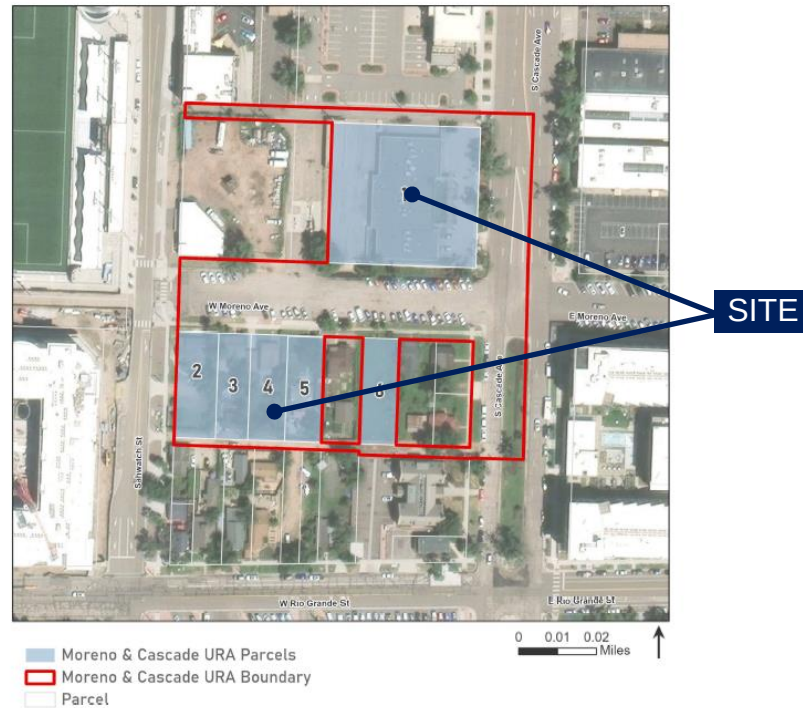




Quick Facts

Applicant

CS Urban Renewal Authority

Property Owner

DDJ No 1 LLC and

DDJ No 3 LLC

Address / Location

524 S. Cascade Ave., 601 Sahatch St., and 11, 19, 21, and 25 W. Moreno Ave.

TSN(s)

6418320019, 6418325007, 6418325008, 6418325009, 6418325023, & 6418325004

Zoning and Overlays

Current: FBZ-CEN and FBZ-T1

Site Area

1.69 acres

Proposed Land Use

Lodging and Residential

Applicable Code

UDC

Council District

3

Project Summary

A request to establish the Moreno and Cascade Urban Renewal District. The plan area includes six parcels which total approximately 1.69 acres plus adjacent public rights-of-way. The properties are zoned FBZ-CEN (Form-Based Zone – Central Sector) and FBZ-T1 (Form-Based Zone – Transition Sector 1). The site is located west of S. Cascade Ave. and on both sides of W. Moreno Ave. Establishment of the proposed Urban Renewal District will support the redevelopment of the land through use of Tax Increment Financing (TIF).

File Number	Application Type	Decision Type
URAP-25-0002	Urban Renewal Plan	Legislative

Background

Prior Land-Use History and Applicable Actions

<i>Action</i>	<i>Name</i>	<i>Date</i>
Annexation	Town of Colorado Springs	1872
Subdivision	Colorado Springs Addition No. 1 and White, Wolfe & Sweets B 259-260 Addition 1 to Colorado Springs	1873 and 1882
Master Plan	Experience Downtown Plan	2016
Prior Enforcement Action	N/A	N/A

Site History

This site is located between S. Cascade Ave. and Sahwatch St. on the north and south sides of W. Moreno Ave. The properties are roughly 1.69 acres in size and are part of Addition No. 1 to the Town of Colorado Springs in 1873; a new subdivision (the “524 S. Cascade Subdivision”) to establish two lots on the northwest corner of S. Cascade Ave. and W. Moreno Ave. was approved in March of 2025 but it has not yet been recorded. The property currently includes a vacant one-story commercial building constructed in 1972 on the northwest corner of S. Cascade Ave. and W. Moreno Ave. as well as multiple single-family residential structures on the south side of W. Moreno Ave. The site and the surrounding area are within the Downtown Form-Based Zone (2009) and the Experience Downtown Master Plan (2016) both of which were adopted by City Council after extensive public participation processes. A Form-Based Zone Development Plan for a 7-story hotel was approved on the northwest corner of S. Cascade Ave. and W. Moreno Ave. in March of 2025 but no construction has begun.

Applicable Code

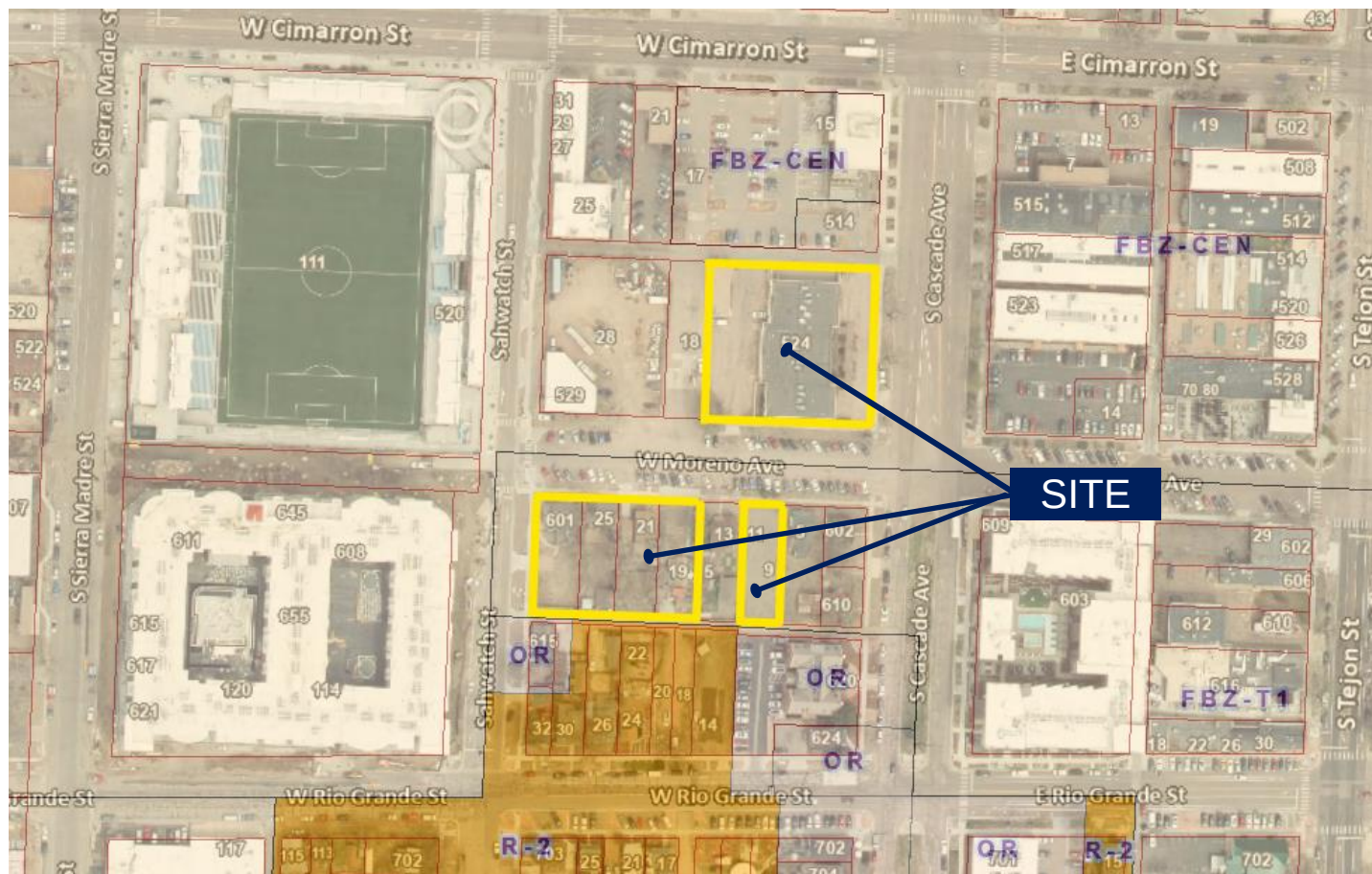
The subject application is within the boundaries of the Form-Based Zone which requires zoning action within these boundaries to be reviewed under the Form-Based Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	<i>Zoning</i>	<i>Existing Use</i>	<i>Special Conditions</i>
North	FBZ-CEN	Office	N/A
West	FBZ-CEN	Industrial, Residential, Stadium	Acorn Petroleum Fueling, Weidner Field, high density apartments
South	FBZ-T1, OR, and R2	Residential and Office	N/A
East	FBZ-CEN, FBZ-T1	Office, Commercial, Residential	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)

Public notice for Urban Renewal Designation is managed by the Urban Renewal Authority and not required prior to Planning Commission recommendation. This item is noticed in the newspaper as part of the overall Planning Commission agenda.

Postcard Mailing Radius

N/A

Number of Postcards Mailed

N/A

Number of Comments Received

N/A

Public Engagement

Public notification for Urban Renewal designation is in accordance with State Statutes and is managed by the Colorado Springs Urban Renewal Authority. City Planning Department Staff has complied with zoning code requirements for public notice for other land use applications that were previously under review for a portion of this site.

Timeline of Review

Initial Submittal Date	October 2025
Number of Review Cycles	One
Item(s) Ready for Agenda	November 2025

Agency Review

Traffic Impact Study

Not applicable

School District

School District 11 is engaged with the Urban Renewal Authority regarding the applicant's TIF request.

Parks

Not applicable

SWENT

Not applicable

Colorado Springs Utilities

Not applicable

Urban Renewal Plan

Summary of Application

The applicant is requesting Urban Renewal District designation which would allow access to additional financial resources for the development of the proposed project. The portion of the site north of W. Moreno Ave. has entitlements issued earlier this year to construct a 7-story hotel with associated guest house. While the development and plat have been approved, construction has yet to commence. The properties south of W. Moreno Ave. have been discussed by the developer, the Urban Renewal Authority, and adjacent neighborhood stakeholders as the future site of a high density affordable/attainable housing project. The Plan also envisions significant public improvements along both sides of Moreno Ave. These improvements are critical to connecting the S. Tejon corridor to Weidner Field and the high-density residential projects west of Sahwatch St.

Application Review Criteria

Urban renewal authorities, urban renewal plans, and the use of tax increment financing (TIF) are regulated by CRS Title 31, Article 25. The intent of urban renewal plans is to encourage and facilitate redevelopment and to eliminate blight within the designated area, ideally consistent with a city's comprehensive plan. For the purpose of urban renewal, "blighted area" is defined in CRS. In order for an area to be classified as blighted, it must exhibit 4 of 12 characteristics also stipulated in CRS. A blight conditions survey was completed and concludes that as a stand-alone area, it qualifies as a "blighted area".

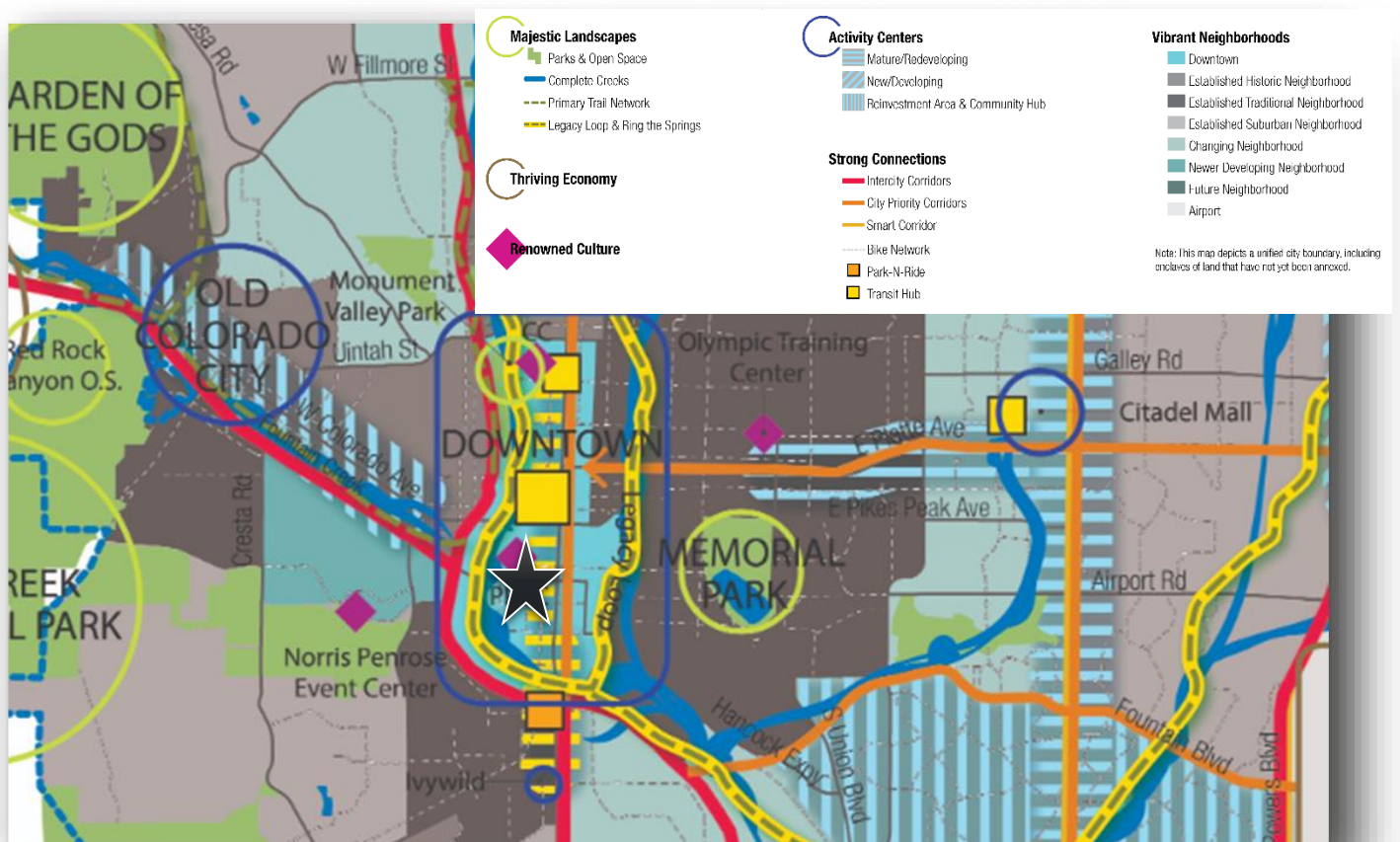
In accordance with CRS 31-25-107(2), prior to City Council approval of an urban renewal plan or a substantial amendment to an existing plan, the plan or amendment must first be reviewed and a recommendation offered by the City Planning Commission regarding its conformity to the City's Comprehensive Plan. If no recommendation is offered by the City Planning Commission within 30 days of submittal, the City Council may proceed to act upon the submitted plan or amendment.

Pursuant to CRS, urban renewal plans sunset 25 years after their adoption. The most common method of funding improvements is through the issuance of bonds by an urban renewal authority in order to initiate the money for specified improvements. The bonds are then repaid by the urban renewal authority using the revenue generated from the incremental increase in sales and property taxes collected within the urban renewal area. This is commonly referred to as tax increment financing or “TIF”. It should be noted that creation of an urban renewal area does not change the tax rate base - the tax increment yields are generated by the increases in property values and sales of taxable goods above the taxes collected prior to the adoption of the plan. (Typically, the year prior to or the year a plan was adopted serves as the “base year” from which the increment is determined. The “base year” rates are later adjusted every two years to establish a new base.) It should be noted that Colorado Springs Urban Renewal Authority (CSURA) normally receives 100% of the property tax increment; however, the portion of the City’s 2% of the general sales tax increment is negotiated through a separate agreement with the City.

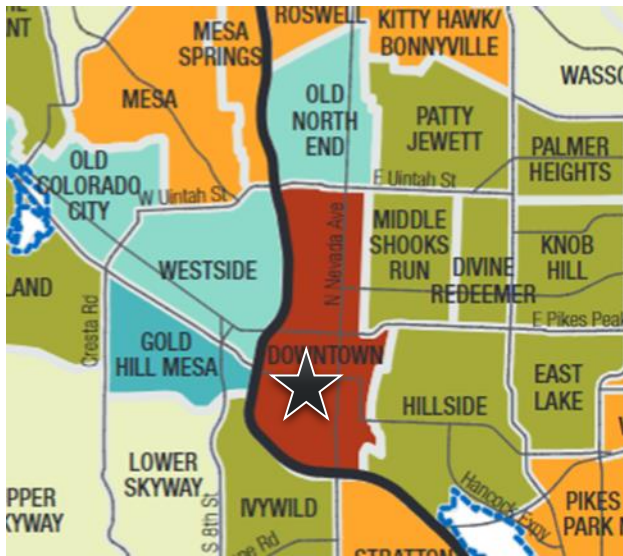
The adoption of the Moreno and Cascade Urban Renewal Plan (see Attachment 1 – Moreno and Cascade URA Plan) allows CSURA, among other powers, to enact property tax and sales tax increment financing to assist with the financing of infrastructure and site remediation requirements necessary to eliminate and prevent the spread of blighted conditions in the area for a full 25-year period.

Compliance with PlanCOS

PlanCOS Vision



The subject properties are located on the west side of the Downtown Colorado Springs activity center. The site is essentially adjacent to Weidner Field and the high-density multi-family apartments to the south of the stadium. The site has convenient access to Downtown's multi-modal system and multiple transit routes, as well as public parks and trails along the Monument Creek corridor just a couple blocks to the west. It is integrated within major employment, dining, arts and cultural opportunities, education and civic uses. The site is highly compatibility with the PlanCOS Vision and most, if not all, of the Plan's "Big Ideas."



Predominant Typology

 Downtown	 Established Traditional Neighborhood
 Newer Developing Neighborhood	 Established Suburban Neighborhood
 Changing Neighborhood	 Airport
 Established Historic Neighborhood	 Future Neighborhood

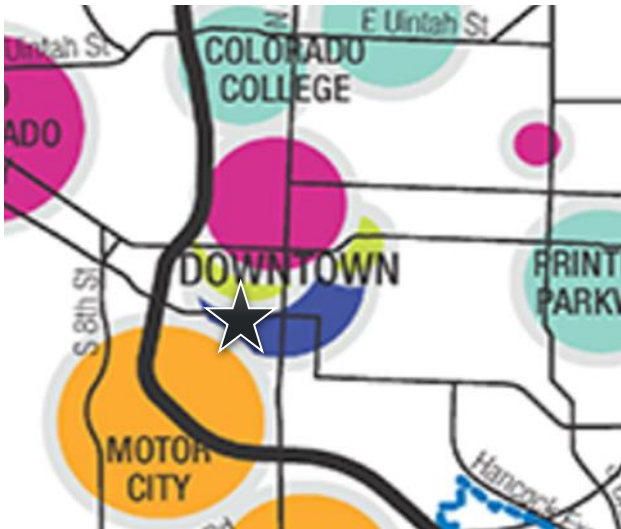
Vibrant Neighborhoods

The subject properties fall within the west central side of the Downtown neighborhood. Redevelopment efforts within the proposed District are consistent with a number of Goals, Policies, and Strategies of the Vibrant Neighborhood chapter of the Plan including:

- Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.
- Strategy VN-3.A-6: Where and when applicable, specifically incorporate mixed-use neighborhood building as an outcome tied to the use of urban renewal area designation, public/private partnerships, and other tools and incentives to encourage redevelopment.
- And others



Predominant Typology



Predominant Typology



Unique Places

The proposed district area is within the Downtown area typology. Downtown is a unique area with a long and interesting history. The proposed district aligns with a number of Goals, Policies, and Strategies of the Unique Places chapter of the Plan including:

- Goal UP-1: Enrich the texture and livability of the city as a tapestry of unique, vibrant, and walkable places.
- Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the City.
- Strategy UP-2.A-1: Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.
- Policy UP-3.A: Proactively participate and invest in the development of Downtown as the City's premier urban activity center.

Thriving Economy

The proposed urban renewal district is on the west central side of Downtown Colorado Springs which is identified in PlanCOS as an area for Cornerstone Institutions, Spinoffs & Startups, and the Experience Economy. Additionally, the Thriving Economy chapter includes a number of Goals, Policies, and Strategies that support the proposed district, including:

- Policy TE-1.C: Leverage the City's livability as a workforce and economic driver
- Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.
- Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3
- Policy TE-4.B: Improve local funding mechanisms to better support economic development efforts.



Predominant Typology

Urban Core Streets	Smart Corridors	Transportation Hubs
Established Suburban Streets	Multimodal Corridors	Park-N-Rides
Developing Suburban Streets	Bike Master Plan Network	
Future Streets	Major Destination Areas	

Strong Connections

The proposed urban renewal district is within the City's "urban core streets" area and within the area identified as a "major destination area." The district is also in close proximity to the W. Colorado Ave., S. Nevada Ave., and I-25 "multimodal corridors" as well as the Downtown "Transportation Hub." The proposed district aligns with a number of Goals, Policies, and Strategies of the Strong Connections chapter of the Plan including:

- Goal SC-1: Multimodally connect people and land uses throughout the City and region.
- Policy SC-2.A: Systematically support and encourage the density and design needed to support this network beginning with Downtown, key corridors, activity centers, and trip generators.

Statement of Compliance

URAP-25-0002

After evaluation of the Moreno and Cascade Urban Renewal Plan, Planning Staff have determined that the proposal is consistent with the City's Comprehensive Plan.