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Introduction



▣ Purpose

This is the seventh 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 (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. 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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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

Population growth in the City and County swelled in 2001 and then leveled off as the region entered an economic downturn. Although not as significant an increase as last year, the population is still on the upswing. The 2008 estimated County population shows a population growth of 3.3%, similar to last year's estimate and more than the 2001 spike. Since 2001, the City has added an estimated 36,528 residents. From 2001 to 2008, this amounts to an average increase of 5,504 persons per year and an average annual growth rate of 2.2% within the City limits but only a 1% growth in the past year. Over the past seven years, population growth in the City has accounted for 44% of the total population growth in El Paso County.

The changes in population growth have been reflected in the employment data for 2007. After a surge in 2005 and 2006, wage and salary employment data in 2007 shows only a 1% increase from last year.

■ 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 2007.

Land Use Changes

Vacant land, the single largest land use category in the City, was reduced by 2,324 acres this reporting year. The Institutional category, with an increase of 1,702 developed acres, had the largest change. The substantial increase in developed acres for the Institutional land use category was due to annexation and change in development status at the Colorado Springs Airport. During this reporting period, 176 acres were added to the City by annexation and this is a slight increase from the 156 acres annexed in the previous twelve months. With the exception of Institutional and Commercial/Office/Industrial categories, there has been a slowdown in the amount of developed acres. Development in the Residential land use category was 26 percent less than last year; 461 acres versus 339 acres. The rate of absorption in the Commercial/Office/Industrial category increased by 41 percent; 129 acres versus 219 acres.

Vacant Land, Infill, and Edge Development

Citywide, vacant land decreased in 2008. Banning Lewis Ranch, at over 23,000 acres, accounts for fifty-three percent of all the vacant land in the City. The amount of acres annexed in 2008 increased slightly from 2007. The majority of the annexed areas in 2008 were located east of Powers Boulevard along the Woodmen Road corridor. 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.

Redevelopment

The Lowell Neighborhood, between S. Weber Street and E. Fountain Boulevard, is proposing construction of 120 condominiums. The Prestwick Townhomes on Weber Street will add 6 additional live/work units. The adjacent Wyndam Senior Apartments are adding a second phase consisting of 48 units. Palmer Village Phase I, north of the Colorado Avenue bridge, proposes a hotel, parking structure, commercial and housing development. The Arts District project, adjacent to the Palmer Village, is assembling properties to redevelop the area into artist studios, commercial space and housing units. Gold Hill Mesa has slowed building but has added a new home builder with additional product types. The North Nevada Avenue Corridor Plan is incorporating final comments into their Master Plan. University Village Retail Center construction is well under way and should be completed by Fall of 2009. A Strategic Business Plan has been drafted for N. Nevada Avenue proposing research facilities that will be integrated into the University's academic functions. At the City Auditorium Block, the Cooper Tower and Pikes Peak Place are on hold due to current weak economic conditions. City Gate's plans include mixed-use including a retail, office and residential component.

Employment and Regional Centers

Employment and Regional Centers are displayed on the 2020 Land Use Map in accord with approved master plans and/or zoning (refer to the map on page 30). 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 219 acres in 2008 but remains plentiful at 2,845 acres. The 74 acres developed in 2007 represents an increase from last year's total of 69 acres. 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.

■ 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 2007-2008. 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 2008 was \$160,000. During the initial six months of 2008, approximately 27% of all single-family homes and 66% of all multi-family homes sold in the Colorado Springs market were at or below the \$160,000 price point. The Fair Market Rent for a two-bedroom apartment has increased \$12 to reach \$797 per month in 2008.



■ 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. Also completed are a new grade-separated interchange at the Austin Bluffs Parkway/Union Boulevard intersection and replacement of the Cimarron Street Bridge.

■ Transit

2007 saw an impressive 6% overall system ridership increase for Mountain Metropolitan Transit's System. A 20% fare increase was instituted on Front Range Express (FREX) in early 2007. For 2008, Mountain Metropolitan Transit services have continued to increase and have been operating at new all-time record highs with new record ridership levels in each service category. This occurred, in spite of a 20% fare increase instituted in early 2008. The new FREX buses, introduced in late 2007 and new DASH buses (previously Downtown Shuttle), introduced in mid-2008, have likely had a part in these increases. The rise in gasoline prices have also been a contributing factor to these ridership gains.



■ Capital Improvements

For 2008, General Fund per capita expenditures total \$30 for capital improvements, which is a reduction in the typical \$44-50 seen in more recent years. The decrease stems in large part from a refinancing of the SCIP bond debt payment, which lowered the City's payment in 2008, as well as a reduction in one-time funds 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 \$81-\$100 over the past five years. When funding from the Pikes Peak Rural Transportation Authority is included, the per capita spending totals \$145 in 2008.





■ Parks, Trails, and Open Space

The acres of parks provided since 2000 has kept pace with population growth. In addition, 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. City Council encouraged TOPS to spend dollars on neighborhood development in 2006 and 2007. Eight new neighborhood parks were constructed in the last two years.



■ 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 took effect the 4th quarter of 2007. The backlog of stormwater drainage capital improvement projects amounts to almost \$300 million. The 2008 budget allocates \$4.4 million to rehabilitation, restoration and maintenance. In 2007, crews completed nine large projects and 32 emergency projects. In 2008 there are 29 projects planned. 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, 2007 through June 30, 2008. 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 2007.

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, with expected 10,000 troops and respective families expected to arrive between 2009 and 2011.

■ 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. Although not as significant an increase as last year, the population is still on the upswing. The 2008 estimated County population shows a population growth of 3.3%,

similar to last year's estimate and more than the 2001 spike. Since 2001, the City has added an estimated 36,528 residents. From 2001 to 2008, this amounts to an average increase of 5,504 persons per year and an average annual growth rate of 2.2% within the City limits but only a 1% growth in the past year. Over the past seven years, population growth in the City has accounted for 44% of the total population growth in El Paso County.

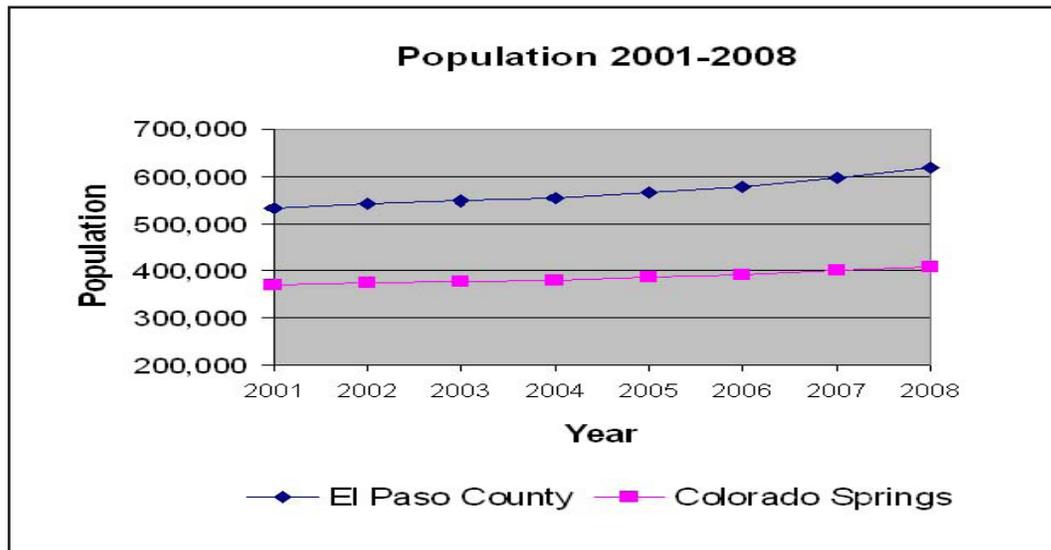
The changes in population growth have been reflected in the employment data for 2007. After a surge in 2005 and 2006, wage and salary employment data in 2007 shows only a 1% increase from last year.

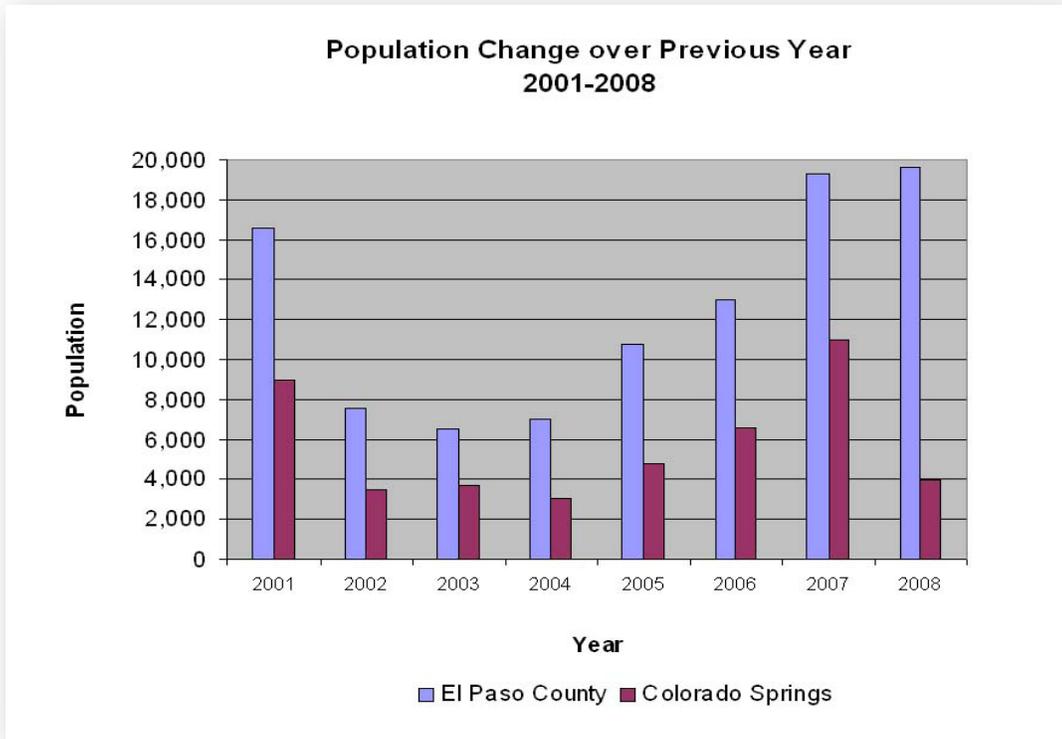
Population 2001-2008, El Paso County and City of Colorado Springs

	2001 (1)	2002 (1)	2003 (1)	2004 (1)	2005 (1)	2006 (1)	2007 (2,3)	2008 (2,3)	Change 2007- 2008	%Change 2007- 2008
El Paso County	533,534	541,069	547,566	554,585	565,350	578,336	597,632	617,315	19,683	3.3%
Colorado Springs	369,853	373,328	377,006	380,073	384,876	391,449	402,417	406,381	3,964	1%

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 and 2008 El Paso County numbers are forecasts by the Colorado Department of Local Affairs
- (3) 2007 and 2008 uses City Budget estimate as the source for the Colorado Springs population



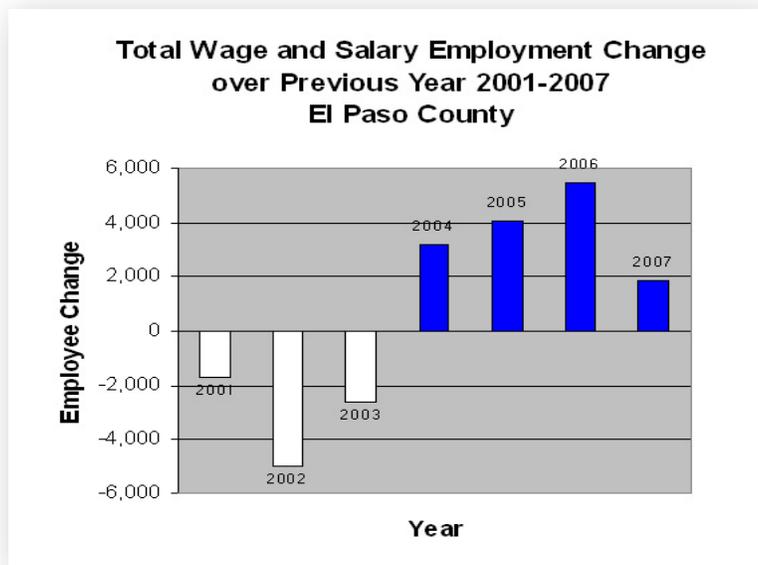
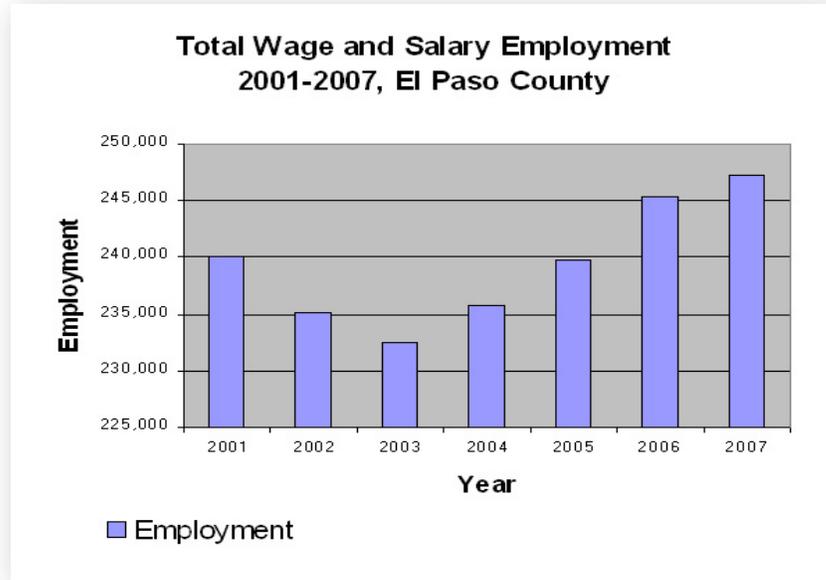


Total Wage and Salary Employment El Paso County 2001- 2007

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
2007	247,123	1,884

Notes on Data Sources:
The employment data from 2001-2007 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/>

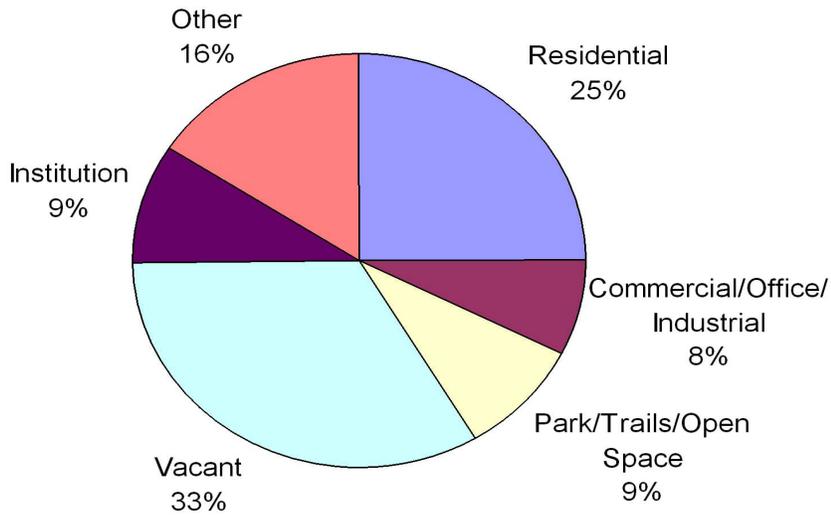


LAND USE AND DEVELOPMENT

■ 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 2008



■ Land Use Patterns – Trends and Changes

Vacant land, the single largest land use category in the City, was reduced by 2,324 acres this reporting year. The Institutional category, with an increase of 1,702 developed acres, was the biggest. The substantial increase in developed acres for the Institutional land use category was due to change in development status at the Colorado Springs Airport. During this reporting period, 176 acres was added to the City by annexation and this is a slight increase from the 156 acres annexed in the previous twelve months. With the exception of Institutional and Commercial/Office/Industrial categories, there has been a slow down in the amount of developed acres. Development in the Residential land use category was 26 percent less than last year; 461 acres versus 339 acres. The Commercial/Office/Industrial category increased by 41 percent; 129 acres versus 219 acres.

Land Use by Type - Colorado Springs 2002- 2008* In Acres

Land Use Category	2002	2003	2004	2005	2006	2007	2008	2007 - 2008 Change
Low Density Residential (0-3.49 du/ac)	8,726	8,931	9,140	9,312	9,578	9,701	9,811	110
Medium Density Residential (3.5-7.99 du/ac)	12,952	13,283	13,698	14,055	14,374	14,557	14,678	121
High Density Residential (8.0-25+ du/ac)	4,851	5,011	5,280	5,336	5,467	5,566	5,670	104
Private Common Residential	613	774	800	820	858	915	919	3
Residential Sub-Total	27,142	28,000	28,919	29,523	30,278	30,739	31,078	339
Commercial	3,221	3,364	3,554		3,760**	3,809	3,926	117
Office	1,534	1,563	1,590	1,627	1,689	1,738	1,840	102
Industrial	3,580	3,611	3,616	3,628	3,666	3,698	3,698	0
COI Sub-Total	8,336	8,538	8,760	8,929	9,115	9,245	9,464	219
Parks / Open Space	9,164	9,199	9,355	10,292	10,331	10,375	10,406	31
Trails	443	484	498	512	512	547	551	4
Park/Trails/Open Space Sub-Total	9,607	9,683	9,852	10,804	10,843	10,922	10,957	35
Institution Total	9,698	9,594	9,699	9,791	10,064	10,042	11,744	1,702
ROW / Undetermined	14,945	15,375	15,752	16,135	16,738	17,094	17,319	225
Cemetery/Golf Course	2,150	2,152	2,146	2,147	2,272	2,359	2,362	3
Other Sub-Total	17,095	17,527	17,898	18,282	19,009	19,453	19,681	228
Vacant	47,347	45,884	46,029			43,802	41,478	-2,324
Total City Acres					124,060	124,203	124,397	194

Notes – (numbers have been rounded)

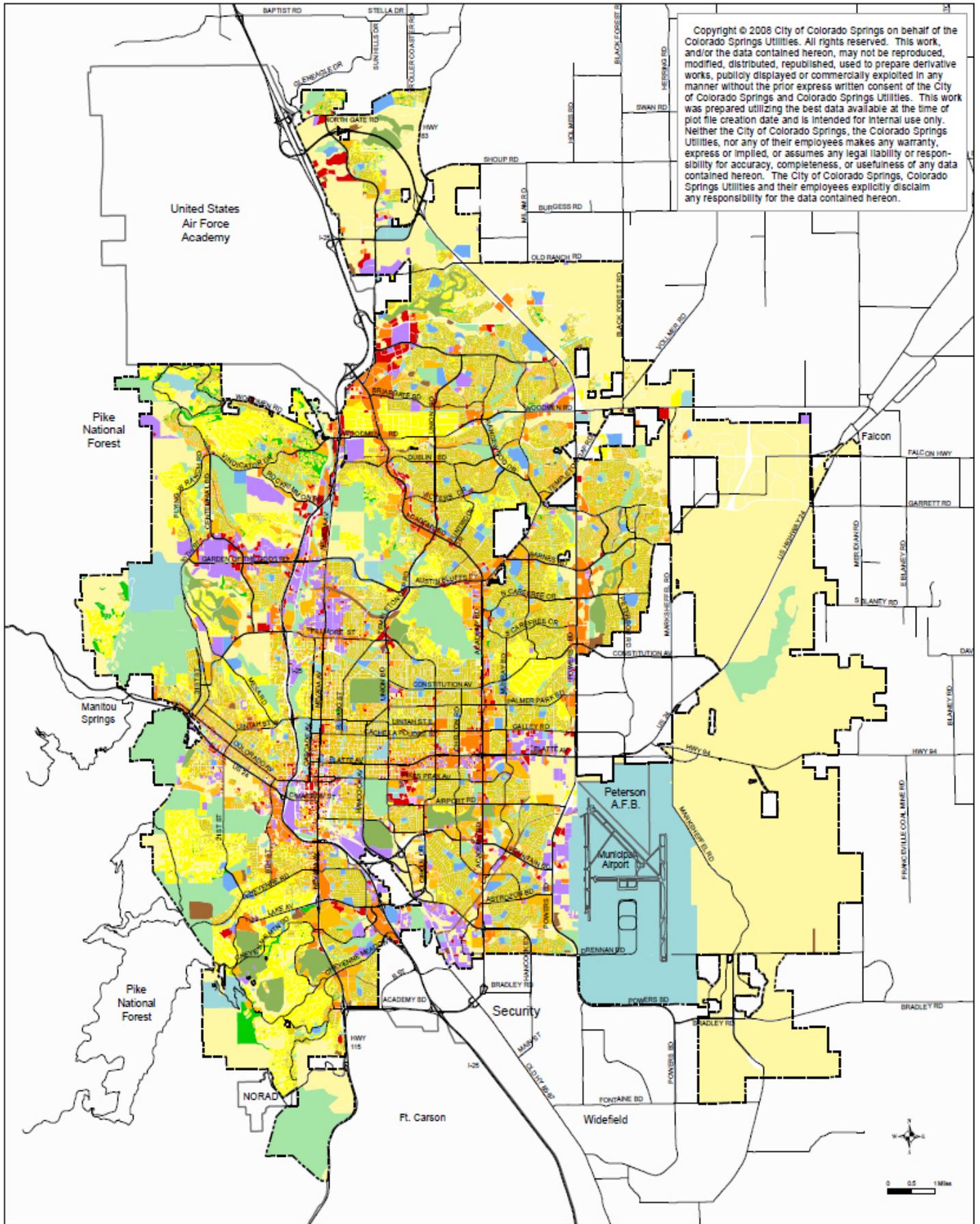
*Data sources and land use categories:

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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Existing Land Use



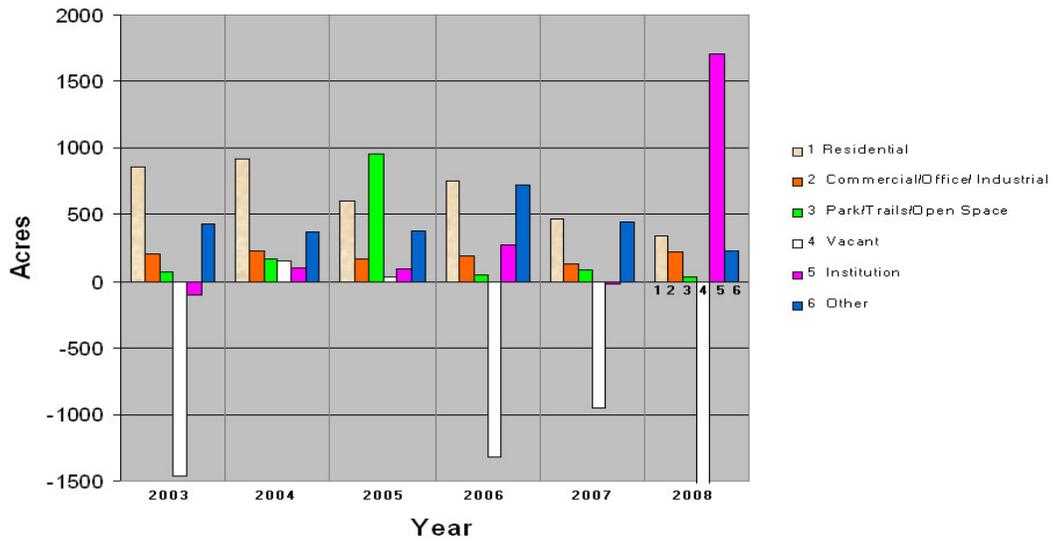
- Medium Density Residential
- Low Density Residential
- Office
- Golf Course/Cemetery
- School
- Private Common Residential
- High Density Residential
- Industrial
- Vacant
- Parking
- Institution
- Commercial
- Parks, Trails, Open Space
- Police/Fire
- Drainage Easement



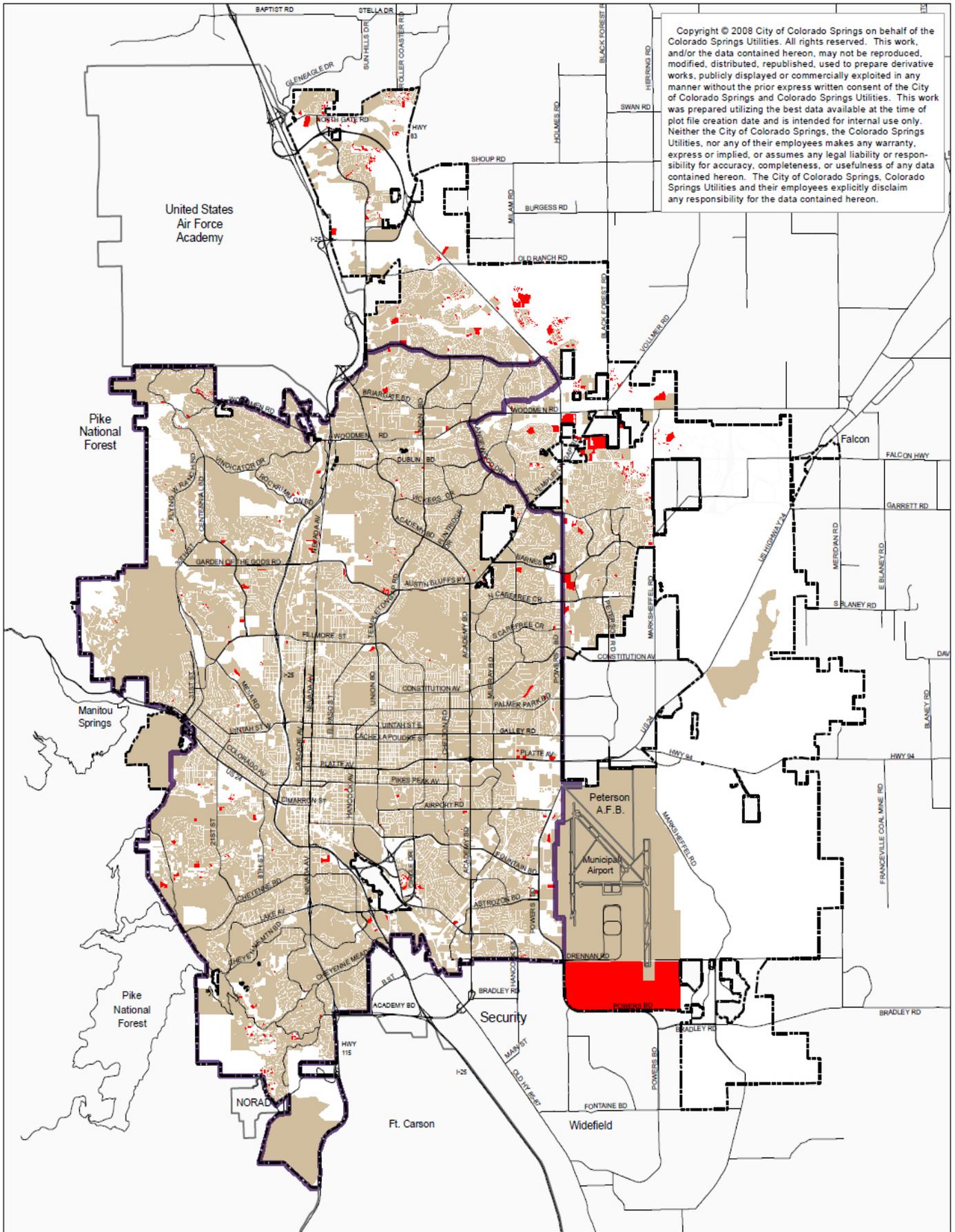
Land Use Change - Colorado Springs 2002-2008 in Acres

Land Use Category	2002	2003	2004	2005	2006	2007	2008
Residential	667	858	919	604	755	461	339
COI	150	203	222	169	186	129	219
Park/Trails/Open Space	4	77	169	951	39	79	35
Vacant	-1201	-1463	145	39	-1316	-949	-2324
Institution	149	-104	105	92	272	-21	1702
Other	410	431	372	383	728	444	228

Land Use Change over Previous Year
Colorado Springs 2003 - 2008



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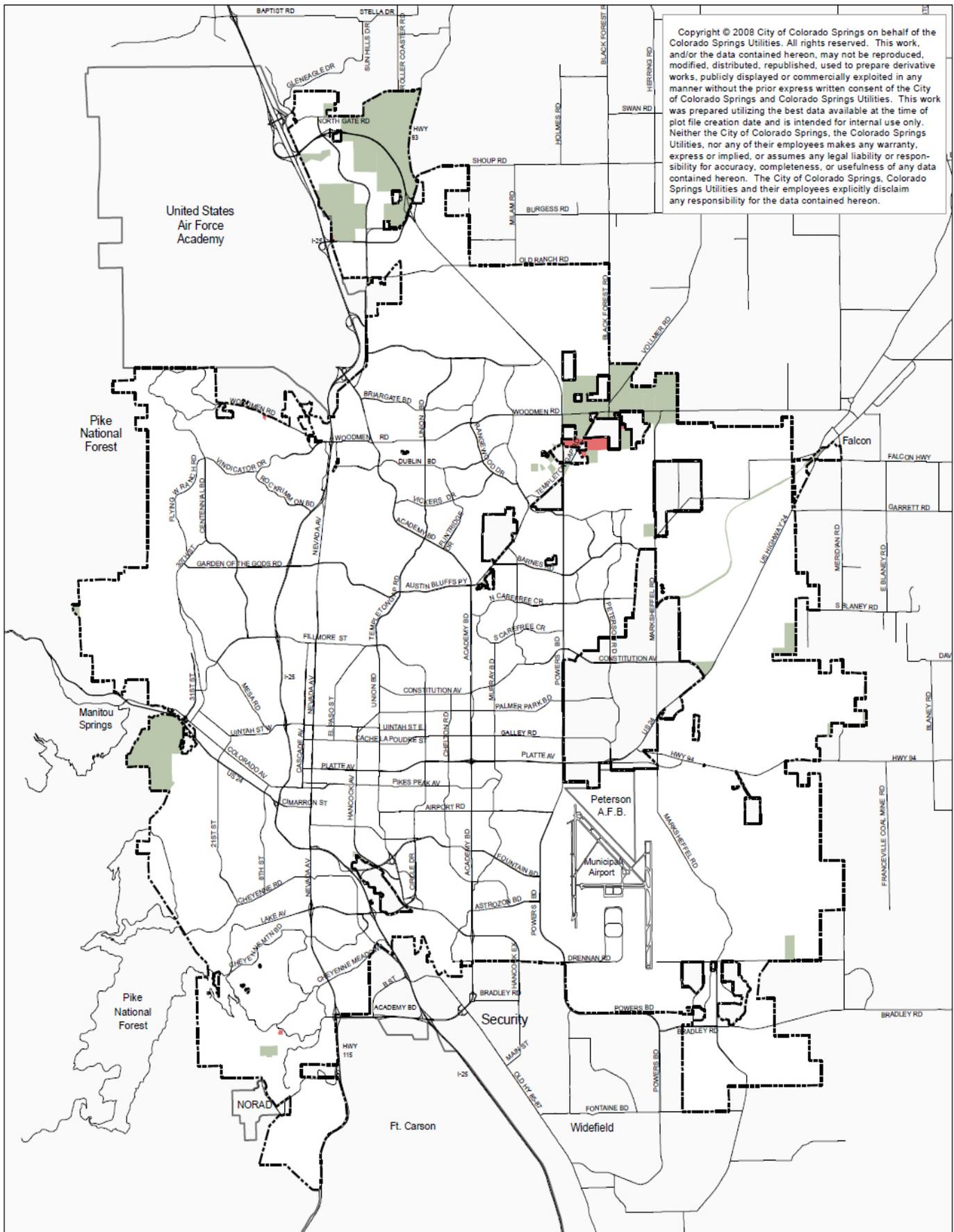
Development 2007-2008



- Development 2008
- Development thru 2007
- Infill Boundary
- CityLimits



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Annexations



- Annexations July 2000 - June 2007
- Annexations July 2007 - June 2008
- CityLimits



■ Vacant Land, Infill, and Edge Development — Trends

Citywide, vacant land decreased in 2008. Banning Lewis Ranch, at over 23,000 acres, accounts for fifty-three percent of all the vacant land in the City. The amount of acres annexed in 2008 increased slightly from 2007. The majority of the annexed areas in 2008 were located east of Powers Boulevard along the Woodmen Road corridor.

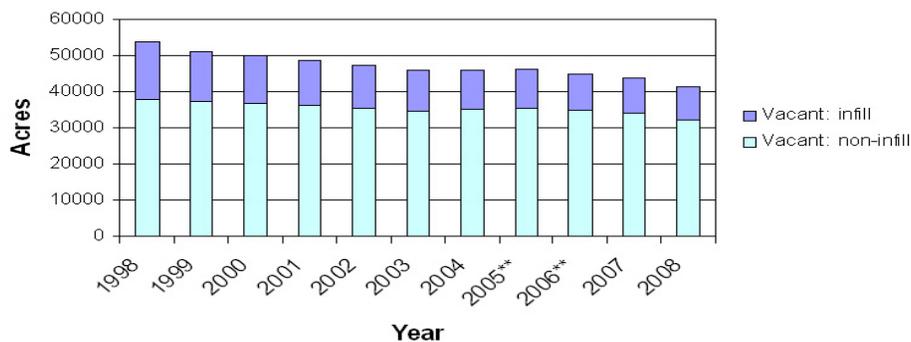
Infill development was spread throughout the urban area, with the majority in the northeast and eastern areas of the City. Infill development refers to the infill boundary as identified on the Development Map. This boundary is revised periodically based on development trends.

Vacant Land Colorado Springs 1997-2008

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
2008	41,478	18,448	2,324	9,371	-277
Total			-9,385		-7,556

* 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

The following projects represent the largest ongoing redevelopment in the City in 2008:

Lowell Neighborhood (South Central Downtown)

Land Visions: On July 28th Land Visions, LLC acquired lots 1-4 of the Lowell Subdivision Filing #3 from Lowell Development Partners and plans to construct 120 condominium units to be located in the southeast corner of the urban renewal area, between South Weber Street and E. Fountain Boulevard. The proposed buildings are to be 3 stories high and will contain 2 and 3 bedroom units. The building exterior is a combination of brick and stucco with a hip roof that will fit into the character of the neighborhood. Colorado Springs Urban Renewal Authority (CSURA) Board approved the concept plan during the December 10, 2007 meeting. There is no time schedule for construction at this time.

Prestwick Townhomes: 6 additional live/work units will be developed along the west side of Weber Street to the north of Fountain Boulevard. The buildings will match the style of the current buildings located south of Fountain Boulevard. A development schedule has not been set.

Wyndam Senior Apartments: The Farnum Group is currently constructing the second phase of the senior housing project that includes 48 units to the east of phase 1. Completion is projected to occur by the end of 2008.

Southwest Downtown

Palmer Village Phase 1: Improvements will include a hotel, parking structure, commercial development, housing and the NGB office building as well as the Arts District to be developed to the north of the Colorado Avenue Bridge. City Council agreed to provide the land required for the hotel (south ½ of lot #4) and lot #2 as long as CSURA assumes the cost to remediate the contamination. Clean-up costs are estimated to be around \$1.5 million.

Site Clean-up: LT Environmental Inc. has prepared a voluntary clean-up plan for the Gas Administration Building site which has been submitted to the Colorado Department of Public Health and the Environment. An initial clean-up cost estimate is being prepared based upon the proposed concept plan for the site. The current estimate for mitigating the contamination is approximately \$1.5 million.

Arts District: A development group is in the process of assembling the property north of the Colorado Avenue Bridge and completing plans to redevelop the area into artist studios, commercial space and housing units. Staff is working with the owner of 210 W. Colorado Avenue to determine fair market value for the property. This property represents the last parcel required for the Arts District.

Gold Hill Mesa

Residential Units: The residential development has slowed due to the national downturn in the residential mortgage problems. An additional home builder has been retained to provide another product type within phase 1. New models should be in place by the end of 2008.

Infrastructure: CSURA has reviewed and approved payment for roads and utilities that have been installed by the developer and accepted by the City of Colorado Springs and Colorado Springs Utilities including the construction of Lower Gold Camp Road and a main water line connection from Eighth Street to the property.

Fountain Creek Drainage: A partnership between Gold Hill Mesa, City of Colorado Springs and the Colorado Department of Transportation will begin work on drainage improvements for Fountain Creek from 21st Street to 14th Street in November 2008.

North Nevada Avenue Corridor

Corridor Master Plan: The draft corridor master plan has been completed. Final comments are being incorporated by EDAAW into the document. The landscaping, lighting and site furniture along the corridor will be the same style within the road right-of-way but individual developments will have their own standards that will be approved by CSURA as they are submitted. The finished document should be ready for CSURA approval and Council adoption in 2008.

Road Construction: Bids for the construction of North Nevada Avenue phase 1 were received in June and a contract has been awarded to ACC Construction in the amount of \$8,071,690. Construction work began on August 18th with the installation of utilities and road milling operations. Construction should be finished by June 2009.

University Village Retail Center: Construction of the retail center is well underway. Site grading, drainage improvements and the retaining wall along the west side of the creek are currently being constructed. Lowes, Costco and Kohl's are scheduled to open by autumn of 2009 with other stores opening in late 2009 and 2010.

Research Park: The IDEA consultant team has completed a draft of the Strategic Business Plan for the development of the research and academic facilities to be located along N. Nevada Avenue. The consultant team conducted a series of meetings with community leaders and the project team between March and July in order to assess the viability and determine the composition of research facilities that will be integrated into the academic functions of the University. CSURA staff as well as the developers of University Village participated in the discussions. The plan should be completed by the fall of 2008.

City Auditorium Block

Plans for Cooper Tower and Pikes Peak Place have been put on hold due to current weak economic conditions.

City Gate

The developer is refining the development program for the site. The initial plans are to develop a mixed-use project on the site that will include retail, office and residential components.

Redevelopment Corridors

The Comprehensive Plan designates nine corridors and associated areas in the City for potential infill development and/or redevelopment (refer to the map on page 28). Building permit activity more than doubled from last year within Designated Redevelopment Corridors and Areas (DRCA's) largely due to Gold Hills Mesa. Area 7 (US 24/21st Street) accounted for 48 of the 52 building permits issued this year.

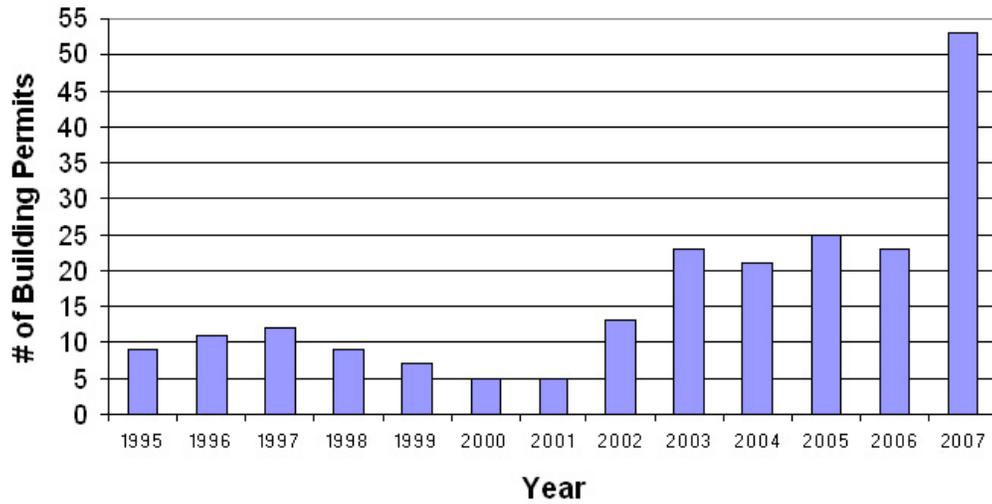
The Academy Boulevard corridor, from Maizeland Road to Drennan Road, was added to the 2020 Land Use Map in 2007 as a Mature/Redevelopment Corridor. The data presented on Page 27 includes these areas. The Comprehensive Planning and Business Development Divisions are now preparing a comprehensive profile of the 12 square mile area encompassing the corridor. The profile is anticipated to be used as a framework for developing a corridor vision and land use plan for the area through a year-long 2009 stakeholder process. The stakeholders will focus on both ongoing and future redevelopment strategies and activities.

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.

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 Avenue, 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



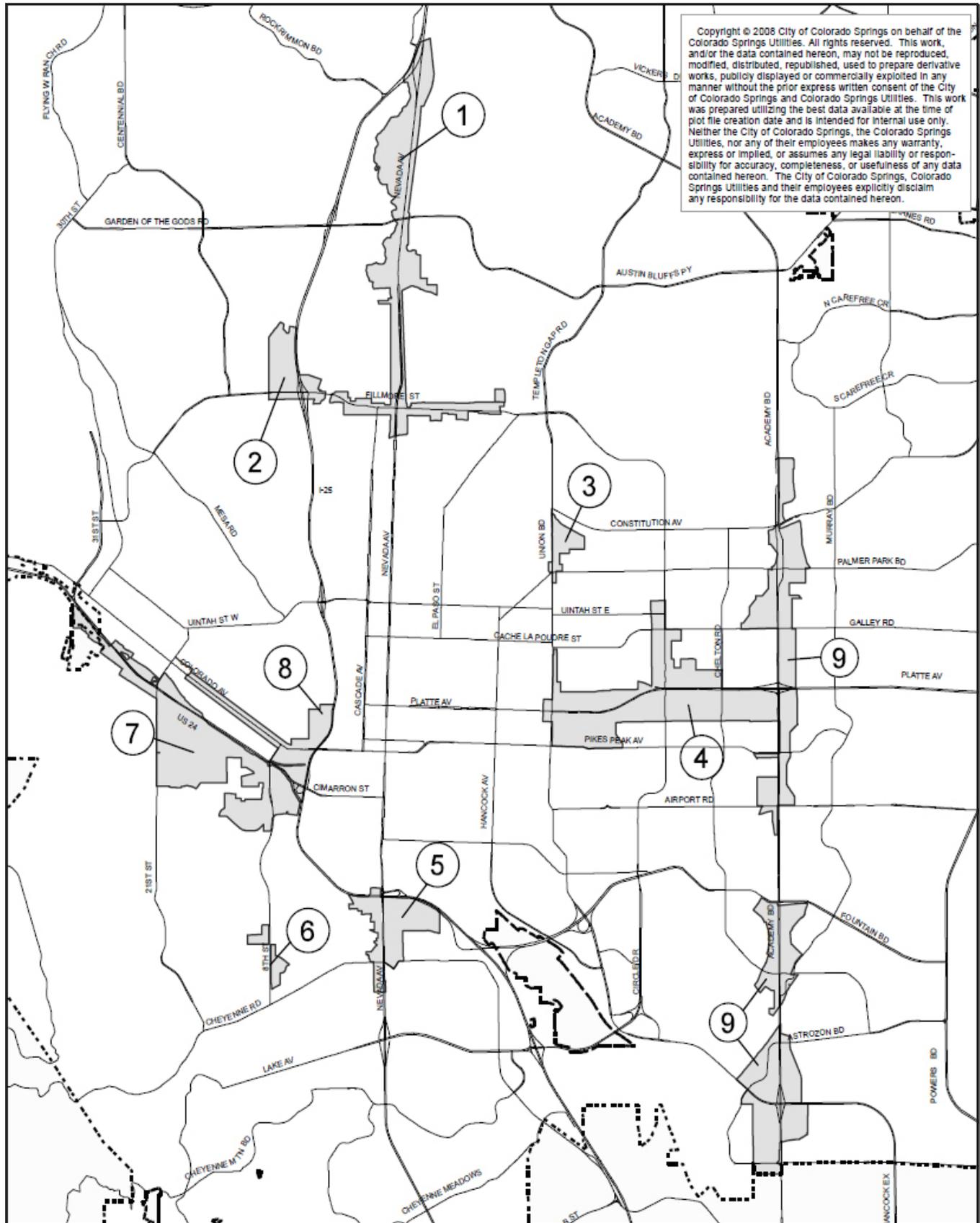
Building Permits Issued in DRCA's 1995-2007

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
2007	53

Building Permits Issued in DRCA's - 2007

DRCA	Building Permits
1	1
2	1
3	0
4	1
5	0
6	0
7	48
8	0
9	2
Total	53

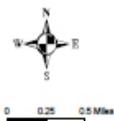
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Designated Redevelopment Corridors and Areas (DRCA)



- | | | |
|------------------------------|--------------------------|----------------------------|
| 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. | 9. Academy Blvd |





■ Employment and Regional Centers — Trends

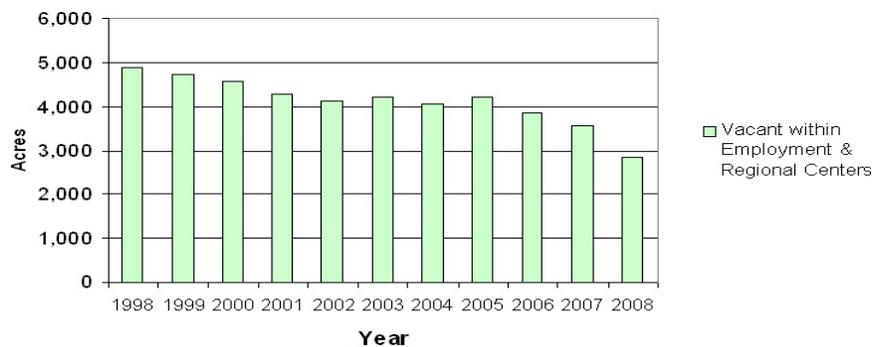
Employment and Regional Centers are displayed on the 2020 Land Use Map in accord with approved master plans and/or zoning (refer to the map on page 30). These centers represent the likely location for future office and industrial development. Employment and Regional Centers in the Banning Lewis Ranch 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 219 acres in 2008 but remains plentiful at 2,845 acres. The 74 acres developed in 2007 has increased from last year's total of 69 acres.

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.

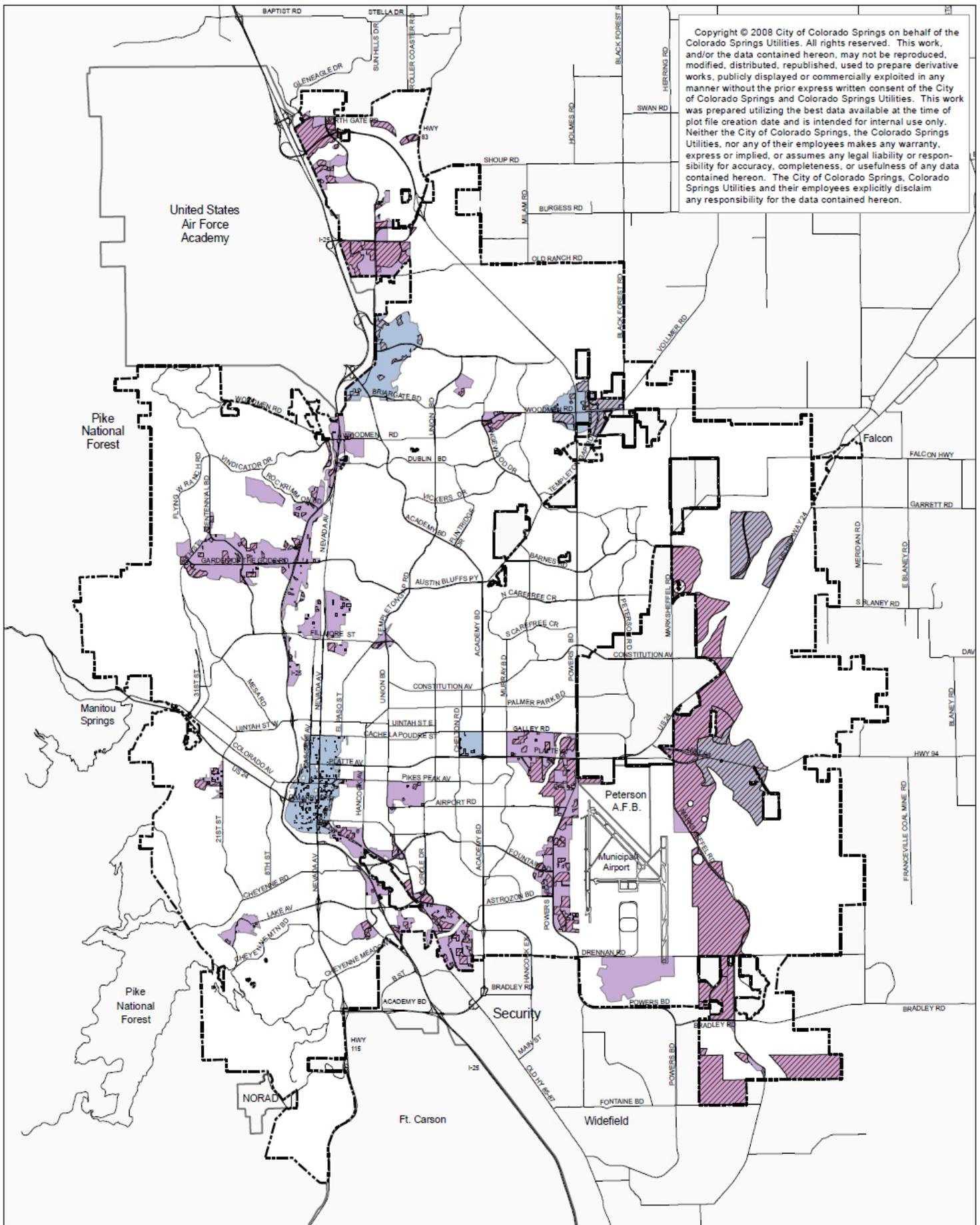
Year	Vacant Land within Employment & Regional Centers in Acres**	Employment & Regional Centers Land Developed as Office or Industrial in Acres**
1998	4,889	148
1999	4,737	175
2000	4,570	103
2001	4,283	207
2002	4,125	59
2003	4,218	60
2004	4,050	54
2005	4,230	37
2006	3,836	69
2007	3,551	74
2008	2,845	82
Total		1,069

**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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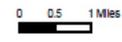


Employment and Regional Centers



- 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 2008-2009. In order to regularly track the activities of the local housing market, HCD monitors the percentage of homes sold that meet affordability standards, 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 2008 is \$160,000. During the initial six months of 2008, approximately 27% of all single-family homes and 66% of all condominiums/townhouses sold in the Colorado Springs market were at or below the \$160,000 price point. This confirms that multi-family homes are the most prevalent type of affordable product within the market. This 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 first quarter of 2008, vacancy rates stood at approximately 9%. Though high, this rate shows a gradual improvement over the past several quarters. It also indicates that after years of low production, the supply and demand curves are moving closer. The Fair Market Rent for a two-bedroom apartment has increased \$12 to reach \$797 per month in 2008.

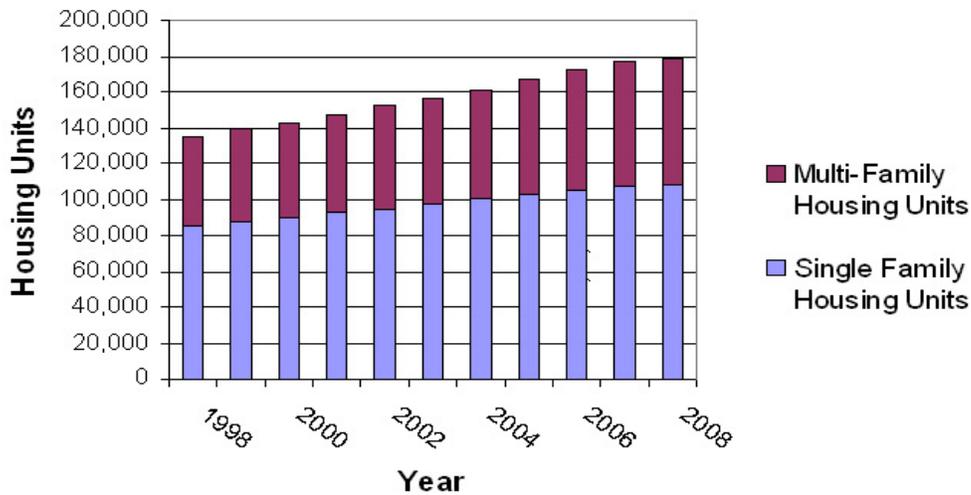


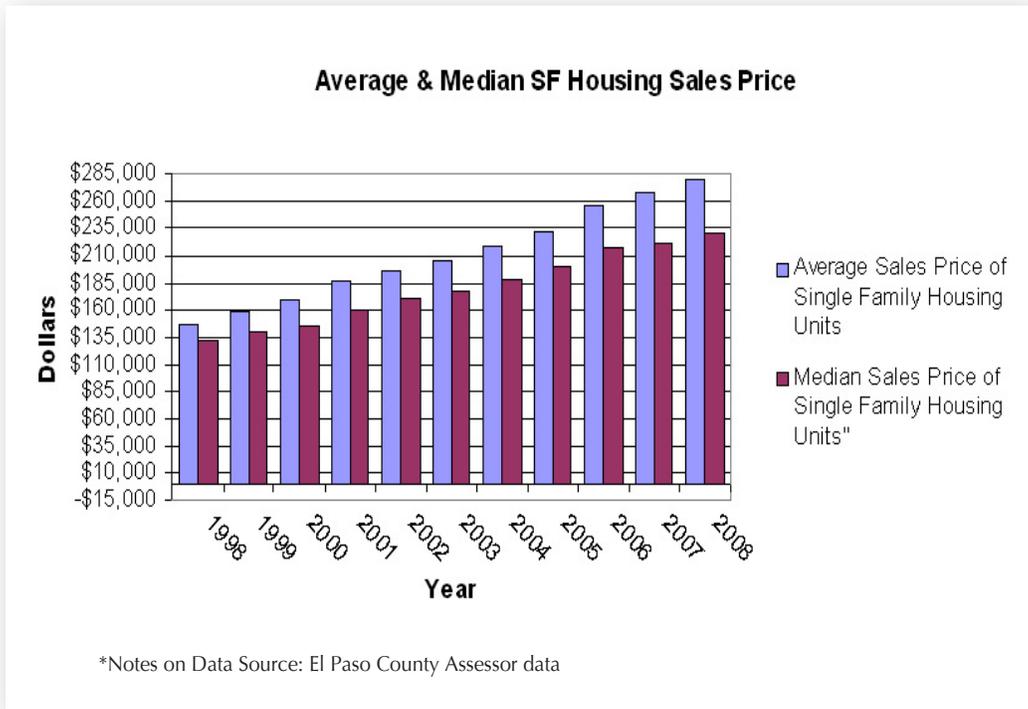
Housing Units* - Colorado Springs 1998-2008

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
2008	107,861	60	70,839	40	178,700

*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





LAND USE PLANNING

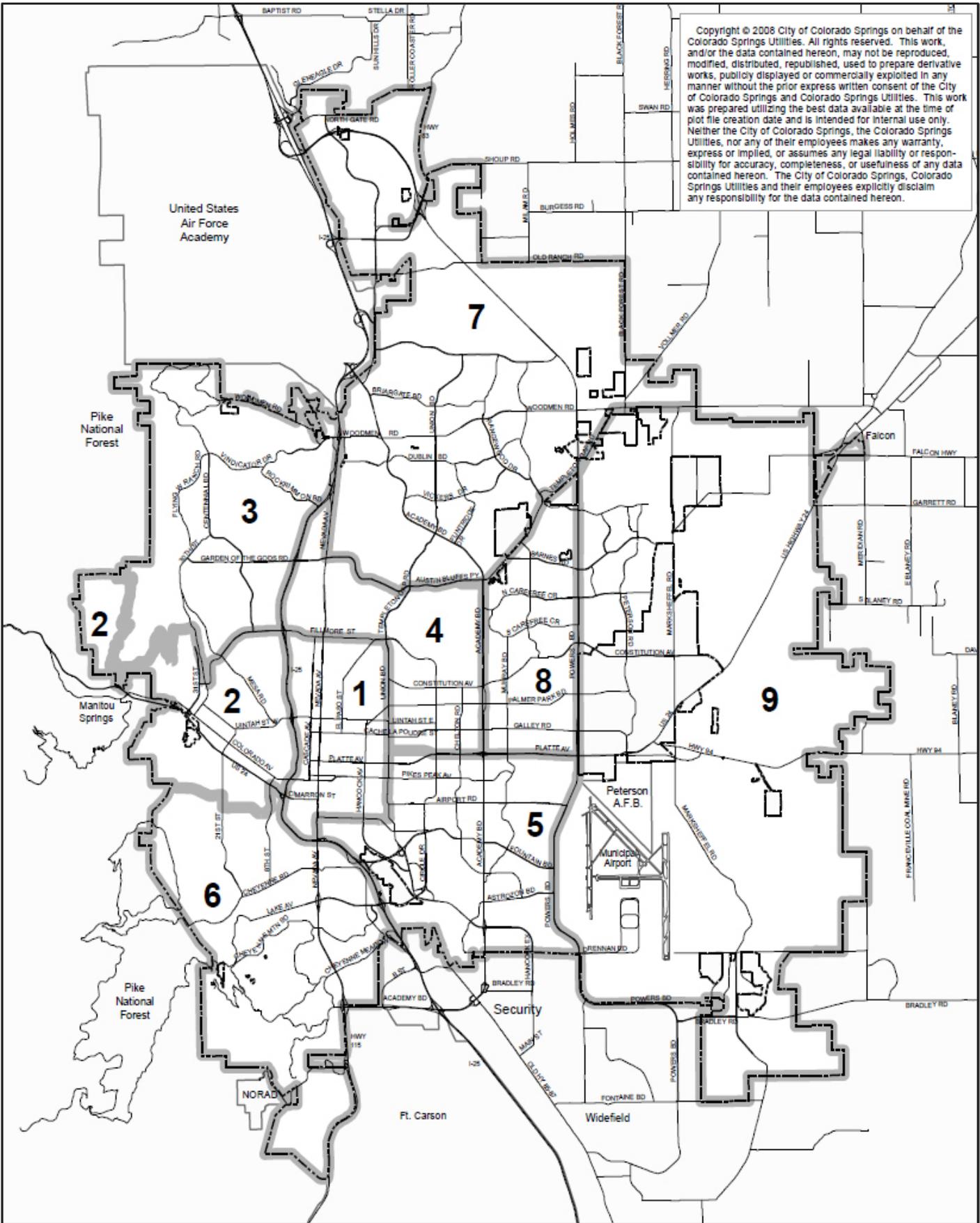
▣ Planning Evaluation Zones

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 (refer to the map on page 35). 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 has been broken out on a PEZ basis.

In 2008, 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 shown the most development activity. Other PEZ areas show increased high-density residential and office. A reduction in vacant land was seen in practically all the zones. Data for each PEZ can be accessed by going to the City's web site at www.springsgov.com.



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Planning Evaluation Zones



PEZ Boundary CityLimits

0 0.5 1 Miles





■ 2020 Land Use Map

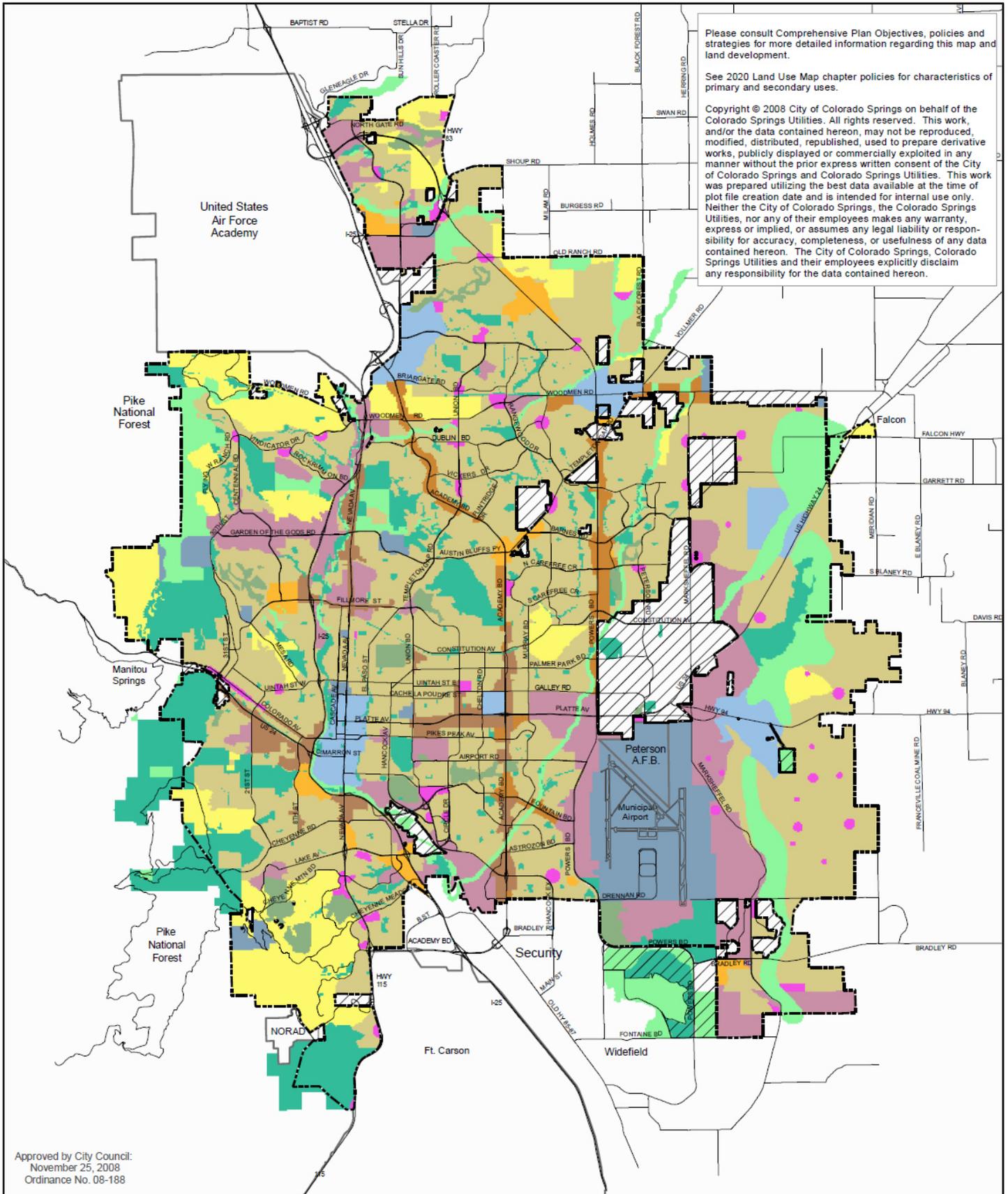
The 2020 Land Use Map was initially adopted as part of the Comprehensive Plan and is amended as needed each year to reflect major changes in master planned land uses and annexations. As a composite picture of existing development, zoned uses, and master planned uses, it represents a framework for City 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 2020 Land Use Map is to provide a citywide land use context for coordinating decisions regarding planning and future development. City Ordinance requires a yearly update (refer to the 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, no additional master plans have been determined to be implemented. City Code mandates an annual update showing the current list of implemented master plans (refer to 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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Approved by City Council:
November 25, 2008
Ordinance No. 08-188



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

POTENTIAL ANNEXATION AREAS
(See Annexation Plan for Status)



Implemented Master Plans* 2007-2008

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.



Name	Land Use Action(s)	Land Use Change	Acres
High Country Addition	Annexation	Add Low Residential	5.0
Dublin North 1B	Annexation	Add General Residential	5.39
Dublin North 1C	Annexation	Add General Residential	5.21
Woodmen Heights Addition Number 8	Annexation	Add General Residential	9.73
Woodmen Heights Addition Number 9	Annexation	Add General Residential	3.87
Dublin North 3	Annexation	Add General Residential	14.22
Dublin North 3A	Annexation	Add General Residential	12.0
Gray Line Bus Facility	Annexation	Add Employment Center	3.29
Templeton Annexation Number 1	Annexation	Add Community Center	20.95
Templeton Annexation Number 2	Annexation	Add Community Center	21.53
Colton Bluffs	Annexation	Add Low Residential	49
Interquest Mark Place Addition	Annexation	Add Community Center	5.45
Falcon School District Annexation	Annexation	Add General Residential	59.69
Kanaan Annexation Number 1	Annexation	Add New/Developing Corridor	5.57

*City Ordinance mandates an annual update showing land use amendments to the 2020 Land Use Map.



■ Three-mile Extraterritorial Planning Area

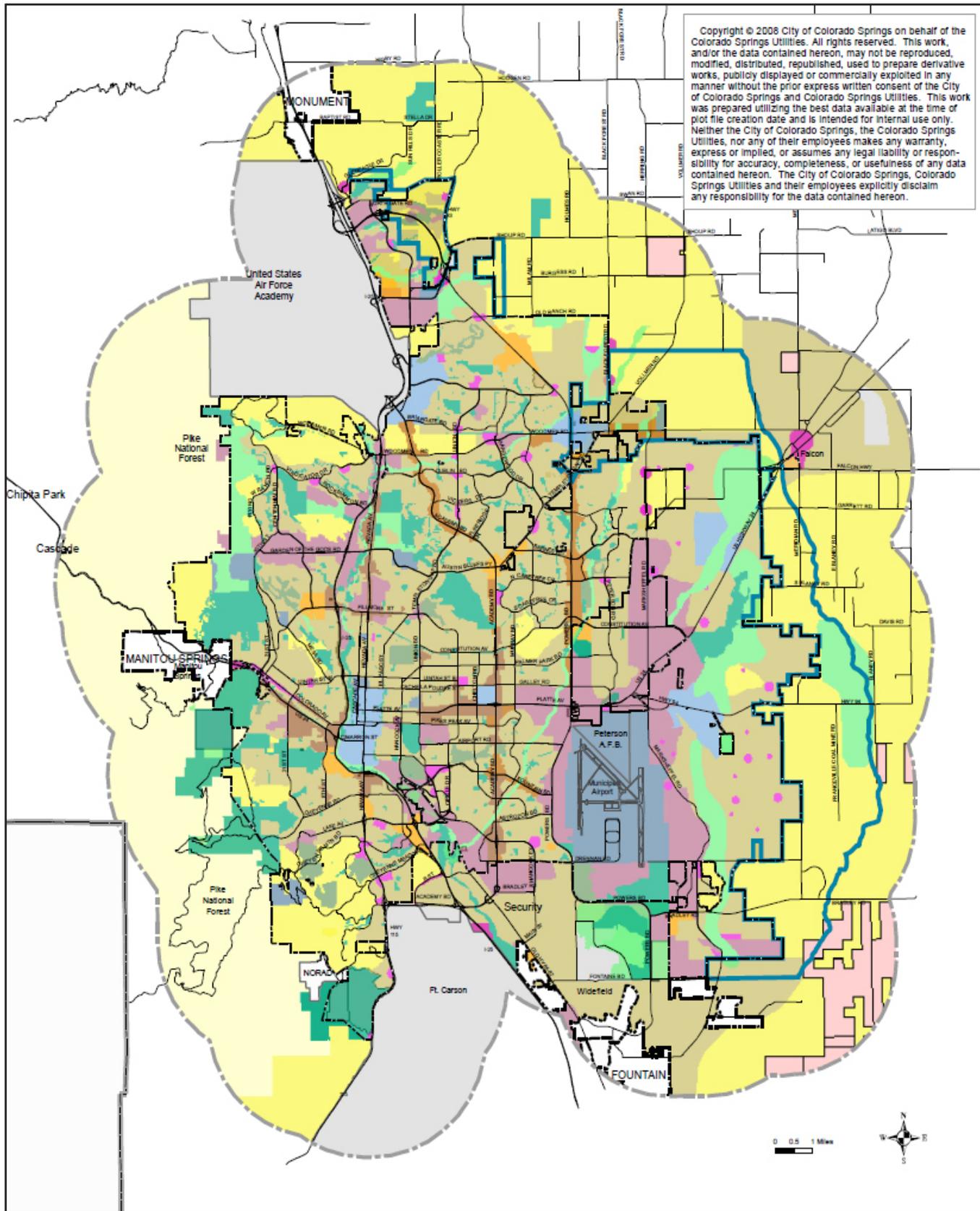
The Colorado Revised Statutes, Section 31-12-105 (1)(e) requires that a municipality have a plan in place for an area extending three miles beyond its boundaries prior to the annexation of territory into the municipality. The Three-mile Extraterritorial Planning Area Map satisfies this requirement.

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 Statute mandates a yearly update (refer to the map on page 41).



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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. 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 was a \$150 million effort that 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. Resurfacing Union Boulevard and a 4.1 mile stretch of Austin Bluffs Parkway with "quiet asphalt" has been enjoyed by motorists and adjacent homeowners. Construction of a new grade-separated interchange at the Austin Bluffs Parkway/Union Boulevard intersection and replacement of the Cimarron Street Bridge were also recently completed.

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 doubled since the passage of the PPRTA in November 2004.

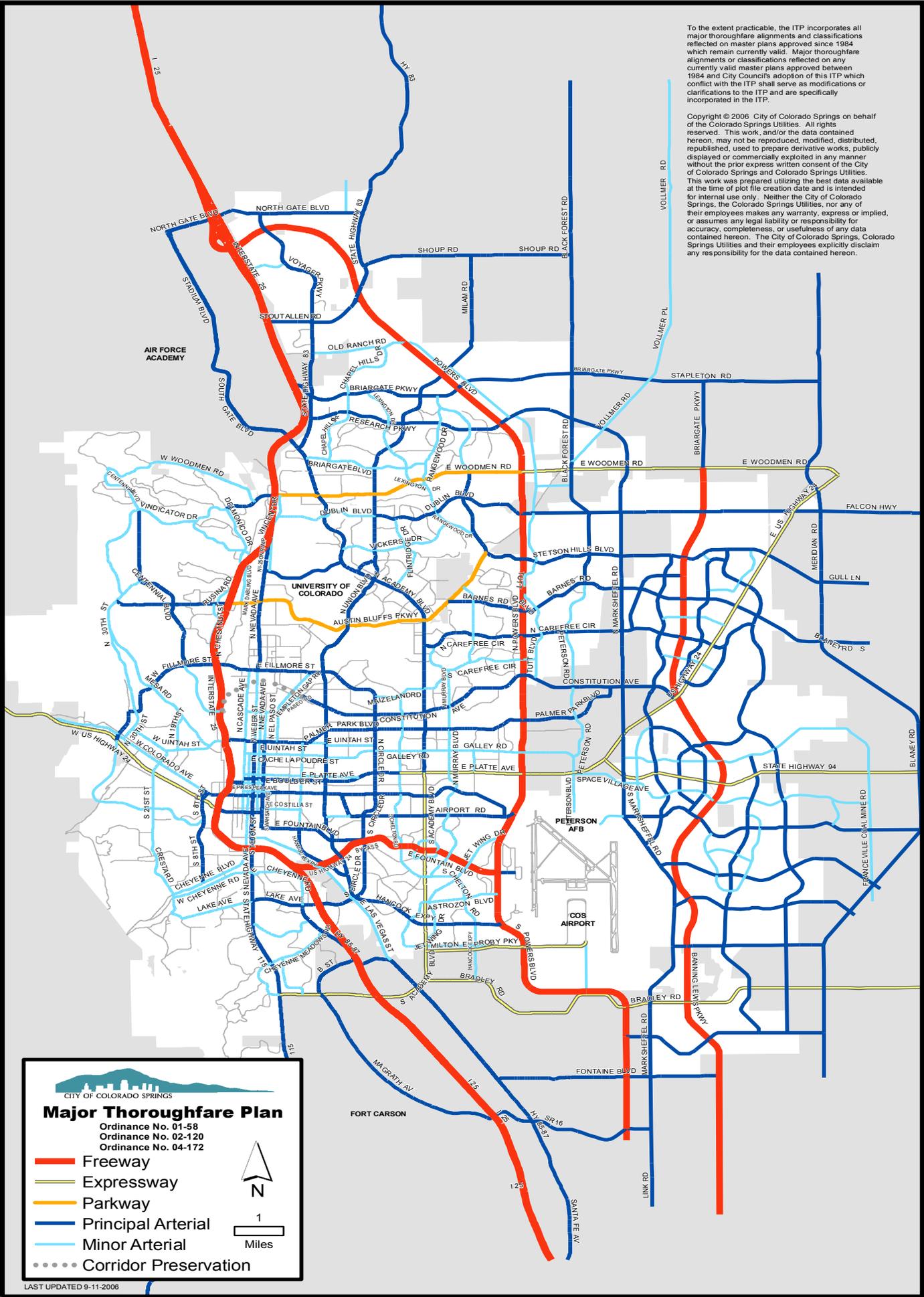
In December 2005, the City Council approved a Complete Streets policy which guides the construction or reconstruction of roadways to include appropriate improvements for walking, bicycling, and transit use. Traffic Engineering staff have been leading an effort to update the City's Street Design Standards that will 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.

Comprehensive 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 2009, 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



Traffic Level of Service (LOS) on Selected Arterial Links

	2006			2007			2008		
	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	106,900	1.34	F	106,900	1.34	F	93,000	.78	D
Powers Blvd.: South of Woodmen	69,144	0.86	E	*	*	*	*	*	*
Union Blvd.: North of Austin Bluffs	42,306	0.85	D	*	*	*	*	*	*
Academy Blvd.: North of Austin Bluffs	53,836	1.08	F	56,202	1.12	F	49,428	0.99	E
East/West									
Garden of the Gods: West of I-25	52,610	1.05	F	52,897	1.06	F	50,837	1.02	F
Woodmen Rd.: I-25 to Academy	45,435	0.91	E	42,085	0.84	D	37,057	0.74	D
Platte Ave: West of Circle	37,061	0.74	D	29,231	0.58	C	33,650	0.67	C
Fountain Blvd.: West of Powers	23,771	0.48	B	22,834	0.46	B	24,844	0.50	B

Data Source: City of Colorado Springs Transportation Planning and Traffic Engineering
 * Intersection is under construction.

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
2008	16.7	71.25	7.3

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

2007 saw an impressive 6% overall system ridership increase for Mountain Metropolitan Transit's System. A 20% fare increase was instituted on FREX in early 2007.

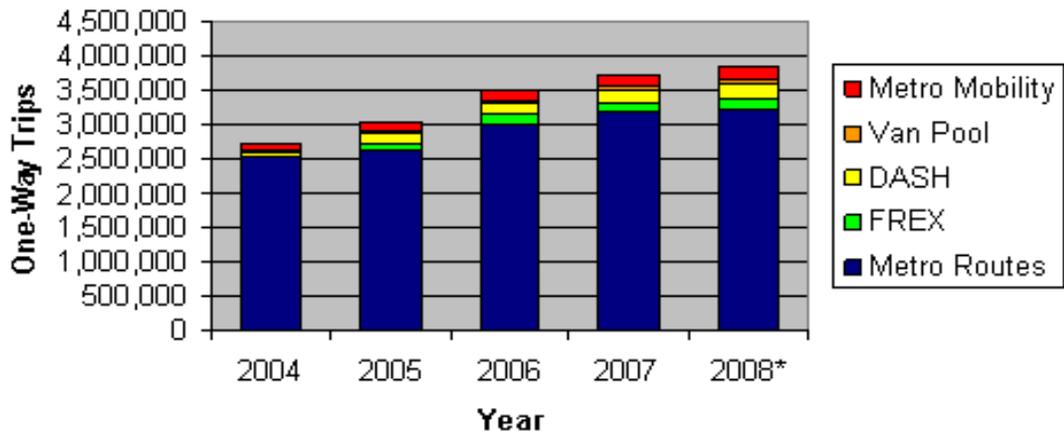
For 2008, Mountain Metropolitan Transit services have continued to increase and have been operating at new all-time record highs with new record ridership levels in each service category. This, in spite of a 20% fare increase instituted in early 2008. The new FREX buses, introduced in late 2007 and new DASH buses (previously Downtown Shuttle), introduced in mid-2008, have likely had a part in these increases. The rise in gasoline prices have also been a contributing factor to these ridership gains.

Mountain Metropolitan Transit System Ridership

Year	Mountain Metro (Local/ Express Bus)	FREX Regional Bus	DASH Downtown Shuttle	Metro Rides Van Pool	Metro Mobility Paratransit	Total MMT System
2004	2,533,744	19,957	42,341	38,000	103,530	2,737,572
2005	2,627,066	118,387	126,096	58,000	119,608	3,049,157
2006	2,996,328	154,861	159,614	51,000	137,740	3,499,543
2007	3,182,149	136,765	178,889	61,000	157,766	3,716,569
2008*	3,219,143	175,476	199,023	82,000	162,603	3,838,245

*2008 figures are estimated based on ridership observed during the first seven months of 2008.

Mountain Metropolitan Transit System Ridership



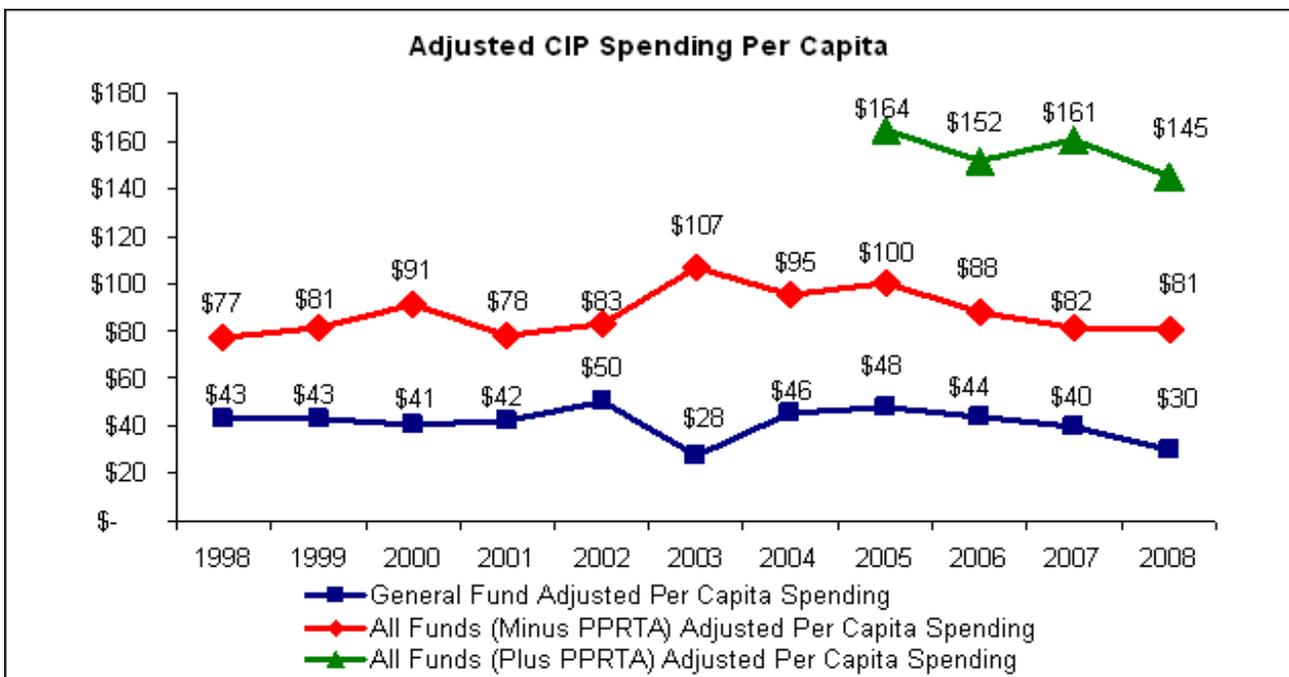


INFRASTRUCTURE AND SERVICES

■ Capital Improvements - Trends

For 2008, General Fund per capita expenditures total \$30 for capital improvements, which is a reduction in the typical \$44-50 seen in more recent years. The decrease stems in large part from a refinancing of the SCIP bond debt payment, which lowered the City's payment in 2008, as well as a reduction in one-time funds 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 \$81-\$100 over the past five years, and when funding from the Pikes Peak Rural Transportation Authority is included, the per capita spending totals \$145 in 2008.

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
2008	\$30	\$81	\$145



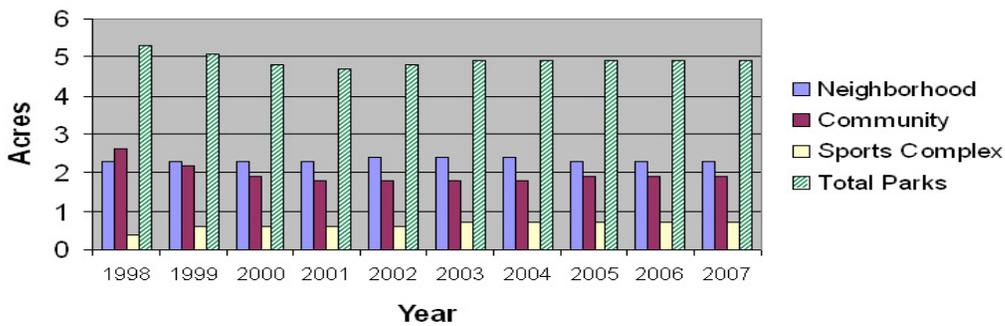
■ Parks, Trails, and Open Space — Trends

The acres of parks provided since 2000 has kept pace with population growth. In addition, 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. City Council encouraged TOPS to spend dollars on neighborhood development in 2006 and 2007. Eight new neighborhood parks were constructed in the last two years.

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	4.9	392,958
2007	2.3	1.9	0.7	4.9	397,628

**Number of Acres of Parks per 1000 Persons
1998-2007**





█ Parks and Trails Projects in 2008

Parks Projects

- Ken Jordan Park
- Memorial Skate Park
- High Street Park renovation



Trail Projects

- Pikes Peak Greenway - America the Beautiful Park to S. Nevada Ave.
- Sinton - Resurfacing, Chestnut Street to Centennial Boulevard
- Sand Creek Trail - Wildflower Park to Airport Road

Open Space Projects

- Top of Cheyenne Mountain acquisition

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
2007	12,712	516	2,267	1,347	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

In late 2005, City Council approved an ordinance establishing a Stormwater Enterprise (SWENT) in Colorado Springs. The enterprise is a City-owned business which funds 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 2007. Since that time, more than \$22 million has been collected.

The backlog of stormwater related capital project needs is currently estimated at \$295 million. Immediate and high priority project needs are estimated at \$82.8 million. Nine capital projects received funding in 2007 and 2008, in addition to funding set aside for emergency repairs. Several projects are currently being designed. Construction has started for projects on Cottonwood Creek, West Fork Sand Creek, and Sand Creek. 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 are being used to address the backlog of projects, a key component of the enterprise's annual budget is also maintenance. The 2008 budget allocates \$4.4 million to rehabilitation, restoration and routine maintenance. The majority of maintenance work is performed by in-house staff. In 2007, crews completed nine large projects. In addition, crews worked on 32 non-programmed emergency projects as a result of infrastructure failures and/or storm damage. In 2008, 29 planned projects were on the schedule. 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. The past year has shown several trends similar to recent years like vacant land reduction, slowing of annexations and development of the northeast and eastern edge. Population growth slowed within the City but grew in the County, representing the largest spread since 2001. Employment shows a positive increase but smaller than any year since 2004 due to good-paying primary jobs exiting, then replaced with lower-paying employers. Development projects in 2008 included Gold Hill Mesa, University Village and the Nevada Avenue corridor. There were also a number of redevelopment projects in the downtown area. Families are paying more for rent and for their homes, as the price point moves to \$160,000, making the multi-family unit the most affordable.

2008 data points to the end of the boom era and the leveling off of building, development, employment and population. Colorado Springs looks towards 2009 for the arrival of additional troops at Fort Carson which should assist the local economy, although experts say the turnaround will not be immediate. To stay competitive, the City is embracing the City of Colorado Springs Strategic Plan objectives (November 2007) and gravitating towards sustainable principles to lead its operations in the future.

■ Recommended Actions for Implementation in 2009

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 2009 based on funding availability:

1. Continue to promote redevelopment and infill while:
 - Implementing the Form-Based Code written for the Downtown Area.
 - Fostering compatibility between existing neighborhoods and new development.
2. Improve linkage between land use and transportation by:
 - Implementing 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.
 - Improving 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 City operations.
 - 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 the Pikes Peak Quality of Life Indicators Project to identify specific 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 the Stormwater Enterprise.
 - Improving infrastructure by using RTA, CIP and City transportation improvement plans to maintain existing infrastructure and provide new infrastructure.



Notes: