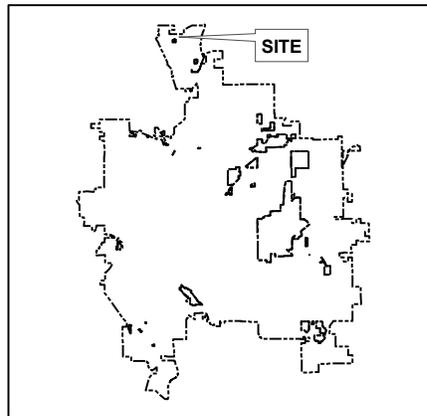
2006



2005

Legend

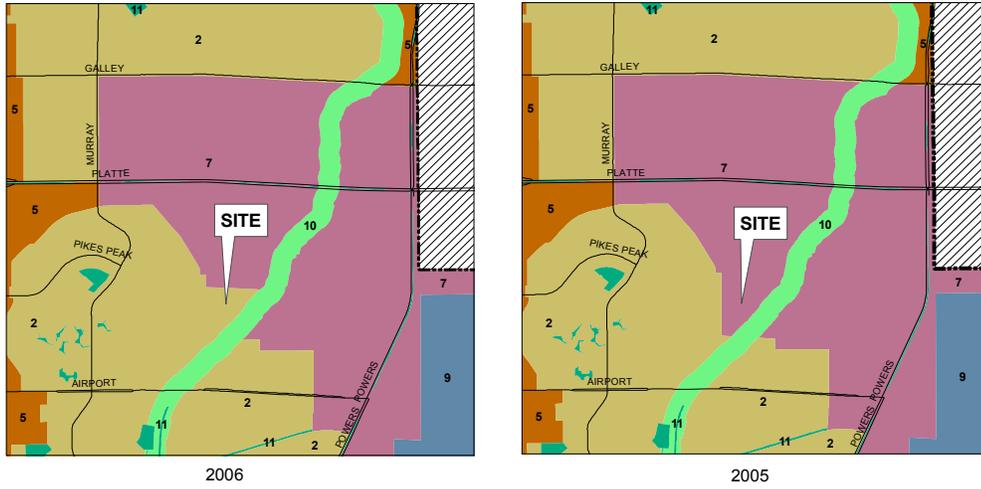
- | | | | |
|---|---|---|--|
| 1 Low Density Residential | 5 New/Developing Corridor | 9 Major Institutional | Potential Annexation |
| 2 General Residential | 6 Mature Redevelopment Corridor | 10 Candidate Open Space | City Limits |
| 3 Community Activity Center | 7 Employment Center | 11 Existing Park Land or Open Space | |
| 4 Commercial Center | 8 Regional Center | 12 Golf Course or Cemetery | |



VICINITY MAP

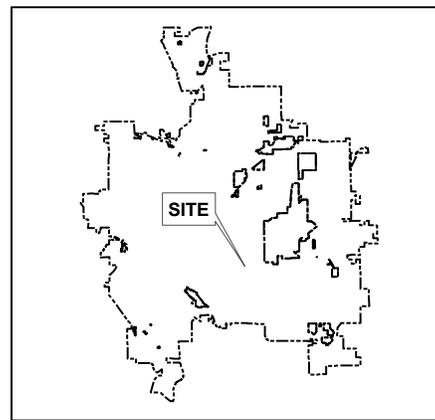


2020 LUM 05-00216
 29.59 acres at Pikes Peak Avenue and Wooten Road
 From Employment Center to General Residential



Legend

- | | | | |
|---|--|---|---|
| 1 Low Density Residential | 5 New/Developing Corridor | 9 Major Institutional | Potential Annexation |
| 2 General Residential | 6 Mature Redevelopment Corridor | 10 Candidate Open Space | City Limits |
| 3 Community Activity Center | 7 Employment Center | 11 Existing Park Land or Open Space | |
| 4 Commercial Center | 8 Regional Center | 12 Golf Course or Cemetery | |



VICINITY MAP





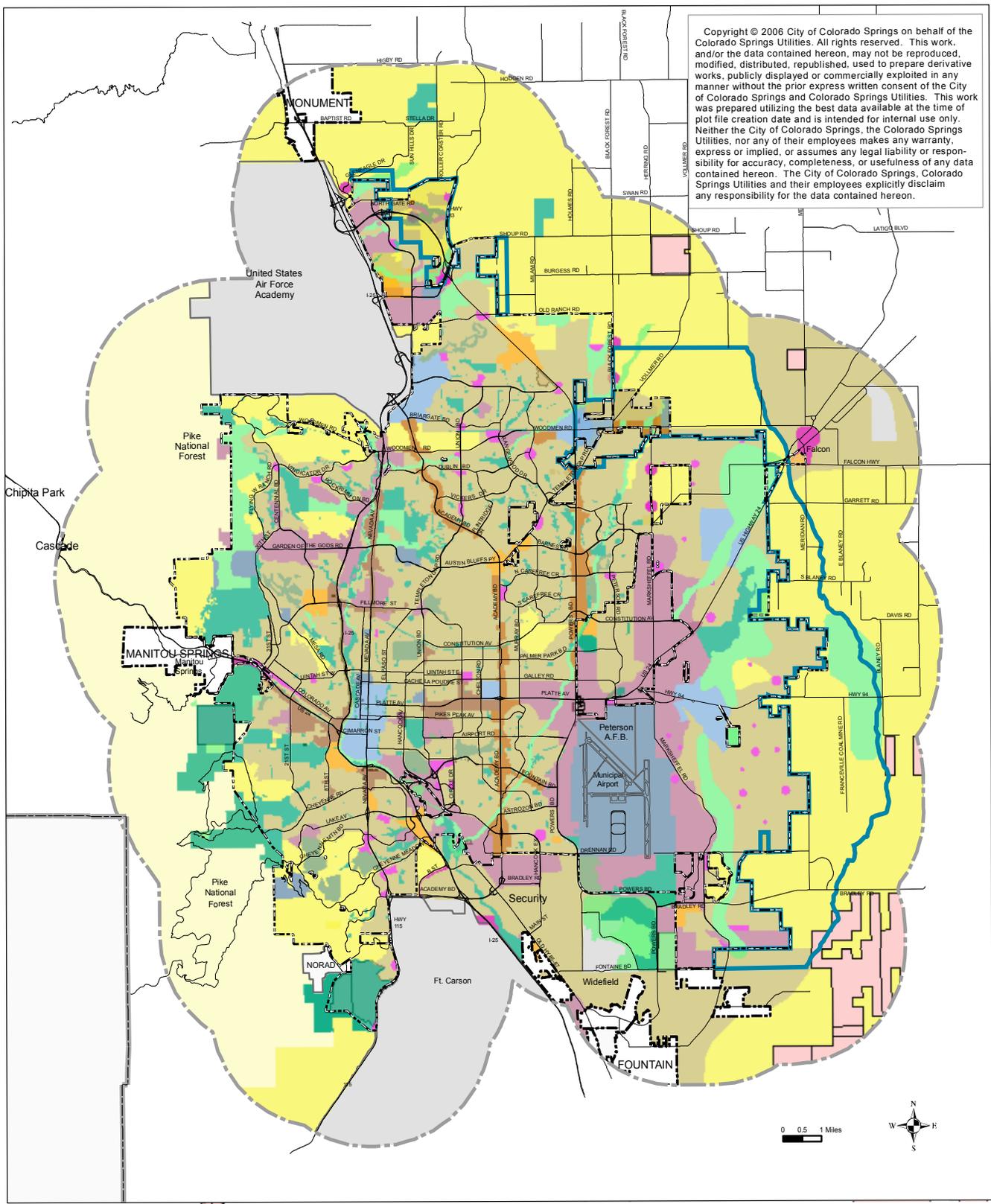
■ Three-mile Extraterritorial Planning Area

The Colorado Revised Statutes, Section 31-12-105 (1)(e) requires that there be a plan in place for an area extending three miles beyond a municipality's boundaries prior to the annexation of territory into the municipality. The Three-mile Extraterritorial Planning Area Map is the required Three-Mile Plan.

The Three-mile Extraterritorial Planning Area Map is designed to work in conjunction with the 2020 Land Use Map of the City's Comprehensive Plan. It serves as the graphic representation of the City's annexation policies and future land use patterns and provides a context for annexation decisions. Created in conjunction with El Paso County's Small Area Plans and the City of Fountain's Comprehensive Plan, the map represents a framework for the future growth of the metro area. It also provides a context for the examination of enclaves.

This map uses the twelve land use classifications identified in the City of Colorado Springs Comprehensive Plan 2020 Land Use Map, and adds State Lands and US Forest Service and Conservation designations. It should not be considered a fixed determination of land use patterns. As the region continues to grow and develop the map will have to be amended. This map is adjusted annually to reflect annexations which modify the Three-Mile Extraterritorial Planning Area. State statutes mandate a yearly update (see updated map on page 47).

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City of Colorado Springs
**Three-mile Extraterritorial
 Planning Area**



- LOW RESIDENTIAL
- GENERAL RESIDENTIAL
- COMMUNITY ACTIVITY CENTER
- COMMERCIAL CENTER
- NEW/DEVELOPING CORRIDOR
- MATURE REDEVELOPMENT CORRIDOR
- EMPLOYMENT CENTER
- REGIONAL CENTER
- MAJOR INSTITUTIONAL
- CANDIDATE OPEN SPACE
- EXISTING PARKLAND & OPEN SPACE
- GOLF COURSE OR CEMETERY
- Potential Urban Growth Area
- 3 Mile Buffer
- City Limits



TRANSPORTATION

■ Transportation — Trends

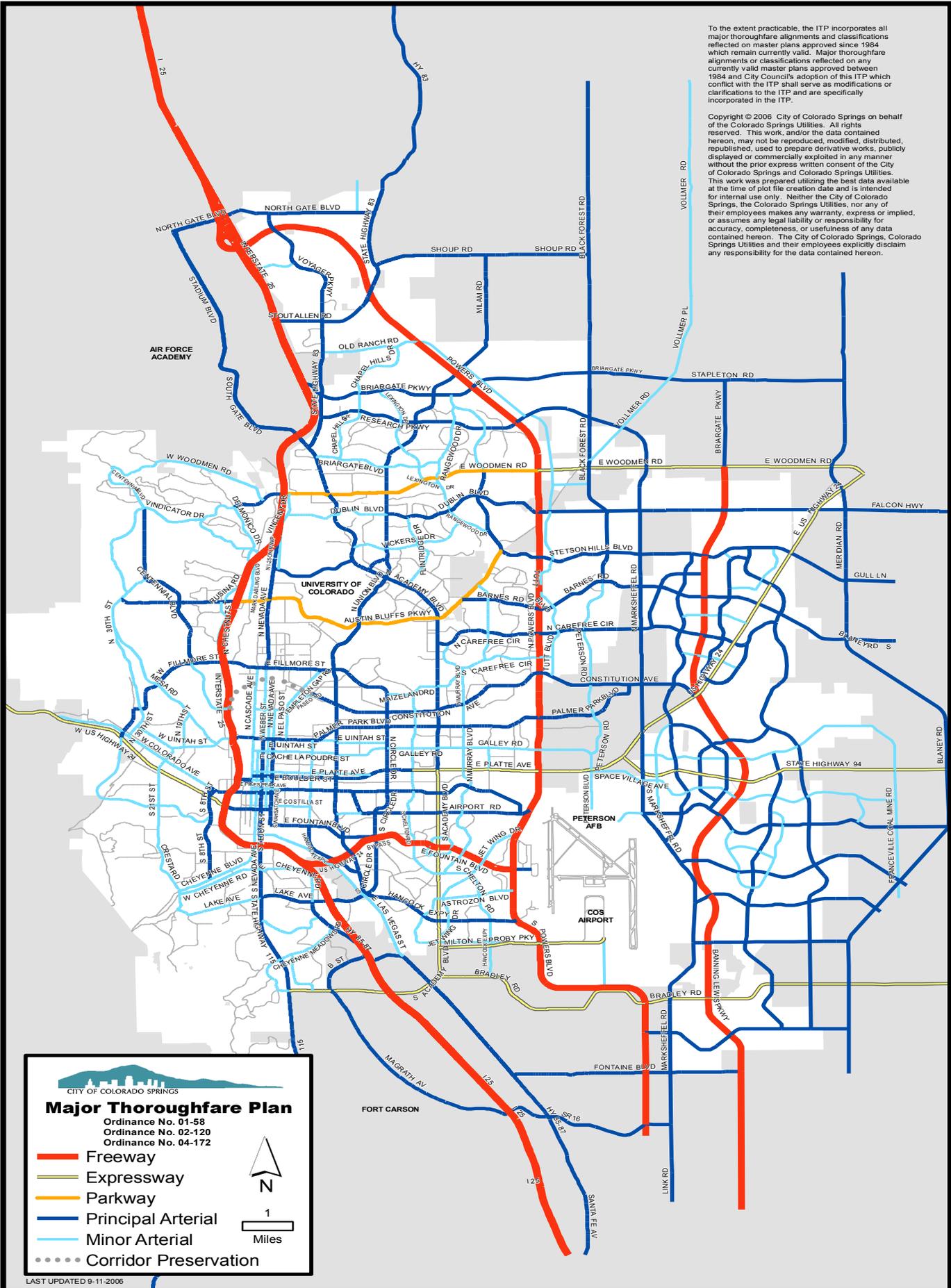
Since 2000, significant progress has been made in transportation planning, transportation funding, and improvements to the city's transportation infrastructure. They include the adoption of the Intermodal Transportation Plan, voter approval of a 1% sales tax to fund the Pikes Peak Regional Transportation Authority (PPRTA), a new Transit Services Infrastructure Plan, numerous studies and assessments to support and target future improvements, and the COSMIX project to widen Interstate 25. The Woodmen Road interchange of I-25 was completed in 2005. Interchanges at Garden of the Gods Road, Rockrimmon Boulevard, Nevada Avenue and Corporate Drive are currently under construction. Transportation Planning staff are developing a Pedestrian Plan for the City, including a GIS-based facilities inventory with detailed information on existing or needed sidewalks, curb ramps, and crosswalks. Staff expects this inventory/needs assessment component of the Plan to be completed in early 2007, and the entire plan completed by the end of 2007. Staff from Transportation Planning, Traffic Engineering, City Engineering, and Transit Services have also been working together to identify high priority pedestrian improvements that are being implemented now with some PPRTA capital funding as well as federal funding resources acquired competitively by the City.

City Council approved a Complete Streets policy in December 2005, which directs the construction or reconstruction of roadways to include appropriate improvements for walking, bicycling, and transit use. Traffic Engineering staff have been leading an effort to update the City's Street Design Standards to implement the Complete Streets policy. Additionally, Transportation Planning, Traffic Engineering, and Streets Division staff have been working together to implement street striping modifications concurrent with street resurfacing projects to improve conditions for persons traveling by bicycle.



To the extent practicable, the ITP incorporates all major thoroughfare alignments and classifications reflected on master plans approved since 1984 which remain currently valid. Major thoroughfare alignments or classifications reflected on any currently valid master plans approved between 1984 and City Council's adoption of this ITP which conflict with the ITP shall serve as modifications or clarifications to the ITP and are specifically incorporated in the ITP.

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CITY OF COLORADO SPRINGS

Major Thoroughfare Plan

Ordinance No. 01-58
 Ordinance No. 02-120
 Ordinance No. 04-172

- Freeway
- Expressway
- Parkway
- Principal Arterial
- Minor Arterial
- Corridor Preservation

1
Miles

LAST UPDATED 9-11-2006



Traffic Level of Service (LOS) on Selected Arterial Links

	2004			2005			2006		
	Ave. Daily Traffic Volume	Volume to Capacity Ratio	Level of Service	Ave. Daily Traffic Volume	Volume to Capacity Ratio	Level of Service	Ave. Daily Traffic Volume	Volume to Capacity Ratio	Level of Service
North/South									
I-25: Bijou to Uintah	99,399	1.24	F	101,700	1.27	F	106,900	1.34	F
Powers Blvd.: South of Woodmen	34,955	0.44	B	48,613	0.61	B	69,144	0.86	E
Union Blvd.: North of Austin Bluffs	42,107	0.84	D	39,649	0.79	D	42,306	0.85	D
Academy Blvd.: North of Austin Bluffs	58,142	1.17	F	51,519	1.03	F	53,836	1.08	F
East/West									
Garden of the Gods: West of I-25	57,669	1.15	F	50,587	1.01	F	52,610	1.05	F
Woodmen Rd.: I-25 to Academy	42,933	0.86	E	45,337	0.91	E	45,435	0.91	E
Platte Ave: West of Circle	41,732	0.83	D	42,138	0.84	D	37,061	0.74	D
Fountain Blvd.: West of Powers	23,300	0.47	B	24,122	0.48	B	23,771	0.48	B

Data Source: City of Colorado Springs Transportation Planning and Traffic Engineering

Bicycle Lanes

Year	Centerline Miles Added Each Year	Total Centerline Bicycle Lane Miles
pre-1997	.80	.80
1997	9.30	10.10
1998	3.75	13.85
1999	3.65	17.50
2000	1.20	18.70
2001	3.60	22.30
2002	5.00	27.30
2003	6.25	33.55
2004*	.80	34.35
2005*	4.80	39.15
2006*	8.40	47.55
TOTAL	47.55	

Centerline miles is defined as the bicycle lanes installed on both sides of the street.
 Data Source: City of Colorado Springs Transportation Planning and Traffic Engineering 2006

■ Transit — Trends

Mountain Metropolitan Transit, formerly known as Springs Transit, began operating in November 2005. Mountain Metro provides 26 fixed-routes from nine different transfer stations around the Pikes Peak Region. Service operates seven days per week. Ridership continues to increase as additional service hours are provided. New buses and routes are providing links to major employment centers and medical facilities.

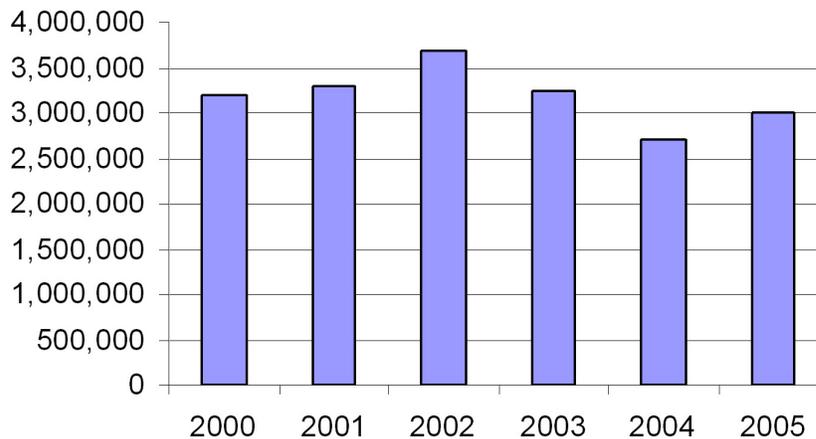
Number of One-way Trips per Year

Year	Fixed-Route One-way Trips	Paratransit Trips	Total One-way Trips
2000	3,145,082	56,232	3,201,314
2001	3,234,024	66,699	3,300,723
2002	3,594,589	86,218	3,680,807
2003	3,150,395	97,199	3,247,594
2004	2,596,042	103,530	2,699,572
2005	2,871,549	117,714	2,989,263

NOTE: Additional Paratransit Service is provided for individuals who, because of a disability, are unable to use the Fixed-Route service.

Data Source: Transit Services Division, 2006.

**Colorado Springs Public Transportation
Total Annual One-way Trips**





INFRASTRUCTURE AND SERVICES

■ Capital Improvements - Trends

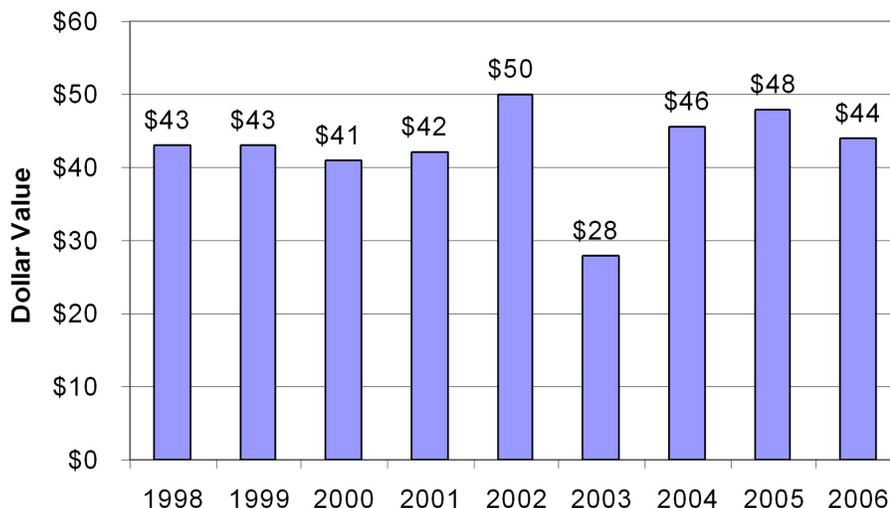
While adjusted General Fund expenditures per capita were as low as \$28 in 2003 when the City experienced severe revenue shortfalls, they have generally remained between \$44 -50 over the past five years. For 2006, the decrease in per capital spending stems from a reduction in one-time funds used in past years, which are no longer available. Accordingly, the list of unfunded needs has continued to grow, particularly for stormwater improvements.

In 2005, the City Council approved the creation of a Stormwater Enterprise, to address the almost \$295 million capital project backlog, \$66.5 million of which is considered critical high priority projects. In addition, City Council adopted a new Five-Year Capital Improvements Program, the first since the half cent sales tax was phased out in 1996. This plan will be updated for 2006 to include any new projects and address further funding considerations.

Adjusted General Fund
CIP Expenditures Per Capita

Year	\$ Per Person
1998	\$43
1999	\$43
2000	\$41
2001	\$42
2002	\$50
2003	\$28
2004	\$46
2005	\$48
2006	\$44

Adjusted General Fund CIP Spending Per Capita



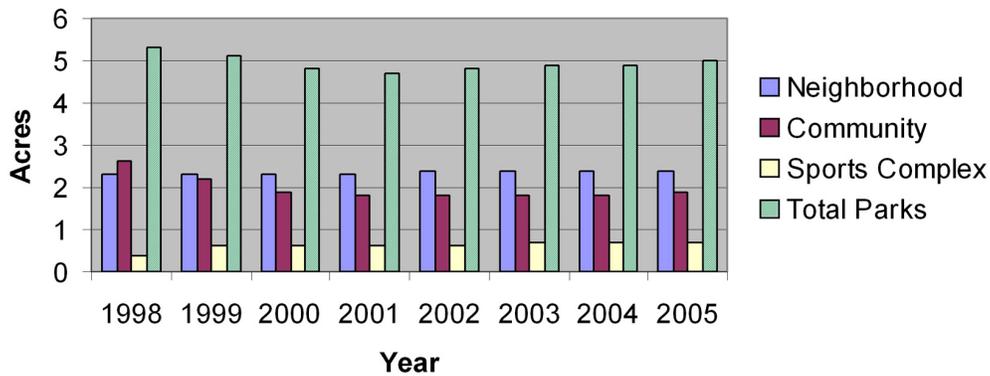
■ Parks, Trails, and Open Space — Trends

The acres of parks provided since 2000 has kept pace with population growth, the trail system has been extended, and the open space system continues to expand thanks in large measure to the Trails, Parks and Open Space (TOPS) program.

Acres of Parks per 1000 Persons

Year	Neighborhood	Community	Sports Complex	Total	Population figures
1998	2.3	2.6	0.4	5.3	352,580
1999	2.3	2.2	0.6	5.1	358,809
2000	2.3	1.9	0.6	4.8	366,111
2001	2.3	1.8	0.6	4.7	372,284
2002	2.4	1.8	0.6	4.8	374,861
2003	2.4	1.8	0.7	4.9	378,284
2004	2.4	1.8	0.7	4.9	381,351
2005	2.4	1.9	0.7	5	383,140

**Number of Acres of Parks per 1000 Persons
1998-2005**





■ Parks and Trails Projects in 2006

Neighborhood Parks

- High Meadows Park
- Wildflower Park (Phase I)
- Stetson Ridge Park
- Deerfield Sprayground
- Gold Camp Park
- University Park
- Van Diest Park Renovation



Trail Projects

- Pikes Peak Greenway Improvements
- Shooks Run Trail (multiple segments)
- Midland Trail (Phase II)
- University Park Trail (Phase II)
- Sand Creek Trail

Total Open Space Acres

Year	Total Open Space Acres (City-owned)*	Trail corridors (City-owned)**	North Slope Recreation Area (North Slope of Pikes Peak)	Cheyenne Mountain State Park (State portion)	El Paso County Parks	Section 16	El Paso County Parks -includes Bear Creek Regional Park (In city limits)
1998	6,392	370	2,267		459	635	1,094
1999	6,524	403	2,267		602	635	1,237
2000	8,019	404	2,267	1,043	602	635	1,237
2001	8,420	404	2,267	1,043	602	635	1,237
2002	8,467	482	2,267	1,043	602	635	1,237
2003	9,265	494	2,267	1,043	602	635	1,237
2004	9,446	516	2,267	1,043	602	635	1,237
2005	9,497	540	2,267	1,043	602	635	1,237

Data Source: Colorado Springs Parks, Recreation & Cultural Services Department

* Includes Regional Park Preserves, Open Space Areas & Natural Resource Areas

** Trail corridors are land areas owned by the city and are used for urban trails, but also include "buffer" land that remains undeveloped as "open space"

■ Stormwater Management — Trends

A stormwater enterprise is a self-sustaining City-owned business established to fund operations and maintenance functions on existing stormwater infrastructure, administration of the City's federally-mandated Municipal Permit, engineering and technical review staff, and the design and construction of capital improvements. In December of 2004, City Council directed the staff to proceed with the development of a detailed stormwater enterprise implementation plan. The ordinance to establish the enterprise was approved by City Council at the November 22, 2005, meeting. On December 13, 2005, the City Council established the Stormwater Enterprise for the City of Colorado Springs. In 2006, staff presented the information to City Council in the form of reports on appropriate issues and has incorporated the Stormwater Enterprise (SWENT) Task Force Policy recommendations and direction from City Council. City Council has approved loans from the General Fund and Colorado Springs Utilities totaling \$2,130,000 to fund the 2006 Stormwater Enterprise operations. The City's proposed budget has been structured such that stormwater programs will use revenue generated by the SWENT fees combined with development review fees and a contribution from the City's General Fund. The stormwater enterprise has also been tasked with research and evaluation of options to address issues associated with the existing drainage basin fee program. At the Informal City Council Meeting on July 24, 2006, staff presented an update on the implementation of the SWENT. Information was presented on public communication efforts, public input received, impacts on the SWENT program associated with a phased implementation of the fees, updated credit structure, implementation of the customer billing system and the customer service center, and an update on the stormwater maintenance Request for Information (RFI) responses.

SWENT Task Force developed 10 Policy Recommendations that have been incorporated into the establishment of the stormwater enterprise. The scheduled effective date for the Stormwater Enterprise is January 1, 2007. Based on the proposed phase fee implementation, estimated annual revenues are approximately \$13 million for 2007 and \$20.9 million for 2008. The fee structure was finalized November 13, 2006 by City Council.





Evaluation of the Comprehensive Plan



This annual report represents the Comprehensive Plan's direction on the planning efforts for the City of Colorado Springs in the year. Public and private infrastructure and compatible land uses continue to dominate the controversy involving land use decisions. Transportation and Stormwater Management are at the peak of those discussions. Traffic level of service indicators report more failing intersections. As expected with the growing population, the transportation infrastructure demands accelerate. The land use patterns have changed little. Compatibility issues have been raised when lands directly adjacent to commercial and industrial have been rezoned to residential. Annexations in the northeast area continue to expand the city boundaries, with concerns of infrastructure and levels of service. Office and employment centers have increased development, with employment levels high. Parks and bike lanes are keeping pace with the population. Bus ridership is on an uphill trend due to the new, improved routes and buses, along with the high price of gasoline.

■ Recommended Actions for Implementation in 2007

Implementation activities have gravitated from major initiatives, such as the Mixed-Use Zoning Project, to more modest steps that adjust codes and/or processes to integrate policy objectives. The following items are either in various stages of development or are anticipated projects for 2007:

1. Continue to promote design of high-density infill, mixed-use TND, multi-modal, transit-oriented development through:
 - Development of form-based zoning and development tools for the Downtown.
 - Amendment to the Downtown Action Plan to update those parts of the DAP that have become outdated and to create linkages with the Downtown Partnership's efforts.
2. Improve linkage between land use and transportation through:
 - Updates to the Subdivision Policy Manual and the Traffic Engineering Design Manual that improve road design for existing and new development.
3. Enhance environmental preservation in the land review process through:
 - Revisions and modifications to the Streamside Overlay Zone, expansion of application of Land Suitability Analysis provisions to development proposals, and revisions to the Landscape Code and Policy Manual.
4. Improve maintenance and management of infrastructure through:
 - Implementation of the Stormwater Enterprise.



Notes: