



DOWNTOWN
COLORADO SPRINGS





DOWNTOWN

CITY CENTER

→ **TRANSIT CENTER**
1 block

↑ **ACACIA PARK & FOUNTAIN**
1 block

→ **PUBLIC PARKING GARAGE**
1 block

DOWNTOWN COLORADO SPRINGS
A Walkable, Livable Community

- Shopping
- Dining
- Entertainment
- Parks & Open Space
- Fontain
- Trails
- Trail Access
- Visitor Information
- Transit Hub
- Public Parking
- Public Parking
- You Are Here

www.DowntownCS.com





Downtown Development Authority

- 11 new Downtown businesses/
35,000 sqft leased space
- 14 cases Downtown Review Board
- 8 ribbon cutting events
- Online real estate vacancy database
- \$300,000 in grants
- Master plan update

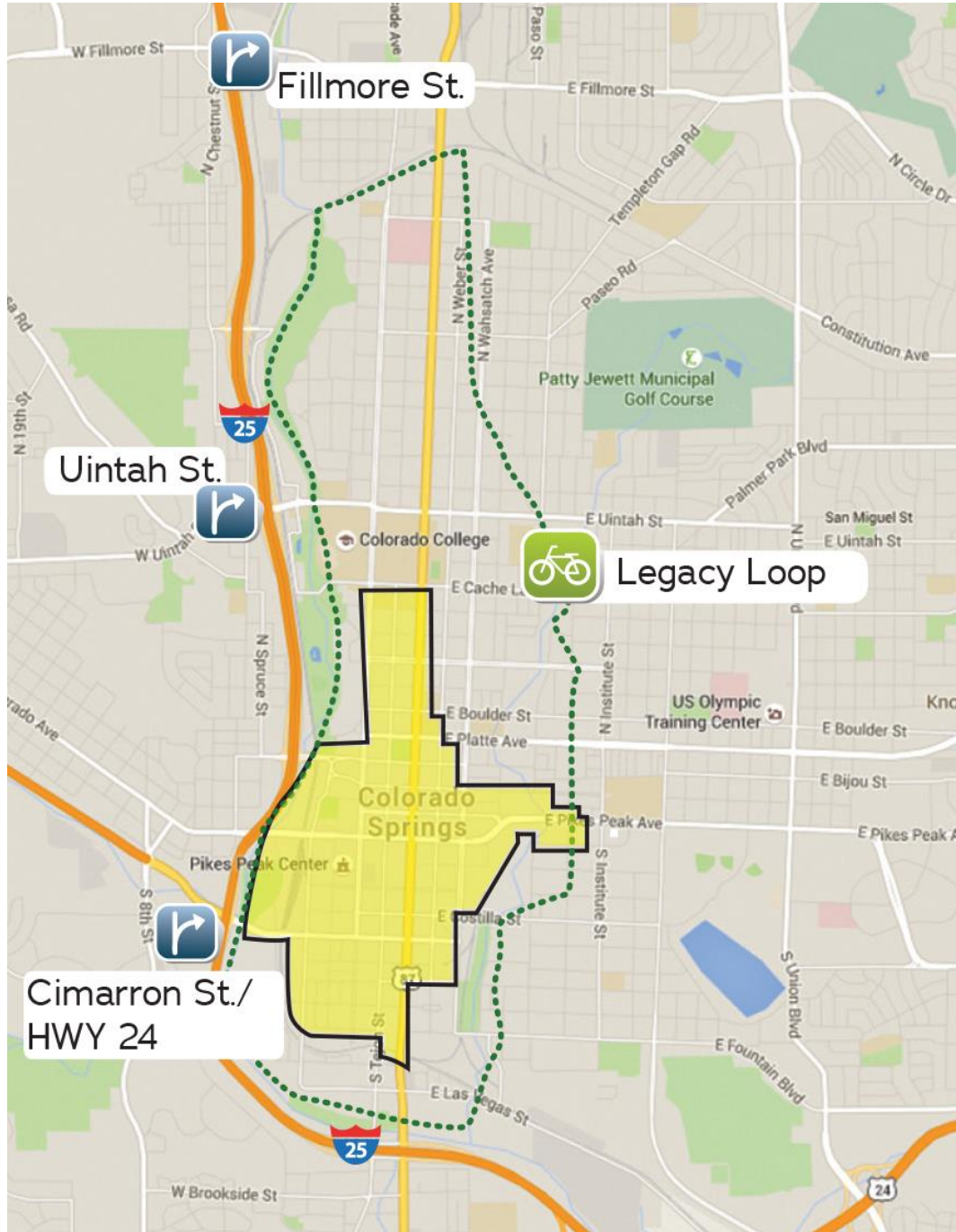
Business Improvement District

- Clean team: 32 blocks, 7 days a week
- 31 snow incidents (23 tons of ice melt!)
- 91 flowerbeds, 49 flowerpots
- New holiday décor, wayfinding signage, tree lights
- Marketing campaigns, tourism promotion, social media, Downtown Gift Cards, Holiday Coupon books and much more

Downtown Ventures

- Art on the Streets
- Skate in the Park
- First Fridays gallery walks
- Downtown Sunday Market
- Core Culture walking tours
- Starlight Cinema





Downtown is 2% of the city's land mass, yet contributes **14 times** its geographic weight in sales tax.

Residential





Boulder Crescent
1960

Blue Dot Place
2016





12 employees to every one resident

\$1,100/month



1.6%

Vacancy Rate Downtown



3.6%

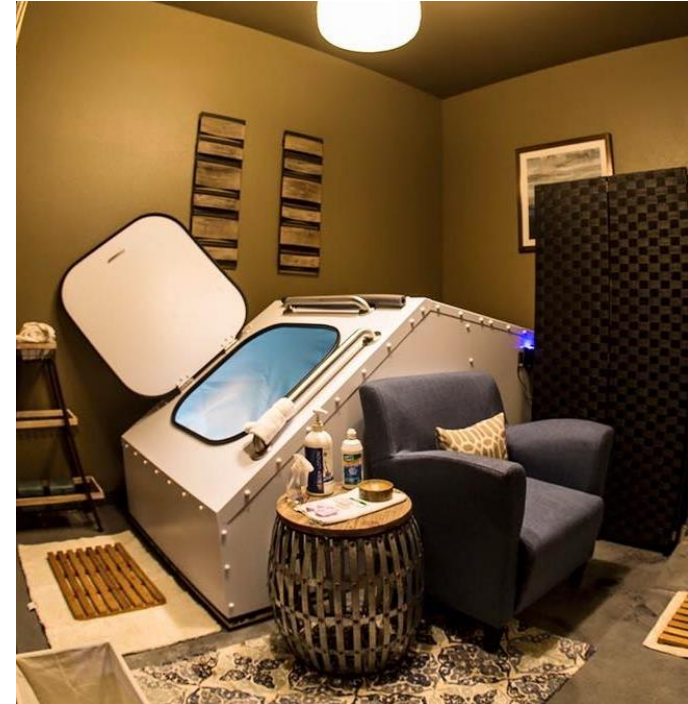
Vacancy Rate Citywide

\$1,100 a month units saw a 1.6% vacancy rate in the greater downtown versus 3.6% vacancy for the same price point citywide

Retail and Restaurant



17 net new retailers, restaurants and service providers in 2015*



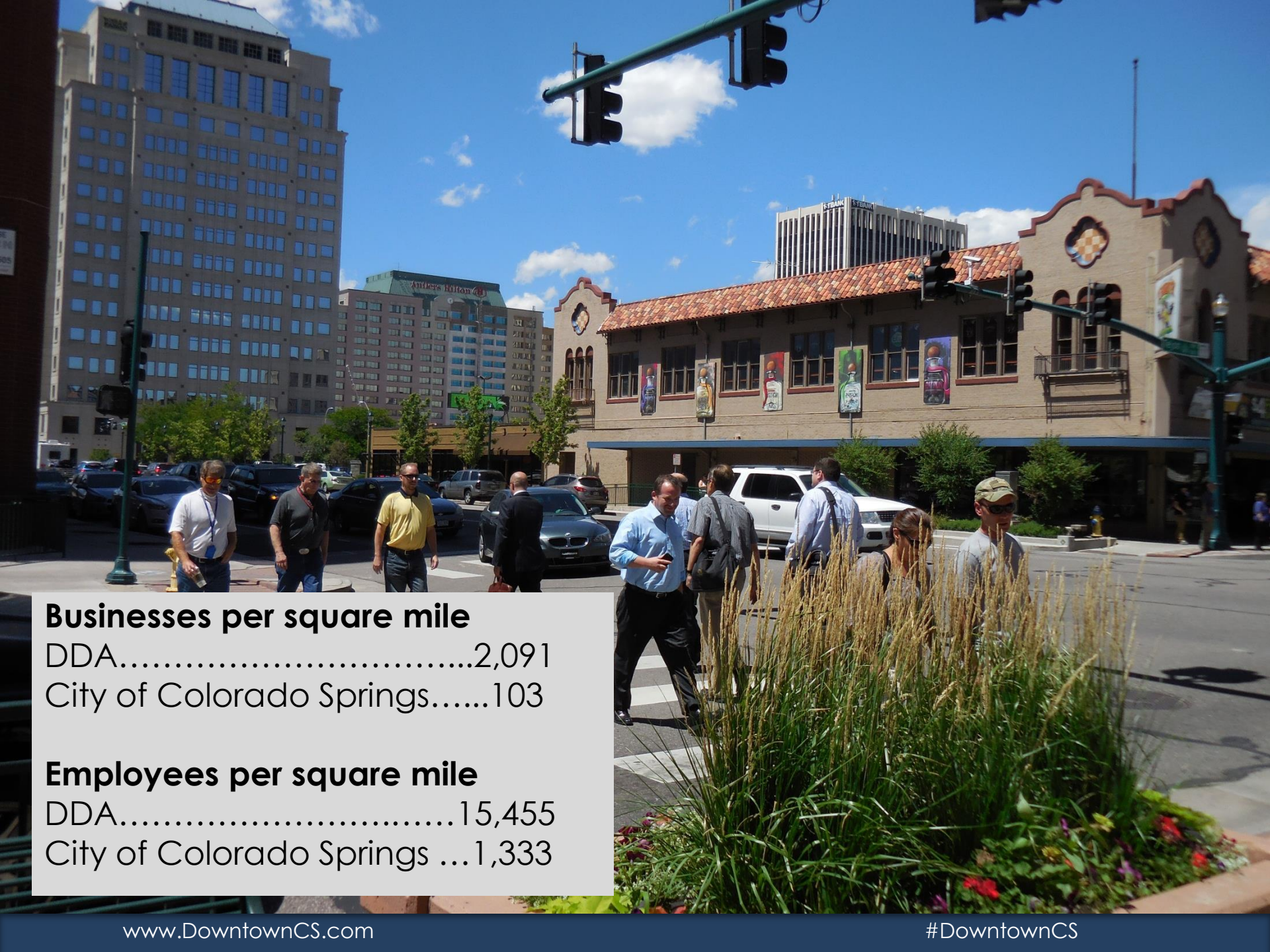
*street level



- Holiday sales also continued to show strength, but did not demonstrate year over year growth from 2014.
- Retail experienced an annual decline in sales of 6% overall, but saw an increase from the previous year in July (+18%) September (+11%) and October (+10%)

Workforce and Office





Businesses per square mile

DDA.....2,091
City of Colorado Springs.....103

Employees per square mile

DDA.....15,455
City of Colorado Springs ...1,333



2015 At A Glance

- 40,166 sqf net absorption
- 9.4 % vacancy all classes
- 13.52 % Class A vacancy

Development and Investment





\$512,996,202



\$74,693,202

\$157,750,000

\$280,553,000

Complete*

Under Construction

Announced

*complete 2015

Credits

DATA SOURCES

- City of Colorado Springs (multiple departments)
- El Paso County Assessor's Office
- Pikes Peak Regional Building Department
- Colorado Information Marketplace,
- Department of Local Affairs (DOLA)
- Esri
- Costar
- Xceligent
- Quantum Commercial Market Reports
- Cushman and Wakefield Market Reports
- Cultural Office of the Pikes Peak Region
- InfoUSA
- WESTAF Community Vitality Reports
- Walkscore
- Individual businesses, developers, attractions and venues

PHOTOGRAPHY

- Stellar Propeller Studio
- Tom Kimmell Photography
- Jana L. Bussanich Photography
- Colorado Springs Convention and Visitors Bureau



www.DowntownCS.com/storymap

V.

▶ PUBLIC ART AND MURALS TO ENLIVEN DOWNTOWN

▶ INTERPRETIVE ARTWORK THAT REFLECTS OTHER PARTS OF THE CITY

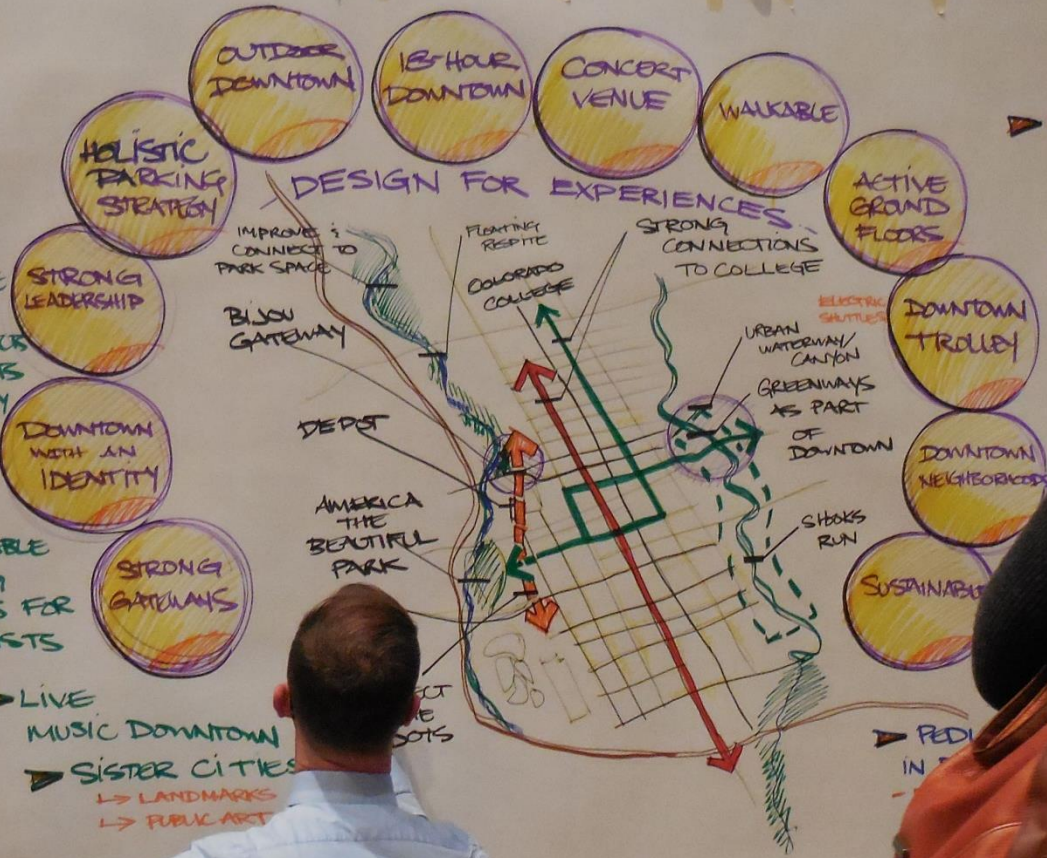
→ ARTS, GREENWAY, HOMELESSNESS

▶ AFFORDABLE HOUSING OPTIONS FOR ARTISTS

RESIDENTS

PUBLIC AND OPTIONS

▶ LIVE MUSIC DOWNTOWN
▶ SISTER CITIES
↳ LANDMARKS
↳ PUBLIC ART



▶ MOST ACCESSIBLE DOWNTOWN IN COUNTRY - SHOULD NOT BE MUSEUM

▶ IMPROVE DOWNTOWN BIJOU
▶ MUST HOME

▶ PEDI IN

▶ 50' PARKING W/ SHORTER TIME LIM
▶ WATER SYSTEM OF GARAGES DISPERS
▶ SOUND DOWNTOWN

OPTIONS

STATE OF DOWNTOWN

Colorado Springs 2016



Economic snapshot and performance indicators