



THE RIDGE AFFORDABLE HOUSING: POST OCCUPANCY ANALYSIS

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THE DEVELOPMENT

Quick Facts:

1. 3 building affordable housing project
2. 60 units
3. 24 3bd; 30 2bd; 6 1bd
4. 30-50% AMI ; 2bd = \$658-\$1,097 (average rent in City ~\$1,500)
5. Developed by Commonwealth and managed by Greccio Housing
6. City's contribution: \$400,000 HOME loan
7. Fully occupied, ~140 residents



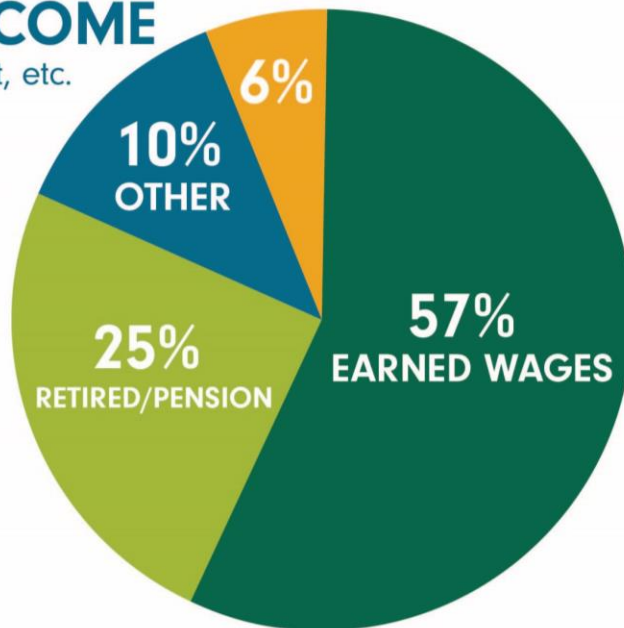
THE DEVELOPMENT

ENTITLEMENT INCOME

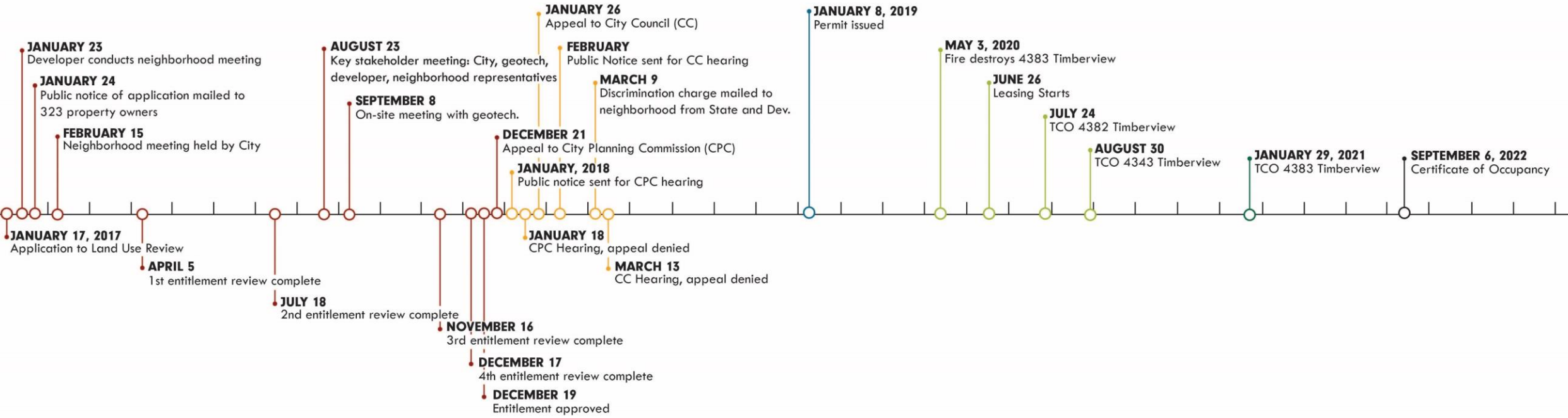
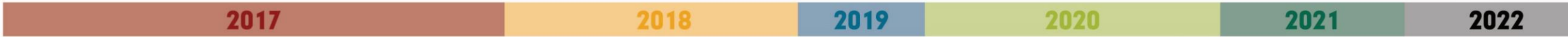
Disability, vouchers, etc.

10% OTHER INCOME

Ongoing gifts, child support, etc.



DEVELOPMENT TIMELINE



PUBLIC COMMENT



- 84 public comments in opposition received through entitlement review process from 68 individual residents. **Analysis is based on comments in opposition.**
- 7.7% of all comments focused on one single concern while the remaining 92.3% listed at least 2 or more concerns in their comments.
- 43 public comments received in favor of The Ridge from neighborhood residents, non-profits and community partners from 39 individual commentors.

MOST COMMON COMMENT THEMES IN OPPOSITION OF THE RIDGE

1. **Transportation 76%**
2. **Schools 60%**
3. Environment 52%
4. Discriminatory 44%
5. City Process 38%
6. Density 35%
7. **Property Values 21%**
8. Emergency Services 19%
9. **Crime 8%**
10. Natural Resources 4%,
11. Economy 4%, &
12. Other 4%

TRANSPORTATION

“The intersection of Cougar Bluffs Point and Broadmoor Bluffs Drive is a hazardous location for pedestrians who cross this intersection daily on their way to and from Pinon Valley Elementary School and the Cheyenne Montana Shopping Center...I believe a substantial increase of commuters accessing this intersection will result in significant traffic congestion adjacent to the existing neighborhood and shopping center access points, and will inevitably increase the likelihood of auto-pedestrian and auto-auto accidents at this location.”

“My biggest concern is the increased traffic this will cause, there is only 1 access road in and out of this new complex and it is inadequate to handle the additional traffic.”

“The road is a private one and not suitable for the volume.”

TRANSPORTATION

Concerns:

1. Increased traffic ingress/egress/" dangerous" traffic pattern (blind curve),
2. Traffic flow, the narrow 2-lane driveway/private alley for delivery vehicles to access rear of shopping center related to safety,
3. Lack of recent traffic study,
4. Lack of adequate public transportation, lack of parking spots,
5. Unreliable cars,
6. Emergency vehicle access (e.g., busy traffic area during an emergency)
7. Lack of sidewalks/crosswalk.

What we can measure:

- 1 Increased traffic on Cougar Bluff Pt, "narrow 2 lane drive"
- 2 Increased vehicle accidents at Cougar Bluff Pt and Broadmoor Bluff Dr



TRANSPORTATION

1 Traffic on Cougar Bluff Pt

2017 and 2023 TRAFFIC COUNTS

- Data collected between 7-9 am and 4-6pm in 15 min increments to identify highest 1hr (Morning Peak-7:15am-8:15am; Evening Peak 4:45-5:45)
- Tuesday January 31, 2017 traffic count at entry/exit point of Cougar Bluff Pt
- Thursday October 12, 2023 traffic count at entry/exit point of Cougar Bluff Pt

TRIP GENERATION MANUAL ESTIMATE

- Data aggregated from several decades used to estimate number of trips generated by land uses

2017 TRAFFIC IMPACT STUDY (TIS) – PROJECTION FOR FULL OCCUPANCY

- Comprehensive analysis by Traffic Engineer using Trip Generation Manual to assess potential effects of proposed development on traffic conditions and transportation infrastructure at full occupancy



TRANSPORTATION



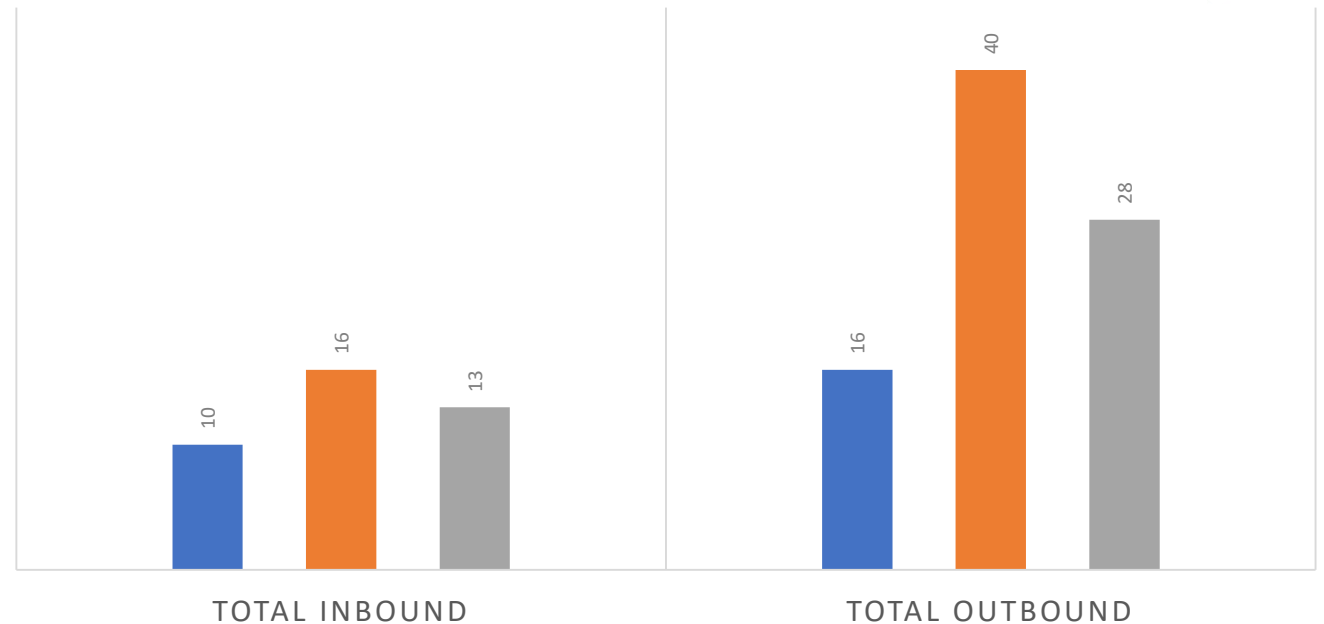
1 Traffic on Cougar Bluff Pt

MORNING PEAK (7:15-8:15 AM)

Scenario	Total Inbound	Total Outbound
2017 Count and Projection		
2017 Count	10	16
Projection for Full Occupancy of The Ridge	16	40
2023 Count and Full Occupancy Projection		
2023 Count	13	28
Projection for Full Occupancy of The Ridge	16	40
Difference from 2017 Projection to Actual 2023 Counts	-3	-12

MORNING PEAK TRAVEL TIME (7:15AM -8:15AM)

■ 2017 Count ■ Traffic Impact Study Projection ■ 2023 Count



TRANSPORTATION

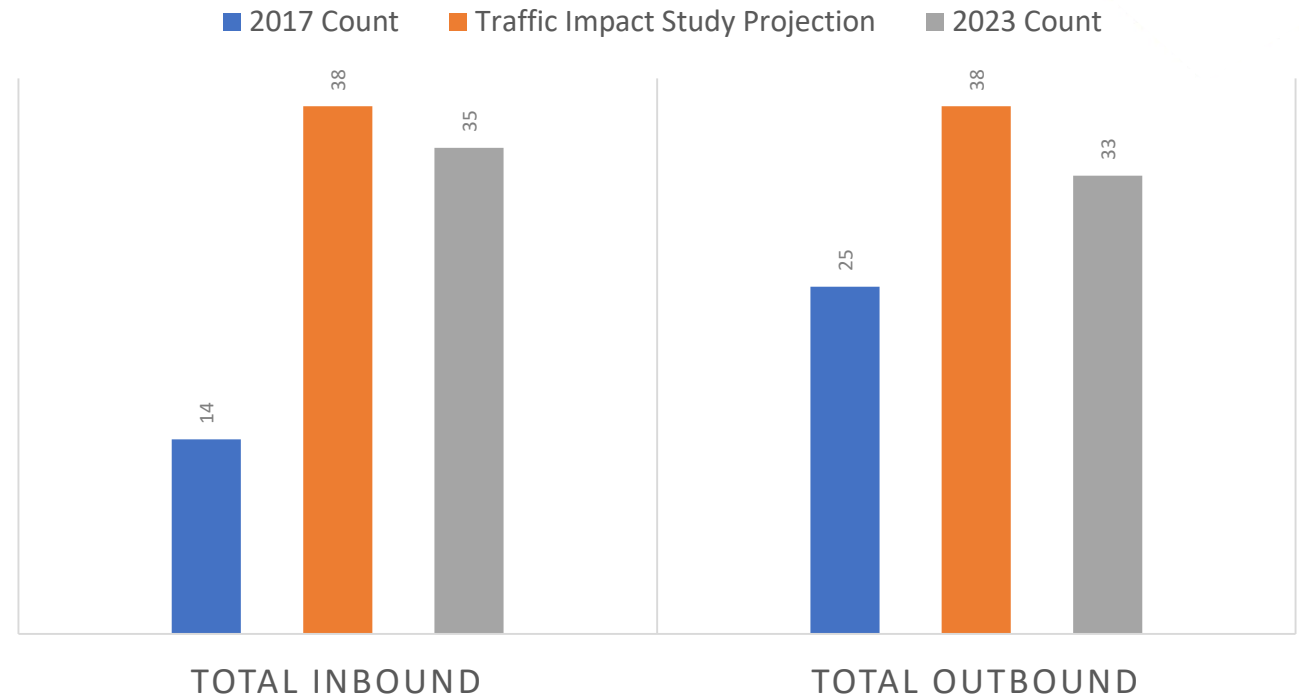


1 Traffic on Cougar Bluff Pt

EVENING PEAK (4:45-5:45 PM)

Scenario	Total Inbound	Total Outbound
2017 Count and Projection		
2017 Count	14	25
Projection for Full Occupancy of The Ridge	38	38
2023 Count and Full Occupancy Projection		
2023 Count	35	33
Projection for Full Occupancy of The Ridge	38	38
Difference from 2017 Projection to Actual 2023 Counts	-3	-5

EVENING PEAK TRAVEL TIME (4:45PM - 5:45PM)



TRANSPORTATION



1

Traffic on Cougar Bluff Pt

COUGAR BLUFFS PT

- Private road but would be classified as a residential road
- Residential roads are anticipated to carry 300-1,500 vehicles per day
- ~10% of the daily traffic occurs during the peak hour
- Cougar Bluffs Point carries about 1,090 vehicles per day

BROADMOOR BLUFFS DR

- Collector road anticipated to carry 1,500-5,000 vehicles per day
- ~10% of the daily traffic occurs during peak hour
- Broadmoor Bluffs Dr carries 7,750 vehicles per day
- Per traffic engineering high volume is likely driven by shopping center and high-density housing in immediate area. The volume drops north of Cougar Bluff Pt and is within the volume threshold.

Analysis

COUGAR BLUFFS PT

- Actual traffic conditions are less than forecasted in the traffic study
- Cougar Bluffs Pt can handle 37% more vehicle volume than it is currently seeing

BROADMOOR BLUFFS DR

- Broadmoor Bluffs Drive is not overburdened with vehicles due to the Ridge development

TRANSPORTATION

2

Increased vehicle accidents at Cougar Bluff Pt and Broadmoor Bluffs Dr

SINCE 2016

- 0 Accidents at Cougar Bluff Pt and Broadmoor Bluffs Dr
- 2 vehicle accidents to the North at Royal Crown Lane and Broadmoor Bluffs Dr (January 28, 2019 and December 17, 2019)
- 2 vehicle accidents to the South at Concerto Drive and Broadmoor Bluffs Dr (October 10, 2021), and one on Broadmoor Bluffs Drive (October 5, 2017)

Analysis

- The Ridge development did not increase the number of traffic accidents at the intersection of Cougar Bluffs Pt and Broadmoor Bluffs Drive



Filled Circles: 1 Accident, Unfilled Circles: Multiple Accidents

SCHOOLS

“There is no bussing, breakfast program, or free before or after school programs at these schools. How are these kids supposed to get to and from school, especially the junior high or high school. The staff at the junior high will tell you that when kids are not picked up by 3:30, the likelihood of problem behaviors increases dramatically.”

“...the two local elementary schools (Cheyenne Mountain and Pinon Canyon) in this vicinity of this proposed development are at full capacity and not always available to accommodate new students who move into existing housing in this area.”

I have personally seen the devastating effects trying to incorporate low income people into an affluent community...(Upper Montclair, NJ and Montgomery, AL)...property values plummeted and the school performance dropped and became so unsafe for the property owners...”

SCHOOLS

Concerns:

1. No District 12 (D12) school bus service (Distance from schools)
2. Overcrowded schools,
3. Lack of after school programs,
4. Inability to afford pay-as-you-go after school programs,
5. Undefined 'impact' to schools,
6. Disruptive children.

What we can measure:

- 1 Student to teacher Ratios
- 2 Test Scores



District 12 Cheyenne Mountain High School

SCHOOLS



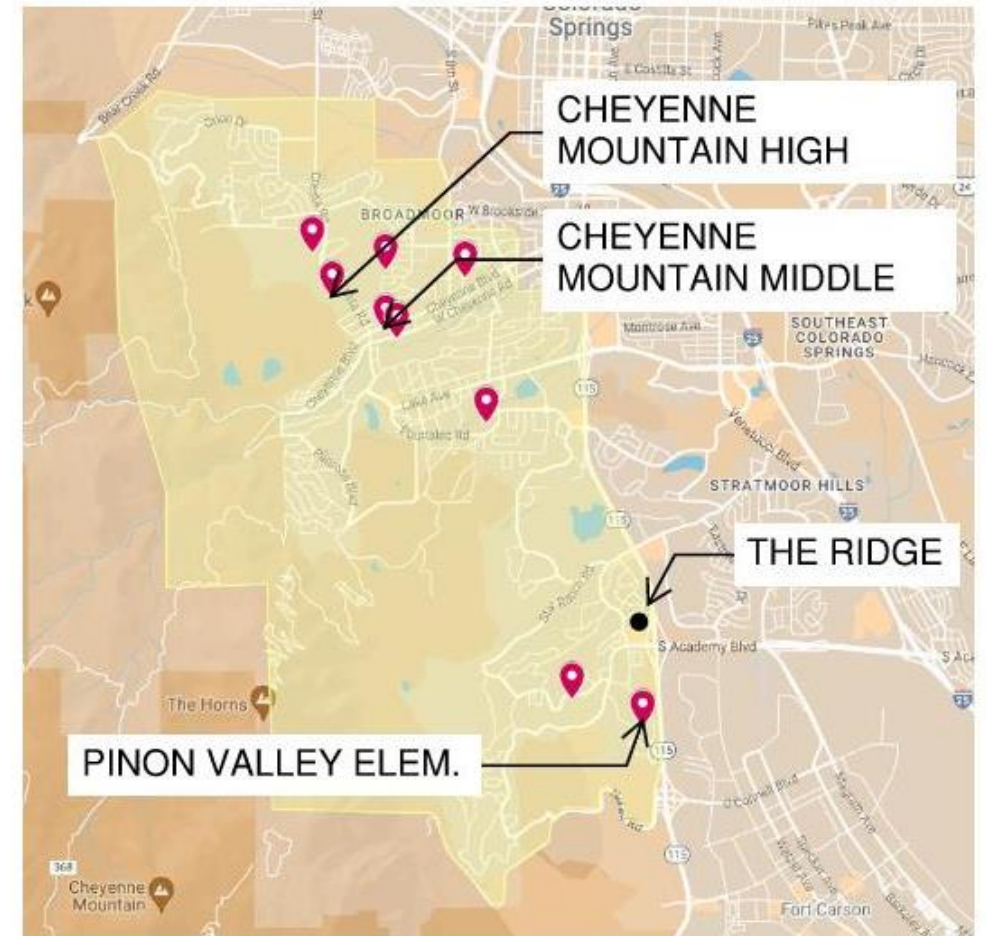
LOCATED IN CHEYENNE MOUNTAIN SCHOOL DISTRICT 12

- Elementary School – Piñon Valley Elementary (the District has 5 elementary schools serving K-6th)
- Middle School (7th and 8th)- Cheyenne Mountain Middle School
- High School (9th-12th)– Cheyenne Mountain High School

Demographics

	School Population	The Ridge Population	% of School
Pinon Valley Elementary	317	31	10%
CMMS (557 Students)	1855	28	2%
CMHS (1,250 Students)			

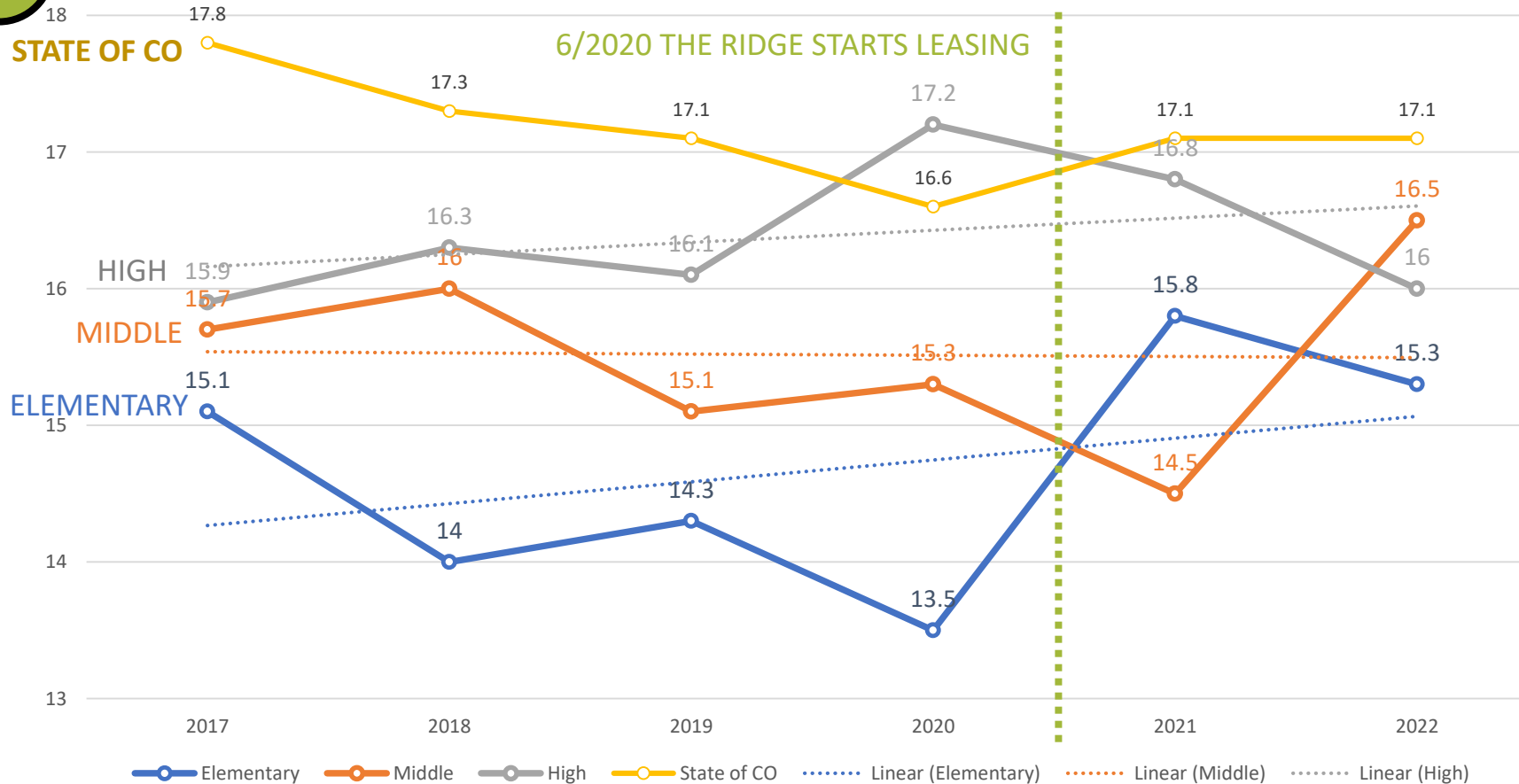
October 1 count 2022 at Schools, and number of school aged children living at The Ridge in 2022.



SCHOOLS



1 Student to teacher Ratios: Ideal student teacher ratio is no greater than 18:1



Analysis

- Student teacher ratios remain below 18:1 ideal ratio, and on average less than the State as a whole.
- Elementary school ratios increased by 17% between 2020 and 2021 outpacing the 9% increase in students the school saw when The Ridge began leasing.

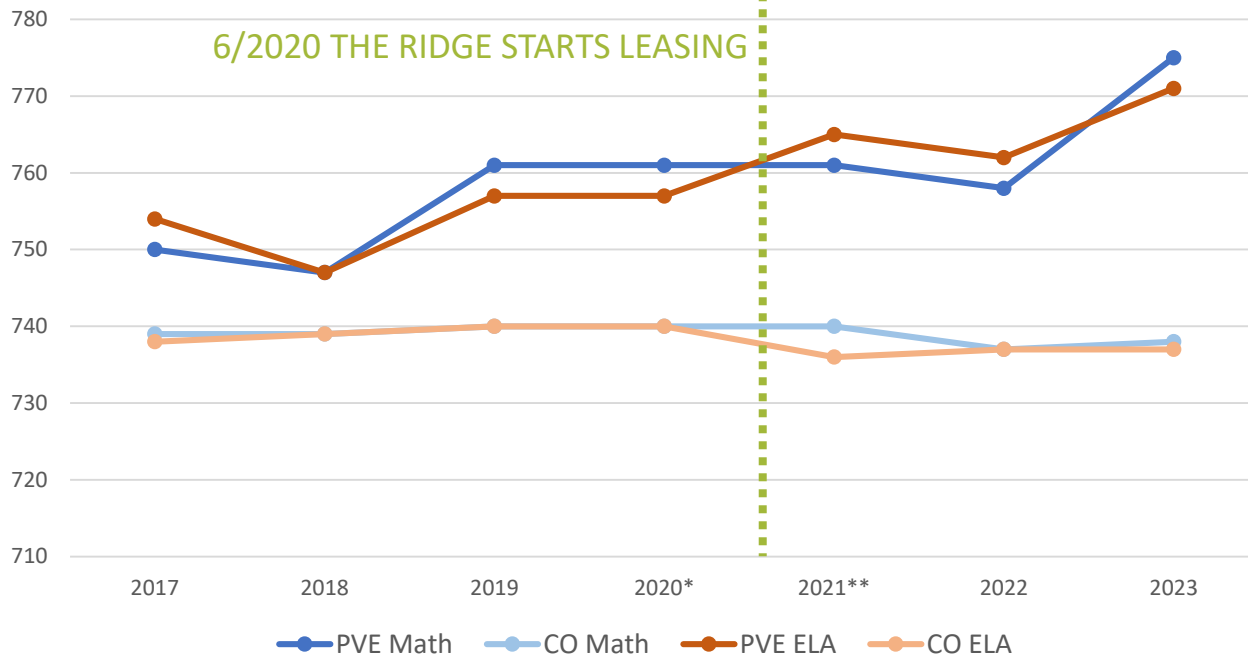
SCHOOLS - ELEMENTARY



2

Test Scores – CMAS 3rd Grade

CMAS 3RD SCORES: PVE AND CO



CMAS Score Ranges	
1	Does Not Yet Meet
2	Partially Met Expectations
3	Approached Expectations
4	Met Expectations
5	Exceeded Expectations

CMAS SCORES 3RD												
Year		PVE Math	Range		CO Math	Range		PVE ELA	Range		CO ELA	Range
2017		750	4		739	3		754	4		738	3
2018		747	3		739	3		747	3		739	3
2019		761	4		740	3		757	4		740	3
2020*	*	761	4	*	740	3	*	757	4	*	740	3
2021**	**	761	4	**	740	3		765	4		736	3
2022		758	4		737	3		762	4		737	3
2023		775	4		738	3		771	4		737	3

*The CMAS was not administered in 2020 due to COVID

**CDE received low participation in 2021 CMAS administration and did not produce a full dataset

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Analysis

- Pinon Valley Elementary 3rd graders remain high performing. Average students at PVE are scoring 19 points higher on Math and 21 points higher on ELA than the average student within the State.
- Between 2020 (2019 scores) and 2023 PVE Math scores increased by 1.84%, the State scores decreased by .27%.
- Between 2020 (2019 scores) and 2023 PVE ELA scores increased by 1.85%, the State scores decreased by .41%.

SCHOOLS - MIDDLE

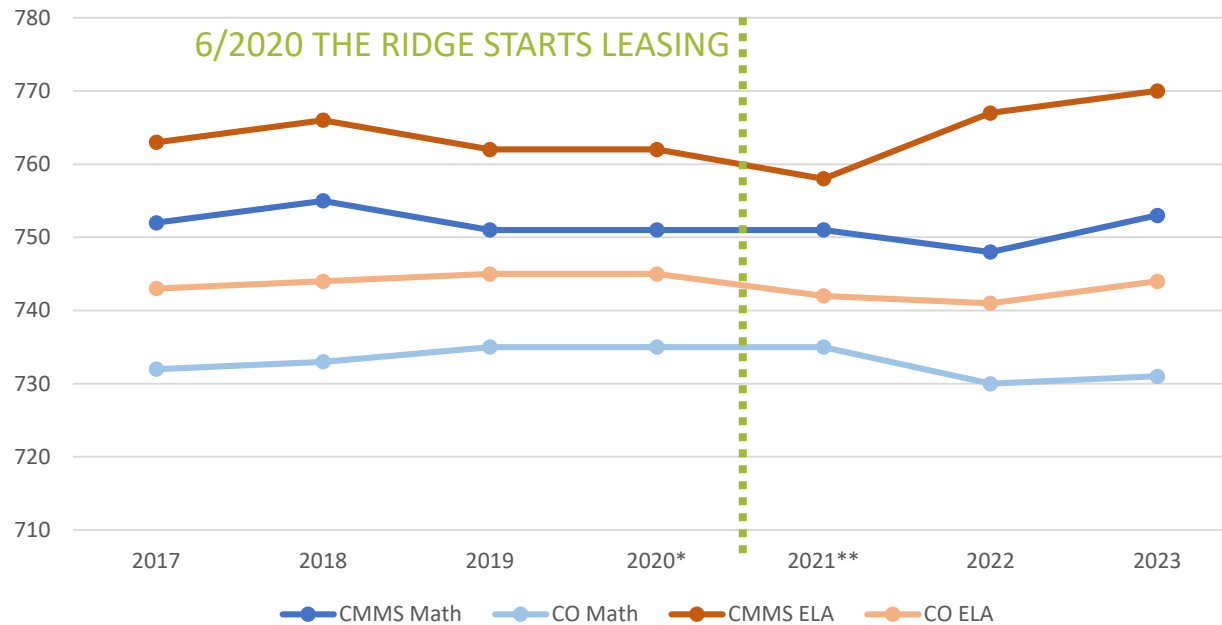


2

Test Scores – CMAS 7th Grade

CMAS Score Ranges	
1	Does Not Yet Meet
2	Partially Met Expectations
3	Approached Expectations
4	Met Expectations
5	Exceeded Expectations

CMAS 7th SCORES: CMMS AND CO



*The CMAS was not administered in 2020 due to COVID

**CDE received low participation in 2021 CMAS administration and did not produce a full dataset

CMAS SCORES 7TH									
Year	CMMS Math	Range	CO Math	Range	CMMS ELA	Range	CO ELA	Range	
2017	752	4	732	3	763	4	743	3	
2018	755	4	733	3	766	4	744	3	
2019	751	4	735	3	762	4	745	3	
2020*	751	4	735	3	762	4	745	3	
2021**	751	4	735	3	758	4	742	3	
2022	748	3	730	3	767	4	741	3	
2023	753	4	731	3	770	4	744	3	

*The CMAS was not administered in 2020 due to COVID

**CDE received low participation in 2021 CMAS administration and did not produce a full dataset

Analysis

- Cheyenne Mountain 7th graders remain high performing. Average students at CMMS are scoring 19 points higher in Math and 23 points higher in ELA than the average student within the State.
- Between 2020 (2019 scores) and 2023 CMMS 7th Grade Math scores increased by .27%, the State scores decreased by .54%.
- Between 2020 (2019 scores) and 2023 CMMS 7th Grade ELA scores increased by 1.05%, the State scores decreased by .13%.

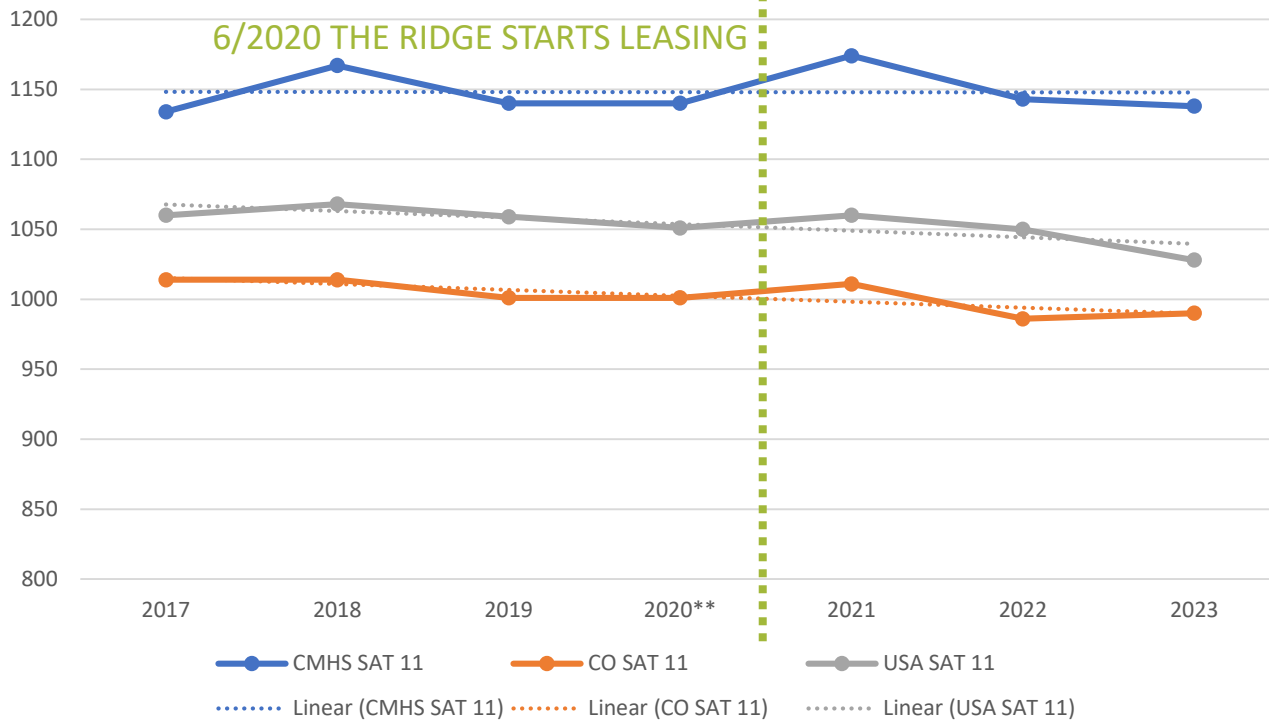
SCHOOLS – HIGH SCHOOL



2

Test Scores – SAT 11

SAT 11 SCORES: CMHS, CO, USA



**PSAT and SAT was not administered in CO in 2020 due to COVID, scores from 2019 used in 2020

SAT 11 TEST SCORES: CMHS, CO, USA						
	CMHS SAT 11	Percentile	CO SAT 11	Percentile	USA SAT 11	Percentile
2017	1134	61% - 70%	1014	41%-50%	1060	51%-60%
2018	1167	61% - 70%	1014	41%-50%	1068	51%-60%
2019	1140	71% - 80%	1001	41%-50%	1059	51%-60%
2020**	1140	61% - 70%	1001	41%-50%	1051	51%-60%
2021	1174	61%-70%	1011	41%-50%	1060	51%-60%
2022	1143	71% - 80%	986	41%-50%	1050	51%-60%
2023	1138	61% - 70%	990	41%-50%	1028	41%-50%

**PSAT and SAT was not administered in CO in 2020 due to COVID, scores from 2019 used in 2020

Analysis

- CMHS 11th graders remain high performing. Average students at CMHS are scoring 146 points higher than the average student within the State and 94 points higher than the average student in the USA.
- Between 2020 (2019 scores) and 2023 CMHS scores declined by .18%, the State scores declined by 1.10%, and the USA scores declined by 2.19%

PROPERTY VALUES



“Seriously? It is unfathomable to me that there is NO other land (perhaps in the eastern sector of the city where there is tons of open space) on which to build a (poorly thought out) low income apartment complex? Not True! It is NOT fair to the homeowners of the BB Bluffs area in terms of congestion, overcrowded schools, and property values!”

“We completely disagree with the lower rent apartment housing intended for the Broadmoor Bluffs area. Property values will go down and the tax burden that we have endured to ensure the homeowners' family receives will not be reciprocal to the families who would reside in such a planned area.”

“Property values: They will drop and also the broken window theory will take its toll.”

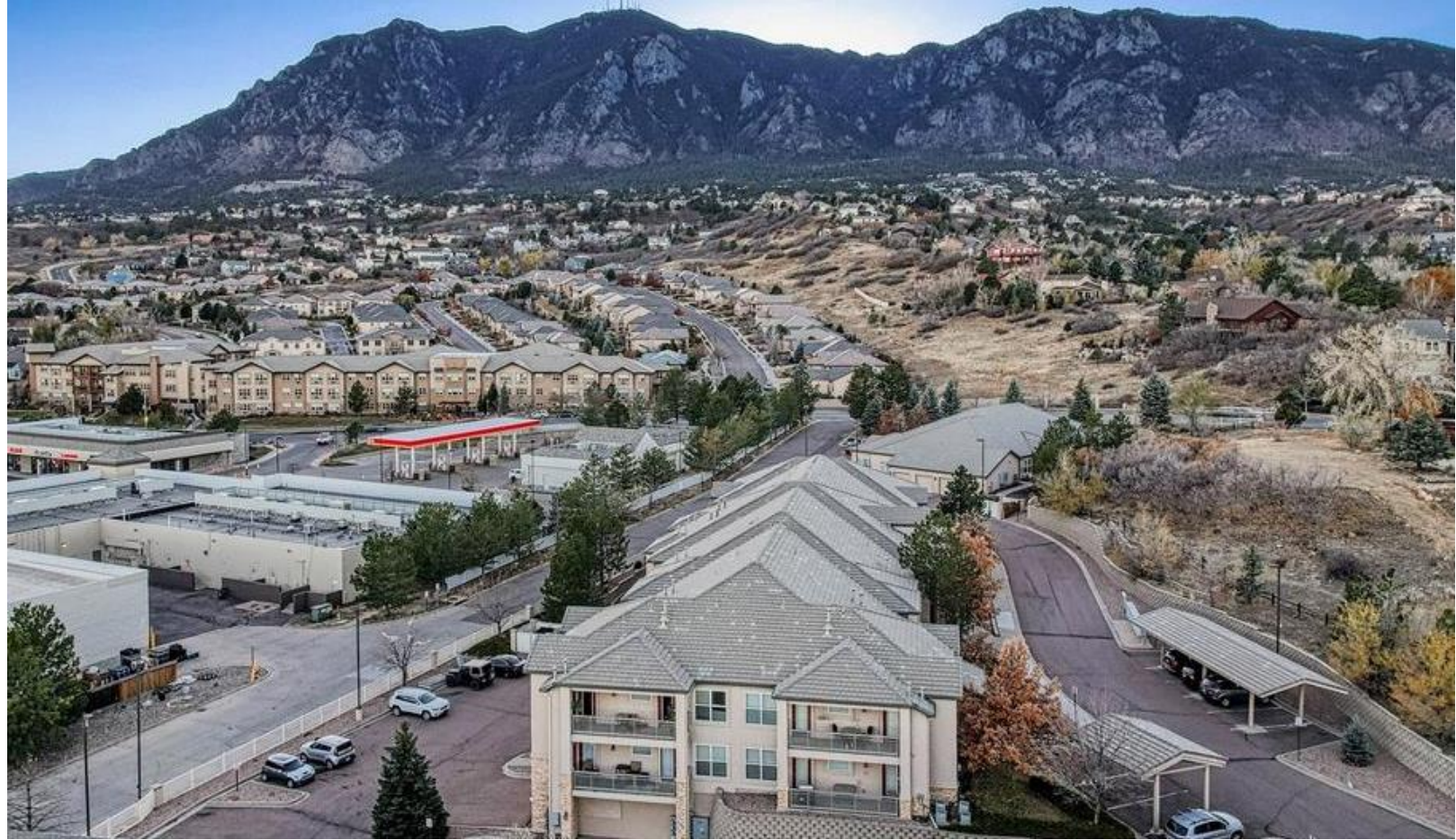
PROPERTY VALUES

Concerns:

1. Property value decreases
2. Neighborhood appearance
3. Poor aesthetics

What we can measure:

- 1 Sale Price



Aerial of Condominiums adjacent to The Ridge and Broadmoor Bluffs Neighborhood

PROPERTY VALUES

1 Sale Price

Methodology:

- Transaction data from the El Paso County assessors office
- Analyzed median sales price for each year of Single Family Home (SFH) and condominium (Condo) purchases
 - 1,000 ft of The Ridge
 - Within Broadmoor Bluffs
 - Citywide



The Ridge (two buildings on the right) and Condominium (back left)

PROPERTY VALUES



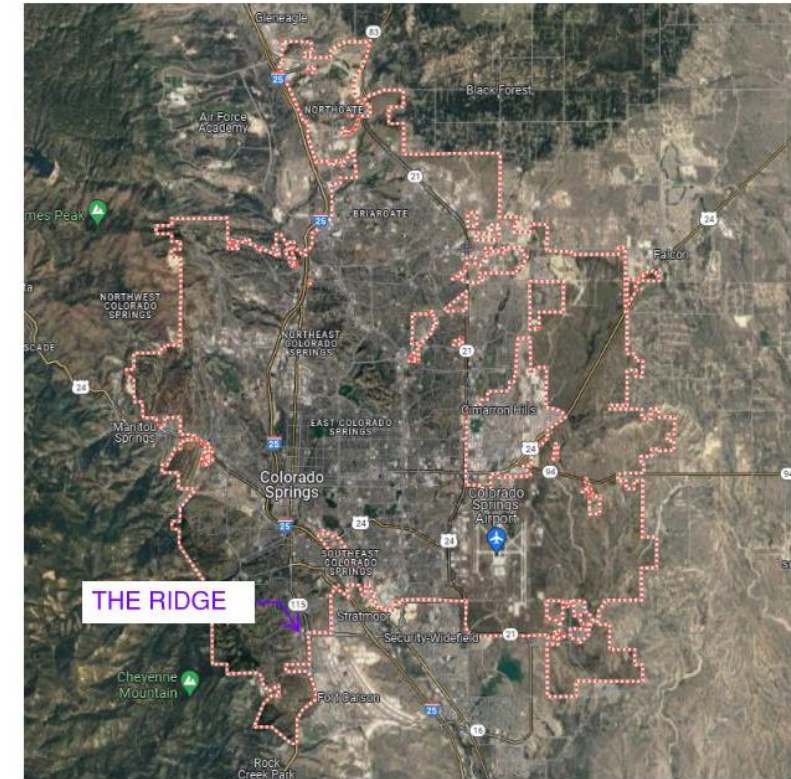
1,000' FROM THE RIDGE



BROADMOOR BLUFFS NEIGHBORHOOD



CITY OF COLORADO SPRINGS



CONDOMINIUMS:

- Total: 44 units
- Median Size: 1,098 sqft
- Median Year Built: 2005

SINGLE FAMILY HOMES:

- Total: 277 units
- Median Size: 2,185 sqft
- Median Lot Size: 3,920 sqft
- Median Year Built: 1996

CONDOMINIUMS:

- Total: 183 units
- Median Size: 1,184 sqft
- Median Year Built: 1984

SINGLE FAMILY HOMES:

- Total: 922 units
- Median Size: 3,185
- Median Lot Size: 13,939 sqft
- Median Year Built: 1987

CONDOMINIUMS:

- Total: 8,046 units*
- Median Size: 1,149**
- Median Year Built: 1984**

SINGLE FAMILY HOMES:

- Total: 119,491 units*
- Median Size: 2,355sqft**
- Median Year Built: 1990**

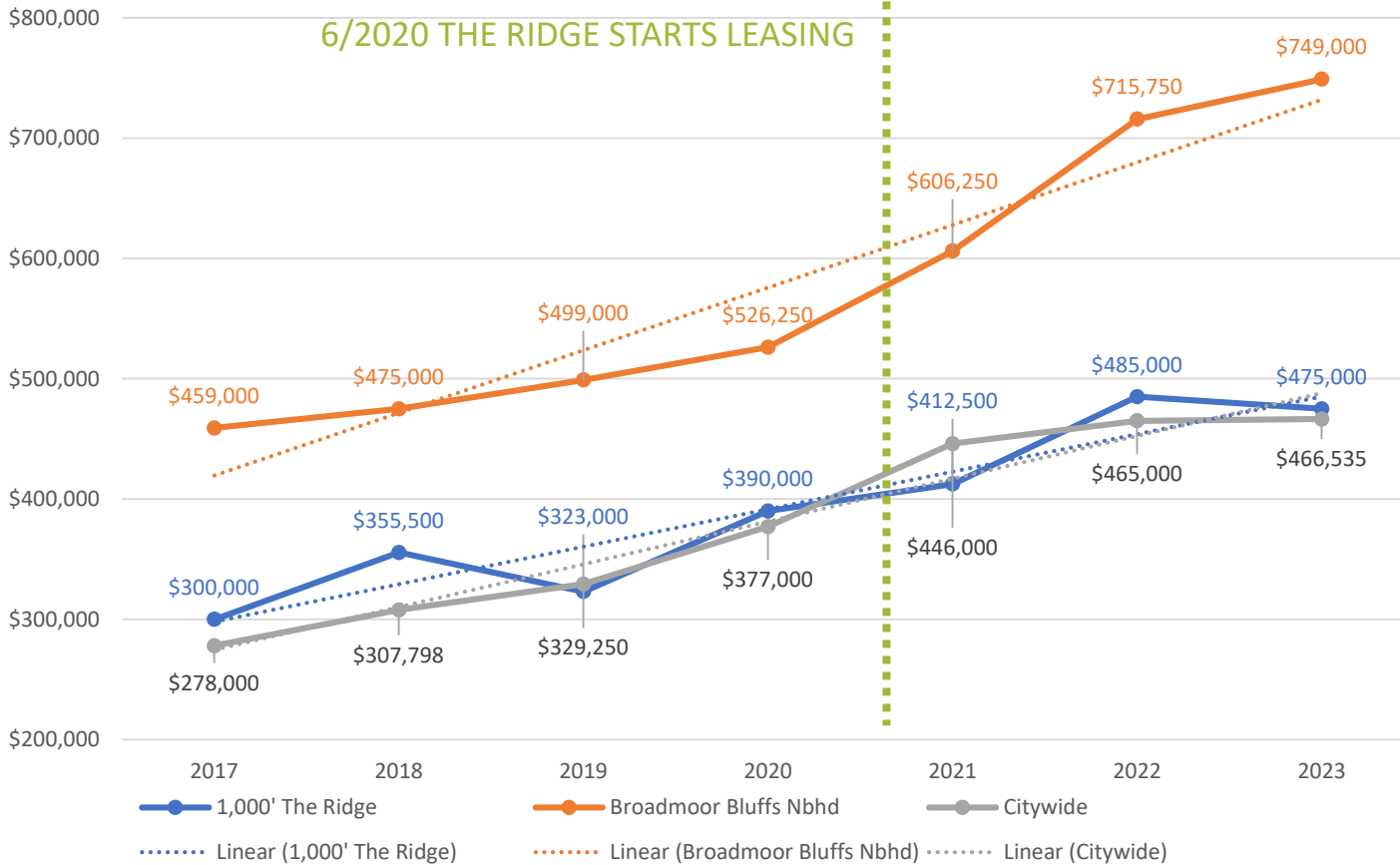
*Total property type within City

**Median of sales transactions

PROPERTY VALUES - SFH

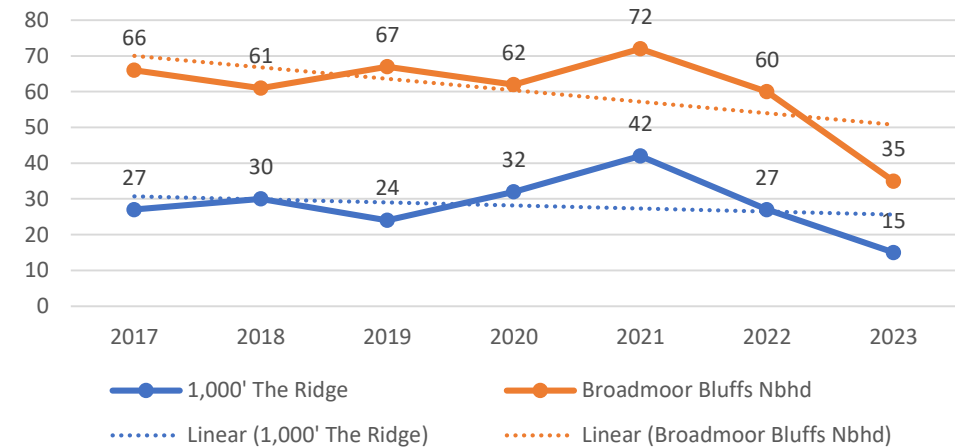


Median Sale Price - Single Family Homes



MEDIAN SALE PRICE - SINGLE FAMILY HOMES			
	1,000' The Ridge	Broadmoor Bluffs Nbhd	Citywide
2017	\$300,000	\$459,000	\$278,000
2018	\$355,500	\$475,000	\$307,798
2019	\$323,000	\$499,000	\$329,250
2020	\$390,000	\$526,250	\$377,000
2021	\$412,500	\$606,250	\$446,000
2022	\$485,000	\$715,750	\$465,000
2023	\$475,000	\$749,000	\$466,535

Number of Sales - Single Family Homes

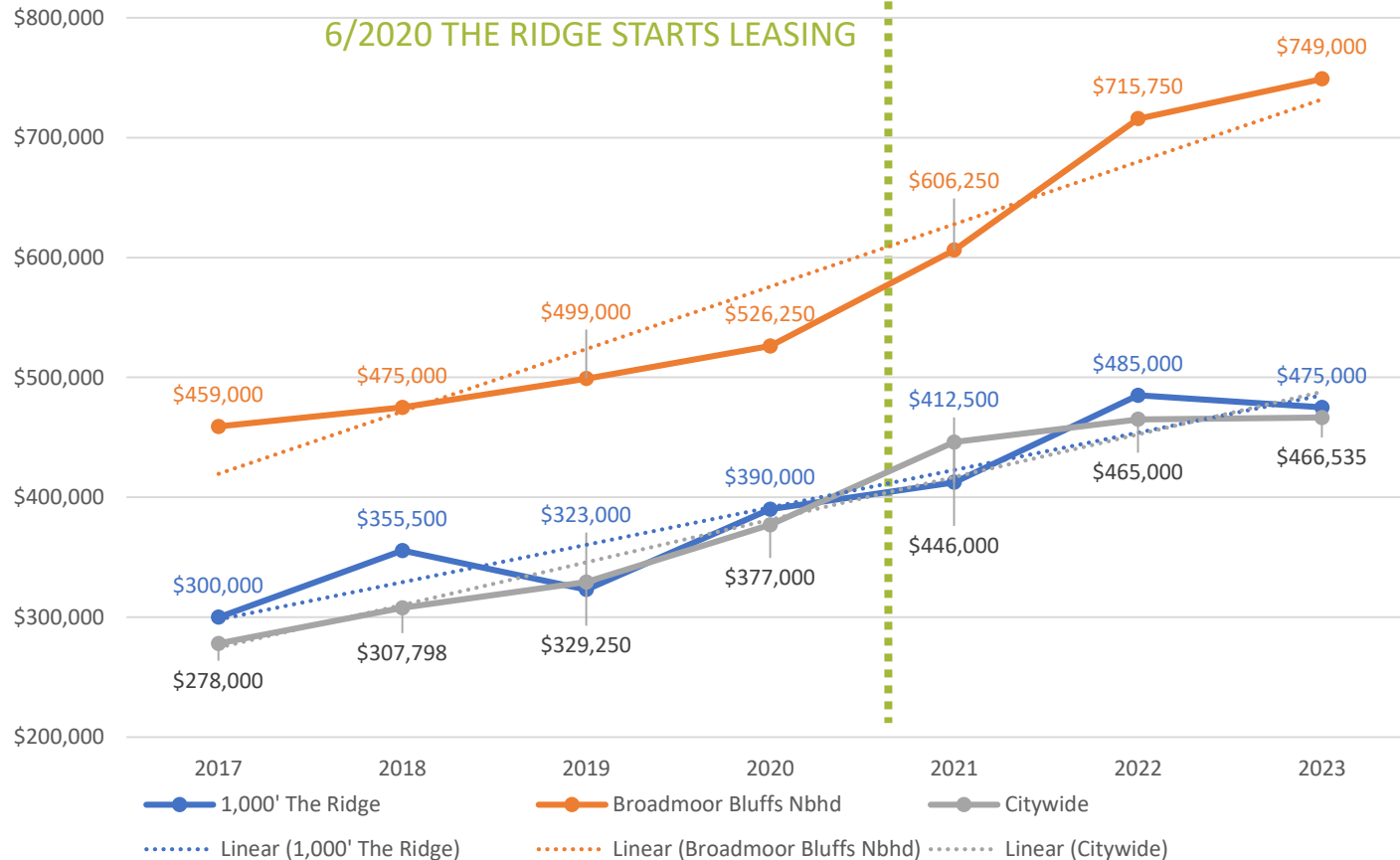


PROPERTY VALUES - SFH



Median Sale Price - Single Family Homes

6/2020 THE RIDGE STARTS LEASING



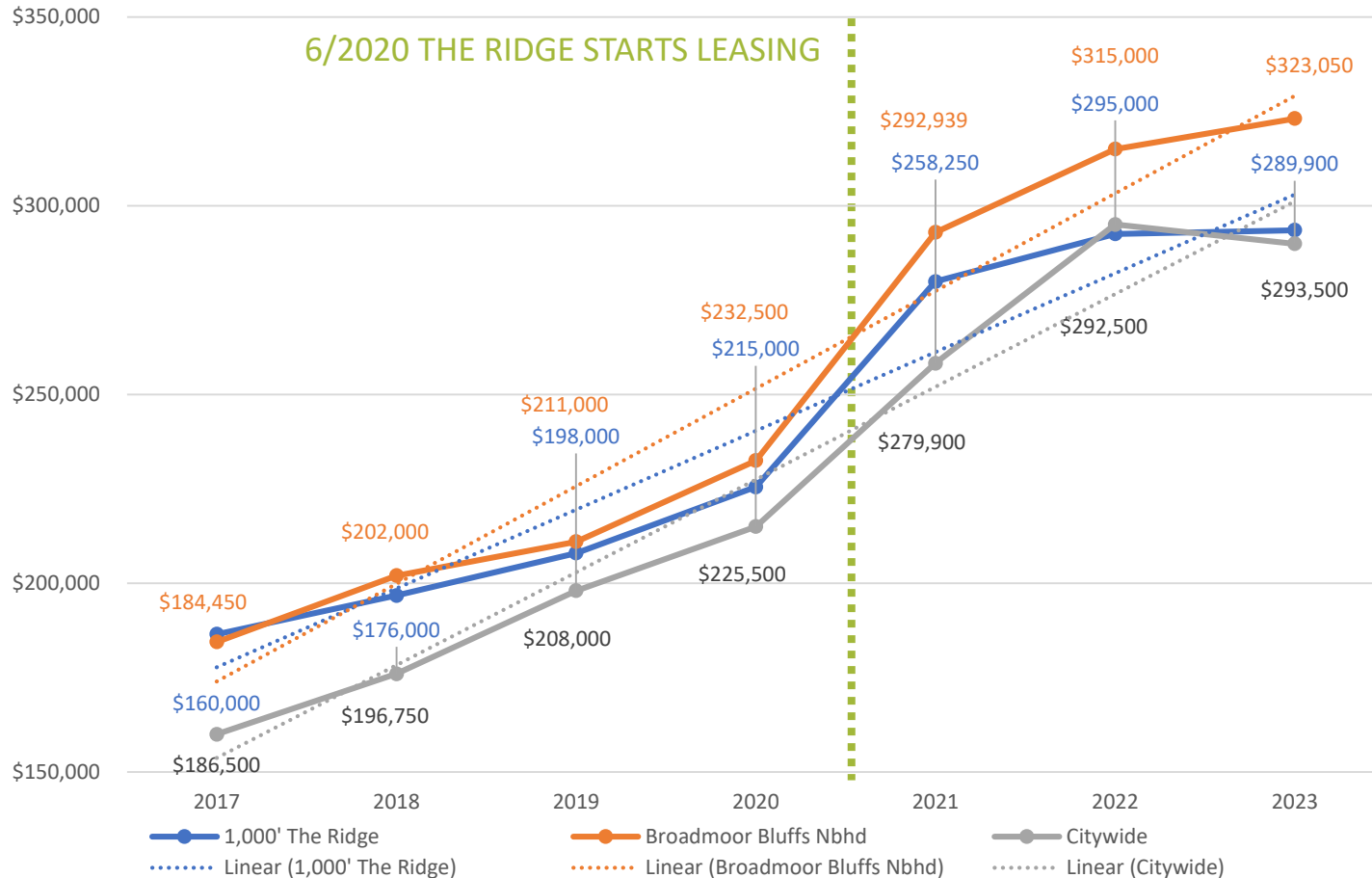
Analysis

- Sales prices did not decrease after The Ridge began leasing.
- SFH sales prices within the City increased 68% between 2017 and 2023 and 24% between 2020 and 2023
- SFH sales prices in the Broadmoor Bluffs neighborhood increased 63% between 2017 and 2023 and 42% between 2020 and 2023.
- SFH sales prices within 1,000' of The Ridge increased 58% between 2017 and 2023 and 22% between 2020 and 2023.

PROPERTY VALUES - CONDO

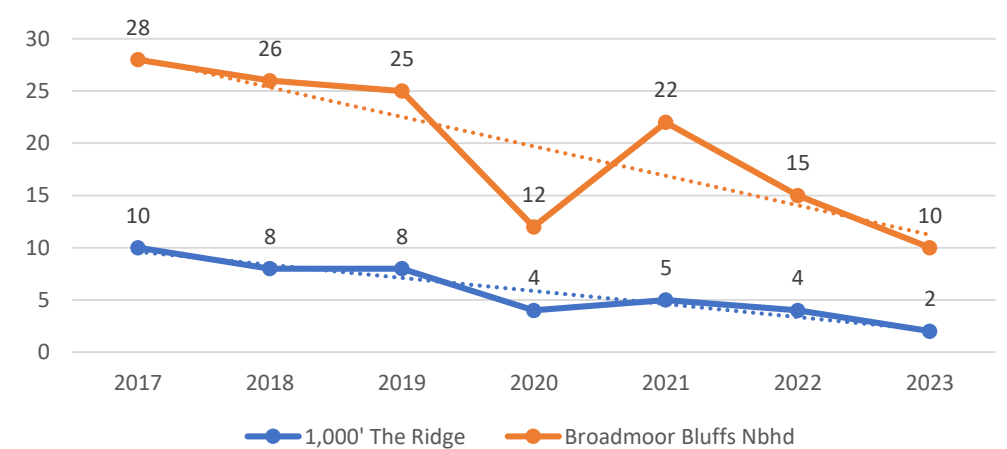


Median Sale Price - Condominiums



MEDIAN SALE PRICE - CONDOMINIUMS			
	1,000' The Ridge	Broadmoor Bluffs Nbhd	Citywide
2017	\$186,500	\$184,450	\$160,000
2018	\$196,750	\$202,000	\$176,000
2019	\$208,000	\$211,000	\$198,000
2020	\$225,500	\$232,500	\$215,000
2021	\$279,900	\$292,939	\$258,250
2022	\$292,500	\$315,000	\$295,000
2023	\$293,500	\$323,050	\$289,900

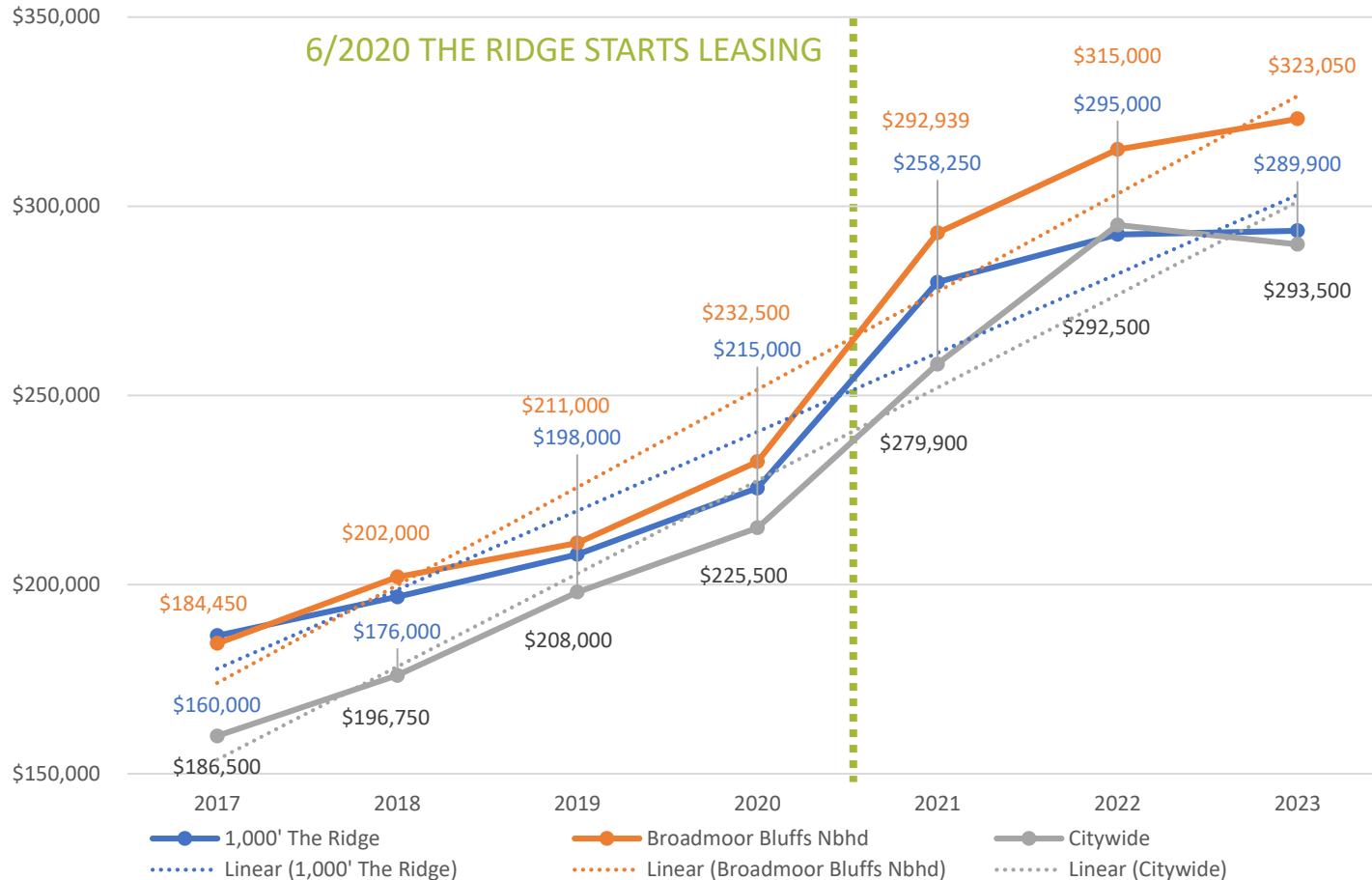
Number of Sales - Condominiums



PROPERTY VALUES - CONDO



Median Sale Price - Condominiums



Analysis

- Sales prices did not decrease after The Ridge began leasing.
- Condominium sales prices within the City increased 81% between 2017 and 2023 and 35% between 2020 and 2023
- Condominium sales prices in the Broadmoor Bluffs neighborhood increased 75% between 2017 and 2023 and 39% between 2020 and 2023.
- Condominium sales prices within 1,000' of The Ridge increased 57% between 2017 and 2023 and 30% between 2020 and 2023.

CRIME

“You will have people with nothing to do, but wander the neighborhoods and all you need is a motivated offender, opportunity and victim in order for a crime to occur.”

“This project will also have a considerable impact on the Broadmoor Bluffs neighborhood, with schools, possible crime, traffic, and even possible deterioration of property values.”

“Crime concerns and rental management concerns for low-income tenants.”

CRIME

Concerns:

1. Property Crime (e.g., trespassing, targeting senior homes)
2. Loitering
3. Undefined “crime concerns”
4. Data supporting low-income projects invite more crime
5. Recent murder at nearby low-income apartment

What we can measure:

- 1 Number of Cases



CRIME

1 Number of Cases



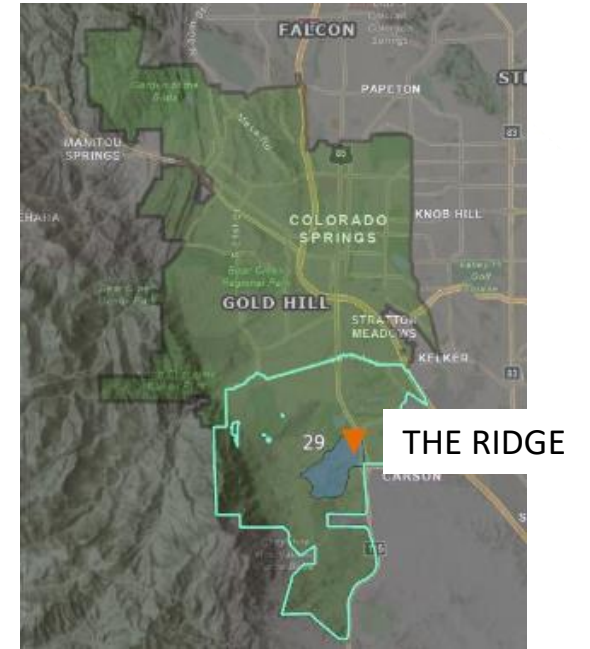
BROADMOOR BLUFFS NEIGHBORHOOD

- Population: ~4,000
- Population of The Ridge: ~140, ~3.5%



SECTOR 29

- Population: ~10,500



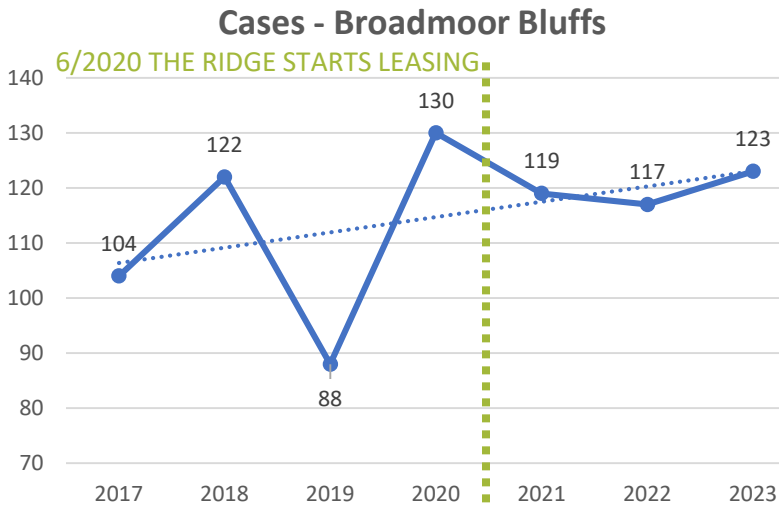
GOLD HILL DIVISION

- Population: ~94,400

CRIME



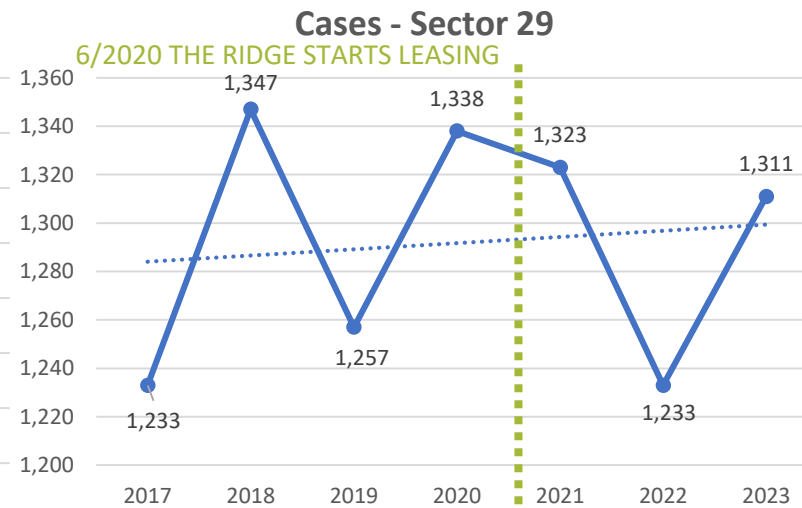
Number of Cases



- Population: ~4,000, The Ridge 140 ~3.5%

Analysis

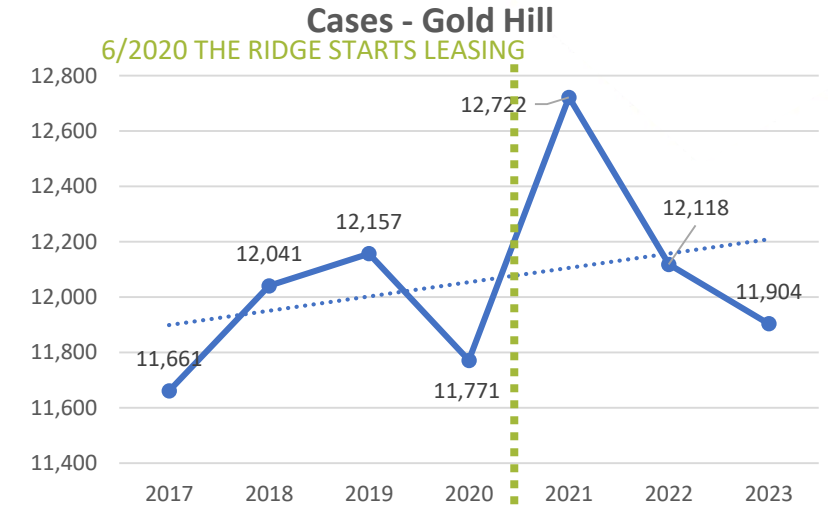
- The number of cases between 2017 and 2023 has increased by 18%
- The number of cases between 2020 and 2023 has decreased by 5%



- Population: ~10,500

Analysis

- The number of cases between 2017 and 2023 has increased by 6%
- The number of cases between 2020 and 2023 has decreased by 2%



- Population: ~94,400

Analysis

- The number of cases between 2017 and 2023 has increased by 2%
- The number of cases between 2020 and 2023 has increased by 1%

CONTACT



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