

RESOLUTION NO. 54 - 26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
COLORADO SPRINGS MAKING CERTAIN FINDINGS AND  
APPROVING THE ELEVATE DOWNTOWN PLAN OF  
DEVELOPMENT

WHEREAS, by Ordinance No. 06-135, the City Council of the City of Colorado Springs, Colorado (the "City Council") previously determined that it was prudent and necessary to establish the Colorado Springs Downtown Development Authority (the "Authority") for public health, safety, prosperity, security, and welfare in order to halt or prevent deterioration of property values or structures within the central business district, to assist in the planning, development, and redevelopment of this district, and to be of special benefit to the properties within the boundaries of the district; and

WHEREAS, by Ordinance No. 07-15, the City Council created and established the Authority in accord with the requirements of C.R.S. § 31-25-801 et seq., the Downtown Development Authorities statute, and other applicable law; and

WHEREAS, by Resolution No. 56-07, the City Council made certain findings and approved the Imagine Downtown Final Plan of Development for Colorado Springs dated February 2, 2007 (the "Imagine Downtown Plan") as the plan of development and describing the plan of development area for the Authority; and

WHEREAS, by Ordinance No. 15-20, the City Council amended Ordinance No. 07-15 to redescribe the Authority's plan of development area to include certain additional property; and

WHEREAS, by Resolution No. 116-16, the City Council made certain findings and updated the Imagine Downtown Plan through the approval of the Experience Downtown Plan of Development for Colorado Springs dated November 8, 2016 (the "Experience Downtown Plan") as the plan of development and describing the plan of development area for the Authority; and

WHEREAS, the Elevate Downtown Plan of Development, Volume 1 (the "Elevate Downtown Plan") is intended to update the Experience Downtown Plan, constitutes a plan of development as defined in C.R.S. §31-25-802(6.6), and sets forth the boundaries of the plan of development; and

WHEREAS, the boundaries of the Elevate Downtown Plan are intended to hereafter constitute the "plan of development area" as defined in C.R.S. § 31-25-802(6.8); and

WHEREAS, School District 11 has been permitted to participate in an advisory capacity regarding inclusion in the Elevate Downtown Plan as provided for in C.R.S. § 31-25-807(3)(d); and

WHEREAS, the Authority's Board has considered and approved the Elevate Downtown Plan by resolution and recommended that the City's Downtown Review Board, Planning Commission, and the City Council consider and approve the Elevate Downtown Plan; and

WHEREAS, the City's Downtown Review Board and Planning Commission have considered and recommended approval of the Elevate Downtown Plan; and

WHEREAS, following duly given public notice, the City Council held a public hearing on May 26, 2026 at which all written comments received by the City Council were considered and all persons present were afforded the opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:**

Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council in support of this Resolution.

Section 2. The City Council finds and determines that corrective measures are needed to halt or prevent deterioration of property values or structures within the boundaries of the Elevate Downtown Plan, and to halt or prevent the growth of blighted areas therein. The City Council further finds that the Elevate Downtown Plan, which is attached hereto and incorporated herein, will afford maximum opportunity, consistent with the sound needs and plans of the City of Colorado Springs as a whole, for development or redevelopment of the plan of development area, by the Authority and private enterprise.

Section 3. The City Council finds and determines that the Elevate Downtown Plan will be used as a basis for development of public facilities and other improvements to public or private property, including removal, site preparation, renovation, repair, remodeling, construction or other changes in existing buildings that may be necessary or appropriate to the execution of the Elevate Downtown Plan. The City Council further finds

that the Elevate Downtown Plan will promote economic growth and implement such physical changes appropriate within the plan of development area.

Section 4. The City Council finds and determines that the tax increment provisions set forth in the Imagine Downtown Plan, the Experience Downtown Plan, and the Elevate Downtown Plan, including the continuation of the set thirty (30) year period of tax increment financing as approved in the Imagine Downtown Plan through Resolution No. 56-07, are adequate and necessary to provide tax increment financing and to implement the Elevate Downtown Plan. No changes to the tax increment financing are being made through this Resolution.

Section 5. The City Council finds and determines that the boundaries of the plan of development and plan of development area are those boundaries described in Chapter 3 of Volume 1 of the Elevate Downtown Plan.

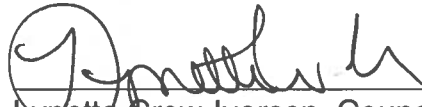
Section 6. The City Council hereby, except with respect to tax increment financing and as otherwise set forth in this Resolution, replaces the Experience Downtown Plan with the Elevate Downtown Plan.

Section 7. The City Council finds and determines that the Elevate Downtown Plan as presented to City Council on May 26, 2026 has been duly reviewed and considered by City Council, is hereby adopted by the City Council, and incorporated in this Resolution by reference as if fully set forth herein.

Section 8. The City Council authorizes development projects within the boundaries of and consistent with the Elevate Downtown Plan.

Section 9. The City of Colorado Springs and the Authority are authorized to take any and all actions pursuant to the Downtown Development Authorities statute, C.R.S. § 31-25-801 et seq., and other applicable laws to carry out the Elevate Downtown Plan.

Dated at Colorado Springs, Colorado this 26<sup>th</sup> day of May 2026.

  
Lynette Crow-Iverson, Council President

ATTEST:

  
Sarah B. Johnson, City Clerk

