

CITY GATE 2.0

Colorado Springs Urban
Renewal Authority



Economic & Planning Systems, Inc.
The Economics of Land Use

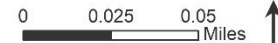
730 17th Street, Suite 630 ■ Denver, CO 80202
303.623.3557 ■ www.epsys.com

STUDY AREA

- 13 parcels
- Single ownership – City Gate Apartments LLC
- 11.63 acres



- City Gate 2.0 URA Boundary
- City Gate 2.0 URA Parcels
- Parcel



CONDITIONS SURVEY

CITY GATE 2.0

BLIGHT FACTORS

C.R.S. 31-25-103

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of defective or inadequate street layout;*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) Unsanitary or unsafe conditions;*
- (e) Deterioration of site or other improvements;*
- (f) Unusual topography or inadequate public improvements or utilities;*
- (g) Defective or unusual conditions of title rendering the title nonmarketable;*
- (h) The existence of conditions that endanger life or property by fire or other causes;*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) Environmental contamination of buildings or property;*
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements*

FIELD SURVEY

SEPTEMBER 2021

- 6 of 11 blight factors were observed
 1. Structures
 - (a) Slum, deteriorated, or deteriorating structures
 2. Street Layout
 - (b) predominance of defective or inadequate street layout
 3. Unsafe/Unsanitary
 - (d) unsanitary or unsafe conditions
 4. Site Improvements
 - (e) deterioration of site or other improvements
 5. Infrastructure
 - (f) unusual topography or inadequate public improvements or utilities
 6. Vacancy
 - (k) the existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

STRUCTURES

DETERIORATED OR DETERIORATING STRUCTURES



STREET LAYOUT

POOR PROVISION OF STREET IMPROVEMENTS



STREET LAYOUT

POOR PROVISIONS FOR PEDESTRIANS



UNSAFE/UNSANITARY

CRACKED OR UNEVEN SURFACES FOR PEDESTRIANS



UNSAFE/UNSANITARY

EXCESSIVE LITTER



UNSAFE/UNSANITARY

VANDALISM/GRAFFITI



SITE IMPROVEMENTS

DETERIORATED ON-SITE PARKING SURFACES, CURB, AND SIDEWALKS



SITE IMPROVEMENTS

OVERGROWN VEGETATION



INFRASTRUCTURE

DETERIORATED PAVEMENT AND CURB



INFRASTRUCTURE

LACK OF SIDEWALKS



VACANCY

UNDEVELOPED/UNDERDEVELOPED PROPERTY IN GENERALLY URBANIZED AREA



UNSAFE/UNSANITARY

HIGH OR UNUSUAL CRIME

- Average of 7% of city crime offenses reported within the Census Tract
- Average of 1.61 offenses per residents in Census Tract 23
- City has average of 0.09 offenses per resident

Offenses	2012	2013	2014	2015	2016	2017	2018	2012-2018	
								Total	Avg.
Colorado Springs	35,143	48,602	49,064	47,366	36,091	33,845	36,991	287,102	41,015
Census Tract 23	2,178	3,118	3,354	3,442	2,518	2,424	2,350	19,384	2,769
<i>% of City</i>	6.2%	6.4%	6.8%	7.3%	7.0%	7.2%	6.4%	6.8%	6.8%
Offenses Per Capita									
Colorado Springs	0.08	0.11	0.11	0.11	0.08	0.08	0.08	---	0.09
Census Tract 23	1.24	1.80	1.94	2.10	1.50	1.39	1.32	---	1.61

Source: Colorado Springs Police Department; U.S. Census ACS 5-Yr; Economic & Planning Systems

CONCLUSION

- Substantial evidence and documentation of 6 of the 11 blight factors in the Study Area as a whole
 1. (a) Slum, deteriorated, or deteriorating structures.
 2. (b) Predominance of defective or inadequate street layout.
 3. (d) Unsanitary or unsafe conditions.
 4. (e) Deterioration of site or other improvements.
 5. (f) Unusual topography or inadequate public improvements or utilities.
 6. (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

URA PLAN

CITY GATE 2.0

PROJECT VISION

CITY GATE 2.0 URA PLAN

- Mixed use development
 - Residential
 - Retail
- Pedestrian plaza
- Vibrant, walkable area adjacent to soccer stadium
- Parking
 - Structured
 - Off-street
- Additional public amenities
 - Parking for community use, sidewalks, trees, streetscape



PLAN OBJECTIVES

CITY GATE 2.0 URA PLAN

- Implement PlanCOS
- Prevent and eliminate conditions of blight within the City of Colorado Springs
- Encourage and provide incentives for the private development of housing
- Encourage the development of projects that would not otherwise be considered financially feasible without the participation of Colorado Springs Urban Renewal Authority (CSURA)
- Enhance the current property tax revenue within the city and county with development that will increase the assessed valuation and provide additional sales tax collections throughout the city.

PLAN GOALS & CONFORMANCE

CITY GATE 2.0 URA PLAN

■ PlanCOS

- Vision Map and Vibrant Neighborhoods: Downtown
- Goal VN-2: Strive for a diversity of housing types, styles, and price points distributed throughout the city
- Goal VN-3: Empower neighborhoods to reinvest in order to create community, vibrancy, and to address their specific vision and needs
- Goal UP-2: Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, & redevelopment
- Goal UP-3: Continue to grow and support Downtown as an inclusive, mixed use, cultural, and economic heart of region
- Goal UP-4: Strengthen our overall community identity by developing active, unique, and connected centers and corridors
- Goal TE-1: Build on our quality of place and existing competitive advantages
- Goal TE-4: Focus on productively developing/redeveloping areas in the city to preserve open space and maximize existing infrastructure

■ COS Strategic Plan

- Building Community and Collaborative Relationships



City of Colorado Springs



2020-2024 Strategic Plan

OTHER ELEMENTS

CITY GATE 2.0 URA PLAN

- Establish purpose
 - Define vision
 - Ability to remedy blight
- Authorization to utilize the anticipated TIF increments
 - Property Tax
 - Sales Tax
- Delineation of uses
 - Broad enough to accommodate changes over time

COUNTY IMPACT

CITY GATE 2.0

TOTAL PROPERTY TAX INCREMENT

- TIF: \$43.9 million
- Present Value: \$20.2 million

Year	Plan Yr.	Appraised Value		Assessed Value (1-yr. Lag) ^[2]				Property Tax Increment (1-Yr. Lag) 64.762 mill levy	TIF Present Value (1-Yr. Lag) 5.00%
		New Res. 95.0% of Act.	New Retail 95.0% of Act.	Base Val. 29.00%	New Res. 6.80%	New Com. 29.00%	Increment Val.		
2021	0	\$0	\$0	\$2,265,893	\$0	\$0	\$0	\$0	\$0
2022	1	\$0	\$0	\$2,265,893	\$0	\$0	\$0	\$0	\$0
2023	2	\$61,372,584	\$2,201,643	\$2,333,869	\$0	\$0	\$0	\$0	\$0
2024	3	\$124,586,346	\$4,469,335	\$2,333,869	\$4,173,336	\$638,476	\$4,160,316	\$0	\$0
2025	4	\$126,455,141	\$4,536,376	\$2,403,886	\$8,471,871	\$1,296,107	\$9,096,938	\$269,430	\$221,661
2026	5	\$201,892,169	\$7,150,543	\$2,403,886	\$8,471,871	\$1,296,107	\$9,096,938	\$589,136	\$461,603
2027	6	\$279,563,855	\$9,842,116	\$2,476,002	\$13,728,667	\$2,073,658	\$14,556,438	\$589,136	\$439,622
2028	7	\$283,757,313	\$9,989,747	\$2,476,002	\$18,879,423	\$2,834,184	\$20,467,721	\$942,704	\$669,962
2029	8	\$379,306,797	\$13,113,026	\$2,550,282	\$19,295,497	\$2,897,027	\$20,909,261	\$1,325,531	\$897,171
2030	9	\$477,658,920	\$16,327,756	\$2,550,282	\$25,503,430	\$3,759,322	\$26,712,470	\$1,354,126	\$872,881
2031	10	\$484,823,804	\$16,572,672	\$2,626,791	\$32,480,807	\$4,735,049	\$34,589,065	\$1,729,953	\$1,062,041
2032	11	\$492,096,161	\$16,821,262	\$2,626,791	\$32,480,807	\$4,735,049	\$34,589,065	\$2,240,057	\$1,309,715
2033	12	\$499,477,603	\$17,073,581	\$2,705,594	\$33,462,539	\$4,878,166	\$35,635,111	\$2,240,057	\$1,247,348
2034	13	\$506,969,767	\$17,329,685	\$2,705,594	\$33,462,539	\$4,878,166	\$35,635,111	\$2,307,801	\$1,223,876
2035	14	\$514,574,314	\$17,589,630	\$2,786,762	\$34,473,944	\$5,025,609	\$36,712,791	\$2,307,801	\$1,165,596
2036	15	\$522,292,929	\$17,853,475	\$2,786,762	\$34,473,944	\$5,025,609	\$36,712,791	\$2,377,594	\$1,143,663
2037	16	\$530,127,323	\$18,121,277	\$2,870,365	\$35,515,919	\$5,177,508	\$37,823,062	\$2,377,594	\$1,089,203
2038	17	\$538,079,232	\$18,393,096	\$2,870,365	\$35,515,919	\$5,177,508	\$37,823,062	\$2,449,497	\$1,068,707
2039	18	\$546,150,421	\$18,668,992	\$2,956,476	\$36,589,388	\$5,333,998	\$38,966,910	\$2,449,497	\$1,017,817
2040	19	\$554,342,677	\$18,949,027	\$2,956,476	\$36,589,388	\$5,333,998	\$38,966,910	\$2,523,575	\$998,664
2041	20	\$562,657,817	\$19,233,263	\$3,045,170	\$37,695,302	\$5,495,218	\$40,145,350	\$2,523,575	\$951,109
2042	21	\$571,097,685	\$19,521,762	\$3,045,170	\$37,695,302	\$5,495,218	\$40,145,350	\$2,599,893	\$933,212
2043	22	\$579,664,150	\$19,814,588	\$3,136,525	\$38,834,643	\$5,661,311	\$41,359,428	\$2,599,893	\$888,773
2044	23	\$588,359,112	\$20,111,807	\$3,136,525	\$38,834,643	\$5,661,311	\$41,359,428	\$2,678,519	\$872,049
2045	24	\$597,184,499	\$20,413,484	\$3,230,621	\$40,008,420	\$5,832,424	\$42,610,222	\$2,678,519	\$830,523
2046	25	\$606,142,266	\$20,719,686	\$3,230,621	\$40,008,420	\$5,832,424	\$42,610,222	\$2,759,523	\$814,895
Total								\$43,913,411	\$20,180,093

^[1] Reflects annual escalation of 1.5%

^[2] Reflects biannual reassessment

Source: El Paso County Assessor, Economic & Planning Systems

CITY PROPERTY TAX IMPACT

- Continue to receive base value
- After the 25-year period receive about \$185,600 annually

Colorado Springs Property Tax: 3.929 mills				
Year	Plan Year	Base	Increment 1-Yr. Lag	Total
2021	0	\$8,903	\$0	\$8,903
2022	1	\$8,903	\$0	\$8,903
2023	2	\$9,170	\$0	\$9,170
2024	3	\$9,170	\$0	\$9,170
2025	4	\$9,445	\$16,346	\$25,791
2026	5	\$9,445	\$35,742	\$45,187
2027	6	\$9,728	\$35,742	\$45,470
2028	7	\$9,728	\$57,192	\$66,920
2029	8	\$10,020	\$80,418	\$90,438
2030	9	\$10,020	\$82,152	\$92,173
2031	10	\$10,321	\$104,953	\$115,274
2032	11	\$10,321	\$135,900	\$146,221
2033	12	\$10,630	\$135,900	\$146,531
2034	13	\$10,630	\$140,010	\$150,641
2035	14	\$10,949	\$140,010	\$150,960
2036	15	\$10,949	\$144,245	\$155,194
2037	16	\$11,278	\$144,245	\$155,522
2038	17	\$11,278	\$148,607	\$159,884
2039	18	\$11,616	\$148,607	\$160,223
2040	19	\$11,616	\$153,101	\$164,717
2041	20	\$11,964	\$153,101	\$165,065
2042	21	\$11,964	\$157,731	\$169,696
2043	22	\$12,323	\$157,731	\$170,054
2044	23	\$12,323	\$162,501	\$174,825
2045	24	\$12,693	\$162,501	\$175,194
2046	25	\$12,693	\$167,416	\$180,109
Total		\$278,081	\$2,664,152	\$2,942,232
Future Tax Revenue				
	2047	\$13,074	\$172,479	\$185,552

Source: Economic & Planning Systems

COUNTY PROPERTY TAX IMPACT

- Continue to receive base value
- After the 25-year period receive about \$344,000 annually

Year	Plan Year	El Paso County Property Tax: 7.285 mills		
		Base	Increment 1-Yr. Lag	Total
2021	0	\$16,507	\$0	\$16,507
2022	1	\$16,507	\$0	\$16,507
2023	2	\$17,002	\$0	\$17,002
2024	3	\$17,002	\$0	\$17,002
2025	4	\$17,512	\$30,308	\$47,820
2026	5	\$17,512	\$66,271	\$83,783
2027	6	\$18,038	\$66,271	\$84,309
2028	7	\$18,038	\$106,044	\$124,081
2029	8	\$18,579	\$149,107	\$167,686
2030	9	\$18,579	\$152,324	\$170,903
2031	10	\$19,136	\$194,600	\$213,737
2032	11	\$19,136	\$251,981	\$271,118
2033	12	\$19,710	\$251,981	\$271,692
2034	13	\$19,710	\$259,602	\$279,312
2035	14	\$20,302	\$259,602	\$279,903
2036	15	\$20,302	\$267,453	\$287,754
2037	16	\$20,911	\$267,453	\$288,363
2038	17	\$20,911	\$275,541	\$296,452
2039	18	\$21,538	\$275,541	\$297,079
2040	19	\$21,538	\$283,874	\$305,412
2041	20	\$22,184	\$283,874	\$306,058
2042	21	\$22,184	\$292,459	\$314,643
2043	22	\$22,850	\$292,459	\$315,308
2044	23	\$22,850	\$301,303	\$324,153
2045	24	\$23,535	\$301,303	\$324,839
2046	25	\$23,535	\$310,415	\$333,951
Total		\$515,607	\$4,939,767	\$5,455,374
Future Tax Revenue				
	2047	\$24,241	\$319,803	\$344,044

Source: Economic & Planning Systems

CITY SALES TAX IMPACT

- About 37,000 sq. ft. of retail
- Estimated \$350 sales per sq. ft.
- 2.0% TIF Share
- TIF: \$6.8 million
- Present Value: \$3.4 million

Year	Plan Yr.	Phase 1	Phase 2	Phase 3	Total Ann. Sales	Colorado Springs Sales Tax				City TIF Share Present Val. 5.00%
		Tax. Sales ^[1]	Tax. Sales ^[1]	Tax. Sales ^[1]		TOPS	PSST	2C Road	TIF Share	
		\$12,342 sf \$350/sf	\$12,470 sf \$350/sf	\$12,534 sf \$350/sf		0.10%	0.40%	0.57%	2.00%	
2021	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	3	\$2,247,108	\$0	\$0	\$2,247,108	\$2,247	\$8,988	\$12,809	\$44,942	\$40,764
2025	4	\$4,584,100	\$0	\$0	\$4,584,100	\$4,584	\$18,336	\$26,129	\$91,682	\$79,198
2026	5	\$4,675,782	\$0	\$0	\$4,675,782	\$4,676	\$18,703	\$26,652	\$93,516	\$76,936
2027	6	\$4,769,298	\$2,409,380	\$0	\$7,178,678	\$7,179	\$28,715	\$40,918	\$143,574	\$112,494
2028	7	\$4,864,684	\$4,915,136	\$0	\$9,779,820	\$9,780	\$39,119	\$55,745	\$195,596	\$145,957
2029	8	\$4,961,977	\$5,013,439	\$0	\$9,975,416	\$9,975	\$39,902	\$56,860	\$199,508	\$141,787
2030	9	\$5,061,217	\$5,113,707	\$2,569,976	\$12,744,901	\$12,745	\$50,980	\$72,646	\$254,898	\$172,525
2031	10	\$5,162,441	\$5,215,982	\$5,242,752	\$15,621,174	\$15,621	\$62,485	\$89,041	\$312,423	\$201,391
2032	11	\$5,265,690	\$5,320,301	\$5,347,607	\$15,933,598	\$15,934	\$63,734	\$90,822	\$318,672	\$195,637
2033	12	\$5,371,004	\$5,426,707	\$5,454,559	\$16,252,270	\$16,252	\$65,009	\$92,638	\$325,045	\$190,047
2034	13	\$5,478,424	\$5,535,241	\$5,563,650	\$16,577,315	\$16,577	\$66,309	\$94,491	\$331,546	\$184,617
2035	14	\$5,587,993	\$5,645,946	\$5,674,923	\$16,908,862	\$16,909	\$67,635	\$96,381	\$338,177	\$179,343
2036	15	\$5,699,752	\$5,758,865	\$5,788,421	\$17,247,039	\$17,247	\$68,988	\$98,308	\$344,941	\$174,219
2037	16	\$5,813,747	\$5,874,042	\$5,904,190	\$17,591,980	\$17,592	\$70,368	\$100,274	\$351,840	\$169,241
2038	17	\$5,930,022	\$5,991,523	\$6,022,274	\$17,943,819	\$17,944	\$71,775	\$102,280	\$358,876	\$164,405
2039	18	\$6,048,623	\$6,111,354	\$6,142,719	\$18,302,696	\$18,303	\$73,211	\$104,325	\$366,054	\$159,708
2040	19	\$6,169,595	\$6,233,581	\$6,265,573	\$18,668,750	\$18,669	\$74,675	\$106,412	\$373,375	\$155,145
2041	20	\$6,292,987	\$6,358,252	\$6,390,885	\$19,042,125	\$19,042	\$76,168	\$108,540	\$380,842	\$150,712
2042	21	\$6,418,847	\$6,485,417	\$6,518,703	\$19,422,967	\$19,423	\$77,692	\$110,711	\$388,459	\$146,406
2043	22	\$6,547,224	\$6,615,126	\$6,649,077	\$19,811,426	\$19,811	\$79,246	\$112,925	\$396,229	\$142,223
2044	23	\$6,678,168	\$6,747,428	\$6,782,058	\$20,207,655	\$20,208	\$80,831	\$115,184	\$404,153	\$138,160
2045	24	\$6,811,732	\$6,882,377	\$6,917,699	\$20,611,808	\$20,612	\$82,447	\$117,487	\$412,236	\$134,212
2046	25	\$6,947,966	\$7,020,024	\$7,056,053	\$21,024,044	\$21,024	\$84,096	\$119,837	\$420,481	\$130,378
Total	Ann. #					\$342,353	\$1,369,413	\$1,951,414	\$6,847,067	\$3,385,505
						\$14,265	\$57,059	\$81,309	\$285,294	\$141,063

^[1]Annual escalation of 2.0%

COUNTY SALES TAX IMPACT

- About 37,000 sq. ft. of retail
- Estimated \$350 sales per sq. ft.
- 0.75% TIF Share
- TIF: \$2.6 million
- Present Value: \$1.3 million

Year	Plan Yr.	Phase 1	Phase 2	Phase 3	Total Ann. Sales	El Paso County Sales Tax			County TIF Share Present Val. 5.00%
		Tax. Sales ^[1] \$12,342 sf \$350/sf	Tax. Sales ^[1] \$12,470 sf \$350/sf	Tax. Sales ^[1] \$12,534 sf \$350/sf		Public Safety 0.23%	Gen. Fund 0.25%	TIF Share 0.75%	
2021	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2022	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2023	2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2024	3	\$2,247,108	\$0	\$0	\$2,247,108	\$5,168	\$5,618	\$16,853	\$15,286
2025	4	\$4,584,100	\$0	\$0	\$4,584,100	\$10,543	\$11,460	\$34,381	\$29,699
2026	5	\$4,675,782	\$0	\$0	\$4,675,782	\$10,754	\$11,689	\$35,068	\$28,851
2027	6	\$4,769,298	\$2,409,380	\$0	\$7,178,678	\$16,511	\$17,947	\$53,840	\$42,185
2028	7	\$4,864,684	\$4,915,136	\$0	\$9,779,820	\$22,494	\$24,450	\$73,349	\$54,734
2029	8	\$4,961,977	\$5,013,439	\$0	\$9,975,416	\$22,943	\$24,939	\$74,816	\$53,170
2030	9	\$5,061,217	\$5,113,707	\$2,569,976	\$12,744,901	\$29,313	\$31,862	\$95,587	\$64,697
2031	10	\$5,162,441	\$5,215,982	\$5,242,752	\$15,621,174	\$35,929	\$39,053	\$117,159	\$75,522
2032	11	\$5,265,690	\$5,320,301	\$5,347,607	\$15,933,598	\$36,647	\$39,834	\$119,502	\$73,364
2033	12	\$5,371,004	\$5,426,707	\$5,454,559	\$16,252,270	\$37,380	\$40,631	\$121,892	\$71,268
2034	13	\$5,478,424	\$5,535,241	\$5,563,650	\$16,577,315	\$38,128	\$41,443	\$124,330	\$69,232
2035	14	\$5,587,993	\$5,645,946	\$5,674,923	\$16,908,862	\$38,890	\$42,272	\$126,816	\$67,253
2036	15	\$5,699,752	\$5,758,865	\$5,788,421	\$17,247,039	\$39,668	\$43,118	\$129,353	\$65,332
2037	16	\$5,813,747	\$5,874,042	\$5,904,190	\$17,591,980	\$40,462	\$43,980	\$131,940	\$63,465
2038	17	\$5,930,022	\$5,991,523	\$6,022,274	\$17,943,819	\$41,271	\$44,860	\$134,579	\$61,652
2039	18	\$6,048,623	\$6,111,354	\$6,142,719	\$18,302,696	\$42,096	\$45,757	\$137,270	\$59,891
2040	19	\$6,169,595	\$6,233,581	\$6,265,573	\$18,668,750	\$42,938	\$46,672	\$140,016	\$58,179
2041	20	\$6,292,987	\$6,358,252	\$6,390,885	\$19,042,125	\$43,797	\$47,605	\$142,816	\$56,517
2042	21	\$6,418,847	\$6,485,417	\$6,518,703	\$19,422,967	\$44,673	\$48,557	\$145,672	\$54,902
2043	22	\$6,547,224	\$6,615,126	\$6,649,077	\$19,811,426	\$45,566	\$49,529	\$148,586	\$53,334
2044	23	\$6,678,168	\$6,747,428	\$6,782,058	\$20,207,655	\$46,478	\$50,519	\$151,557	\$51,810
2045	24	\$6,811,732	\$6,882,377	\$6,917,699	\$20,611,808	\$47,407	\$51,530	\$154,589	\$50,330
2046	25	\$6,947,966	\$7,020,024	\$7,056,053	\$21,024,044	\$48,355	\$52,560	\$157,680	\$48,892
Total	Ann. #					\$787,413	\$855,883	\$2,567,650	\$1,269,564
						\$32,809	\$35,662	\$106,985	\$52,899

^[1]Annual escalation of 2.0%