

— 2022 —  
**ANNUAL  
REPORT**



— 2022 —  
**PLAN COS  
INDICATORS**



**COLORADO  
SPRINGS**

Planning + Community Development





*The Sunset Amphitheater at Northgate - artistic rendering*

**PETER WYSOCKI**  
 Director --Planning and Community  
 Development

**MIKE TASSI**  
 Assistant Director - Planning and  
 Community Development

**KATIE CARLEO**  
 LUR Planning Manager

**LONNA THELEN**  
 DRE Planning Manager

**RYAN TEFERTILLER**  
 Urban Planning Manager

**STEVE POSEY**  
 Community  
 Development HUD Program Manager

**MITCH HAMMES**  
 Neighborhood Services Manager

**CRYSTAL KARR**  
 Homelessness Prevention and  
 Response Coordinator

**CARL SCHUELER**  
 Comprehensive Planning Manager

**JEFF BAILEY**  
 Engineering Review Manager

**CATHERINE DUARTE**  
 HUD Program Manager

**MORGAN HESTER**  
 Land Use Special Projects Supervisor

**KATE WINTZ**  
 North Team Supervisor

**DAN SEXTON**  
 Central Team Supervisor

**GABE SEVIGNY**  
 South Team Supervisor



## MESSAGE FROM THE DIRECTOR



Colorado Springs Neighborhood



I am pleased to present the Planning and Community Development Department's 2022 Annual Report. Over the past year, our dedicated teams have been working diligently to enhance the livability and sustainability of our city through a range of critical initiatives and programs. Through our various divisions, we have been able to address key community needs in the areas of housing attainability and managing growth.

As we reflect on the achievements of the past year, we would like to express our gratitude to all our stakeholders for their continued support and collaboration. Together, we have made significant strides in shaping our city's future, and we remain committed to serving our community with passion and dedication.

In early 2023, the City Council adopted the new Unified Development Code (zoning and subdivision code). The new Unified Development Code was a very challenging initiative, but much needed. I hope that it can serve our community for many years to come. Special THANK YOU to all the individuals and community stakeholder organizations that helped steer this project and get it to the finish line.

We look forward to the opportunities and challenges that lie ahead and are excited about the positive impact we can make in the coming year. With your continued partnership, we are confident that we can create a thriving and inclusive city that we can all be proud to call home. - Peter Wysocki, AICP, Director of Planning and Community Development

## ABOUT THE DEPARTMENT



USAFA Visitors Center - artistic rendering



**COMMUNITY DEVELOPMENT**  
Manages HUD funds and with partnerships, creates programs within the City for affordable and safe housing.

**HOMELESSNESS PREVENTION AND RESPONSE**  
Creates programs and initiatives to improve homeless related issues and provides education to the public.

**ENGINEERING DEVELOPMENT REVIEW**  
Review submitted development documents for City Code, engineering standards, policies and procedures, and conformance.

**COMPREHENSIVE PLANNING**  
Creates plans for programs and initiatives in long range and community-wide planning. Processes Special District applications.

**NEIGHBORHOOD SERVICES**  
Mitigates signs of urban blight, helping neighborhoods stay safe and healthy. Responds to complaints that violate City Code.

**URBAN PLANNING**  
Reviews downtown development applications and plans for the success of the City's downtown core.

**LAND USE REVIEW**  
Provides project management and project review for land use applications undergoing administrative and board review, ensuring compliance with the Comprehensive Plan, Zoning Code and Subdivision regulations.

**DEVELOPMENT REVIEW ENTERPRISE**  
Provides commercial and residential building plan review to ensure compliance with City land use regulations and manages financial and other administrative review programs associated with building permits.



# PLANNING SPECIAL NEWS

2022

## PlanCOS KEY INDICATORS REPORT - page 32

This fourth PlanCOS Report is dedicated to Indicators, and the next steps for PlanCOS are a five-year update. The Plans' Major Initiatives are quickly becoming implemented and will be due for a refresh. PlanCOS uses key indicators to track progress toward the implementation of our Plan. This dashboard provides highlights these measures and provides links to more detailed information.



## LAND USE SPECIAL PROJECTS - ELECTRONIC SUBMITTAL

The City of Colorado Springs is phasing all Departments into the electronic submittal system known as Accela. Accela is a governmental software system that houses several functions in one location, such as permitting, code enforcement, and fee payments which allows not only for easier collaboration internally with being in the same system but better transparency for public users.

After several months of internal testing, the Planning Department rolled out the first phase of the Accela and DigEplan plug-in system in August 2022. With the first phase, applicants were able to submit both entitlements and permits 100% online with reviewers analyzing through Accela or DigEplan. After several months of internal testing, the Planning Department rolled out the first phase of the Accela and DigEplan plug-in system in August 2022. With the first phase, applicants were able to submit both entitlements and permits 100% online with reviewers analyzing through Accela or DigEplan. At the same time, new review cycles were introduced, allowing for entitlement submittals twice a month.

Upcoming related phases in the Planning Department include the conversion of several existing processes into the system, such as notification and record keeping through Land Development Review Search (LDRS), and more accessible functionality with reporting on Departmental trends.

## REVIEW CYCLES

At the end of 2022 the Land Use Review division was pleased to introduce a schedule-based approach to application deadlines. This opportunity has set the stage for the department to deliver more consistency to review cycles and managed sequencing for our related public hearings.

## UNIFIED DEVELOPMENT CODE (UDC)



## RETOOLCOS UNIFIED DEVELOPMENT CODE (UDC) PROJECT

The complete update of the Chapter 7 Zoning & Subdivision Ordinance of the City of Colorado Springs Code of Ordinances, coined 'RetoolCOS', was funded and kicked off in December 2019. The project is the first comprehensive update of Chapter 7 in several decades and is being managed by the hired consultant, Clarion Associates of Denver, Colorado, with Planning and Community Development Staff.

In addition to updating language with the goal of creating a more user-friendly Unified Development Code (UDC), the UDC will provide the technical backing for implementing the community-established vision and goals from PlanCOS. The regulatory framework will allow for those goals to come to life through the built environment.

2022 focused primarily on the refinement of the Final Draft and moving to public hearings for adoption. As the RetoolCOS project is a public process, project staff has presented numerous times to various boards, committees, and neighborhood groups a total of 18 times in 2022 (62 times from 2019 to 2021). This includes the three public hearings held with the Planning Commission in September and October, ultimately resulting in a vote of 8-0 for recommendation to the City Council.

Next steps include the City Council adoption of the Unified Development Code in early 2023, the Zoning Map amendment reflecting new zoning district names, and implementation of the new Code which will include public education and training.



## LAND USE REVIEW + DEVELOPMENT REVIEW ENTERPRISE



Banning Lewis Ranch development and construction

The work of the Land Use Review (LUR) Division and Development Review Enterprise (DRE) touches all parts of the City. From the crafting of land development policies, to negotiating development projects and the inspection of landscaping on commercial properties. The work of the LUR and DRE has a major influence on the built environment and the character and quality of life enjoyed by Colorado Springs residents and business community. LUR and DRE are responsi-

ble for reviewing and managing day-to-day zoning, subdivision, and annexation review processes; coordinating with supporting staff; and acting as the liaison to various boards and commissions. In 2022 the LUR and DRE Divisions had another monumental year in development applications and projects submitted and approved. In the first and second quarter of the year both major and minor applications totals were up 11%. With the implementa-

tion of the Divisions' new electronic review system, Accela, quarters three and four were not accounted - data differential was not comparable. The Divisions processed \$1.7 billion in development and permit fee revenue. The momentous development in the last two years has highlighted a shift in land use trends. New single family units built declined 42%, and in response to market demands, multi-family projects hit another new high. The number of new multi-family units built was up 14%.

## PLANNING ORGANIZATIONAL UPDATES

### ENGINEERING DEVELOPMENT REVIEW UPDATES

In 2022 the Engineering Development Review (EDR) Division was reorganized from Public Works to Planning and Community Development where staff review submitted development documents for City Code, engineering standards, policies and procedures, and conformance with applicable State and Federal agencies for infrastructure compliance.

Types of documents reviewed include:

- Geologic Hazard Studies
- Street and Drainage Construction Plans

- Pavement Designs
- Development Site Plans
- Management of Financial Assurances

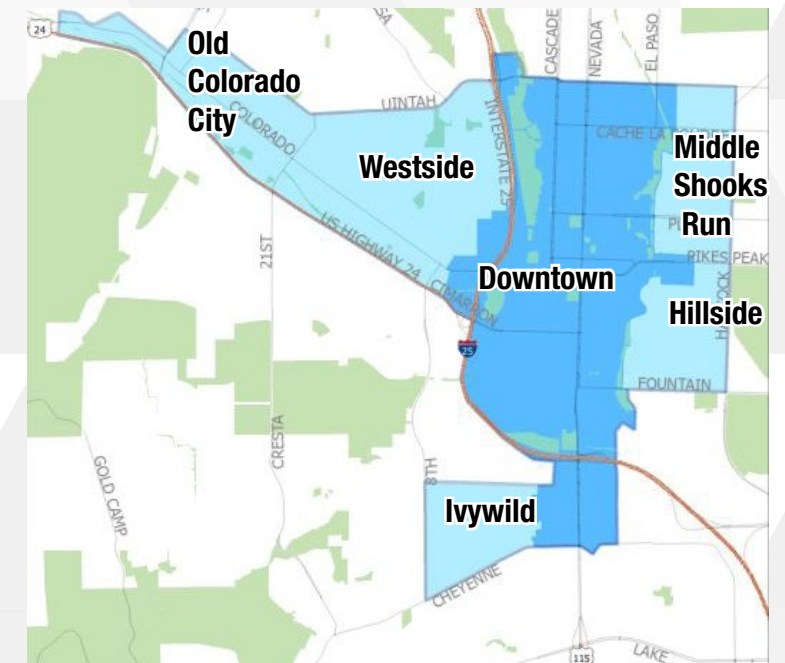
- Annexation and Subdivision Plats
- Review Comments to City Planning on Development Applications

All review documents electronically submitted. Utilize an Electronic Review System to provide better tracking and processing of review documents. 2,593 total development documents reviewed 210 development documents reviewed per month on average. 89.5% of all documents reviewed and completed within 10 business days, up from 85% in 2021.

## UPDATED URBAN DEVELOPMENT REVIEW GEOGRAPHY

The Urban Planning Team boundary expanded in 2022 in response to increased demand for infill projects in the City's older, inner ring neighborhoods. The modified boundary allows Urban Planning Staff to consistently manage similar projects in this area and to provide better workload balance across other Planning Teams throughout the City.

Continued Urban Review Area  
New Urban Review Area





# BUILDING PERMIT VALUATIONS

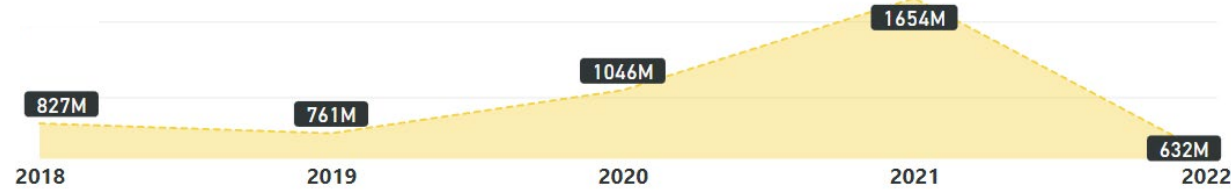
## \$1.7 B

New commercial and residential building permit valuations - City of Colorado Springs

The value of new commercial, single family, and multifamily residential building permits within the City of Colorado Springs decreased 68% in 2022 to \$1.7 billion. This valuation includes associated permit fees, cost of labor, cost of materials, and the potential profit of the development. In 2022, Land Use Review and Development Review Enterprise directly participated in the review and value of these permits that accounted for about \$1.7 billion of the total \$4.5 billion permitted through the Pikes Peak Regional Building Department. Most notably, the downturn of new single family building permits drove some of the difference, single family products were still being built in 2022 but not to the massive uphill degree of multi-family apartments, both market rate and affordable.

### NEW SINGLE FAMILY BUILDING PERMIT VALUATION

## \$632 M



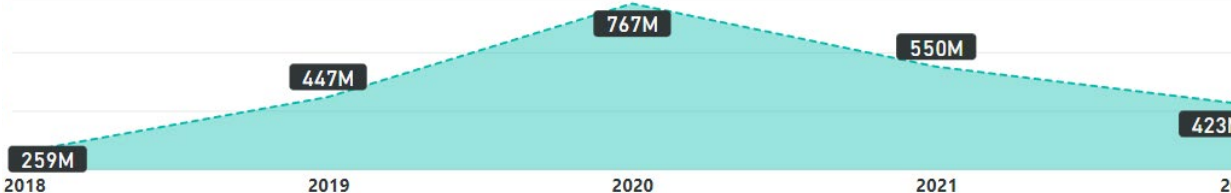
### NEW MULTI-FAMILY BUILDING PERMIT VALUATION

## \$648 M

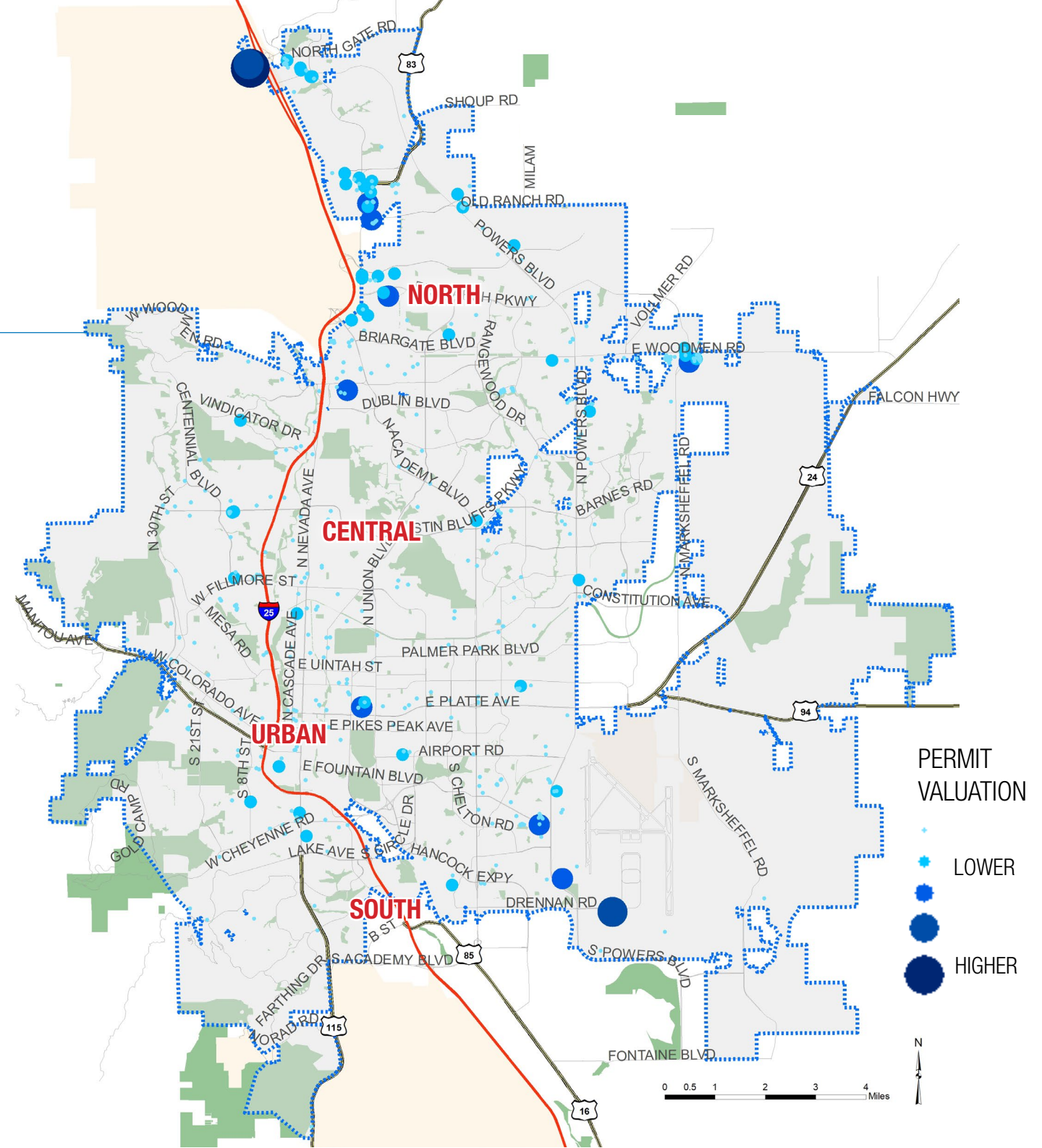


### NEW COMMERCIAL BUILDING PERMIT VALUATION

## \$423 M



Data Source: PPRBD



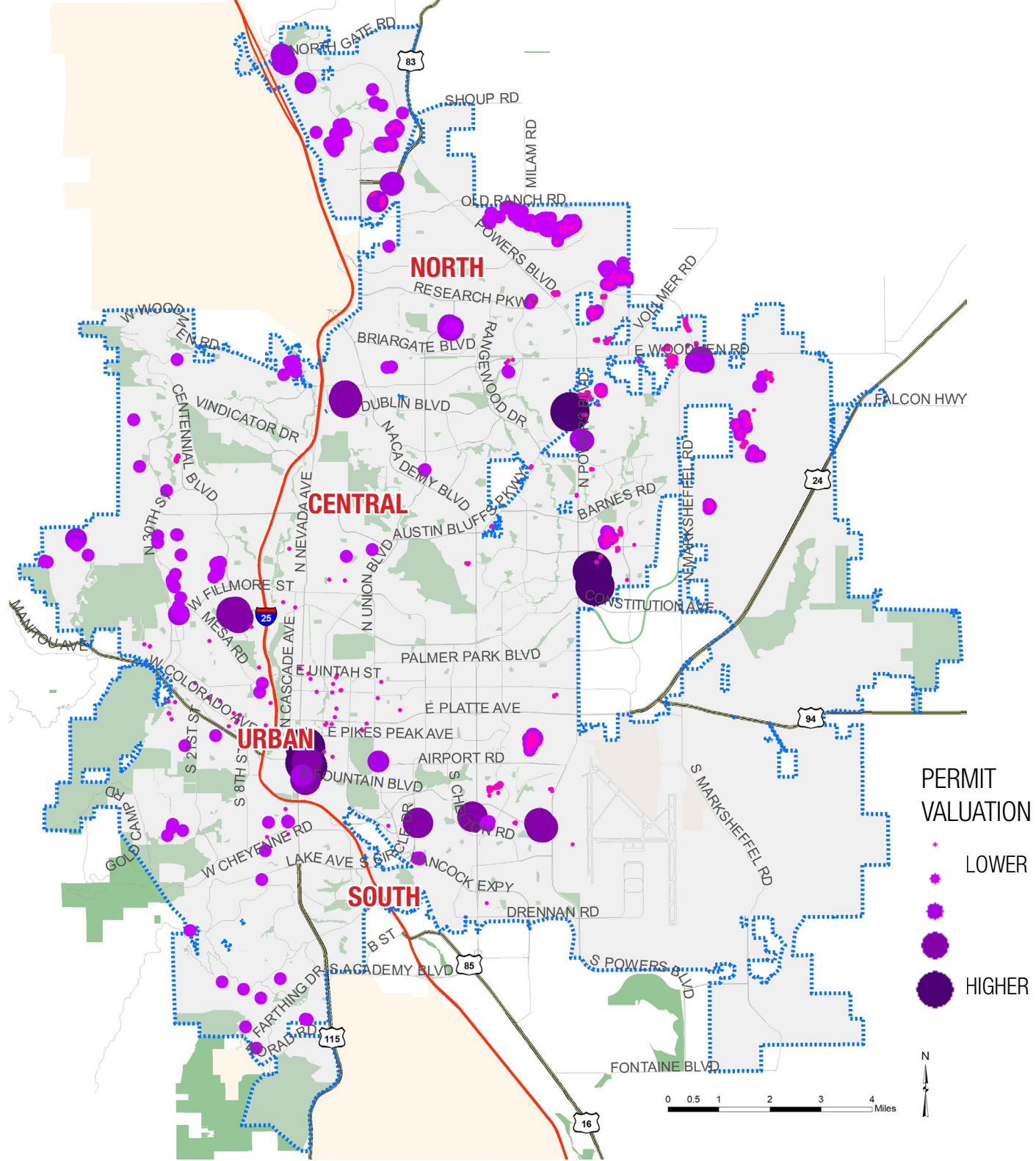
### BUILDING PERMIT VALUATIONS - COMMERCIAL

In 2022, commercial permit valuation took a back seat to residential development, but still trended high. Depicted here are graduated symbols of commercial building permit valuations where larger circles are

a higher permit valuation. Notable development is migrating north to Northgate and the USAFA, the Interquest Market Place, and Polaris Pointe, these areas saw the highest valued permits. Commercial development is

dispersed fairly widely and the Powers Blvd, N. Nevada Ave, and Woodmen Ave corridors, as well as, the Airport Business Park and Peak Innovation Park areas are all strongly supporting commercial development.





## BUILDING PERMIT VALUATIONS - RESIDENTIAL

This map illustrates residential project locations and the graduated symbols represent permit valuations. In 2022, multifamily residential unit starts surged to new records, higher than seen in four decades and were distributed broadly citywide. Larger purple

circles show multifamily products in all four planning areas with notable affordable housing projects in the southeastern and northeastern areas. Residential development along the Powers Blvd. corridor was significant again in 2022 with large single

family residential projects continuing in the Banning Lewis Ranch and Wolf Ranch master planned communities. Downtown Colorado Springs is on record for its highest recorded residential growth ever with development focusing on the eastern edge.

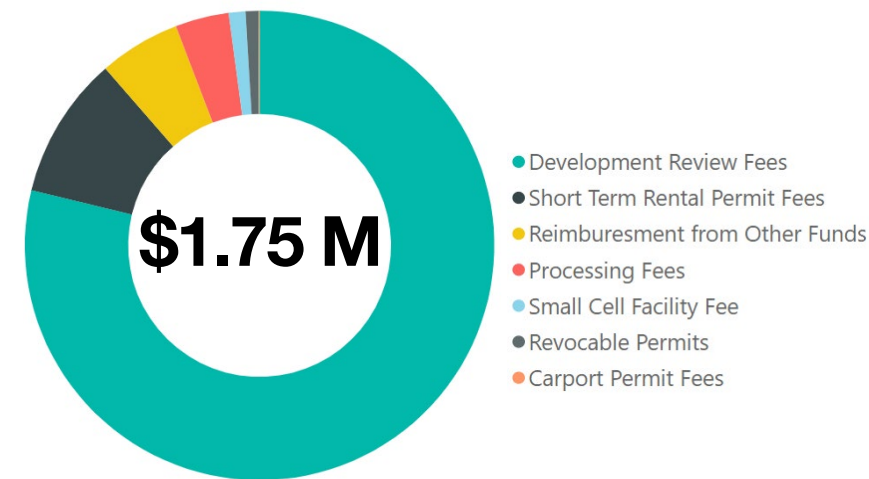


Artspace proposed artist cooperative and apartments community Downtown at 315 E Costilla St.

## LAND USE REVIEW

DEVELOPMENT AND PERMIT FEES REVENUE RECOGNIZED

ACCOUNT DESCRIPTION	REVENUE RECOGNIZED
Development Review Fees	\$1,380,696.00
Short Term Rental Permit Fees	\$171,909.00
Reimburesment from Other Funds	\$98,403.00
*Processing Fees	\$64,578.00
Small Cell Facility Fee	\$20,250.00
Revocable Permits	\$15,435.00
Carport Permit Fees	\$1,309.00
<b>Total</b>	<b>\$1,752,580.00</b>



\*Processing fees refer to fees collected for posting and notification of development applications



# LAND USE REVIEW + DEVELOPMENT REVIEW ENTERPRISE

## NATURAL ENVIRONMENT REVIEWS - 2022

The Colorado Springs zoning code requires the review types below as necessary to preserve natural landscapes, conserve water, and ensure attractive development. The below reviews help guide development to

be sensitive to the area's environmental context and the area's natural features while mitigating erosion of hillsides and streams.

### LANDSCAPE REVIEWS

**231**

The purpose of the Landscape Manual is to establish requirements for the design, installation and maintenance of landscapes that contribute ecologically and aesthetically to the growth and economic prosperity of the City. The goal is to achieve healthy, attractive,

and safe environments according to recognized water conservation principles that conserve, protect and promote the unique natural identity and environment of the City.

### STREAMSIDE OVERLAY REVIEWS

**91**

The Streamside Overlay guides development and maintenance of properties adjacent to stream corridors in a manner that is compatible with the environmental conditions, constraints, and character of the area.

Protecting streamside features during development mitigates damage to significant natural features and the banks of the streams, thereby controlling erosion and protecting riparian ecosystems within the City and down-stream.

### HILLSIDE OVERLAY REVIEWS

**112**

The Hillside Overlay specifies conditions for any type of development to ensure that these areas retain their unique characteristics. The goal is to safeguard the natural features of the City, and to protect the public health, welfare, and safety. The Hillside Overlay seeks to conserve the aesthetic qualities of hillside areas within the City, and to provide safe and convenient

access to those areas. The intent is to minimize water runoff and soil erosion problems, to assure type, distribution and densities of development which are compatible with the hillside, to preserve wildlife habitat and wetland areas, and to encourage innovative, environmentally sensitive design techniques.

## DEVELOPMENT REVIEW ENTERPRISE

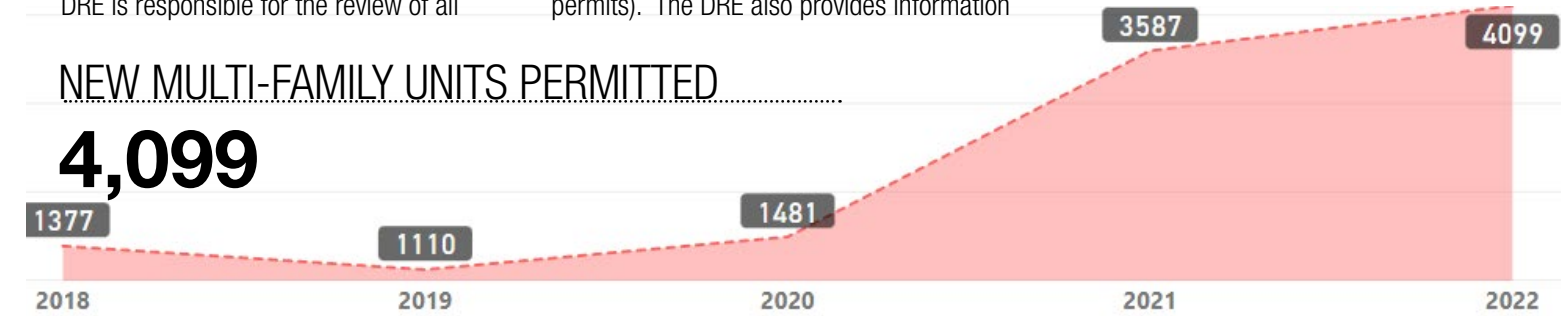
The Development Review Enterprise (DRE) is responsible for plan review for commercial and residential new construction, as well as building and home additions. The DRE is responsible for the review of all

hillside single-family site plans, sign permits reviews, and ministerial permits (home occupation permits, home daycare permits, temporary use permits, are revocable permits). The DRE also provides information

to contractors, developers and the public on a walk-in or call-in basis regarding building permits, zoning, and land use requirements.

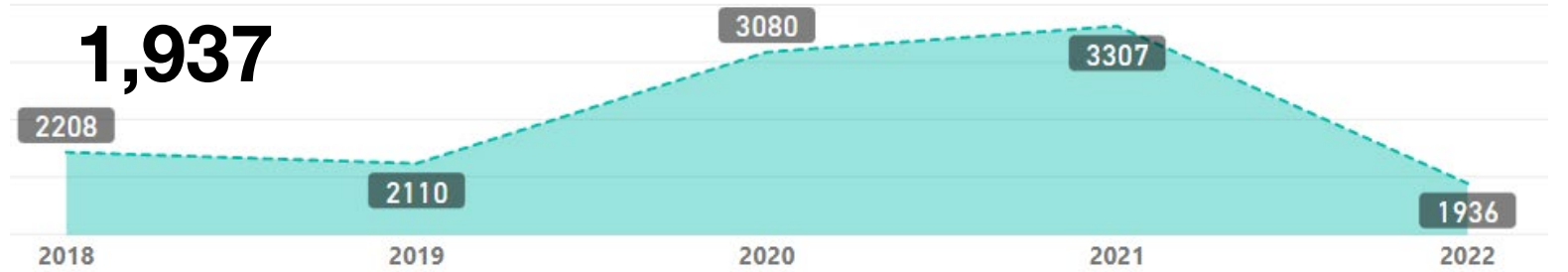
### NEW MULTI-FAMILY UNITS PERMITTED

**4,099**



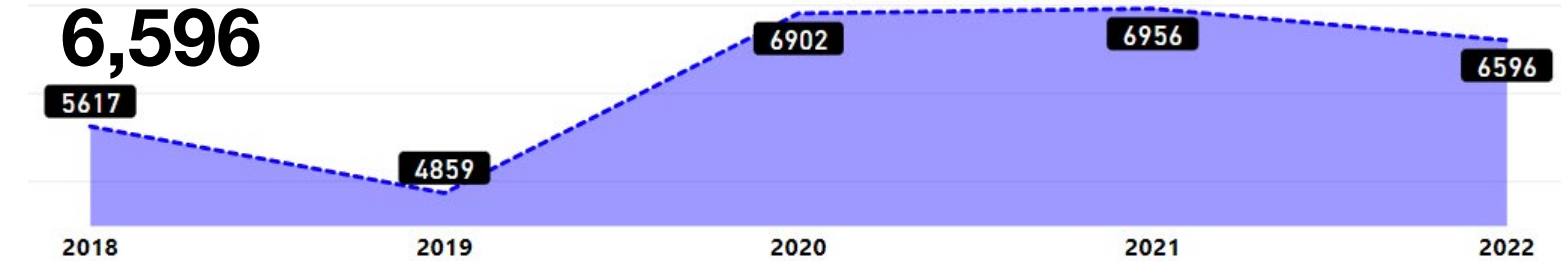
### NEW SINGLE-FAMILY UNITS PERMITTED

**1,937**



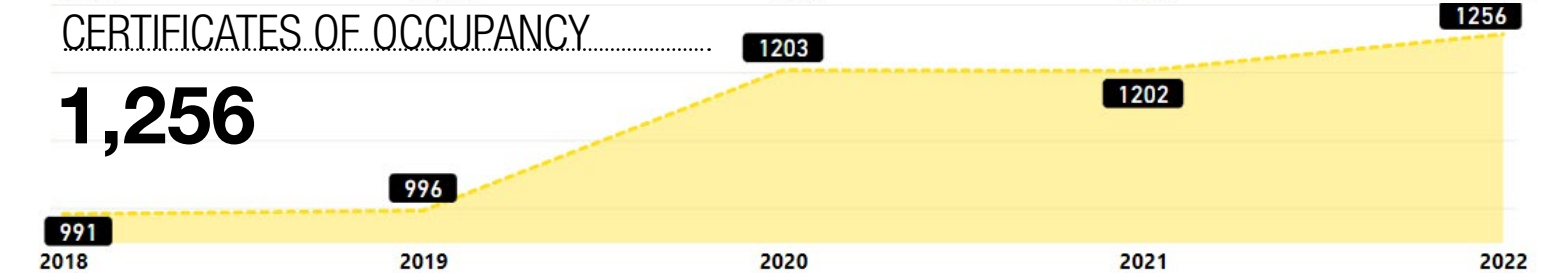
### TOTAL BUILDING PERMIT REVIEWS

**6,596**



### CERTIFICATES OF OCCUPANCY

**1,256**



### SIGN PERMIT REVIEWS

**802**

The sign program permits all permanent wall and free standing signage in addition to temporary on-premise signs and signs in the right-of-way. The City sign code regulates what could be adverse secondary effects of signs while being sensitive to business needs that support a healthy local economy.



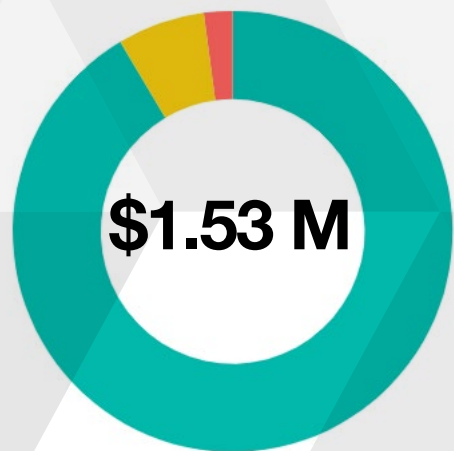


United States Air Force Academy Hotel under construction

## DEVELOPMENT REVIEW ENTERPRISE

ZONING DEVELOPMENT AND PERMIT FEES REVENUE RECOGNIZED

Development Review Fees	\$1,398,992
Reimbursement from Other Funds	\$98,239
Interest	\$32,244
<b>Total</b>	<b>\$1,529,475</b>



Account Description

- Development Review Fees
- Reimbursement from Other Funds
- Interest



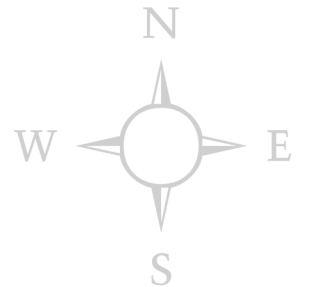
2650 Wheeler multi-family - artistic rendering





*Downtown Flying Horse - artistic rendering*

# NORTH AREA PLANNING



## DEVELOPMENT PROJECTS OF NOTE



*USAFA Visitors Center*

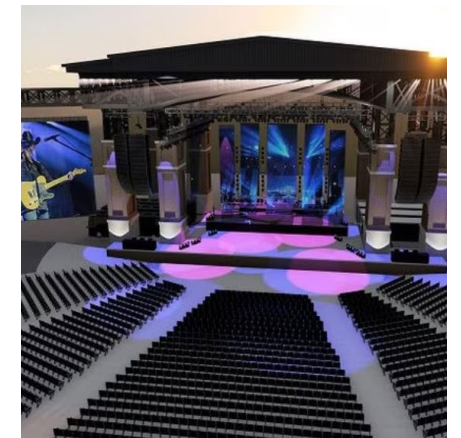
The North area of the city continues to shine as a regional destination with new and emerging experience entertainment hubs supported by master planned neighborhoods with diverse housing options. In 2022, iFLY, an indoor skydiving venue, opened its location in Polaris Pointe adding to the diverse entertainment offerings in Northgate.



*USAFA Hotel*

Development continues to occur within Polaris Pointe. [The Sunset Amphitheater](#), an 8,000-seat outdoor venue, supports the expansion of access to a diversity of arts and culture in newer developing neighborhoods in the City. Located within a remarkably diverse entertainment center, the amphitheater includes VIP fire pit seating, a one-acre artificial turf lawn area, and plans to offer supportive restaurant and hospitality services to make this music venue a big destination!

[True North Commons](#), a public-private partnership with the US Air Force Academy (USAFA), is a mixed-use development for supportive uses including a 375 room hotel and conference center and a 35,338 square foot Visitors Center. This USAFA Visitors Center is a recipient of the City for



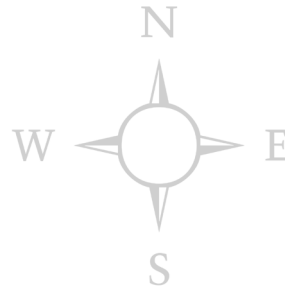
*The Sunset Amphitheater*

Champions initiative, an economic development initiative to boost annual tourism and attract new visitors to Colorado Springs. The True North Commons broke ground in 2022.

New multi-family and single family residential projects continue to occur in the north area of the city. [The Village at College Creek](#), a 240-unit apartment development, broke ground in 2022. This apartment community is the first of its kind affordable housing development in the north area that includes a unique mix of 1-, 2-, 3-, and 4-bedroom units restricted to 60% area median income (AMI) and reserves 20 units specifically for veteran's affordable housing in partnership with Mt. Carmel Veterans Center.



# CENTRAL AREA PLANNING



## DEVELOPMENT PROJECTS OF NOTE



Concord 21-unit multi-family approved on N Cascade Ave.



Banning Lewis Ranch construction

In 2022, a new chapter of development in the Banning Lewis Ranch master planned area began with the approval of the **Freestyle North at Banning Lewis Ranch** project. The project established the envisions development pattern for 557-acres of land with a mix of residential neighborhoods, schools, open space, and park uses. The full build-out of this project will support the City's efforts for creating additional housing options and our attainable housing goals.

Like much of the city, the Central area saw increased interest in multi-family residential development projects. These projects were largely infill developments that sought to maximum proximity to establish commercial/workforce nodes and along major corridors. The Apart-

ments at **Greenways**, a Stillwater Capital development, is a good example of this type of development. This project, which consists of 330 apartment units and lifestyle amenities, broke ground east of Tutt Boulevard.

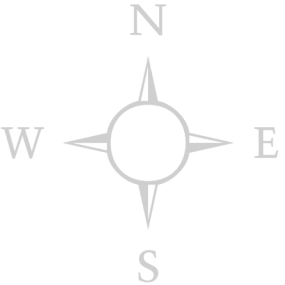
The recent completion of the **Centennial Boulevard** Extension project and the sale for the previously proposed Penrose/St. Francis Medical campus has spurred commercial and residential development interest. In particular, numerous local and national real estate development firms have secured development approvals for over 1,753 dwelling unit, approximately 220,000 sf of commercial space and over 25 acres of open space/parks.

During 2022, there continued to be increased interest in developing and redeveloping within the Central area. While much of the new developments occurred out east in Banning Lewis Ranch, redevelopment or 'infill' was more corridor focused along Garden of the Gods Road, Academy Boulevard, and Powers Boulevard. All development in the area continues to support the City's economic vitality and vibrant communities with attainable housing options.



Approved Odyssey mixed-use development on N. Weber St.

# SOUTH AREA PLANNING



## DEVELOPMENT PROJECTS OF NOTE



Vue De La Park residential - artistic rendering



Village at Solid Rock affordable housing development

The South Area of the city is experiencing significant infill development, including multi-family units. The emergence of destination sites near the COS Airport is supporting commercial growth and job opportunities. Repurposing existing buildings is optimizing space usage. Efforts to address the need for affordable housing continue to be dominate in the area.



Pikes Peak United Way Social Service Center

In the South Area of the city, there is a notable influx of infill development, exemplified by the **Vue De La Park** project comprised of 53 multi-family units, strategically situated near Bear Creek Park. Additionally, the **2650 Wheeler** development featuring 138 townhomes will emerge in close proximity to Red Rock Canyon Open Space.

Furthermore, there are newly emerging destination sites near the COS Airport, including the **Residence Inn** complex, which encompasses a 266-room hotel along with a conference center. These developments are not only meeting the demands for commercial facilities but also fostering job creation within the area.

The Pikes Peak United Way will repurpose the old Pikes Peak Elementary Building, transforming it into a Social Service Center, thereby utilizing the available space to effectively support Colorado Springs' aging population.

Additionally, efforts to address the crucial need for affordable housing persist. The **Village at Solid Rock** project aims to provide 77 units of affordable housing, further contributing to the availability of accessible housing options within the community.



**1,000**  
Housing Units  
Started

**20**  
Form Based  
Zone Applications

**25**  
New Downtown  
Businesses

# URBAN PLANNING

## MORE DOWNTOWN RESIDENTIAL + DINING + CULTURE IN 2022

Downtown is the singular economic and cultural heart of the City and region. Successful public and private investments throughout the Urban Planning Area in recent years have catalyzed the whole area for redevelopment. Synergy between residential, commercial, entertainment, hospitality, and office uses continues to make Downtown the place to be.

Downtown Colorado Springs continued to see investment in previously underutilized urban properties during 2022. The development of large residential projects maintained remarkable momentum throughout the year with six new projects, totaling nearly 1,000 units, breaking ground. Smaller projects were also notable with 25 new businesses opening downtown. The area just outside of Downtown also flourished with major projects wrapping up or breaking ground in the South Nevada Corridor and in the near westside. The number and scope of major construction activity in 2022 was extraordinary, however, the number of new development applications submitted to the Division waned compared to the recent past. After banner years for 2019 – 2021, applications numbers for 2022 dipped back to the levels more consistent with 2013 – 2018.

Beyond development application processing, Urban Planning Staff were busy assisting with a range of efforts that contribute to a thriving urban core. Review and approval of scooter hubs in the public right-of-way throughout the City has led to enhanced mobility options for

residents and visitors alike. During 2022 more than 165,000 scooter trips were completed traveling nearly 240,000 miles, a distance equal to traveling to the moon or more than 6.5 times around the earth's circumference.

Urban Planning staff also assisted with the planning, design and launch of the new "Zeb" circulator transit line that runs up and down Tejon St. bringing residents, employees, and visitors to their destination quickly and conveniently.

Late in 2022 Planning Staff implemented a significant change to the boundaries of the Urban Planning Area. To better balance workload and staffing levels across the 4 geographic teams, the Urban Planning Area expanded west, south, and east, most notably to include the Old Colorado City (OCC) area. OCC shares many of the same infill and adaptive reuse issues that are often found on the periphery of the City's urban core. Having these areas managed by the Division's urban planning staff creates efficiencies and focuses expertise into these often challenging neighborhoods.



The Zeb a free Downtown circulator



Early Connections Childcare Center on Antlers Place and Sierra Madre.



City Auditorium proposed remodel



Avian apartments at Weber St and Cucharas St



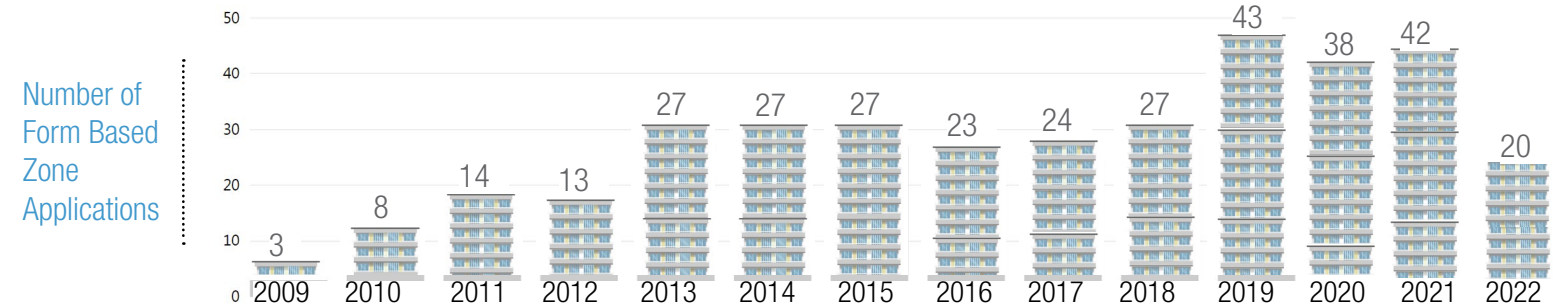
Downtown proposed restaurant



Weber St. Apartments at Weber St and Cimarron Ave



Vim at Vermijo St and Wahsatch Ave





# COMMUNITY DEVELOPMENT

2022

In 2022, Community Development received \$5,057,596 in federal funds from the U.S. Department of Housing and Urban Development and leveraged an additional \$15 million in public and private funds to help local partners provide direct services to families and individuals in need.

**\$5M**

Funding from U.S. Department of Housing and Urban Development

**\$15M**

Leveraged Public and private funds for direct services

## LOCAL INCENTIVES

In 2022, Community Development launched a Development Fee Rebate Program in partnership with Colorado Springs Utilities and with support from the Colorado Department of Local Affairs.

**\$284,160**

Development fee rebates

Affordable housing developers can receive up to 100% of local fees refunded depending on rents, services, sustainability and accessibility features they offer. In 2022, four projects received development fee rebates, totaling over \$284,000 and helping defray construction costs in order to keep rents affordable.

## HOUSING STABILITY

The HOME Down Payment Assistance program helped three first-time home buyers purchase brand new Pikes Peak Habitat for Humanity homes in a Colorado Springs east side neighborhood. \*Two More HOME-supported houses will be completed in 2023. The Division also assisted in the lowering the cost of construction by covering tap and entitlement fees.

**\$269K**

HOME Down Payment Assistance Program

**3\***

Pikes Peak Habitat for Humanity homes for first-time home buyers



*New Habitat for Humanity home under construction  
Photo credit: KRDO Grocery Services*

## HOMELESSNESS SOLUTIONS

The Division used HOME funds to support the community's first permanent supportive housing project for families exiting homelessness. This project provides housing and wraparound services for 50 households, including families with children and veterans.

**\$1.3M**

The Commons - HOME funding



*Rendering of The Commons, permanent supportive housing project by Homeward Pikes Peak*

## NEIGHBORHOOD INVESTMENTS



*Peak Vista Downtown*

In 2022, Peak Vista opened its newest clinic downtown. Previously a "medical desert," the downtown now has essential healthcare services for low income residents. Community Development Block Grant funds (CDBG) funded the construction of the clinic, located in the Mill Street neighborhood and adjacent to the Springs Rescue Mission campus.

**\$750K**

Peak Visa Downtown - CDBG Funding



**\$120K**

Solid Rock CDC - CDBG funding

The Community Development Division assisted Solid Rock CDC with CDBG Economic Development funding to purchase a strip mall in southeast Colorado Springs. This property will soon house community-owned and supported small businesses and gathering space.



*Rendering of Solid Rock Community Investment Trust campus. Image courtesy of ECHO Architecture and NES*



# NEIGHBORHOOD SERVICES

2022



Code violation clean up



Graffiti removal



Homeless camp clean up



Code enforcement clean up

2022

## CODE ENFORCEMENT

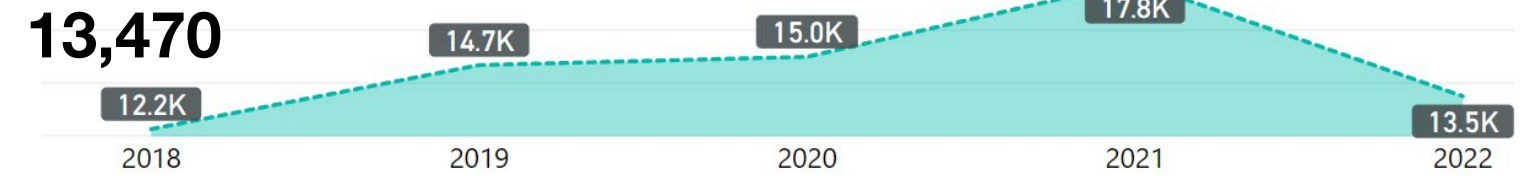
Code enforcement cases reported.....	11,611
Code enforcement inspections completed.....	33,044
Code violations observed.....	13,470
Code violations abated.....	13,770

## QUALITY OF LIFE TEAM

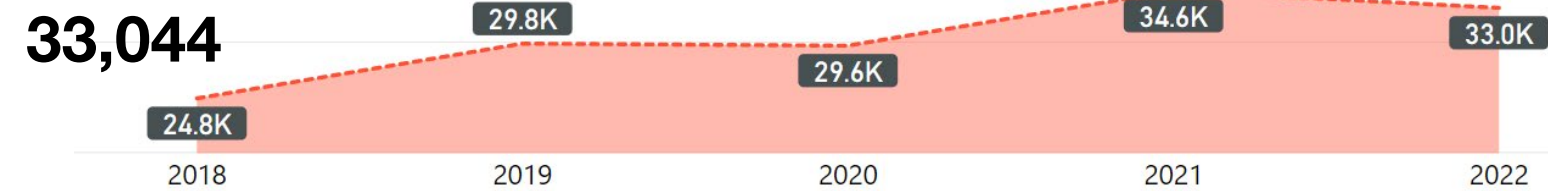
Homeless camps cleaned.....	909
Graffiti tags removed.....	9,003
Graffiti locations cleaned.....	1,977
Discarded tires recycled.....	988
Shopping carts removed from City streets.....	848

Neighborhood Services continues to employ a solutions-oriented approach to helping property owners and community stakeholders improve the aesthetics and remediate blighting conditions in our City. Our Quality of Life Team aids in removing debris and graffiti, making common spaces in our community more attractive for residents and visitors alike.

## VIOLATIONS OBSERVED.....



## INSPECTIONS COMPLETED.....



## CASES REPORTED.....





# HOMELESSNESS INITIATIVE



As a part of the 2019 Homelessness Initiative, the city catalyzed the creation of a Pikes Peak Veteran Housing Fund. With the support of local nonprofit partners Rocky Mountain Human Services and Home Front Military Network the fund was born in November of 2019. In the years since the PPVHF has brought in over \$100,000 in donations.

The fund assists unhoused and precariously housed veterans with expenses incurred while obtaining new housing that are not often covered by other forms of financial assistance. These expenses can include diversion from homelessness, security deposits, application fees, utility or rental arrears, landlord mitigation payments, and gap funds to pay market rents beyond the amount of a housing

voucher. The PPVHF provides incentives to landlords to provide housing to those that have served and it assists veterans who would remain or become homeless if not for the intervention of the fund.

In 2022, the fund approved \$41,324 in requests for assistance from local veterans. It provided \$16,113.42 to those veterans to settle rental and utility arrears, \$23,030 in assistance with security deposits, and \$2,180.76 to create a diversion plan that allowed a veteran to avoid homelessness. Throughout the year, the Pikes Peak Veteran Housing Fund impacted the lives of 17 veteran households and assisted with rehousing 40 people including veterans, their partners, and their children.



One of 17 Veteran families assisted homes

2022

Through partnership with businesses, philanthropy, and the nonprofit sector, the Pikes Peak Veteran Housing Fund helps to provide homes for veterans who would otherwise be without a safe place to live.

**40**  
Individuals Housed

**9**  
Security Deposits Paid

**\$41,324**  
Assistance Requests Approved

**\$16,113**  
Rental and Utility Arrears Settled



WorkCOS staff cleaning street medians



# COMPREHENSIVE PLANNING COMMUNITY PLANNING PROGRAM



In 2022, City Planning staff worked on two plans as a part of the Neighborhood Planning Program. To boost community engagement on the Southeast Strong Community Plan, staff supported a booth at the Southeast Fall Festival in October, where over 300 families stopped by to learn about the plan and how they can continue involvement moving forward. The

plan is currently in the drafting phase and is expected to be presented to City Council in 2024.

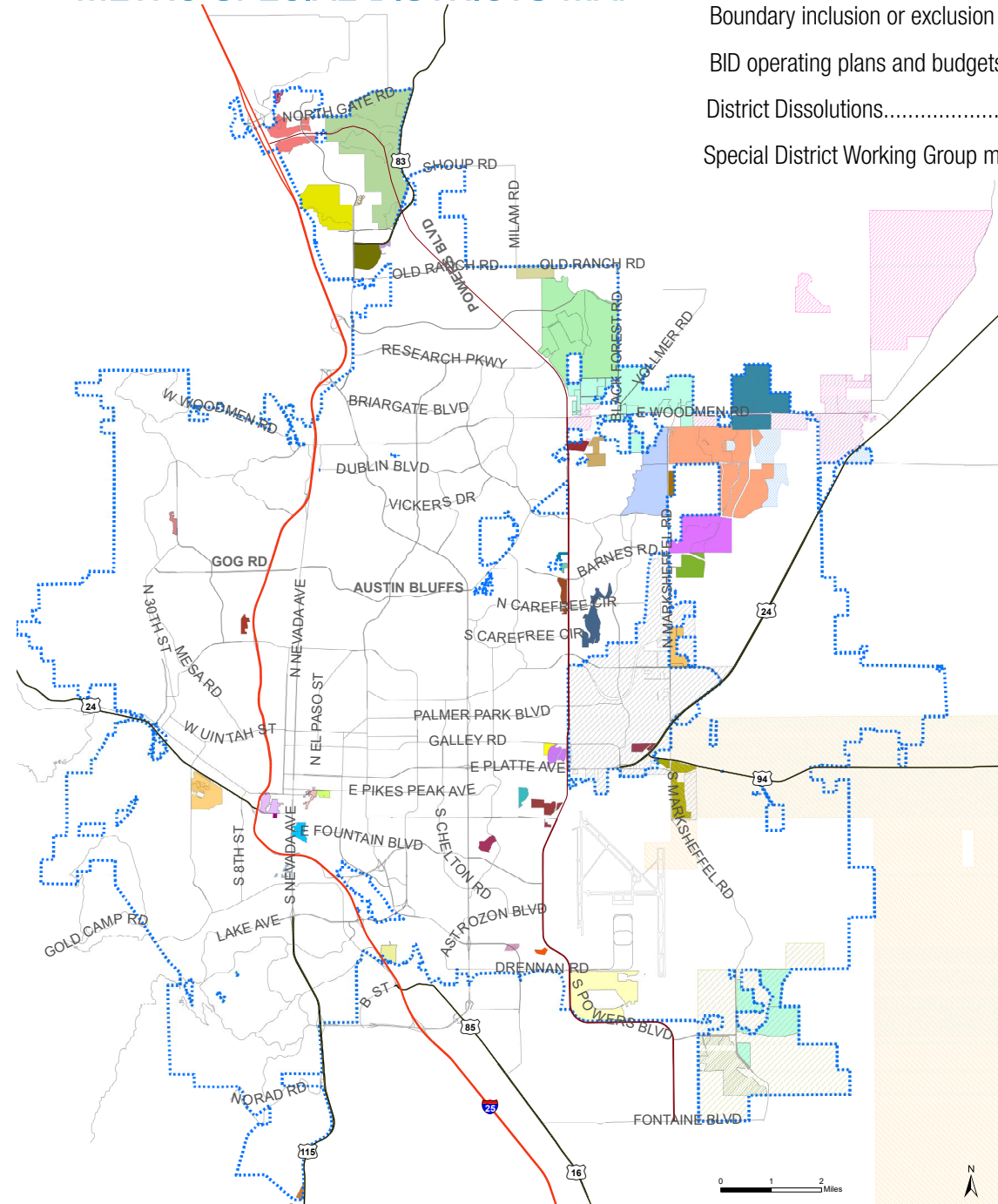
In April, City Planning staff kicked off the Greater Westside Community Plan (GWCP). This second plan of the Neighborhood Planning Program, conducted in collaboration with the consultant MIG and CONO,

focuses on nine neighborhoods to the west and southwest of Downtown Colorado Springs. Similar to the Southeast Strong Community Plan, this plan is anticipated to provide guidance on potential physical development within the planning area. The GWCP is currently in the public input phase and is expected to be presented to City Council in 2024. <https://coloradosprings.gov/neighborhoodplans>



The Comprehensive Planning Division leads, coordinates with or otherwise supports a multiplicity of city and regional plans and initiatives.

## METRO SPECIAL DISTRICTS MAP



## SPECIAL DISTRICTS

In August of 2022, Council adopted an updated Special District Policy, along with updated model plans for metropolitan districts and business improvement districts (BIDs). This action followed an extensive Special District Working Group stakeholder process facilitated by the Department.

## 2022 DISTRICT COUNCIL ITEMS

- Council Budget Committee meetings with district items.....12
- Total City Council work sessions or regular meetings.....25 with one or more district-related agenda items
- New metropolitan districts or BIDs authorized for creation.....7
- Amended district plans.....13
- Formal debt authorizations.....13
- Boundary inclusion or exclusion actions.....2
- BID operating plans and budgets reviewed and approved.....18
- District Dissolutions.....2
- Special District Working Group meetings in 2022.....9





# PlanCOS

LEADING THE WAY TO OUR FUTURE

2022

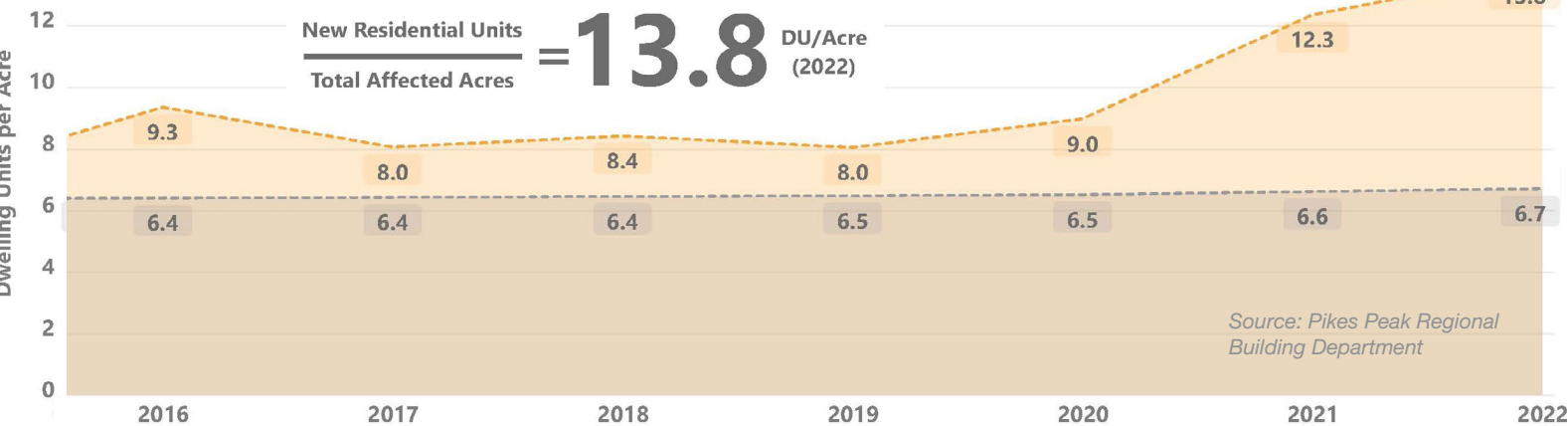
↑ increase  
↓ decrease

Keystone indicators measure citywide progress toward achieving the PlanCOS vision. PlanCOS uses these indicators to help clarify existing and desired conditions by measuring key elements and trends. The indicators are organized around the six PlanCOS vision themes with goals to either increase or decrease these measured conditions. A detailed description of the source, methodologies, and other key information are included in Appendix F of PlanCOS which can be found online at: [coloradosprings.gov/plancos](http://coloradosprings.gov/plancos)

## VIBRANT NEIGHBORHOODS INDICATORS 12% 2022 Annual Increase in New Residential Density

### RESIDENTIAL DENSITY

Goal: Increase New Residential Density



The Residential Density Indicator compares the density of all new residential development by year over the density of all (existing and new) residential development in the city. The graph above indicates new and citywide density where net density is new residential units started or added divided by the area of the related parcel. Because the density of new residential development tends to be higher than existing areas, the citywide residential density has slowly been increasing. This measure gets to the heart of PlanCOS' vision to increase density by answering whether new developments are contributing sustainably. The data illustrates a substantial increase in new net density for 2022 which increases the city's overall density by 0.1 dwelling unit per acre.

The Housing Opportunities Indicator, to the right, shows for the second year, multi-family units added dramatically surpassed single-family units added. This does seem to be an emerging trend in Colorado Springs, and currently illustrates a market appetite for significantly more multi-family units citywide.

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

## HOUSING OPPORTUNITIES

Goal: Increase Housing Stock Citywide

1,937 Single-family units built in 2022 (lowest since 2015)

7,414 Multi-family units built between 2015 and 2019

4,099 Multi-family units built in 2022 (highest in 8 years)

### Housing Units Constructed In Colorado Springs



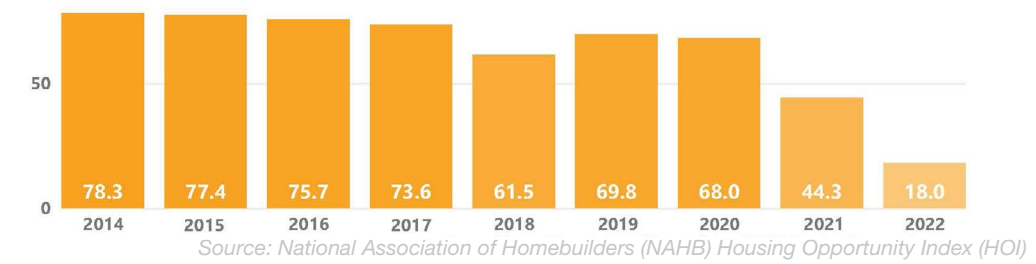
Source: COS Parcel Data and Pikes Peak Regional Building Department

## HOUSING AFFORDABILITY

Goal: Increase Homeownership and Rental Affordability

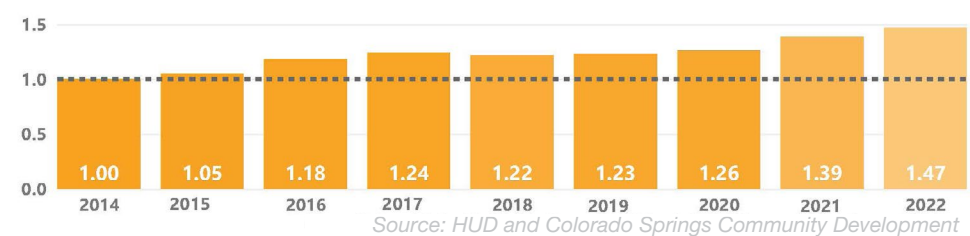
### Home Ownership Affordability Index (100 is considered affordable)

Goal is 100



### Rental Affordability Index (1 is considered affordable)

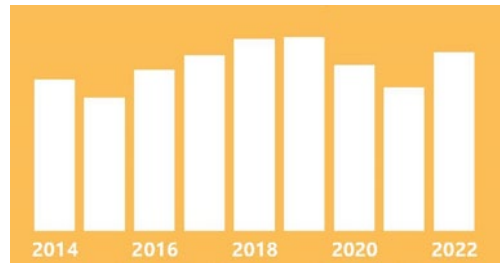
Goal is 1



The affordability of single-family home ownership continues to decline, as indicated by the 2022 Housing Opportunity Index (HOI). The HOI measures the proportion of homes sold that are affordable for individuals earning the median income in the area. The overall objective is to enhance the availability of affordable and attainable homes within the community.

Similarly, the 2022 Apartment Rental Affordability Index demonstrates a sustained decrease in affordability. In this index, a ratio of 1.0 is considered affordable, as it compares the income of a three-person household earning 50% of the area's median income with the average rental rates for a two-bedroom apartment. A ratio exceeding 1.0 indicates that rental rates surpass the income of a three-person household earning 50% of the AMI.

### HOMELESSNESS in COS



Source: Pikes Peak Community Health Partnership

When a community experiences a decrease in housing affordability, vulnerable families and individuals are more likely to experience homelessness. Without affordable units for families and individuals to move into, the barriers to obtain housing significantly increase and extends their time experiencing homelessness. Additionally, homelessness has serious negative impacts on both physical and mental health. Increasing homeownership and rental affordability helps Colorado Springs to remain a safe and beautiful place for everyone to live.



**16.6%**  
Annual Increase in Median Household Income (2022)

**3.8%**  
Unemployment rate in 2022  
Lowest since COVID-19 Pandemic

**\$746m**  
Permit valuation within infill boundary (2022)

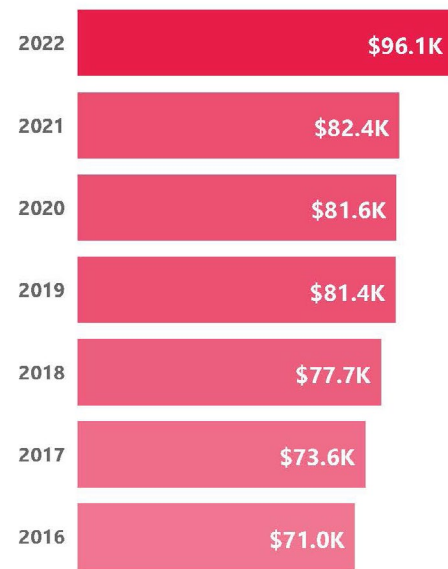
**3.1k** Acres of Infill Since 2016  
**4,259** Acres of Vacant Infill Area Remain

## THRIVING ECONOMY INDICATORS

### ECONOMIC AND INFILL INDICATORS

**Goal: Increase Wages and Employment**

Median Household Income



In 2022 there were significant gains in income for households. The household median income increased an unprecedented 16.6%, illustrated to the left. This dramatic jump in income is likely not a new trend and is the result of fallout from the Covid pandemic's economic restructuring. However, inflation seems to have eaten away at wage gains as costs of goods and services increased.

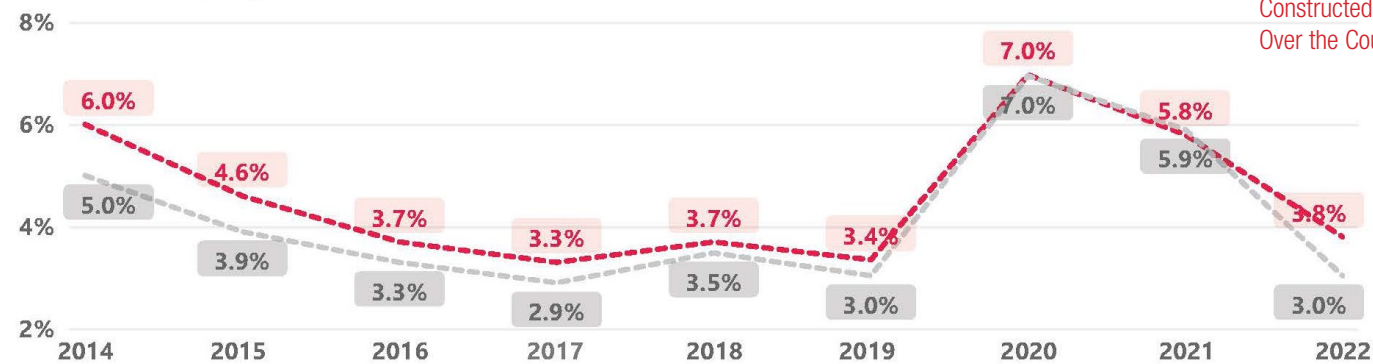
The proportion of new residential units added within the City of Colorado Springs' jurisdiction increased and remained steady in 2022 (City units over El Paso County total units added). The goal is to increase this proportion so the population which utilizes City resources pay their share in taxes for those resources.

The unemployment rate in Colorado Springs continued to decrease in 2022 and was back to pre-pandemic levels. It is important to note that as of the writing of this report, the Colorado Springs economy fared better and recovered more quickly compared to some other municipalities nationally, although Colorado Springs has traditionally had a slightly higher unemployment rate than the State.

Source: U.S. Dept. of Housing and Urban Development

### Unemployment Rate - Goal is to Decrease Unemployment

--- Colorado Springs --- Colorado



Source: U.S. Bureau of Labor Statistics

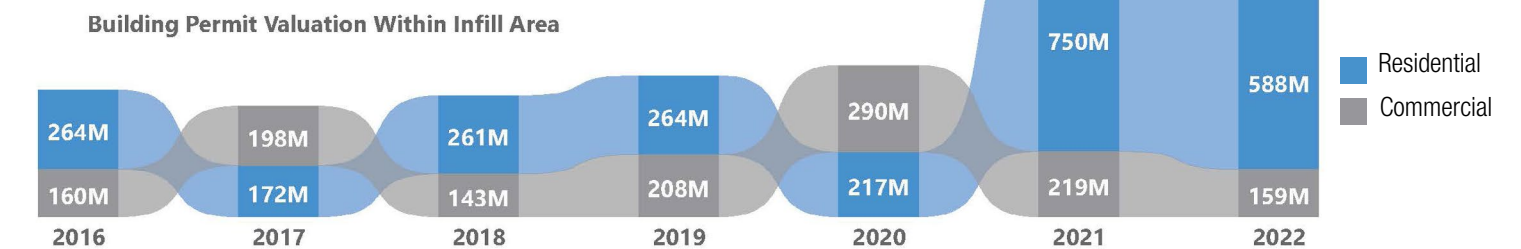
**60**

of Residential Units Constructed in the City Over the County

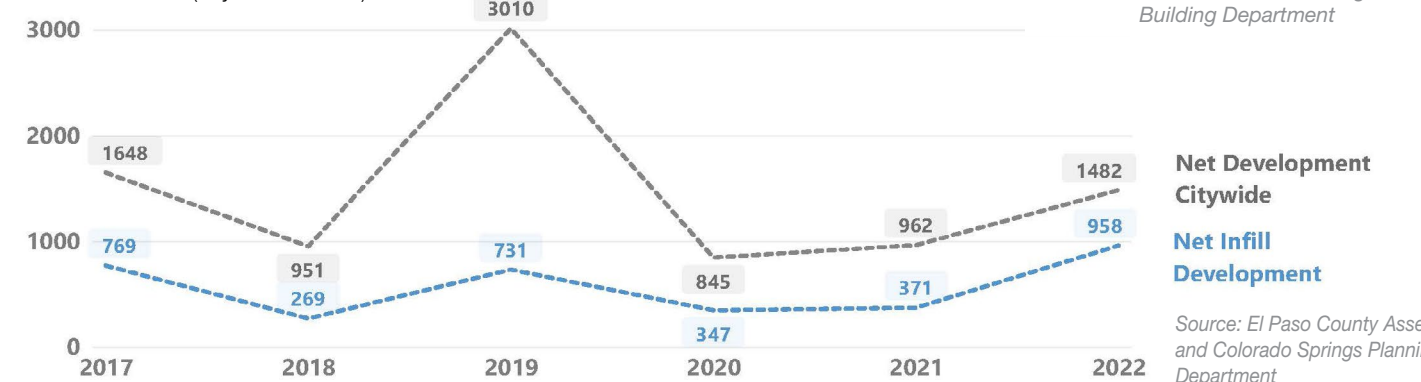
### INFILL AND REDEVELOPMENT ACTIVITY

**Goal: Increase Development Within City Infill Boundary**

Infill = Vacant Land Already Served by City Infrastructure



Acres of Vacant Land (Citywide and Infill)



Source: Pikes Peak Regional Building Department

**Net Development Citywide**  
**Net Infill Development**

Source: El Paso County Assessor and Colorado Springs Planning Department

Infill vacant acreage and building permit values are identified as key indicators because they compare reduced vacant acreage in core areas with evidence of increasing comparative development activity (i.e. building permit value as a indicator of economic progress).

Measuring the vacant acreage outside of the infill boundary compares the rate at which the infill area is developing as opposed to newer areas of the city. Vacant acreage within and outside the infill boundary had a nature decrease in 2022 with a slightly larger reduction occurring within the infill boundary (infill boundary is everything west of Powers Blvd. and south of Briargate Rd). Infill is typically defined to be land already served by City infrastructure as opposed to new utility and road infrastructure. Improvements in data collection methods in 2019 resulted in a greater perception of vacant land reduction.

This infill trend aligns with the building permit values having a significant increase over previous years. This demonstrates that land within the infill boundary has likely become more desirable and valuable making new development more feasible than in previous years. It could also indicate a shift in development and market trends for Colorado Springs by illustrating a greater rate of redevelopment to meet the wants and needs of proximity for the new consumer's preferences.





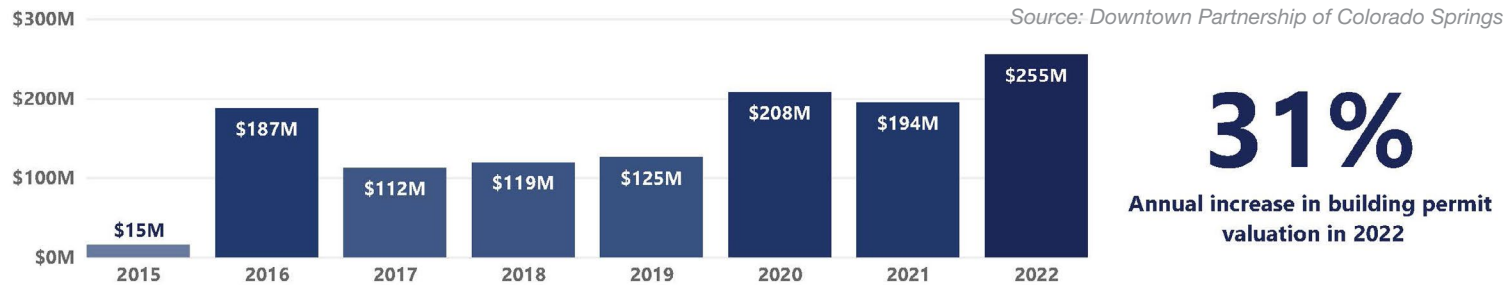
## DOWNTOWN COS DEVELOPMENT

**Goal: Increase Downtown Development**

**916** Units completed since 2015  
**2,259** Units started since 2021



### Building Permit Valuation



Downtown Colorado Springs is the economic and cultural center - the heart - of the region and since the adoption of PlanCOS and its "Grow the Heart" value, this indicator has shown big gains.

The number of housing units gained is an indicator of increasing downtown livability and its future economic growth. In 2022, downtown apartment construction was monumental with mostly market rate and a few creative affordable apartment style living projects. Bosting more residential, 173 units were completed in 2022 with 2,259 units started since 2021, plus many more downtown residential projects proposed in the coming years.

The value of building permits in the downtown area significantly increased in 2022 related to the unparalleled number of multi-family projects reaching higher ground citywide. As encapsulated in the numbers, 2022 was a year of exponential and catalytic growth for downtown effectively changing the skyline especially on the eastern end.

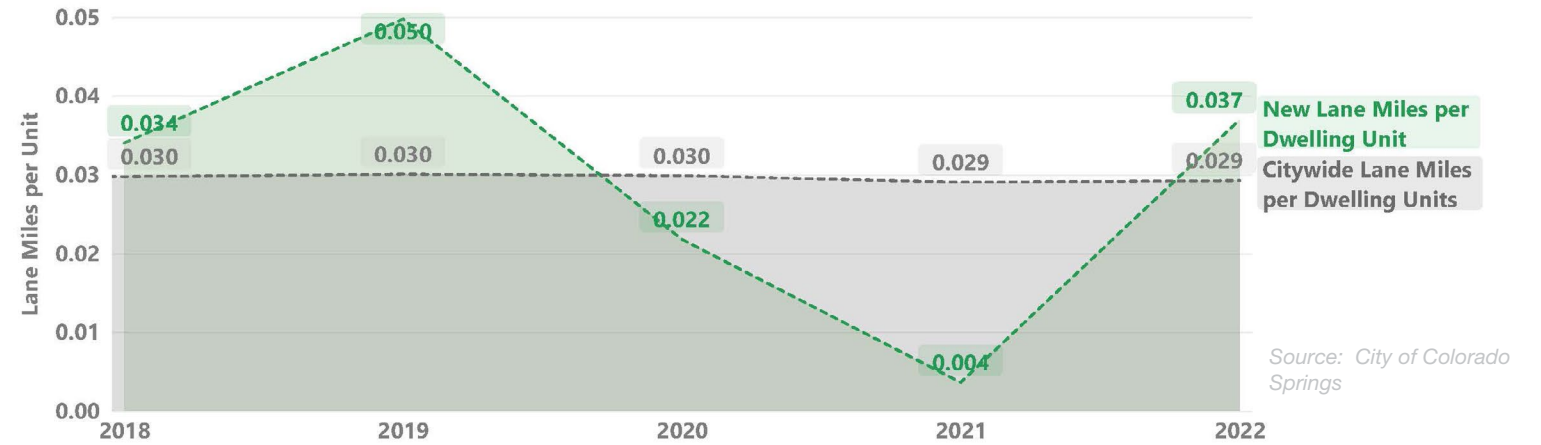
For additional Downtown Colorado Springs information and data, please reference the Downtown Partnership's Annual Report: <https://downtowncs.com/annual-reports>

## STRONG CONNECTIONS INDICATORS

### ROAD LANE MILES PER DWELLING UNIT

**Goal: Decrease Lane Miles Added with New Dwelling Units**

New Lane Miles per Dwelling Unit and Citywide Lane Miles per Dwelling Units by YEAR



The roadway lane miles added indicator is variable year to year and can show lumpy trends, over all the number of roads being built and maintained in Colorado Springs related to new development is decreasing. This indicates a trend of higher density residential units being constructed, requiring fewer lane miles, and new units being constructed in areas where road infrastructure already exists. Lane miles are a unit of measurement used in roadway construction and maintenance projects to quantify the length and width of road lanes. To determine the lane miles, the length of each individual lane is measured and summed up for a specific road segment. For example, if a road segment has two lanes and its length is 1 mile, the calculation would yield 2 lane miles. This measurement is useful in assessing construction and maintenance needs, estimating costs, and evaluating traffic capacity.

### PEDESTRIAN, CYCLING, AND TRANSIT INFRASTRUCTURE

**Goal: Increase Walk, Bike, and Transit Scores and Access**



PlanCOS envisions preparing for changes in how we move by upgrading related infrastructure and improving connectivity. Data collected for ConnectCOS, the newly adopted multi-modal transportation plan, illustrates that Colorado Springs is more car dependent, but that a majority of its citizens desire multiple options. The Bike, Walk, and Transit Scores measure year over year how well other transportation options are performing, and in 2022 these scores remained flat. ConnectCOS aims to address these issues related to progressing solutions to these concerns.

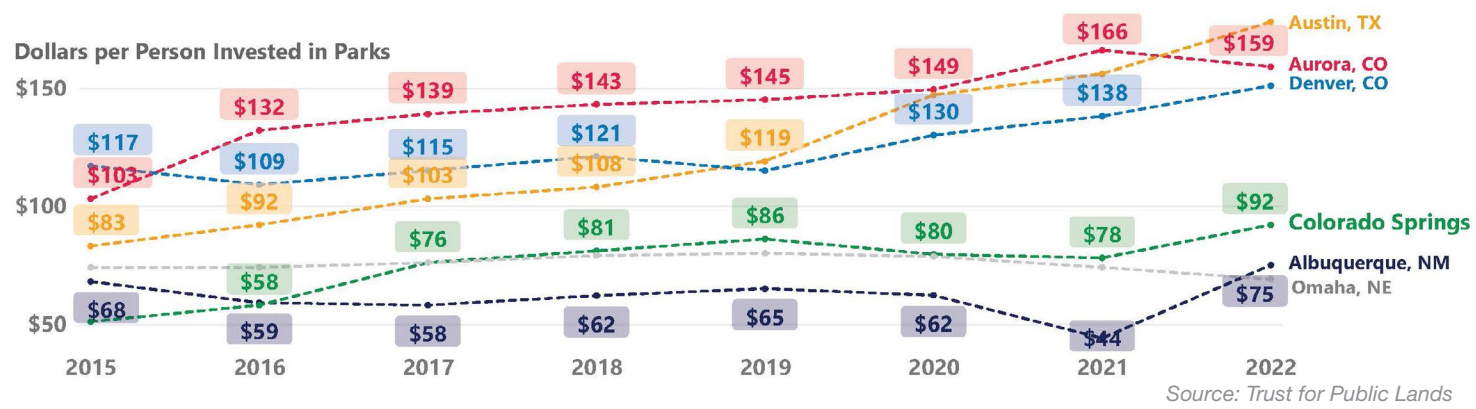
In 2022, 441 bicycle wayfinding signs were installed along approximately 14.5 miles of existing bike routes, spanning from 31st St to Panorama Park and up to UCCS. Several Planned projects that were tied to the 2C were delayed until 2023 and/or 2024. Another trend potentially supporting these gains are the popularity of e-bikes and scooters.



# MAJESTIC LANDSCAPE INDICATORS

PARKS, OPEN SPACE, and TRAILS

Goal: Increase Park Access and Investment



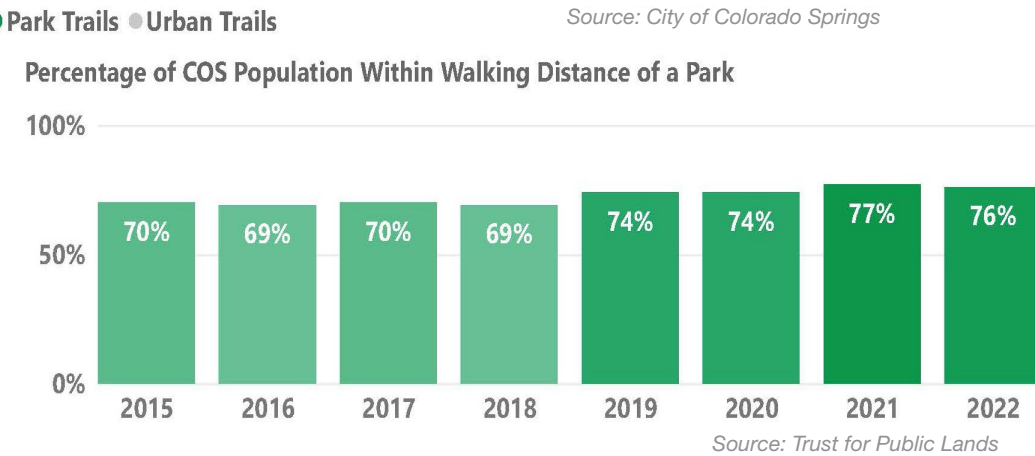
These indicators measure access residents and visitors have to parks, trails, and open spaces, along with how well we are taking care of our green (parks and open space) infrastructure investments.

The dollar amount spent per person on park operations in Colorado Springs went up from \$78 to \$92 in 2022, noted in the graph above.

In 2022, there was a slight decrease in the amount of population who live within 1/2 mile or within walking distance of a park. The variability of this indicator could be the result of two factors, the need for continued investment in parkland development and access influenced by gaining population density in some areas.

Overall, the trend illustrates that new residential units are more consistently built with parkland integrated into or in close proximity to development.

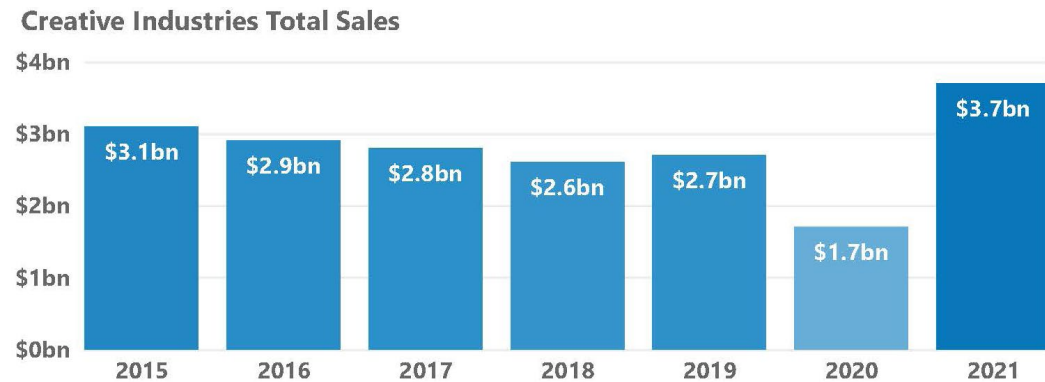
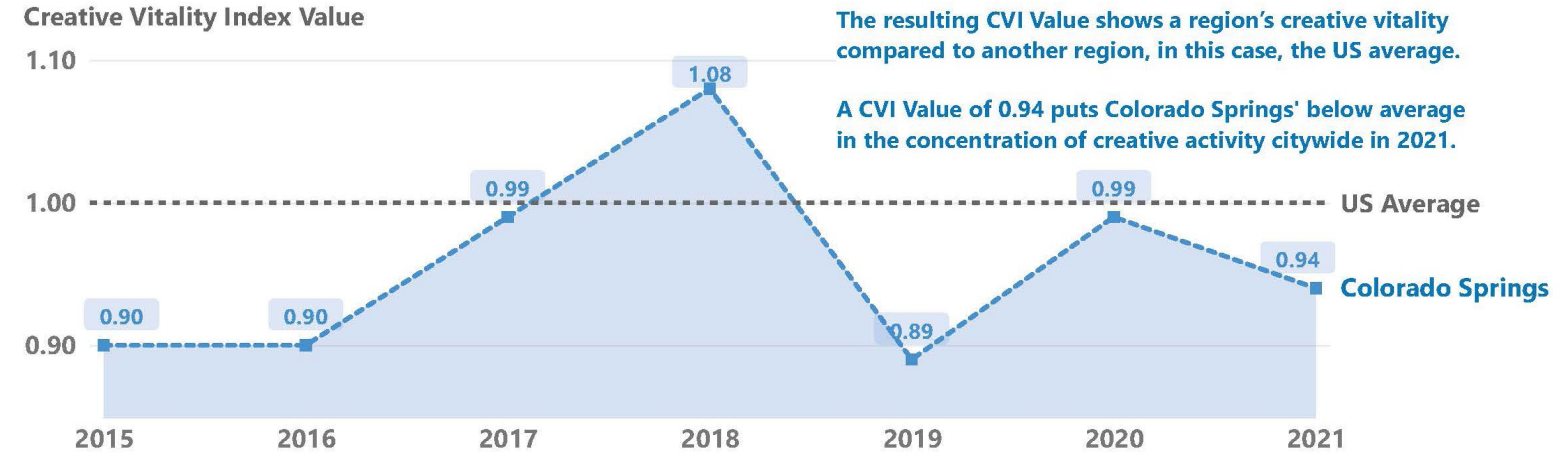
Both the miles of urban and park trails for the second year in a row had significant gains as described in the middle graph to the left. Urban trails are those along greenways like the Pikes Peak Greenway Trail, and park trails are the trails within parkland such as those in the Garden of the Gods Park.



# RENOWNED CULTURE INDICATORS

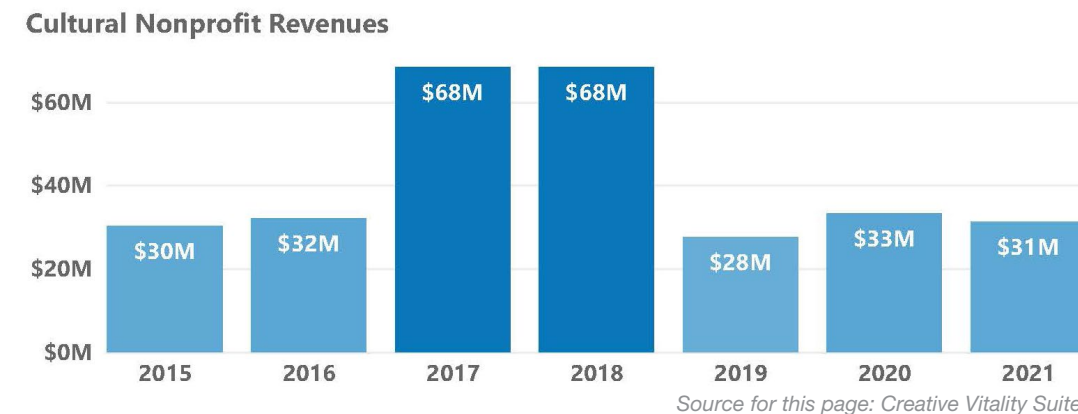
CREATIVE VITALITY

Goal: Increase Creative Jobs and Vitality



The Renowned Culture chapter in PlanCOS promotes and embraces arts, culture, and education as essential parts of our lives and our identity. These indicators measure the relative economic health of a region's creative activity. The resource for this data reports a year behind and factors in a multitude of creative industry jobs and earnings.

In 2021, the number of creative jobs showed a gain, but the exact numbers were not reported. The graph to the left illustrates industry sales had a dramatic increase likely proving a big comeback from the fallout of the pandemic, inflation, and changing retail market trends.



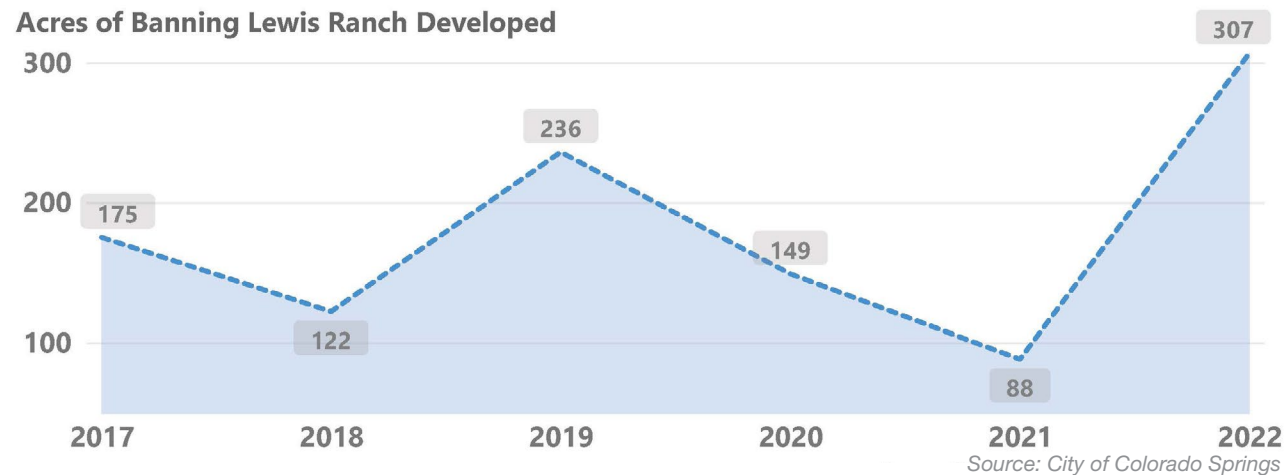
The Creative Vitality Index is made up of the number of creative occupations, the earnings, and nonprofit activity. The benchmark value for the U.S. is 1.0. The Creative Vitality Index increased in 2020 and fell slightly in 2021, the graph above shows these values. Nonprofit presence and activity is one of the elements that leads to the final index score as shown to the left, and the decrease could be interpreted as a leveling off.



## BANNING LEWIS RANCH

Goal: Continue to Develop BLR 

**1,077** acres developed since 2016 **4.5%** of Banning Lewis Ranch is developed

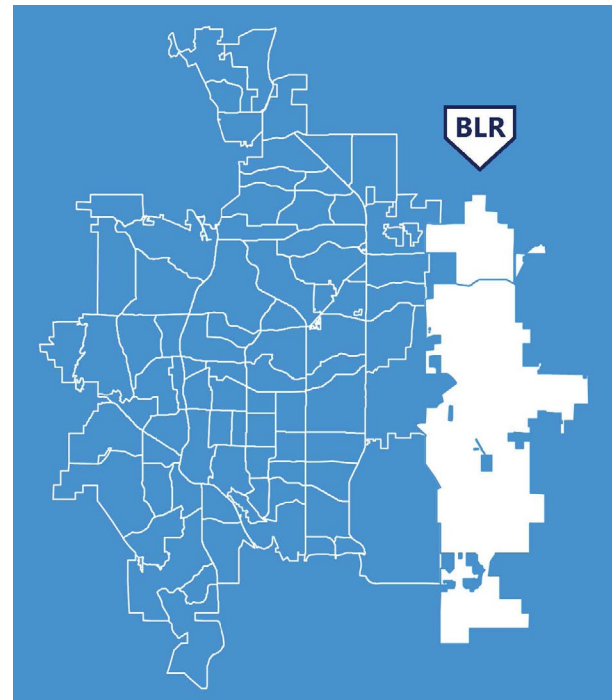


Banning Lewis Ranch (BLR) has played a significant role in the history and development of Colorado Springs. Originally a cattle and grazing ranch, it has steadily developed in the northern section, transforming into new vibrant neighborhoods.

Banning Lewis Ranch development includes a diverse range of housing options, including single family homes and townhomes catering to various lifestyle preferences. The community also boasts numerous amenities, such as parks, trails, recreational facilities, and schools, designed to create vibrant and inclusive neighborhoods.

In 2022 development in BLR off of Constitution Ave. continues and new approved development in the south off of Drennan Rd. will likely begin in 2023.

Corral Bluffs, located at the central eastern finger of BLR, is a unique geological area known for its diverse fossil discoveries and stunning rock formations. It serves as an important site for scientific research, providing insights into the ancient ecosystems and geological history of the region. This open space amenity supports all City residents and future residents of BLR.



## PLANCOS RELATED PLANS

Goal: Complete High-Priority Plans 

Neighborhood Plans	Adopted/Expected Date
Experience Downtown Plan	Adopted 2016
Envision Shooks Run Facilities Master Plan	Adopted 2017
Renew North Nevada Plan	Adopted 2017
Mill Street Neighborhood Plan	Adopted 2019
Greater Westside Community Plan	Expected 2024
SouthEast Strong Community Plan	Expected 2024

Citywide Plans	Adopted/Expected Date
Bicycle Master Plan	Adopted 2018
HistoricCOS	Adopted 2019
PlanCOS	Adopted 2019
HomeCOS	Adopted 2020
Public Arts Master Plan	Adopted 2020
ConnectCOS	Adopted 2023
RetoolCOS	Adopted 2023
AnnexCOS	Expected 2024

2022 saw no plan adoptions on the neighborhood or citywide level. However, this does not mean that city staff was not hard at work setting 2023 up to be a productive year. The City celebrated the 1st Quarter of 2023 with the adoption of citywide plans like ConnectCOS and RetoolCOS, and is anticipating momentum on two new community/neighborhood plans, Southeast Strong and Greater Westside Community Plans.

Plans Adopted Q1 2023



Source: Colorado Springs Planning Department

PlanCOS encompasses various related plans, such as transportation, parks, and economic development, to create a cohesive vision for the city's growth and development. These plans provide a framework for guiding future land use decisions, promoting sustainable development, improving transportation networks, enhancing public spaces (art, culture, and access), supporting affordable housing options, and fostering economic vitality. The benefit of plans like PlanCOS is that they help shape the city's growth in a well-planned and organized manner, ensuring a balance between development and maintenance, while meeting the needs of the community and creating a more livable and resilient city.

Population projections for Colorado Springs indicate continued growth in the coming years. As a popular destination for individuals and families seeking a high quality of life, the city is expected to see an increase in its population due to factors such as job opportunities, a favorable climate, and outdoor recreational amenities. These projections necessitate proactive planning in areas such as housing, infrastructure, and public services to accommodate the growing population while maintaining the city's unique character and livability.

For more information on PlanCOS and PlanCOS Indicators visit <https://coloradosprings.gov/plancos/page/plancos-indicator-dashboard-and-annual-reports>





*Pikes Peak massif rising 8,000 ft above downtown Colorado Springs, also known as Tava "Sun" mountain named by the native Ute and Heey-otoyoo meaning "Long Mountain" by the Arapaho people.*





# PLANNING + COMMUNITY DEVELOPMENT

[COLORADOSPRINGS.GOV/PLANNING](http://COLORADOSPRINGS.GOV/PLANNING)