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Introduction



■ Purpose

This is the sixth 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 also is 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 to ten 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
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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 is reflected in the average annual growth rate of 1.4%. This amounts to an average increase of 5,427 persons per year in the city which equals an estimated 32,564 new city residents since the year 2001. Of the residents added to the county as a whole from 2006 to 2007, 52% were city residents, less than the 66% increase of new residents from last year.

County employment, at 245,239 in 2006, has shown a marked increase since a decline dating to 2002 and is similar to the level shown in 2001 of 240,094. 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 2006.

■ Land Use Changes

Vacant land, the largest single land use category in the city, shows a reduction over the past three years. A net decrease in the amount of vacant land signals a conversion to developed uses and a slowing of annexation activity. With only 156 acres annexed during the current July to June reporting time period, it is significantly less than last year (664 acres annexed in 2006). In general, there has been a slow down in the growth of developed acres in all land use categories. The residential land use category is still the dominant category for development, but it changed significantly with a sixty-one percent reduction in acres from 755 acres to 461 acres. This general slowing of development is also reflected in the Commercial, Office, and Industrial category with a net gain of 129 acres compared to 186 acres in the 2005-2006 period. The loss of 21 acres in the institutional category is due to a reclassification on one property from institutional to institutional and open space.

■ Vacant Land, Infill, and Edge Development

Citywide, vacant land decreased in 2007. Banning Lewis Ranch, at over 23,000 acres, accounts for fifty-three percent of all the vacant land in the city. This supports the fact that annexations are occurring at a slower pace than in 2006. Areas such as north of Voyager Parkway and Woodmen Road, east of Powers Boulevard and within the boundaries of Banning Lewis Ranch continue to encompass the majority of annexed areas in 2007. Infill development was spread throughout the urban area, with the majority in the northeast and eastern areas of the city.

■ Redevelopment

America the Beautiful Park/Southwest Downtown Urban Renewal Area: The park has added a four story, rotating sculpture fountain, dedicated in 2007. The park is identified as a part of the green "Park Ring" surrounding Downtown, a premier amenity unique to Colorado Springs.

Redevelopment Corridors: The Academy Boulevard corridor, from Maizeland Road to Drennan Road, is proposed to be added to the 2020 Land Use Map in 2007. Building permit activity is similar to last year's totals at 23 permits within the Designated Redevelopment Corridors and Areas (DRCA's). The urban renewal area known as Gold Hill Mesa, a mixed-use/TND development south of US Highway 24 West on 21st Street, resulted in almost half of the building permits in the DRCA's. Mill Street Neighborhood has had facility improvements along Mill Street. A redevelopment agreement between the developer and the Colorado Springs Urban Renewal Authority has resulted in retail development approval for the west side of Nevada Avenue between Austin Bluffs Parkway and I-25. The Authority continues to work hand in hand with UCCS on future development options.

■ Employment and Regional Centers

Employment and Regional Centers, designated on the 2020 Land Use Map, 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 and Regional Centers do not have infrastructure and services available. The supply of vacant office and industrial land dropped by 285 acres in 2006 due to land use map amendments but remains plentiful at 3,551 acres. The 74 acres developed in 2007 is an increase from last year's total of 69 acres. As part of City Council's Strategic Plan, an analysis of total commercial, office and industrial land was completed in 2007. The analysis evaluates the long-term need for Commercial/Office/Industrial (COI) land in relation to infrastructure and utilities availability. The study's results recommended the retention of COI zoned and master planned land in 5 sub-areas of the city.

■ 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 2006-2007. 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 home sales that is considered affordable for low-moderate income families. The price point for the initial six months of 2007 was \$150,000. During the initial six months of 2007, approximately 17% of all single-family homes and 57% of all multi-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 \$26 to reach \$785 per month in 2007.



■ Transportation

Since 2000, significant progress has been made in transportation planning, transportation funding, and improvements to the city's transportation infrastructure. Actions 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 COSMIX project is a \$150 million effort that has widened I-25 to six lanes through the City with reconstructed interchanges at Woodmen Road, Bijou Street, and Nevada Avenue/Rockrimmon Boulevard/Corporate Drive. Several major road improvements funded by the PPRTA have been completed or are underway. Completed projects include improvements to the Austin Bluffs Parkway/Nevada Avenue, Academy Boulevard/Fountain Boulevard and Fillmore Street/Union Boulevard intersections. Construction began on a new grade-separated interchange at the Austin Bluffs Parkway/Union Boulevard intersection and replacement of the Cimarron Street Bridge in 2007.

■ Transit

Mountain Metropolitan Transit (Metro) provides more than 3 million rides per year to the citizens of the Pikes Peak Region. Metro added twelve new buses to the fixed-route fleet. The rider experience was enhanced with automated trip planning and sight-impaired customers were assisted with the implementation of talking signs. With expanded hours and services seven days a week, Metro ridership increased 15% over 2005.



■ Capital Improvements

During this reporting period, General Fund adjusted per capita expenditures of \$28 were as low as in 2003 when the City experienced severe revenue shortfalls. They had 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 2007.





█ Parks, Trails, and Open Space

The acres of new parks provided since 2000 has kept pace with population growth. The open space system continues to expand mostly due to the Trails, Parks and Open Space (TOPS) program, funded by a dedicated portion of sales tax.



█ Stormwater Management

In December 2005, the City Council approved an ordinance establishing a Stormwater Enterprise (SWENT) for the City of Colorado Springs. The rate structure was adopted by City Council in November 2006. In September 2007, a revision was approved to provide an alternative determination of SWENT fees for contiguous parcels. This will take effect the 4th quarter of 2007. The backlog of stormwater drainage capital improvement projects amounts to almost \$300 million. The 2007 budget allocates \$3.3 million to rehabilitation, restoration and routine maintenance. The city's stormwater drainage infrastructure includes 242 miles of above ground creeks, drainageways and channels, and 1,355 miles in the underground system, along with 50,000 catch basins.





Growth, Change, and Trends



The data presented here are principally compiled on a mid-year basis from July 1, 2006 through June 30, 2007. 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 2006.

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 population 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 military personnel. 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 swelled in 2001 and then leveled off as the region entered an economic downturn. It is once again on the upswing. The 2007 estimated county population shows a population growth of 3.1%, almost double last year's estimate and more than the 2001 spike. Since 2001, the city has added an estimated 32,564 residents.



From 2001 to 2007, this amounts to an average increase of 5,427 persons per year and an average annual growth rate of 1.4% within the city limits. Over the past six years, population growth in the city has accounted for 52% of the total population growth in El Paso County.

The changes in population growth have not been reflected in the employment data for 2006. After a surge at the end of 2005, wage and salary employment have leveled out in 2006.

Population 2001-2007, El Paso County and City of Colorado Springs

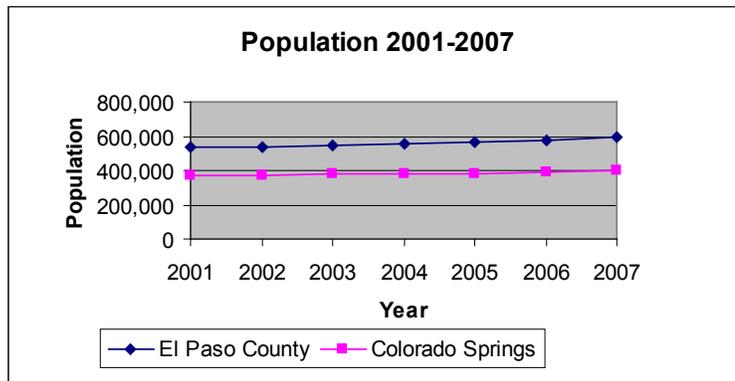
	2001 (1)	2002 (1)	2003 (1)	2004 (1)	2005 (1)	2006 (1)	2007 (2,3)	Change 2006- 2007	%Change 2006- 2007
El Paso County	533,534	541,069	547,566	554,585	565,350	578,003	595,861	17,858	3.1%
Colorado Springs	369,853	373,328	377,006	380,073	384,876	391,449	402,417	10,968	2.8%

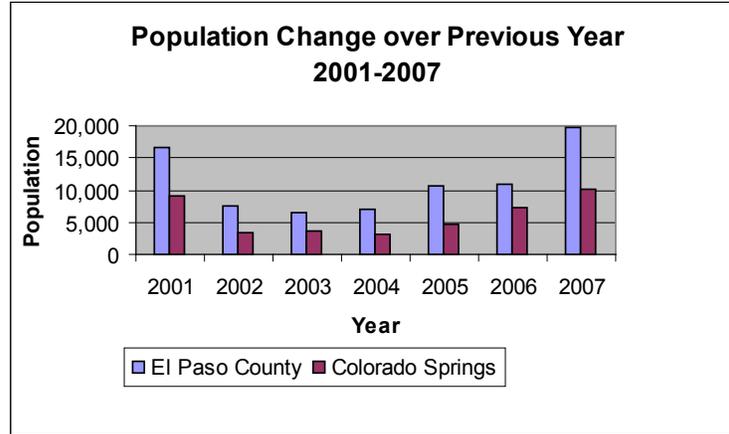
Notes on Data Sources:

(1) Numbers for 2001 through 2006 are official estimates by the Colorado Department of Local Affairs in July of each year.

(2) 2007 El Paso County numbers are forecasts by the Colorado Department of Local Affairs

(3) 2007 uses City Budget estimate as the source for the Colorado Springs population





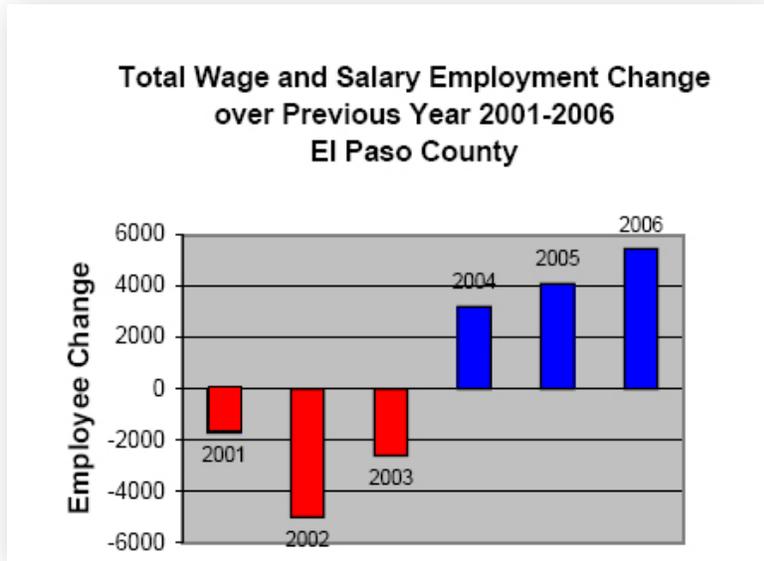
Total Wage and Salary Employment El Paso County 2001- 2006

Year	Employment	Change From Previous Year
2001	240,094	-1,700
2002	235,105	-4,989
2003	232,505	-2,600
2004	235,699	3,194
2005	239,786	4,087
2006	245,239	5,453

Notes on Data Sources:

As of 2006, the employment data from 2001-2006 was an annualized average of each calendar year to eliminate seasonal fluctuation.

Source: Colorado Department of Labor and Employment, Quarterly Census of Employment and Wages (QCEW)



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://www.uccs.edu/scef/data/scef/>

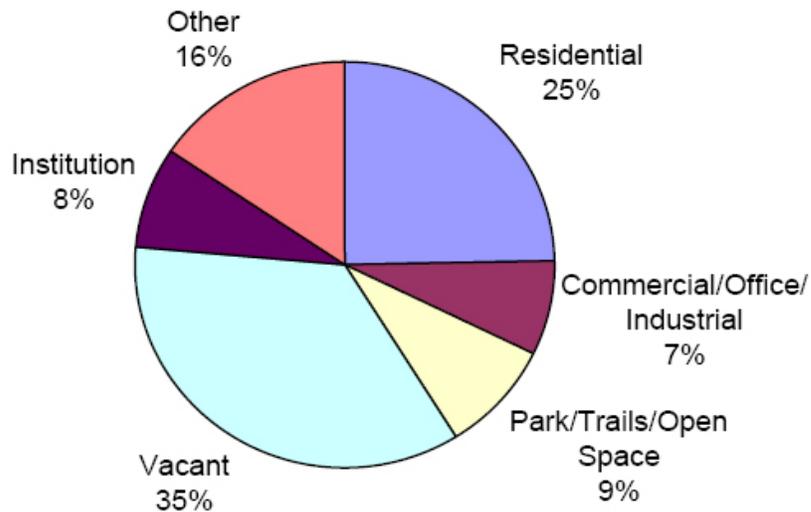


LAND USE AND DEVELOPMENT

■ 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 2007



■ Land Use Patterns – Trends and Changes

Vacant land, the largest single land use category in the city, shows a reduction over the past three years. A net decrease in the amount of vacant land signals a conversion to developed uses and a slowing of annexation activity. The 156 acres approved for annexation during the current July to June reporting time period is significantly less than last year (664 acres annexed in 2006). In general, there has been a slow down in the amount of additional developed acres in all land use categories. The residential land use category is still the dominant category for development, but it saw a sixty-one percent reduction in acres of development from 755 acres to 461 acres. This reduced pace of development is also reflected in the Commercial, Office and Industrial category with a net gain of 129 acres compared to 186 acres in the 2005-2006 period. The loss of 21 acres in the institutional category is due to a reclassification on one property from institutional to institutional and open space.

Land Use by Type - Colorado Springs 2002- 2007* In Acres

Land Use Category	2002	2003	2004	2005	2006	2007	2006-2007 Change
Low Density Residential (0-3.49 du/ac)	8,726	8,931	9,140	9,312	9,578	9,701	123
Medium Density Residential (3.5-7.99 du/ac)	12,952	13,283	13,698	14,055	14,374	14,557	183
High Density Residential (8.0-25+ du/ac)	4,851	5,011	5,280	5,336	5,467	5,566	98
Private Common Residential	613	774	800	820	858	915	57
Residential Sub-Total	27,142	28,000	28,919	29,523	30,278	30,739	461
Commercial	3,221	3,364	3,554	3,674**	3,760**	3,809	49
Office	1,534	1,563	1,590	1,627	1,689	1,738	48
Industrial	3,580	3,611	3,616	3,628	3,666	3,698	32
COI Sub-Total	8,336	8,538	8,760	8,929	9,115	9,245	129
Parks / Open Space	9,164	9,199	9,355	10,292	10,331	10,375	45
Trails	443	484	498	512	512	547	35
Park/Trails/Open Space Sub-Total	9,607	9,683	9,852	10,804	10,843	10,922	79
Institution Total	9,698	9,594	9,699	9,791	10,064	10,042	-21
ROW / Undetermined	14,945	15,375	15,752	16,135	16,738	17,094	356
Cemetery/Golf Course	2,150	2,152	2,146	2,147	2,272	2,359	87
Other Sub-Total	17,095	17,527	17,898	18,282	19,009	19,453	444
Vacant	47,347	45,884	46,029	46,067**	44,751**	43,802	-949
Total City Acres	119,225	119,226	121,157	123,396	124,060	124,203	143

Notes – (numbers have been rounded)

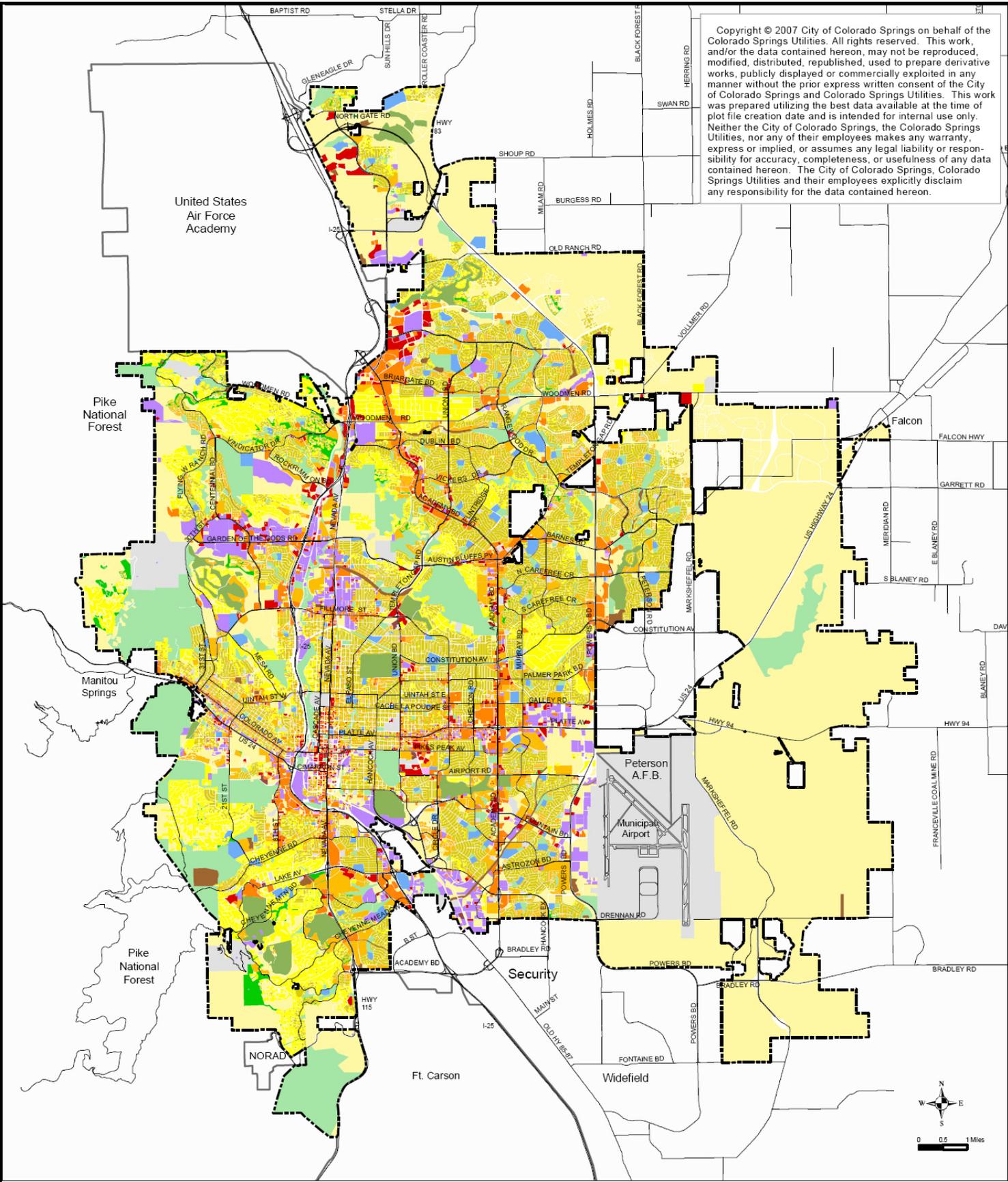
*Data sources and land use categories:

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.

**Land use acres revision based on improved information.

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City of Colorado Springs
Existing Land Use
 (June 2007)

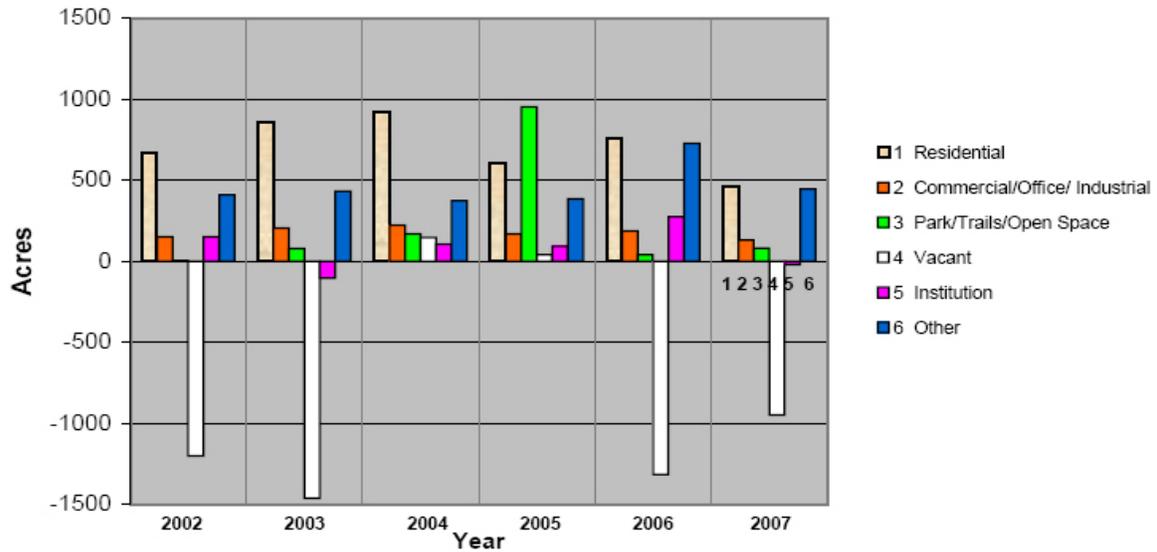
- | | | | | |
|----------------------------|----------------------------|---------------------------|-------------------|-------------|
| Low Density Residential | Private Common Residential | Industrial | Vacant | School |
| Medium Density Residential | Commercial | Parks, Trails, Open Space | Drainage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



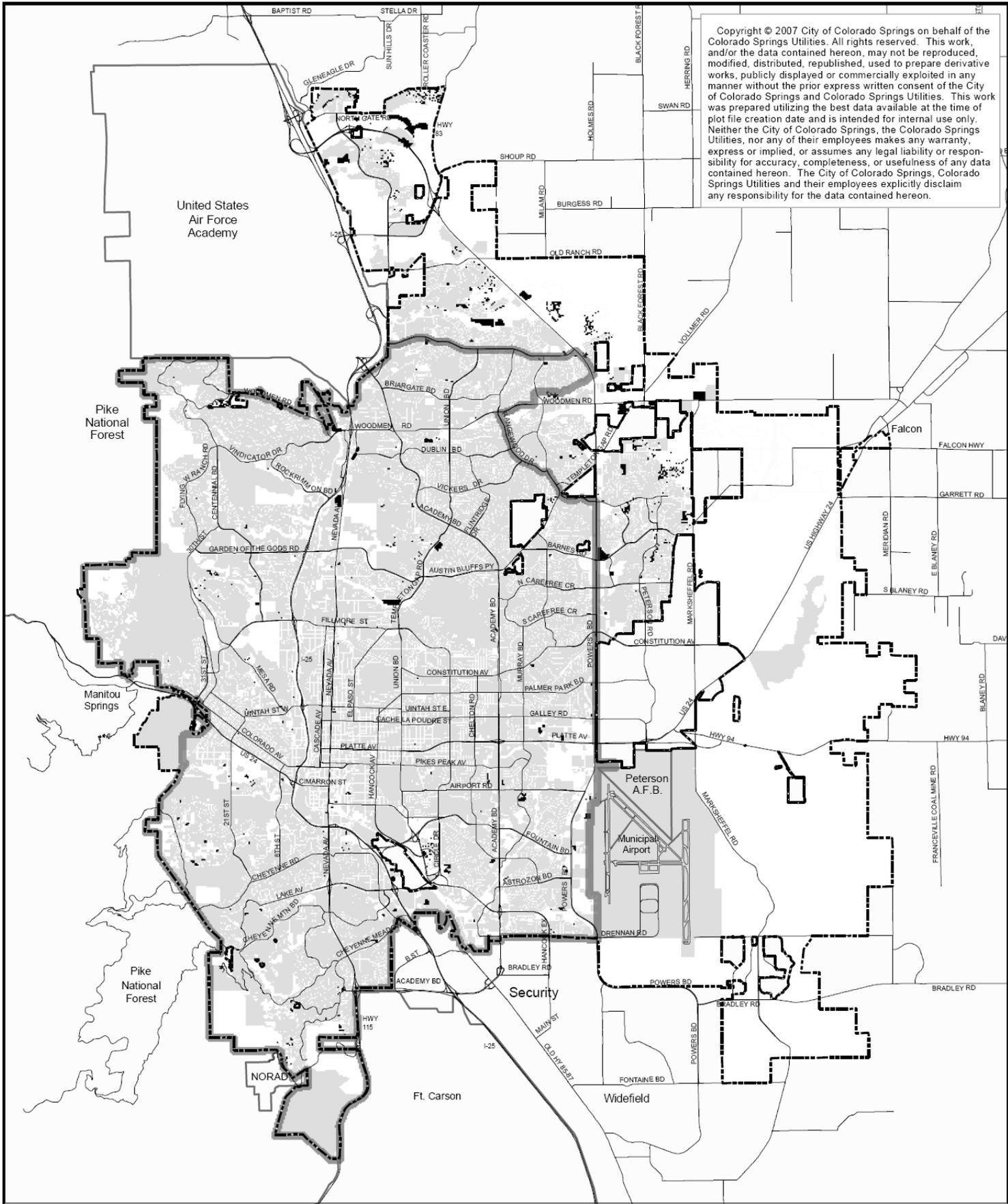
Land Use Change - Colorado Springs 2002-2007 in Acres

Land Use Category	2002	2003	2004	2005	2006	2007
Residential	667	858	919	604	755	461
COI	150	203	222	169	186	129
Park/Trails/Open Space	4	77	169	951	39	79
Vacant	-1201	-1463	145	39	-1316	-949
Institution	149	-104	105	92	272	-21
Other	410	431	372	383	728	444

Land Use Change over Previous Year
Colorado Springs 2002 - 2007



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City of Colorado Springs
Development
 (2006 - 2007)

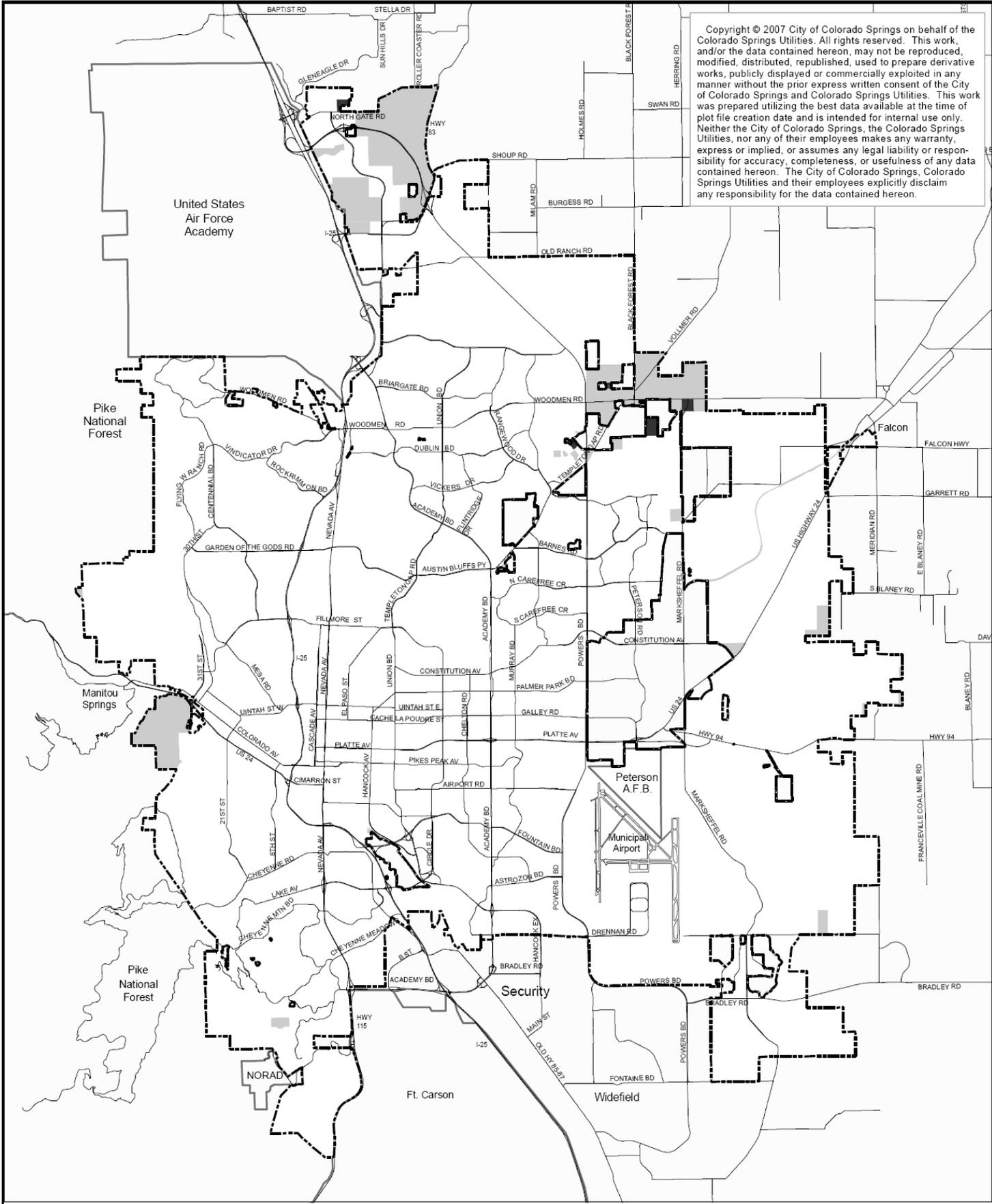


CITY PLANNING - GIS/DATA SYSTEMS

- Development 2007
- Development thru 2006
- Infill Boundary
- CityLimits



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City of Colorado Springs
Annexations
 (July 1, 2000 - June 30, 2007)

- Annexations July 2000 - June 2006
- Annexations July 2006 - June 2007
- - - City Limits



CITY PLANNING - GIS/DATA SYSTEMS

Vacant Land, Infill, and Edge Development — Trends

Citywide, vacant land decreased in 2007. Banning Lewis Ranch, at over 23,000 acres, accounts for fifty-three percent of all the vacant land in the city. Annexations are occurring at a slower pace than in 2006. Areas north of Voyager Parkway and Woodmen Road, east of Powers Boulevard and within the boundaries of Banning Lewis Ranch continue to include the majority of annexed areas in 2007.

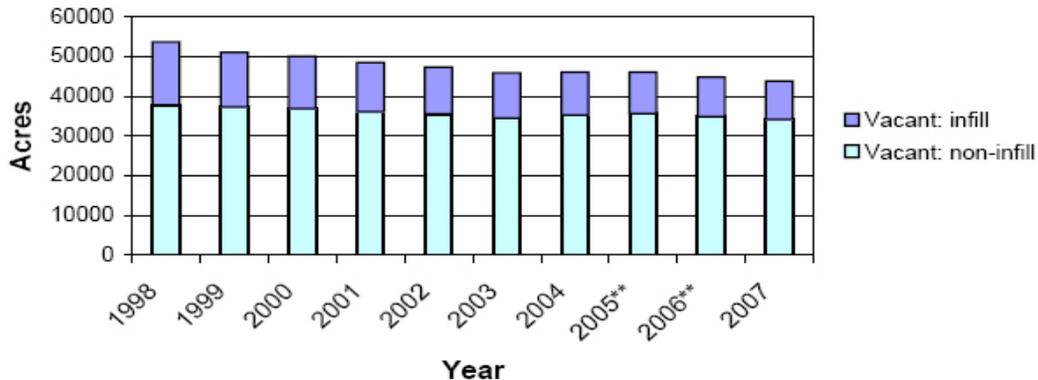
Infill development was spread throughout the urban area, with the majority in the northeast and eastern areas of the city. Infill development refers to the infill boundary as identified on the Development Map. This boundary is revised periodically based on development trends.

Vacant Land Colorado Springs 1997-2007

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**	46,067	23,399	39	10,437	-344
2006**	44,751	21,669	-1,313	9,938	-498
2007	43,805	20,756	-946	9,648	-290
Total			-11,705		-7,279

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

Vacant Land



**Vacant land revisions for 2005 and 2006 were based on improved information.



■ Redevelopment Trends



America the Beautiful Park/Southwest Downtown Urban Renewal Area:

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 waterfront park. The park, located at the confluence of Monument and Fountain creeks, has incorporated a four-story rotating sculpture fountain dedicated in 2007.

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 image of a primary entry into Downtown.
- The Park creates a gathering place for the community and is home to the largest piece of public art in the region.

As a result of evolving market conditions, 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 building and land
- Construction of approximately 30 for-sale residential and 100 for-rent residential units by 2010
- Construction of approximately 100,000 square feet of office space by 2008
- Construction of approximately 600 structured parking spaces by 2008
- Construction of a 225-room hotel, with meeting facilities by 2009
- Conversion of the gas operations building into office and public assembly by 2008
- Construction of 25 live/work units north of Colorado Avenue by 2009
- Acquisition, concept plan and financing plan of the Carter and Knowles properties, west of the railroad tracks at Colorado Avenue, for a future arts district

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 similar to last year's totals at 23 permits within the Designated Redevelopment Corridors and Areas (DRCA's). The Highway 24/21st Street corridor resulted in almost half of the building permits in the DRCA's, with 10 building permits.

The Academy Boulevard corridor, from Maizeland Road to Drennan Road, is proposed to be added to the 2020 Land Use Map in 2007 as part of the annual map amendment process. In July 2007, a conditions assessment was presented to City Council who then designated a significant portion of Academy Boulevard as a Mature/Redevelopment Corridor. The data presented on Page 27 does not include the recently created Academy Boulevard corridor.

Gold Hill Mesa, a 210-acre urban renewal area within the Highway 24/21st Street corridor, results from 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. The project has been through the concept plan phase, a zone change and is currently being developed.

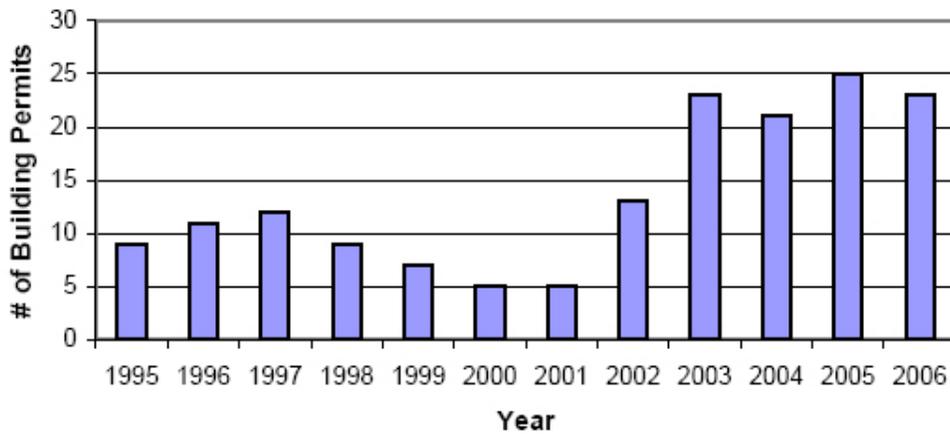
The Mill Street Neighborhood was designated as a Neighborhood Strategy Area (NSA) by the Colorado Springs City Council in February 2001. Since that time, Conejos St. (Phase I) has been improved with curb, gutter, and sidewalk. Phase II reconstruction of Baltic Street which included sidewalks, curb, gutter, pedestrian ramps, drainage and pavement was completed in 2006. Future projects include pedestrian ramps, sidewalks, and drainage improvements on Sierra Madre Street, Sawatch Street and Cascade Avenue. The Mill Street Neighborhood Association remains active and provides consistent input for projects.

North Nevada Avenue, another urban renewal area, is the area between Garden of the Gods Road and Interstate 25. Parcels have been assembled for retail development on the west side of Nevada, a zone change and development plans have been approved as well as a redevelopment agreement between the developer and the Colorado Springs Urban Renewal Authority. The Authority continues to work hand in hand with UCCS to plan future development options that will complement the needs of the expanding campus as well as the surrounding community.





Building Permits Issued in Designated Redevelopment Corridors and Areas



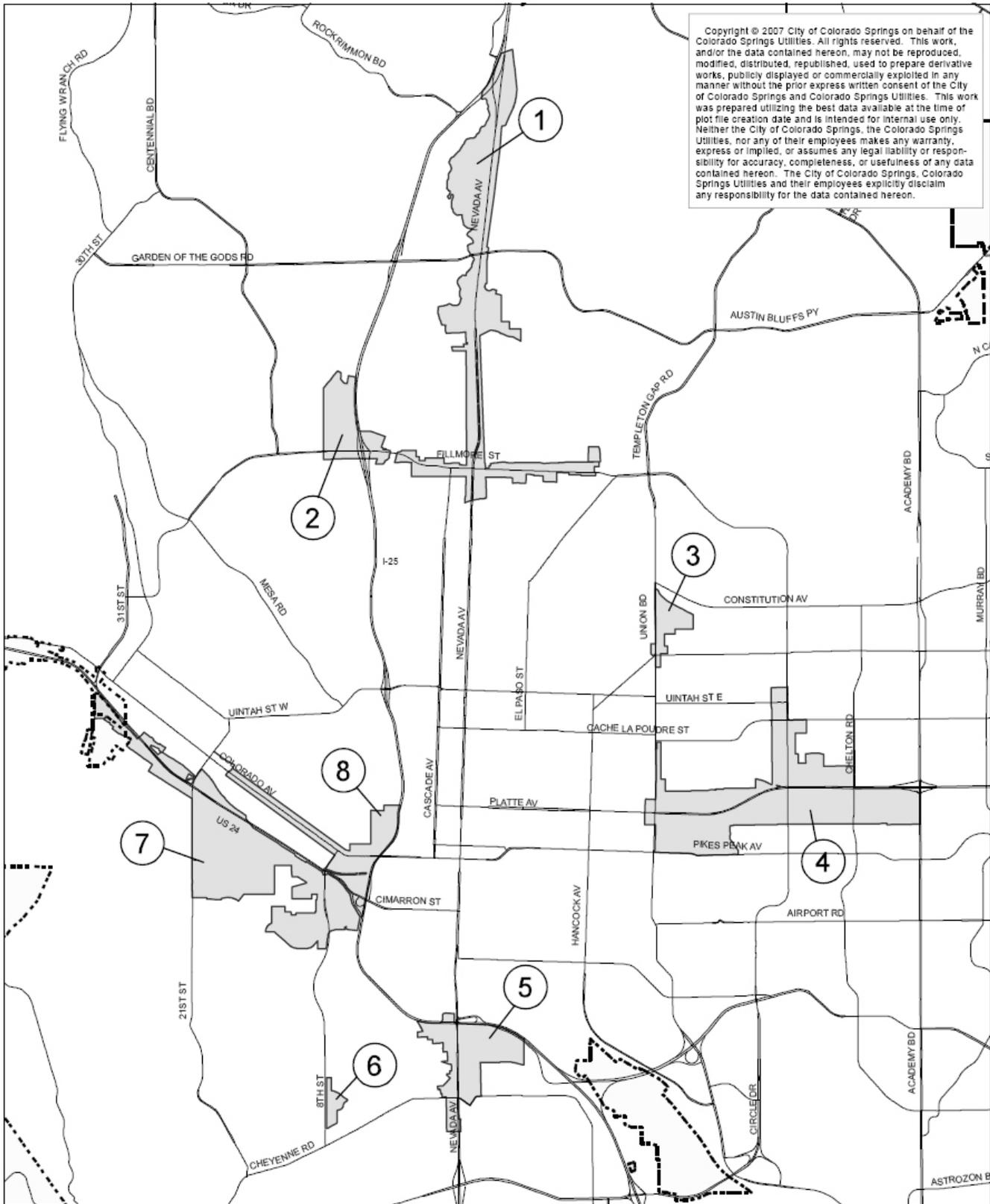
Building Permits Issued in DRCA's 1995-2006

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
2006	23

Building Permits Issued in DRCA's - 2006

DRCA	Building Permits
1	2
2	0
3	2
4	7
5	2
6	0
7	10
8	0
Total	23

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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. | |

City Limits





■ Employment and Regional Centers — Trends

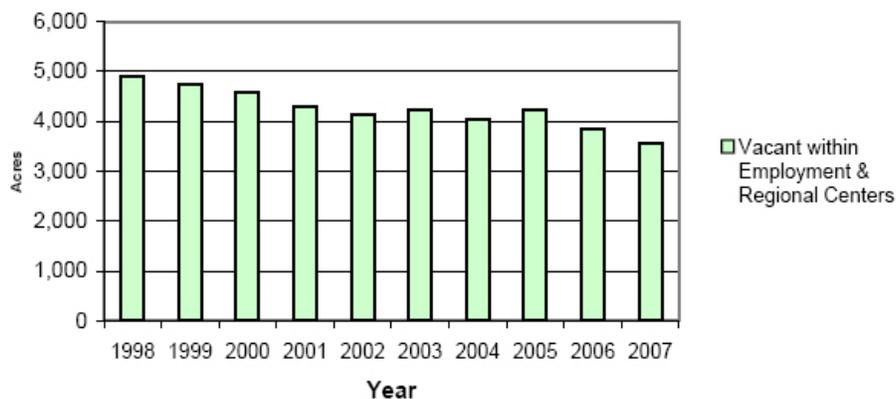
Employment and Regional Centers are displayed on the 2020 Land Use Map in accord with approved master plans and/or zoning. (See accompanying map.) These centers represent the likely location for future office and industrial development. Employment and Regional Centers in the Banning Lewis Ranch master plan area are excluded because services and infrastructure have not been built or provided. The supply of vacant office and industrial land dropped by 285 acres in 2006 but remains plentiful at 3,551 acres. The 74 acres developed in 2007 has increased from last year's total of 69 acres. Changes in master plans and rezoning shifted 211 acres from industrial and office to other uses; principally residential.

A study of vacant parcels of land that are zoned or master planned for either commercial, office or industrial land (COI) was completed in June of 2007. This analysis evaluated the long-term need to retain land that is zoned or master planned COI in relation to existing and planned infrastructure, existing and planned transportation facilities and the policies of the Comprehensive Plan. In addition to identifying the amount and location of vacant land, absorption trends were analyzed to assess demand. The COI report only identified vacant land and did not consider the reuse of existing vacant buildings. The next step is to evaluate the vacant building square footage of mature/redevelopment corridors and the vacant land identified in the COI Study to obtain a better picture of development opportunities. The COI Study identified and recommended the retention of COI zoned and master planned land in 5 sub-areas of the city. The complete study is located on the web at www.springsgov.com.

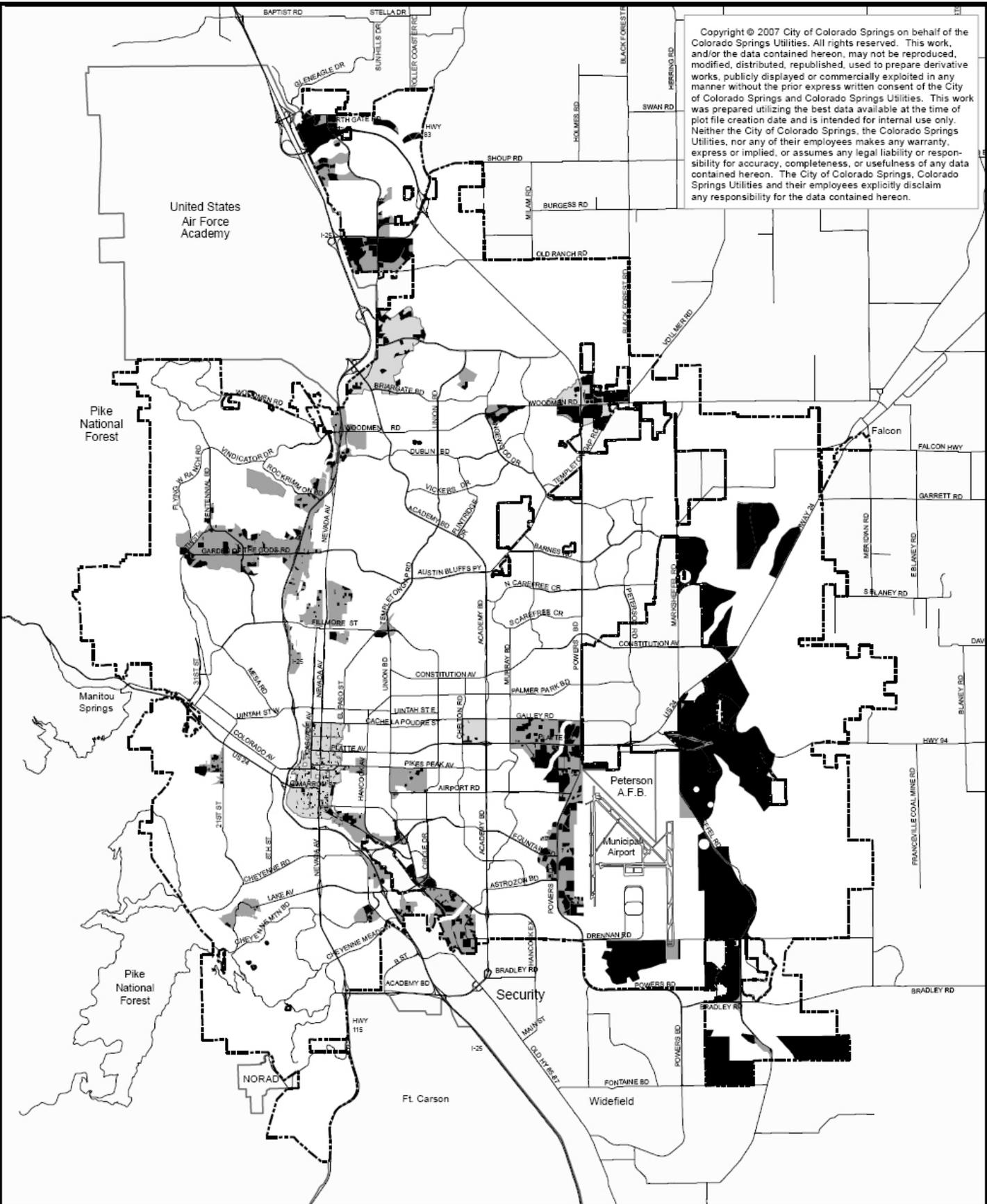
Year	Vacant Land within Employment & Regional Centers in Acres**	Employment & Regional Centers Land Developed as Office or Industrial in Acres**
1998	4,889	148
1999	4,737	175
2000	4,570	103
2001	4,283	207
2002	4,125	59
2003	4,218	60
2004	4,050	54
2005	4,230	37
2006	3,836	69
2007	3,551	74
Total		986

**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 2007

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



CITY PLANNING - GIS/DATA SYSTEMS



■ 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 2006-2007. 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 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 2007 is \$150,000. During the initial six months of 2007, approximately 17% of all single-family homes and 57% of all condominiums/townhouses sold in the Colorado Springs market were at or below the \$150,000 price point. This indicates a decrease in single family homes from the previous report by 4%. This confirms that multi-family homes are more often the type of affordable product within the market. The home ownership affordability index provides a general measurement of the capability of low-moderate income households to purchase a 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 2007, vacancy rates increased to approximately 11.4%. This high level indicates a market that is out of balance which simply means there is more supply than demand. This may be related to the deployment of military personnel. The Fair Market Rent for a two-bedroom apartment has increased \$26 to reach \$785 per month in 2007.



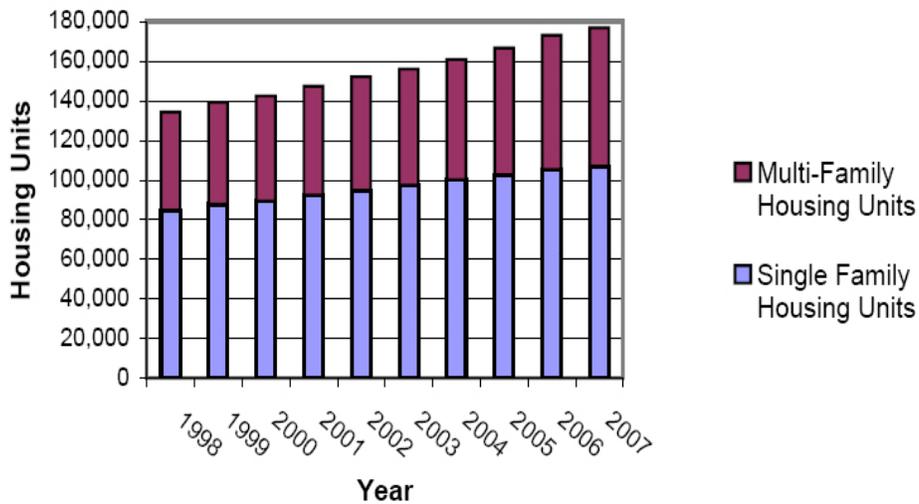
Housing Units* - Colorado Springs 1998-2007

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
2007	106,899	60	69,900	40	176,799

*Notes on Data Source: El Paso County Assessor data

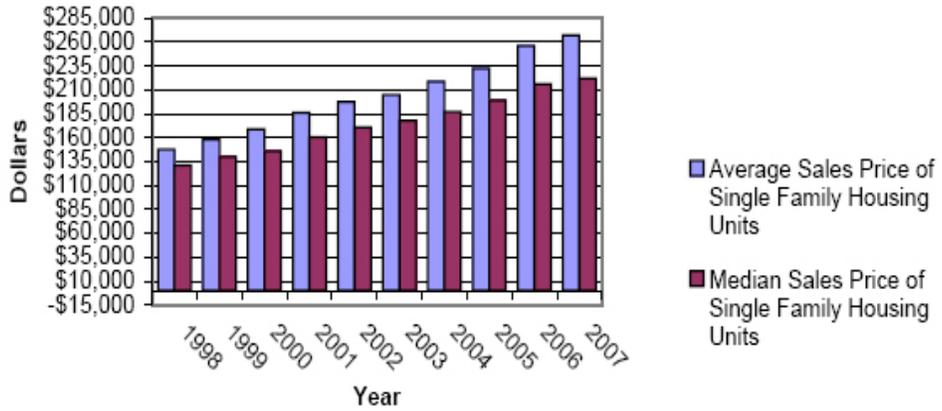
Single Family housing units are detached units only and exclude townhouses.
 Multi-Family units are all attached units including townhouses, duplex, triplex, multi-unit (4-8), multi-unit (9 & up), and condominiums.

Single Family & Multi-Family Housing Units





Average & Median SF Housing Sales Price



*Notes on Data Source: El Paso County Assessor data



LAND USE PLANNING

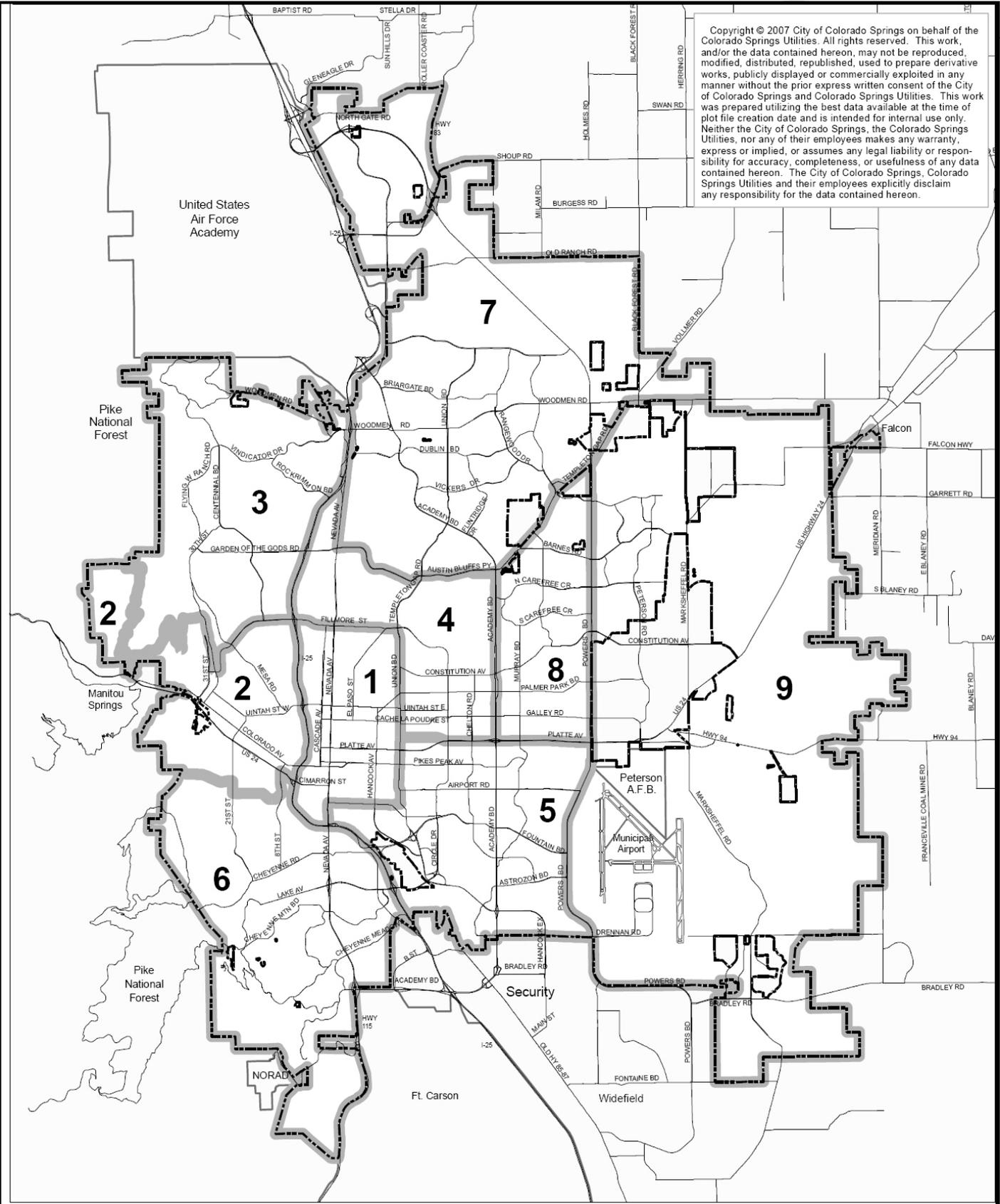
▣ Planning Evaluation Zones

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). Each sub-area is called a Planning Evaluation Zone (PEZ). 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 has been broken out on a PEZ basis.

In 2007, PEZ 7 and PEZ 9 showed the most increase in practically every category of development; residential, commercial, office, industrial, parks, trails, golf course and right-of-way dedication. This indicates and reiterates the fact that the northeast and eastern areas of the city have recently shown the most development activity. Other PEZ areas show increased medium to high-density residential and vacant land. 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 — City Limits





■ 2020 Land Use Map

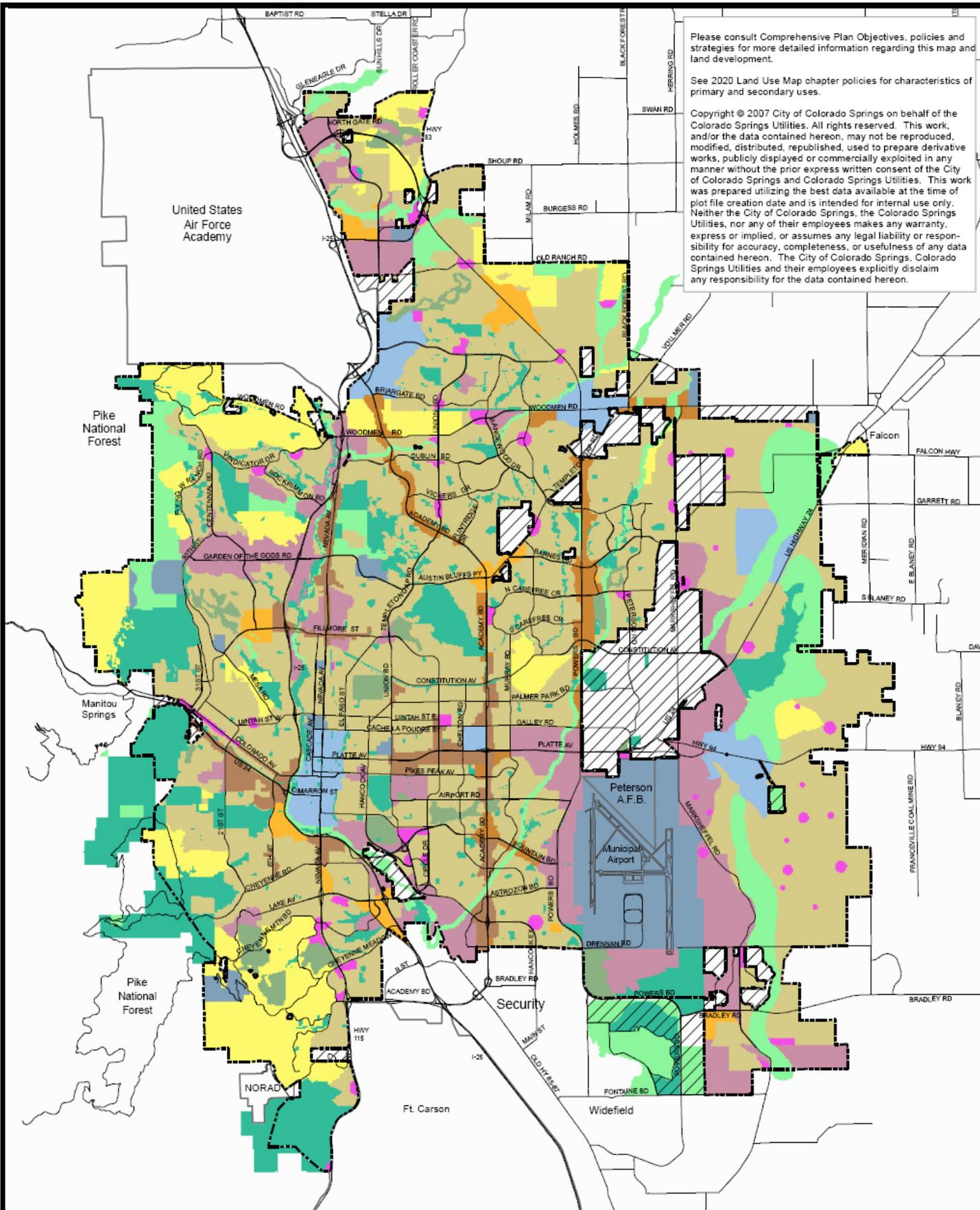
The 2020 Land Use Map was initially adopted as part of the Comprehensive Plan and is amended as needed each year to reflect major changes in master planned land uses and annexations. As a composite picture of existing development, zoned uses, and master planned uses, it represents a framework for city 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 2020 Land Use Map is to provide a city-wide land use context for coordinating decisions regarding planning and future development. City ordinance requires a yearly update (see map on page 37). The updated map reflects land use map amendments which integrated changes due to annexations and master plan amendments.

Implemented master plans are defined as those master plans that are 85% or more built out and the remaining vacant land is zoned in conformance with the master plan. Since last year, two additional master plans have been determined to be implemented. City code mandates an annual update showing the current list of implemented master plans (see page 38).

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 27, 2007
Ordinance No. 07-178



- 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 PARK LAND & OPEN SPACE
- GOLF COURSE OR CEMETERY

POTENTIAL ANNEXATION AREAS
(See Annexation Plan for Status)



Implemented Master Plans* 2006-2007

Name	Name
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	Soaring Eagles
Dublin Business Park	Southface
El Pomar	Springs Ranch
Erindale Park	Stetson Hills
Falcon Estates Number Two West	Stetson Ridge South
Falcon Ridge	Street Sweeping Depository
Fillmore Industrial Park	Templeton Heights
Gateway Industrial Center	University Park
Gateway Park	Valerie Acres
Holland Park West	Valerie Acres Two
Houck Estate Tract A	Van Teylingen & Academy
Houck Estate Tract 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

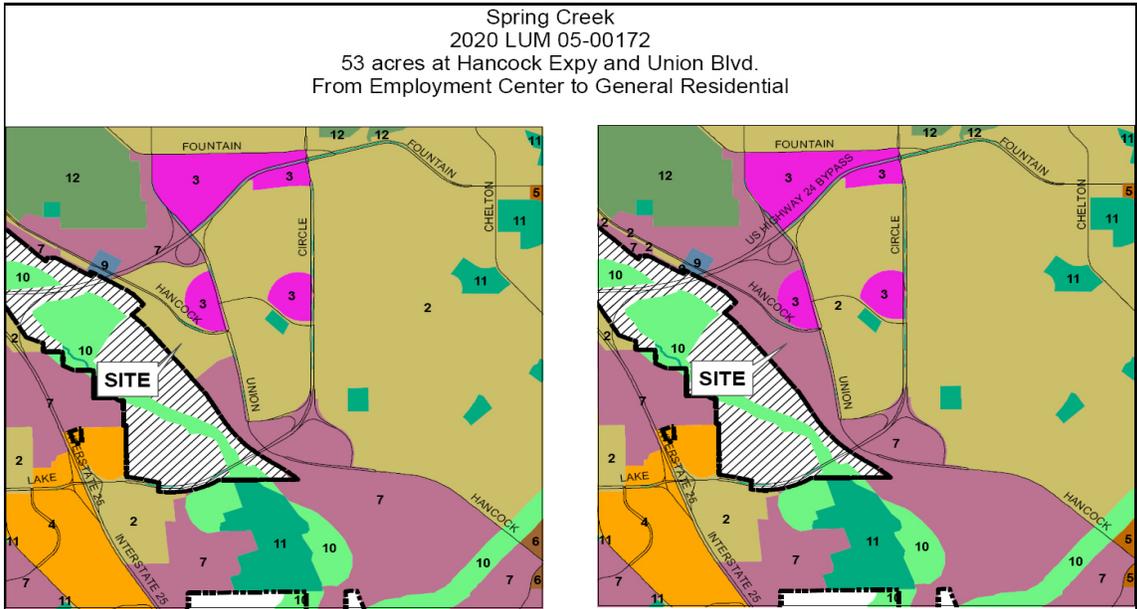
*City zoning code section 7.5.402.B. mandates an annual update showing master plans that are 85% or more built out and the remaining vacant land is zoned in conformance with the master plan.



2020 Land Use Map Amendments* 2006-2007

Name	Land Use Action(s)	Land Use Change	Acres
Northgate Estates Addition	Annexation	Add General Residential	25.19
Getz Annexation Number 1	Annexation	Add Commercial Center and Open Space	39.55
Dublin Terrace	Annexation	Add General Residential	14.58
Stetson North Addition Number 1	Annexation	Add General Residential	1.04
Powerwood Number 5 Addition	Annexation	Add General Residential	5.79
Powerwood Number 6 Addition	Annexation	Add General Residential	5.25
Woodmen Heights Number 7	Annexation	Add General Residential	62.20
Penkhus Annexation	Annexation	Add Community Commercial	1.28
Northgate Master Plan	Master Plan Amendment	Employment Center to General Residential	38
Spring Creek Master Plan	Master Plan Amendment	Employment Center to General Residential	53
Mountain Shadows Master Plan	Master Plan Amendment	Employment Center to General Residential and Community Activity Center	49

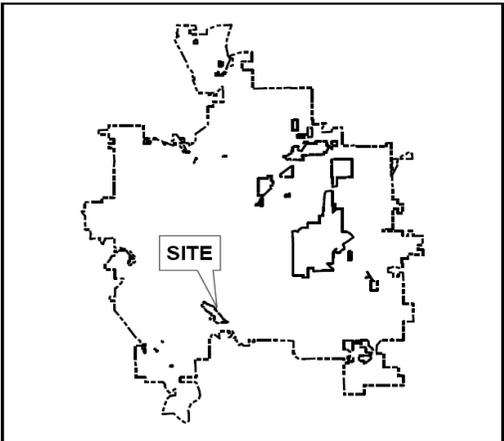
*City ordinance mandates an annual update showing Land Use Amendments to the 2020 Land Use Map.



2007

2006

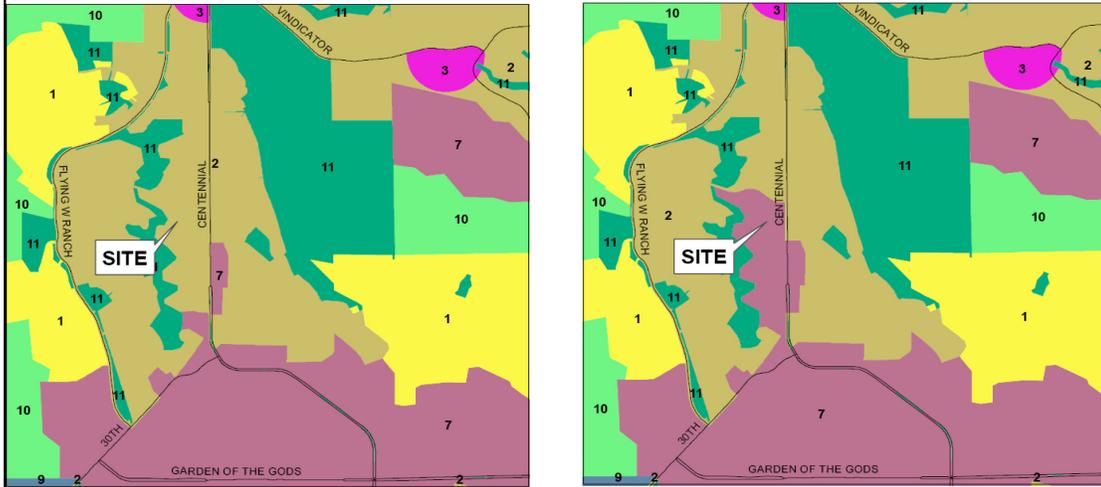
- Legend**
- | | | | |
|---|---|--|--|
| 1 Low Density Residential | 5 New/Developing Corridor | 9 Major Institutional | Potential Annexation |
| 2 General Residential | 6 Mature Redevelopment Corridor | 10 Candidate Open Space | City Limits |
| 3 Community Activity Center | 7 Employment Center | 11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



VICINITY MAP



Mountain Shadows
 2020 LUM 06-00064
 49 acres at Centennial Blvd. and Chuckwagon Rd.
 From Employment Center to General Residential

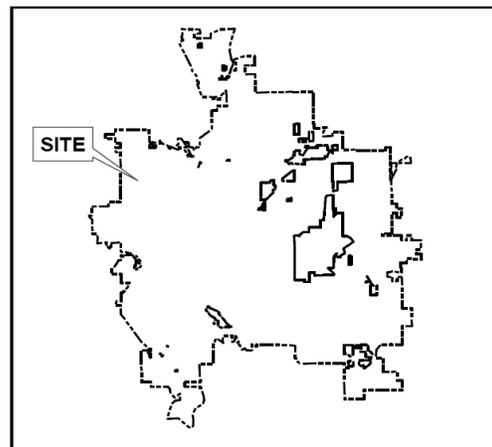


2007

2006

Legend

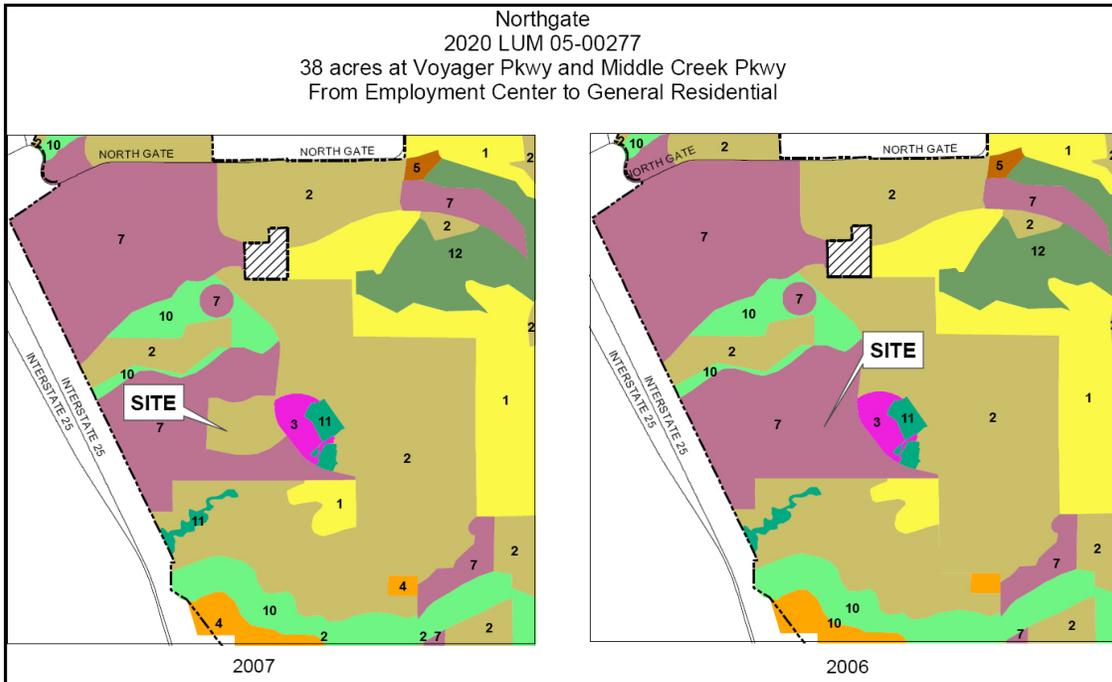
- | | | | |
|--|--|---|-------------|
| 1 Low Density Residential | 5 New/Developing Corridor | 9 Major Institutional | City Limits |
| 2 General Residential | 6 Mature Redevelopment Corridor | 10 Candidate Open Space | |
| 3 Community Activity Center | 7 Employment Center | 11 Existing Park Land or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



VICINITY MAP

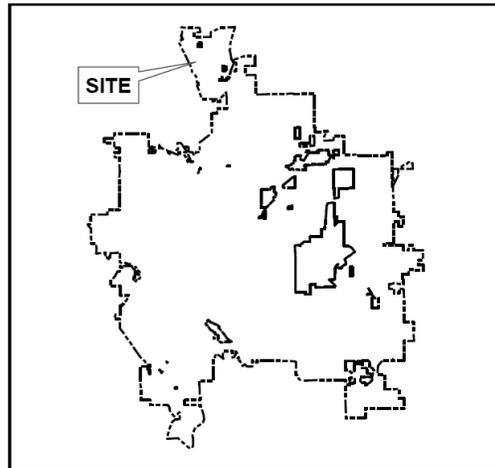


CITY PLANNING - GIS/DATA SYSTEMS



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

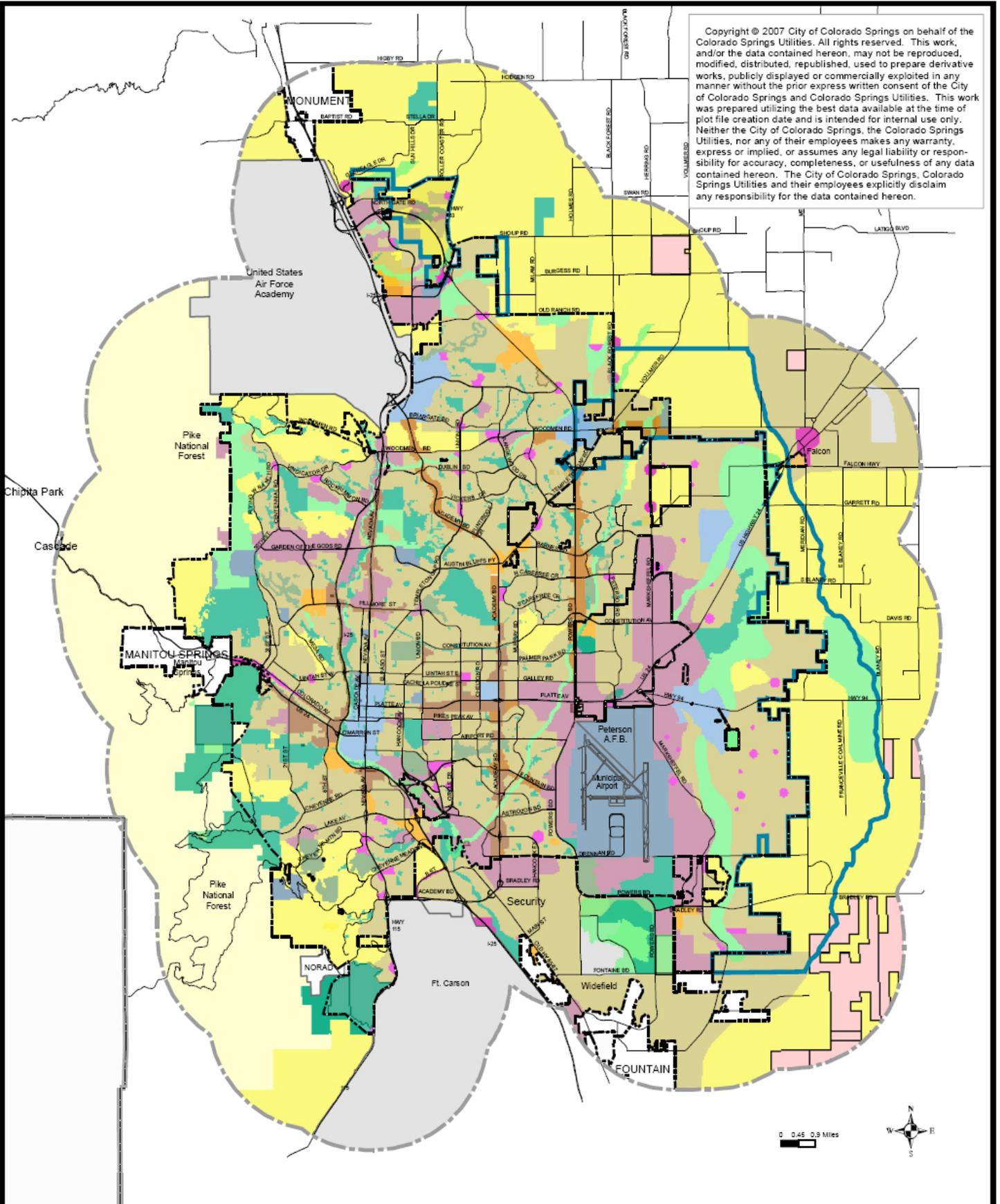
The Colorado Revised Statutes, Section 31-12-105 (1)(e) requires that a municipality have a plan in place for an area extending three miles beyond its boundaries prior to the annexation of territory into the municipality. The Three-mile Extraterritorial Planning Area Map satisfies this requirement.

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, unannexed land totally surrounded by the city.

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, US Forest Service, and Conservation designations. The map should not be considered a fixed determination of land use patterns. This map is adjusted annually to reflect annexations which modify the Three-Mile Extraterritorial Planning Area. As the region continues to grow and develop, the map will have to be amended. State statutes mandate a yearly update (see map on page 47).



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City of Colorado Springs
**Three-mile Extraterritorial
 Planning Area**
 CITY PLANNING - GIS/DATA SYSTEMS

- LOW RESIDENTIAL
- GENERAL RESIDENTIAL
- COMMUNITY ACTIVITY CENTER
- COMMERCIAL CENTER
- NEW/DEVELOPING CORRIDOR
- MATURE REDEVELOPMENT CORRIDOPR
- 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. Activities include the city's 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 improve capacity and safety along Interstate 25. The COSMIX project is a \$150 million effort that has widened I-25 to six lanes through the City with reconstructed interchanges at Woodmen Road, Bijou Street and Nevada Avenue/Rockrimmon Boulevard/Corporate Drive. Several major road improvements funded by the PPRTA have been completed or are underway. Completed projects include improvements to the Austin Bluffs Parkway/Nevada Avenue, Academy Boulevard/Fountain Boulevard and Fillmore Street/Union Boulevard intersections. Construction began on a new grade-separated interchange at the Austin Bluffs Parkway/Union Boulevard intersection and replacement of the Cimarron Street Bridge in 2007.

In addition to roadway expansion projects, the PPRTA has also dramatically increased funding for street overlay and repair. As a result streets are in better condition and the need for expensive street reconstruction in the future is being avoided. Funding for the street resurfacing program alone has nearly tripled since the passage of the PPRTA in November 2004.

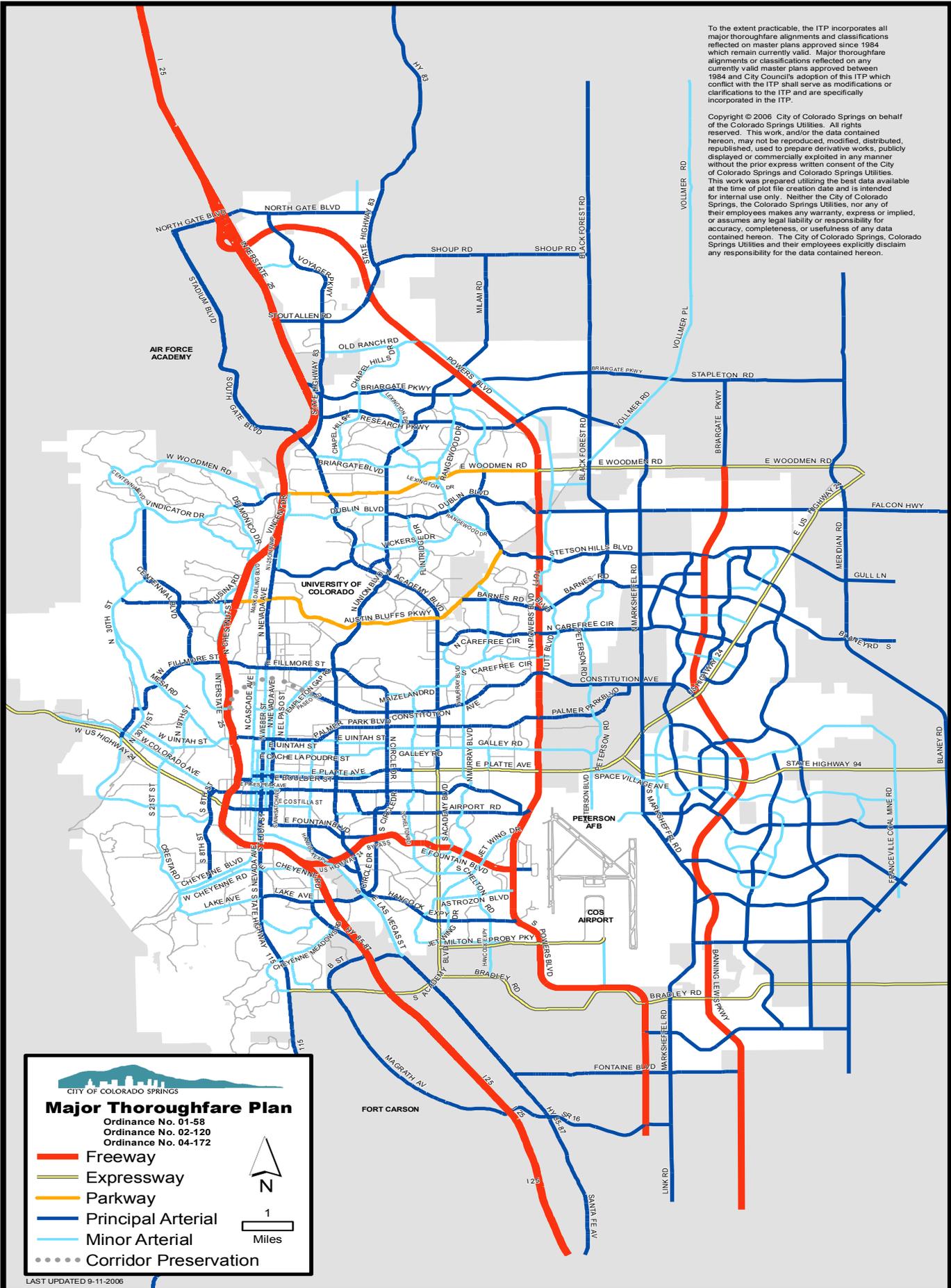
In December 2005, the City Council approved a Complete Streets policy which directs the construction or reconstruction of roadways to include appropriate improvements for walking, bicycling, and transit use. Traffic Engineering staff have been leading an effort to update the City's Street Design Standards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

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. The Plan, which is expected to be complete in early 2008, will identify and prioritize pedestrian facility improvement needs and could recommend policy revisions that address the development and maintenance of pedestrian facilities in the future.



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

N

1
Miles

LAST UPDATED 9-11-2006



Traffic Level of Service (LOS) on Selected Arterial Links

	2005			2006			2007		
	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	101,700	1.27	F	106,900	1.34	F	106,900	1.34	F
Powers Blvd.: South of Woodmen	48,613	0.61	B	69,144	0.86	E	*	*	*
Union Blvd.: North of Austin Bluffs	39,649	0.79	D	42,306	0.85	D	*	*	*
Academy Blvd.: North of Austin Bluffs	51,519	1.03	F	53,836	1.08	F	61,865	1.24	F
East/West									
Garden of the Gods: West of I-25	50,587	1.01	F	52,610	1.05	F	60,261	1.21	F
Woodmen Rd.: I-25 to Academy	45,337	0.91	E	45,435	0.91	E	43,856	0.87	E
Platte Ave: West of Circle	42,138	0.84	D	37,061	0.74	D	31,489	0.63	C
Fountain Blvd.: West of Powers	24,122	0.48	B	23,771	0.48	B	23,176	0.46	B

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

* Intersection is currently under construction in 2007

Bicycle Lanes

Year	Centerline Miles Added Each Year	Total Centerline Bicycle Lane Miles	Existing Bicycle Lane Miles Improved Each Year
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	9.5
2007	7.75	55.3	15

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

■ Transit — Trends

Mountain Metropolitan Transit (Metro) provides more than 3 million rides per year to the citizens of the Pikes Peak Region. Metro added twelve new 40-foot buses to the fixed-route fleet and won a state-wide award for an outstanding marketing program informing citizens of the new look and name. The rider experience was enhanced with automated trip planning and sight-impaired customers were assisted with the implementation of talking signs. With expanded hours and service provided seven days a week, Metro ridership increased 15% over 2005. Proportionately, the largest increase is in paratransit trips for 2006.

Number of One-way Trips per Year

Year	Fixed-Route One-way Trips	Paratransit Trips	Total One-way Trips
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
2006	3,310,803	137,740	3,448,543

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, 2007



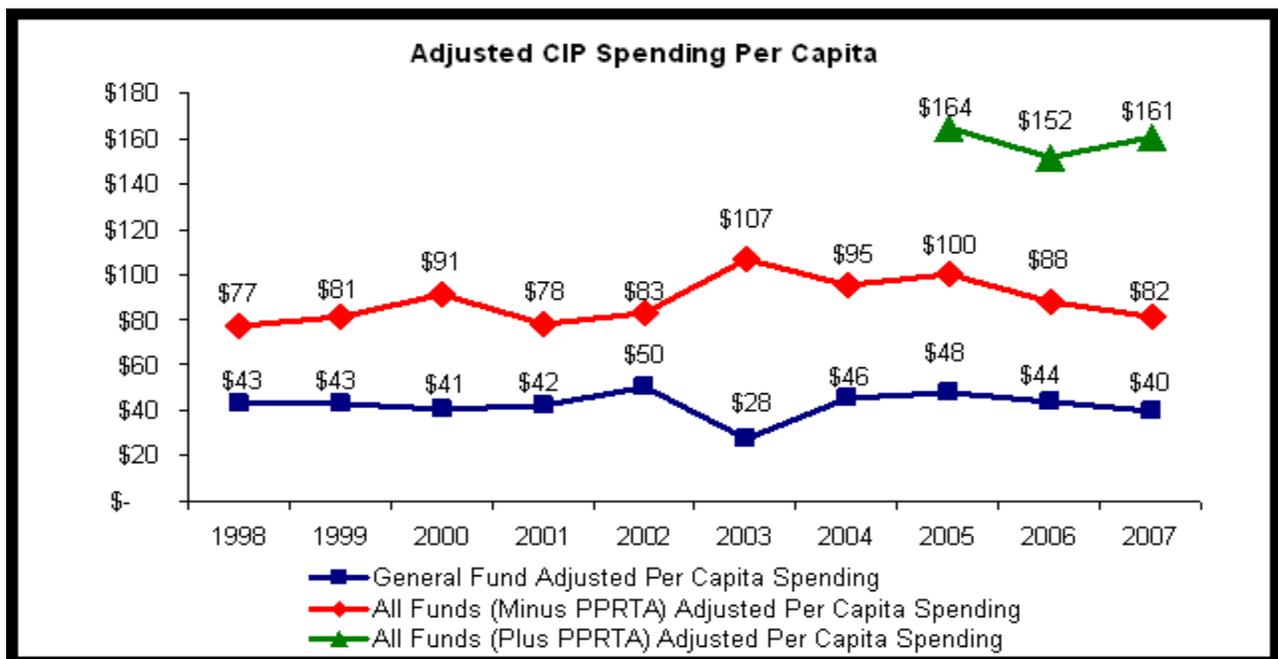


INFRASTRUCTURE AND SERVICES

■ Capital Improvements - Trends

While adjusted General Fund per capita expenditures of \$28 for capital improvements were as low as in 2003 when the City experienced severe revenue shortfalls, they have generally remained between \$44 -50 over the past five years. In 2006 and 2007, the decreases in General Fund per capita spending stem from a reduction in one-time funds used in past years, which are no longer available. Overall adjusted CIP per capita spending, which includes all restricted CIP funding sources that can only be used on projects that meet certain requirements, ranged between \$82 - \$107 over the past five years, and when funding from the Pikes Peak Rural Transportation Authority is included, the per capita spending increases to \$161 in 2007. In 2005, the City Council approved the creation of a Stormwater Enterprise and established the fee structure in late 2006. Fee collections began in early 2007 and approximately \$14 million in annual funding now goes toward reducing the \$295 million in capital project backlog. In addition, City Council adopted the 2007-2011 Capital Improvements Program and Needs Assessment, the second such document since the half cent sales tax was phased out in 1996. This plan will typically be updated annually to include any new projects and address further funding considerations.

Year	General Fund Adjusted per Capita Spending	All Funds (Minus PPRTA) Adjusted Per Capita Spending	All Funds (Plus PPRTA) Adjusted Per Capita Spending
1998	\$43	\$77	
1999	\$43	\$81	
2000	\$41	\$91	
2001	\$42	\$78	
2002	\$50	\$83	
2003	\$28	\$107	
2004	\$46	\$95	
2005	\$48	\$100	\$164
2006	\$44	\$88	\$152
2007	\$40	\$82	\$161



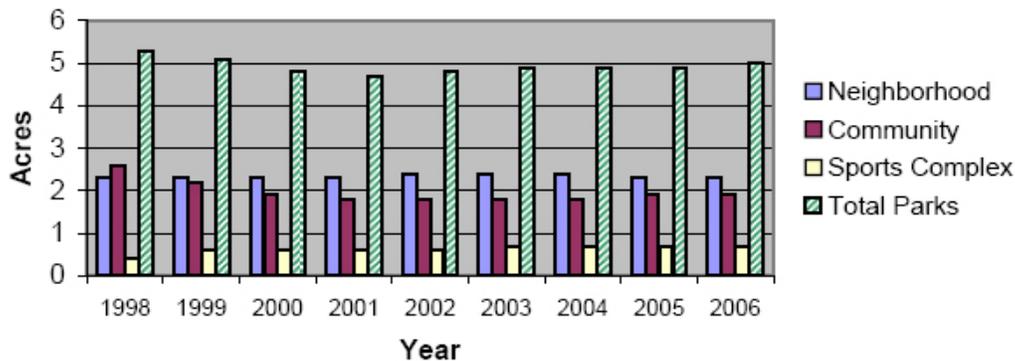
█ Parks, Trails, and Open Space — Trends

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 mostly due 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	2.3	1.9	0.7	4.9	386,877
2006	2.3	1.9	0.7	5.0	391,547

**Number of Acres of Parks per 1000 Persons
1998-2006**





■ Parks and Trails Projects in 2007

Neighborhood Parks

- High Meadows Park
- Wildflower Park (Phase I)
- Jensen Park
- Hauck Park
- Prairie Grass Park
- Deerfield Sprayground

Trail Projects

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



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	507	2,267	1,043	602	635	1,237
2005	9,497	512	2,267	1,043	602	635	1,237
2006	10,147	509	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

■ Stormwater Management — Trends

In late 2005, City Council approved an ordinance establishing a Stormwater Enterprise (SWENT) in Colorado Springs. The enterprise is a city-owned business that will fund stormwater drainage capital improvement projects, maintenance and operations and federal permit requirements in the city. The enterprise is supported by fees paid by property owners based on the property use, impervious surface on the property and density of the property. The rate structure was adopted by City Council on November 12, 2006. The first invoices were sent to property owners in February and March 2007.

In September 2007, City Council approved a revision to the SWENT ordinance that provides alternative determination of SWENT fees for contiguous parcels. The rationale for this approach is to recognize that the total stormwater service fee for a group of contiguous parcels should not be the addition of the fees for the individual parcels but a single fee for the entire group of parcels, realizing that the properties contribute runoff to a common stormwater system. Staff has developed an approach that applies this concept to all properties (not just public education institutions and commercial properties) and has analyzed the proposed revision accordingly. This approach is being applied to all contiguous parcels beginning with the 4th quarter of 2007.

The backlog of stormwater related capital project needs is currently estimated at \$295 million. Immediate and high priority project needs are estimated at \$66.5 million. Six of the twenty-four currently identified high priority capital projects are scheduled to receive funding in 2007. Engineering design work will have to occur on each of the 2007 projects before construction can begin or a construction schedule can be finalized. The prioritization of projects may change based on the event of storm damage or if new needs arise. An interactive map showing the stormwater project locations may be found at www.springsgov.com.

While a large percentage of the SWENT revenues will be used to address the backlog of projects, a key component of the enterprise's annual budget will be maintenance. The 2007 budget allocates \$3.3 million to rehabilitation, restoration and routine maintenance. Below is a photograph of the emergency work done on the storm sewer pipe at 21st Street and Colorado Avenue. The city's stormwater drainage infrastructure includes 242 miles of above ground creeks, drainageways and channels, and 1,355 miles in the underground system, along with 50,000 catch basins.





Evaluation of the Comprehensive Plan



This annual report describes the Comprehensive Plan's implementation for the City of Colorado Springs. Several trends and events warrant special attention. Although land use percentages are similar to the last few years, the slowing of annexation has reduced the vacant land acreage. The Academy Boulevard redevelopment corridor was proposed in 2007. The North Nevada Avenue urban renewal area progressed with development approvals. UCCS is planning to expand their campus. Vacancy rates in the housing rental market are up to 11.4% indicating decreased demand. Most Land Use Map amendments converted land to residential land use categories. Roadway plans, expansions, and intersection improvements have dominated the city's transportation planning. However, traffic levels of service continues to decline on sample roadways. A Pedestrian Plan has been developed to encourage use of facilities and a much-needed link to multi-modal transportation. For the first time since 1980, transit has expanded the Metro's routes and service hours to better serve the needs of the community. Capital Improvement funding is stable and similar to recent years, with new funding being collected through the Stormwater Enterprise for backlog projects. The acres of parks and open space continue to expand at the same rate as the population growth.

These trends pose certain implications. Land and natural resources are finite and development should recognize that land use patterns will remain for decades, if not centuries, affecting future generations. More significant attention is being paid to regional centers, redevelopment and multi-modal transportation. Additional tools for analysis and implementation may be needed.

■ Recommended Actions for Implementation in 2008

Implementation activities have gravitated from major initiatives, such as the redesignation of infill corridors, 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 2008:

1. Continue to promote redevelopment and infill while:
 - Updating and amending the Downtown Action Plan.
 - Fostering compatibility between existing neighborhoods and new development.
2. Improve linkage between land use and transportation by:
 - Adopting the Intermodal Transportation Plan, Transit Services Infrastructure Plan and the Complete Streets policy.
 - Completing the Pedestrian Plan, along with a GIS-based facilities inventory with detailed information on existing or needed sidewalks, curb ramps, and crosswalks.
 - Supporting efforts to improve transportation access and enhance transit services to military installations.
 - Expanding bus routes as PPRTA funding will allow, while developing funding for Front Range Express (FREX) service.
3. Accomplish goals of the Strategic Plan through:
 - Incorporating sustainability considerations into planning policies, documents, zoning code, and subdivision ordinance.
 - Re-establishing cooperative planning efforts with El Paso County.
 - Revitalizing the economic viability of Colorado Springs through cooperative efforts with local industries, diversity of local businesses, and promotion of job creation, thereby ensuring a resilient and growing city tax base and encouraging of investment in urban redevelopment areas.
 - Actively participating in of the Pikes Peak Sustainability Indicators Project to identify specific sustainability goals, measure the overall progress and track indicators that may be of value to the city.
4. Further improve maintenance and management of infrastructure through:
 - Maintaining and updating annually a prioritized five-year capital improvements plan.
 - Implementing of the Stormwater Enterprise.
 - Improving infrastructure by using RTA, CIP and city transportation improvement plans to maintain existing and coordinate with approved development to provide new infrastructure.



Notes: