



## MORENO & CASCADE AVENUE URBAN RENEWAL AREA

CITY OF COLORADO SPRINGS - CITY COUNCIL WORK SESSION  
JANUARY 26, 2026





**PURPOSE:**

Urban Renewal allows cities throughout Colorado to address blight and stimulate redevelopment by temporarily redirecting incremental tax revenue from taxing entities to fund public improvements.

**Remediate / Eliminate Blight**

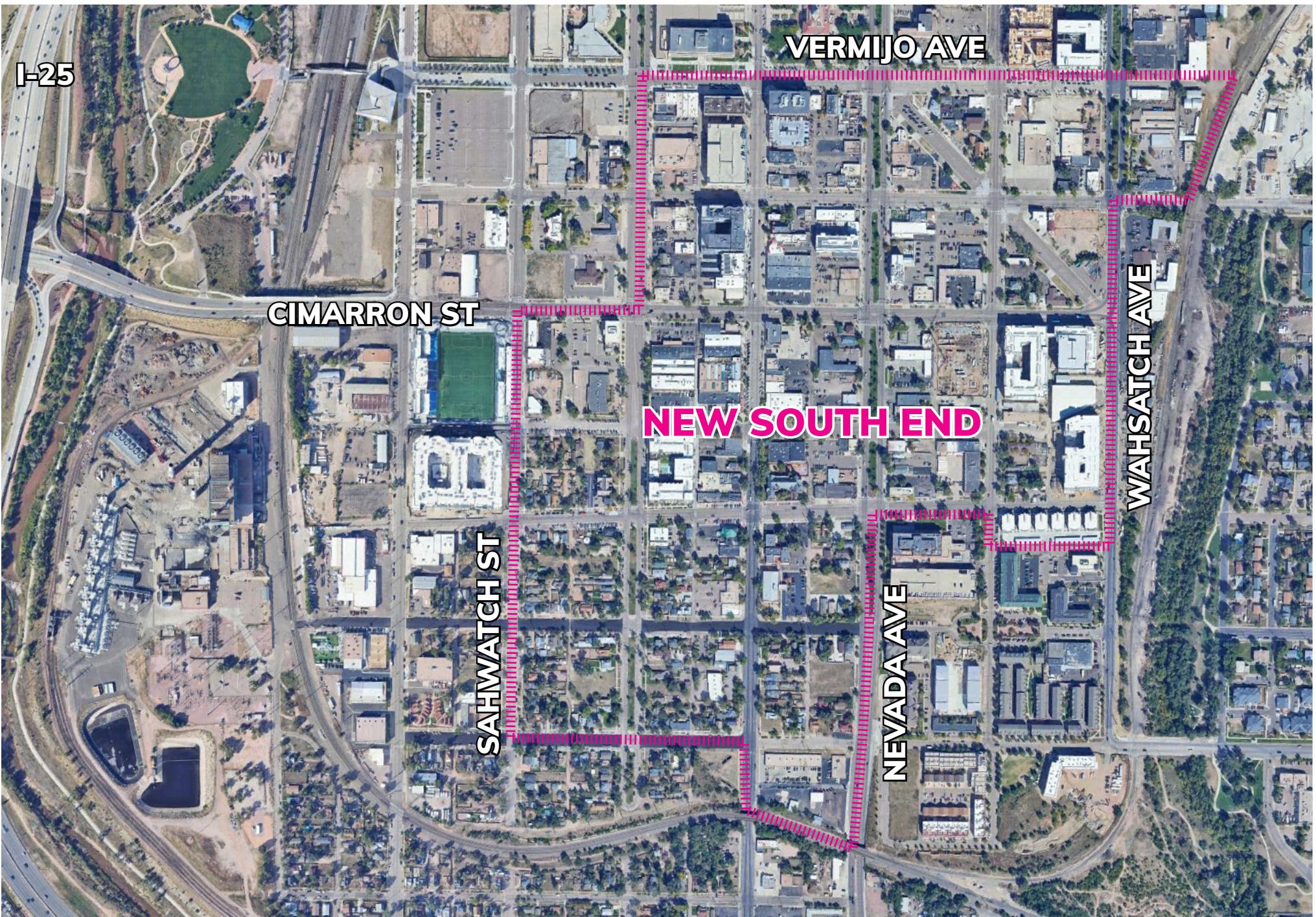
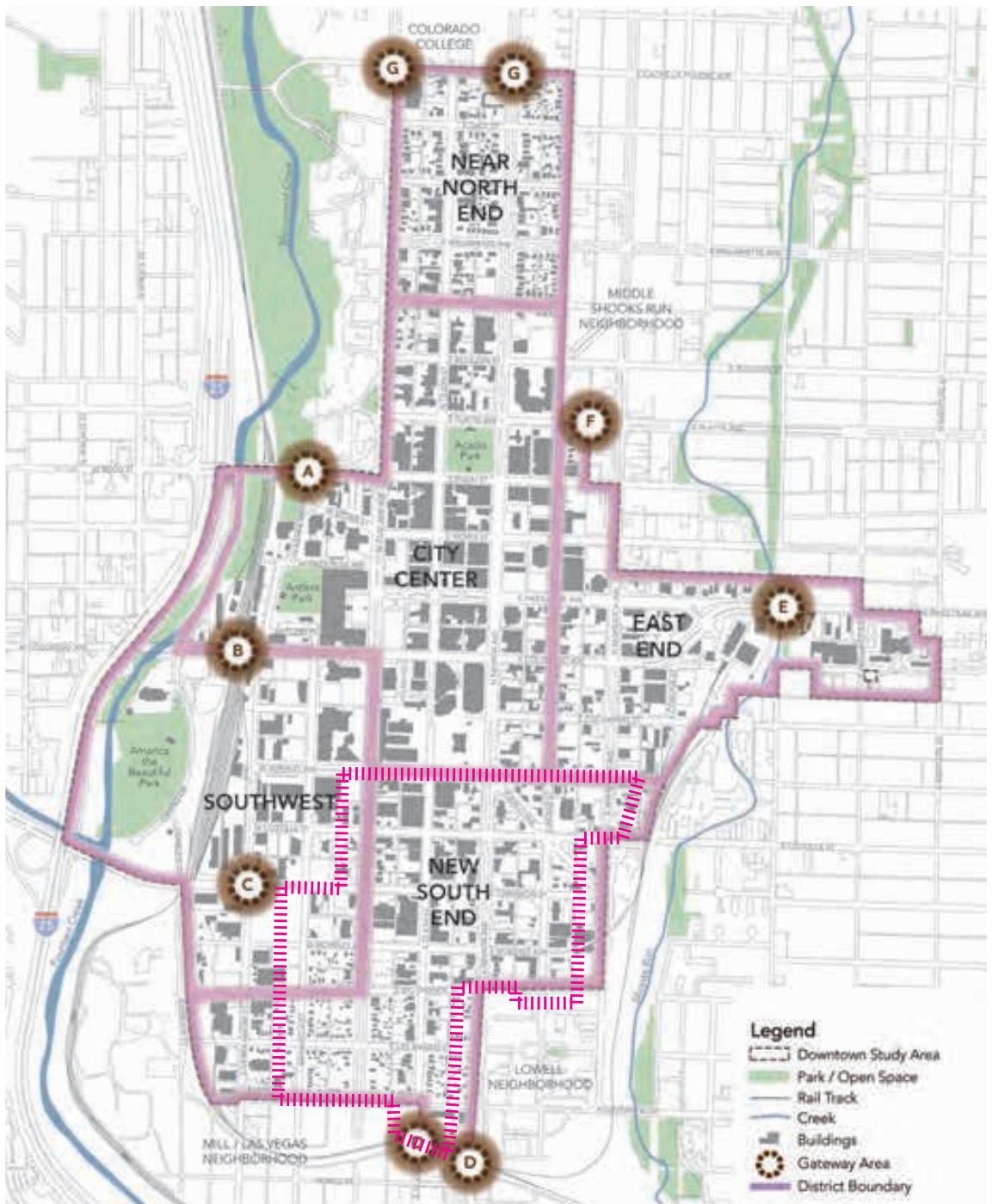
**Partner w/ Private Sector to Build  
Public Improvements**

**Boost Economic Activity + Opportunity**

**Pledge Tax Increment for 25 Years**

**Grow the Long-Term Tax Base**

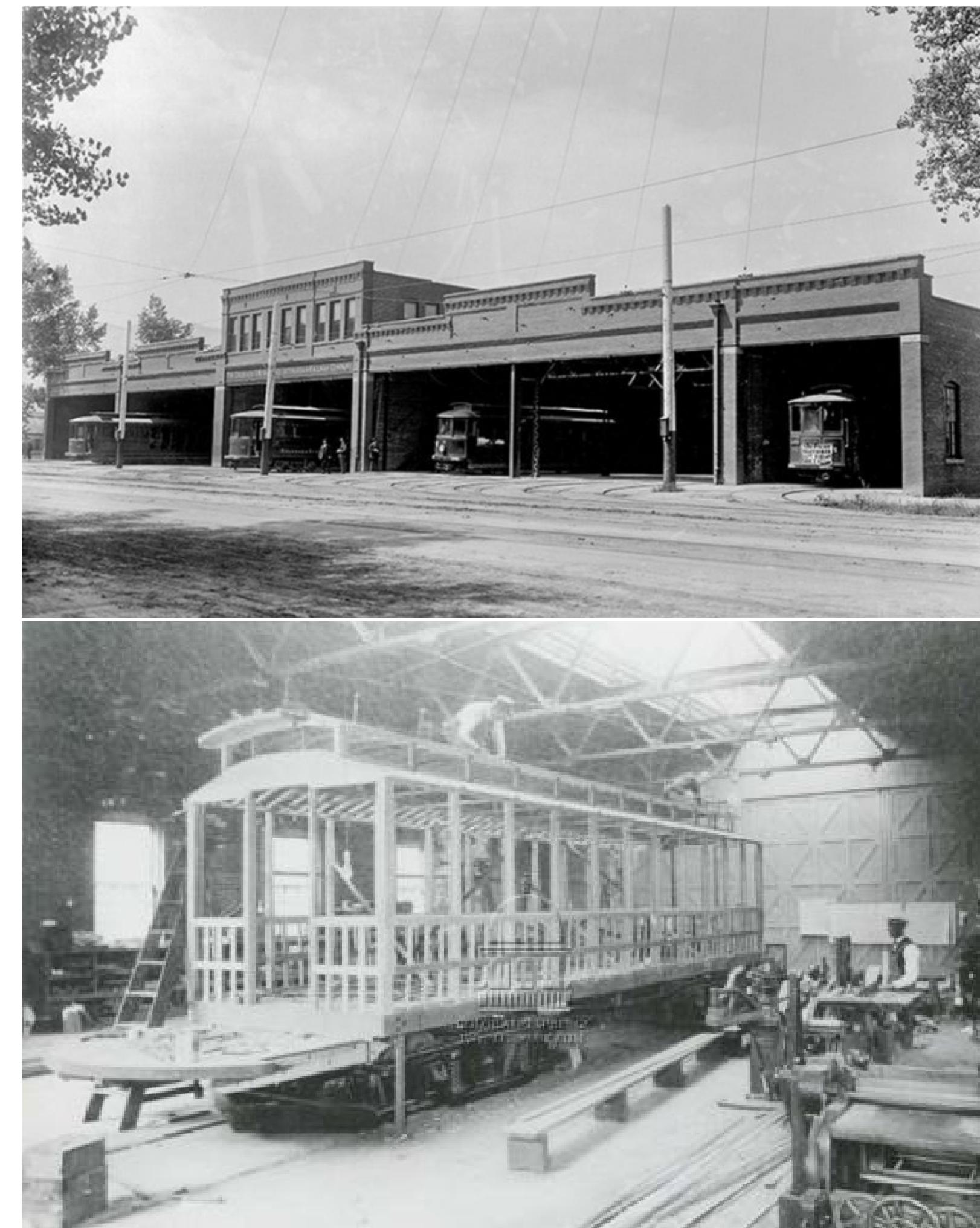




**DOWNTOWN NEIGHBORHOODS** - EXPERIENCE DOWNTOWN MASTER PLAN 2016



SOUTH DOWNTOWN MAP - E.R. WARREN 1889





**SOUTH DOWNTOWN MAP - "BACK THEN"**







# Fountain Creek Watershed

VISION & IMPLEMENTATION PLAN





## CSURA PROJECTS



## MULTIFAMILY DEVELOPMENT

2,000+ NEW UNITS  
12 APARTMENT COMMUNITIES  
9 DEVELOPERS



## HOTEL DEVELOPMENT

301 NEW ROOMS  
3 HOTEL PROPERTIES  
3 DEVELOPERS



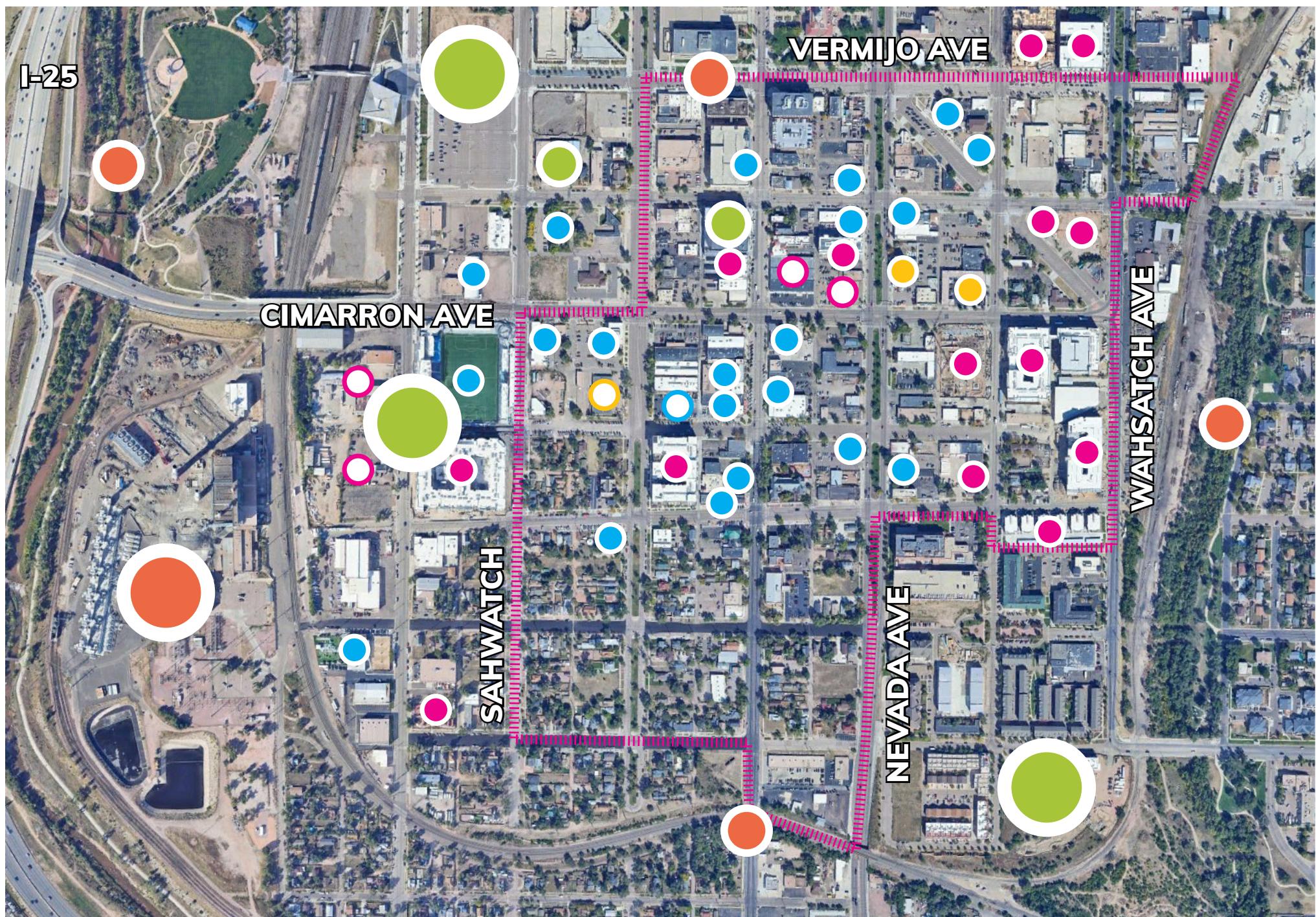
## RESTAURANT / RETAIL / COMMERCIAL + ENTERTAINMENT DEV.

21 RESTAURANTS (TOTAL)  
18 NEW RESTAURANTS  
1 10,000-SEAT STADIUM  
2 BANKS  
1 GROCERY STORE



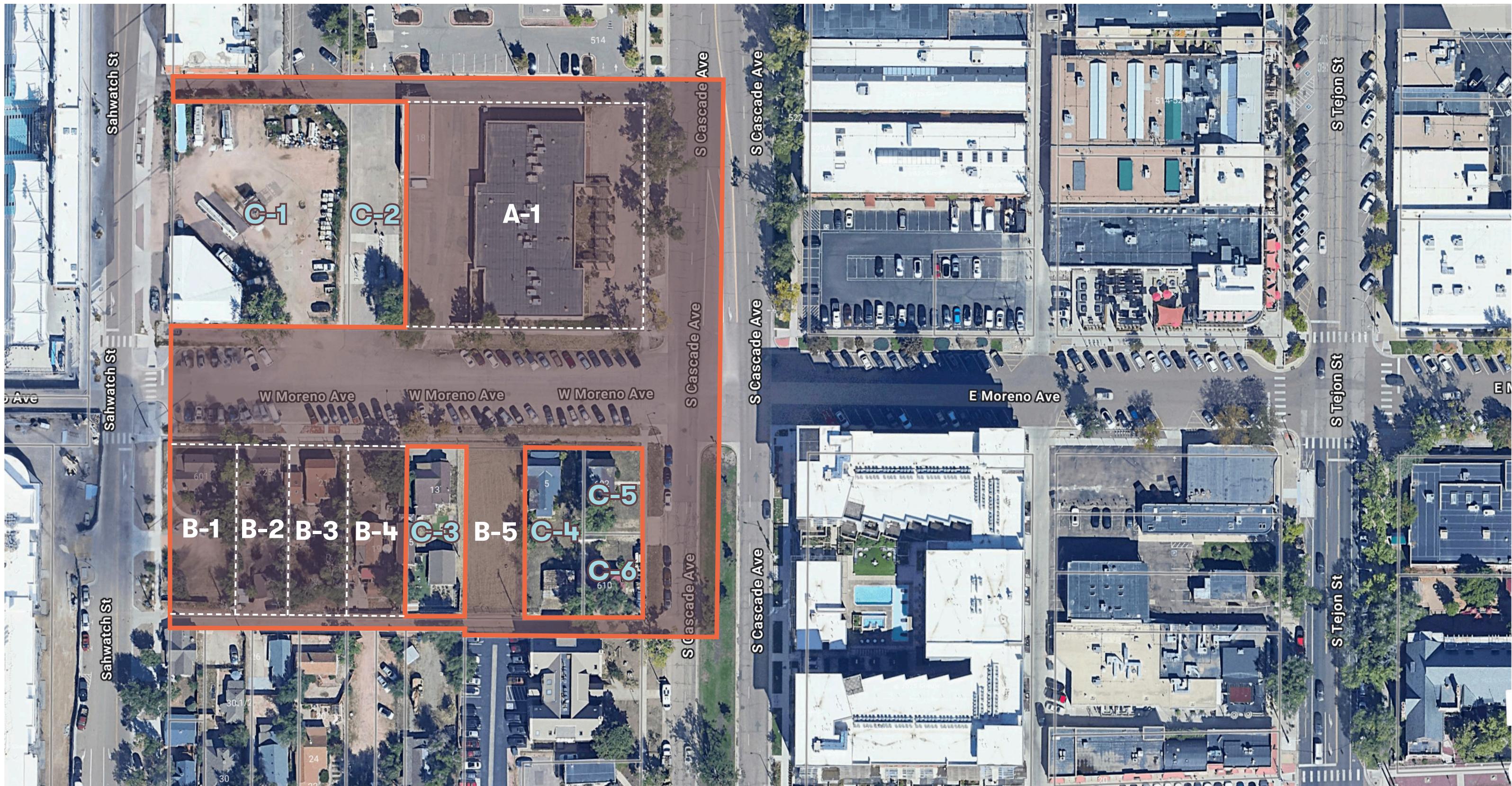
## INFRASTRUCTURE

DRAKE POWER PLANT  
PIKES PEAK WATERWAYS  
SHOOKS RUN  
RAILROAD REALIGNMENT



NEW SOUTH END & ADJACENT - TWO DECADES OF CHANGE

# MORENO & CASCADE AVENUE URA // BOUNDARY



## EXISTING CONDITIONS // MORENO AVE



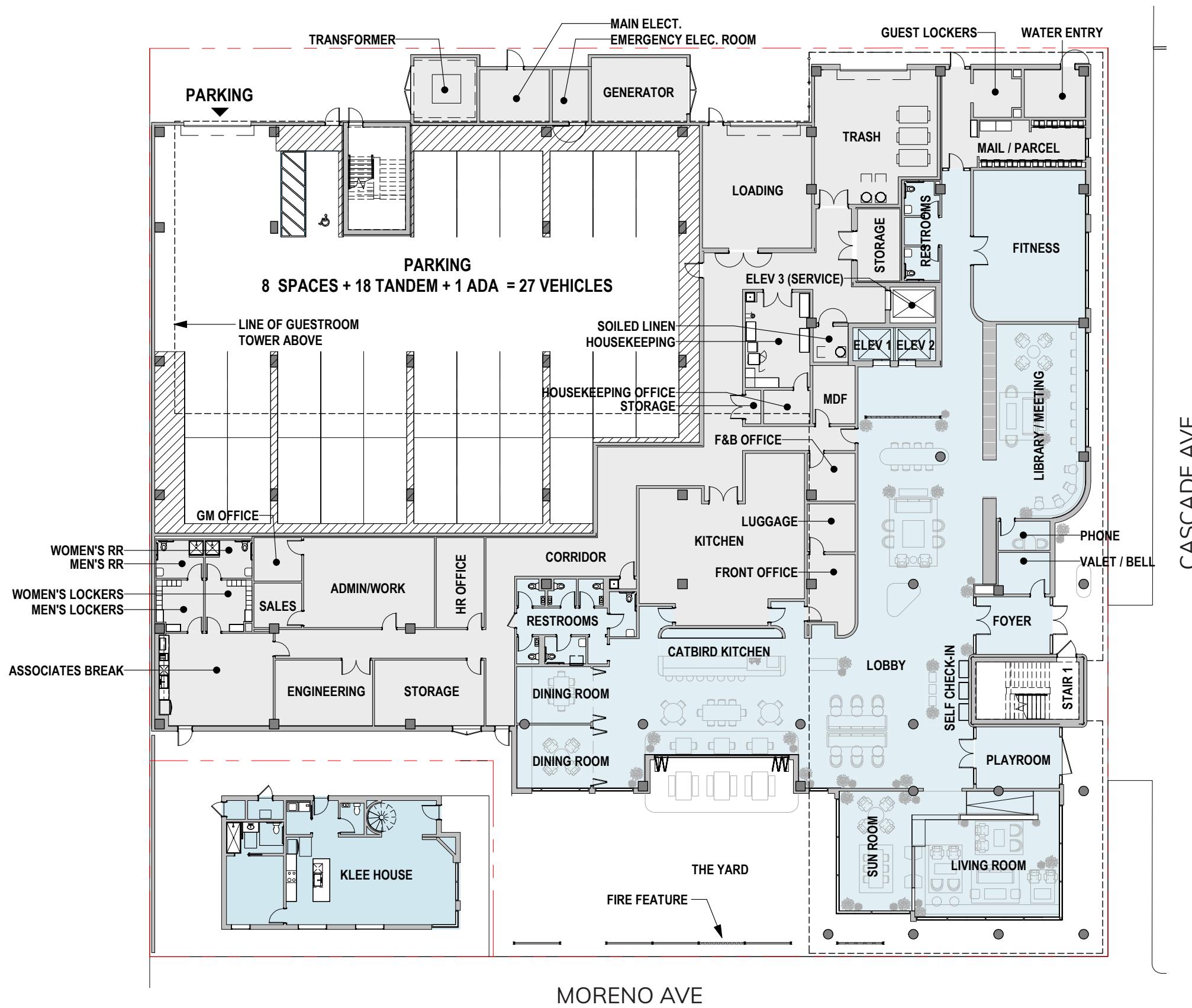
# CATBIRD

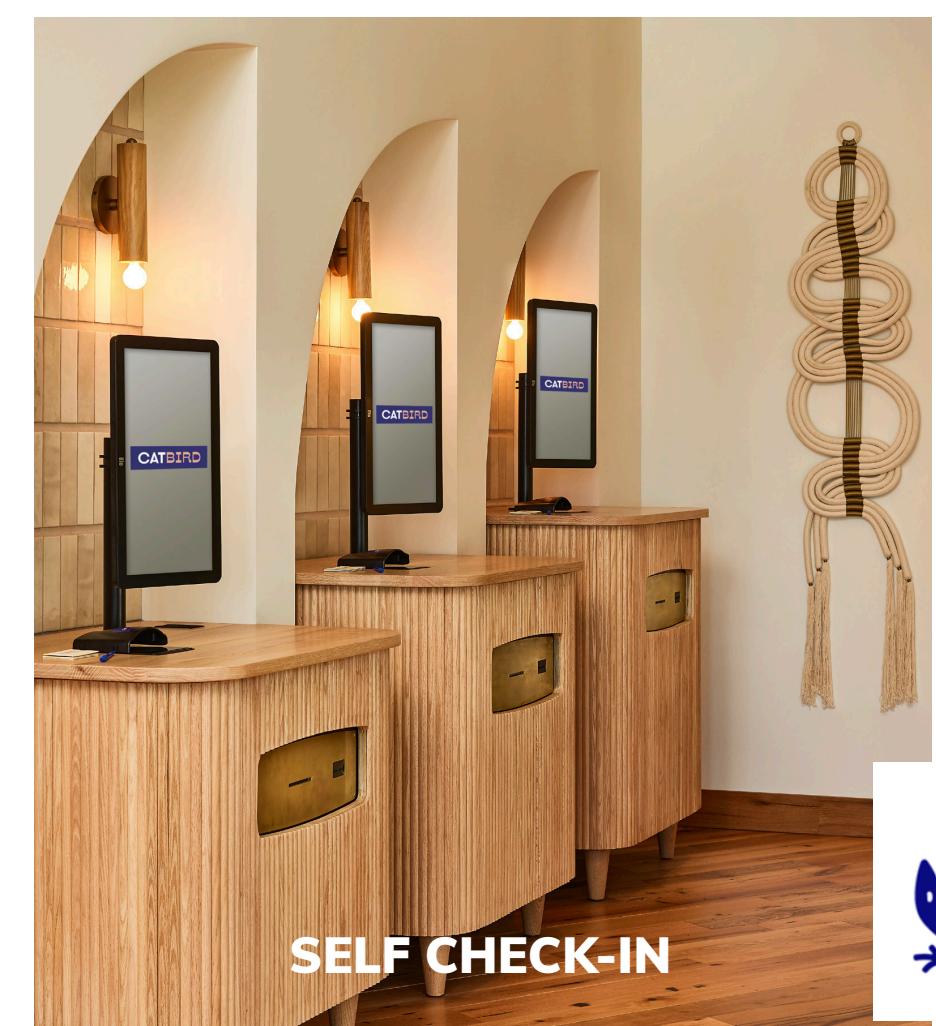
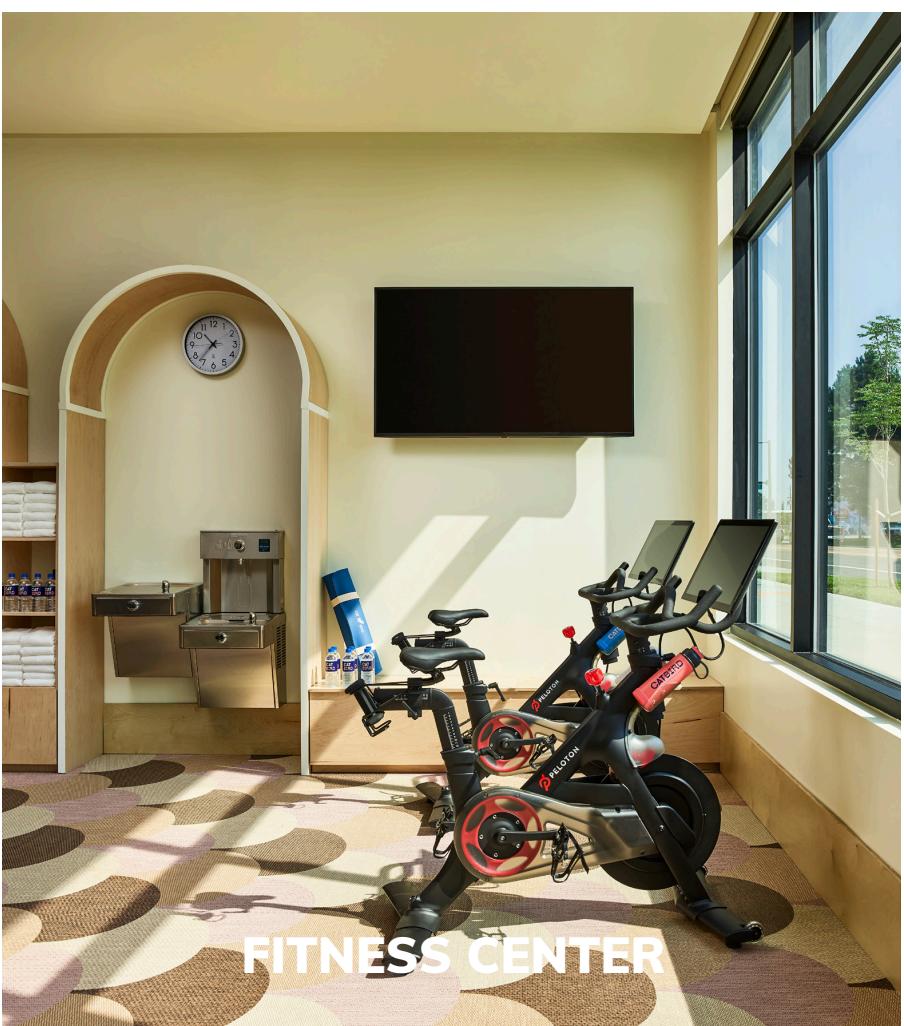
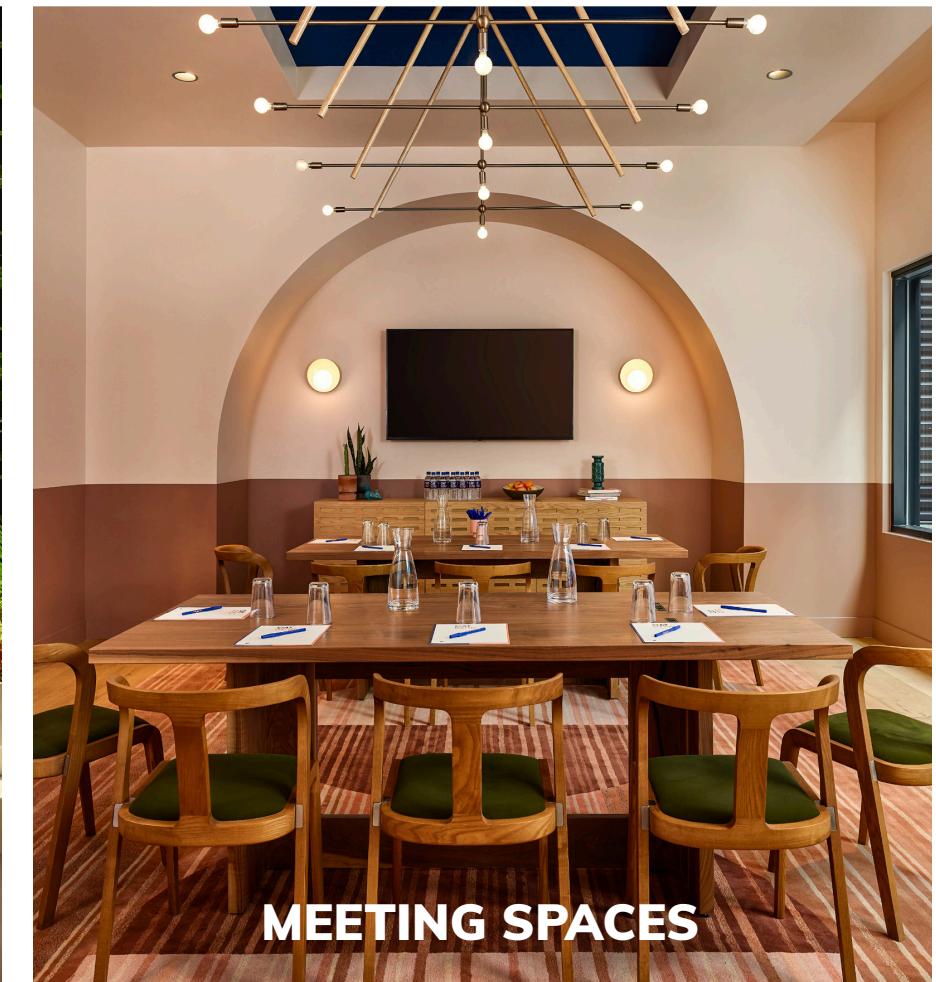
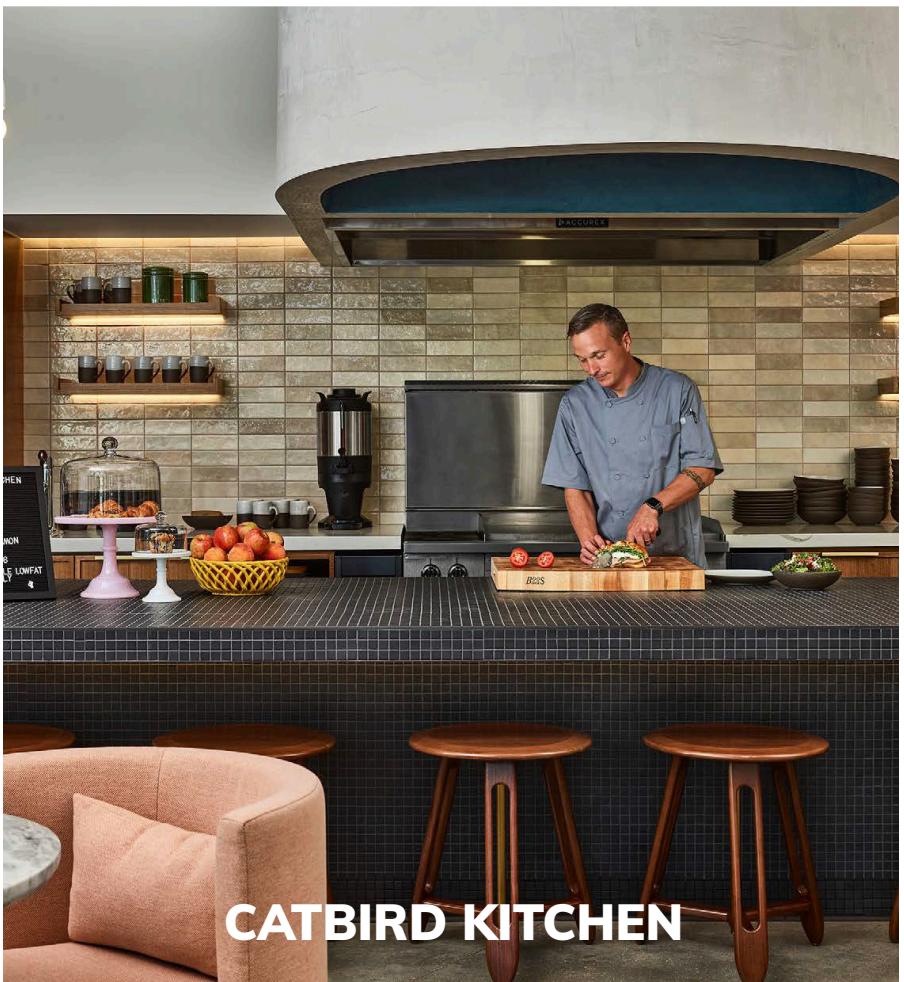


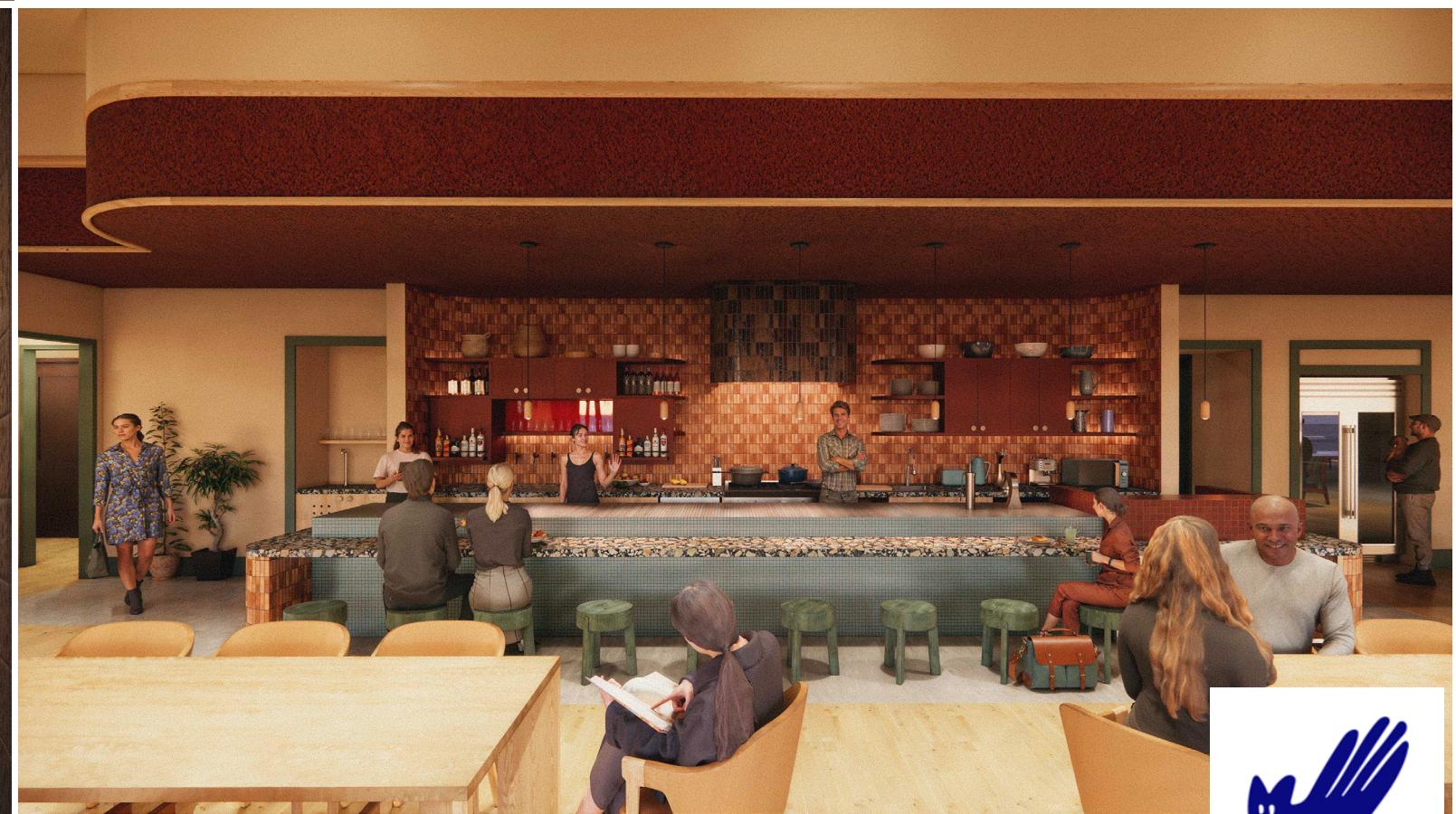




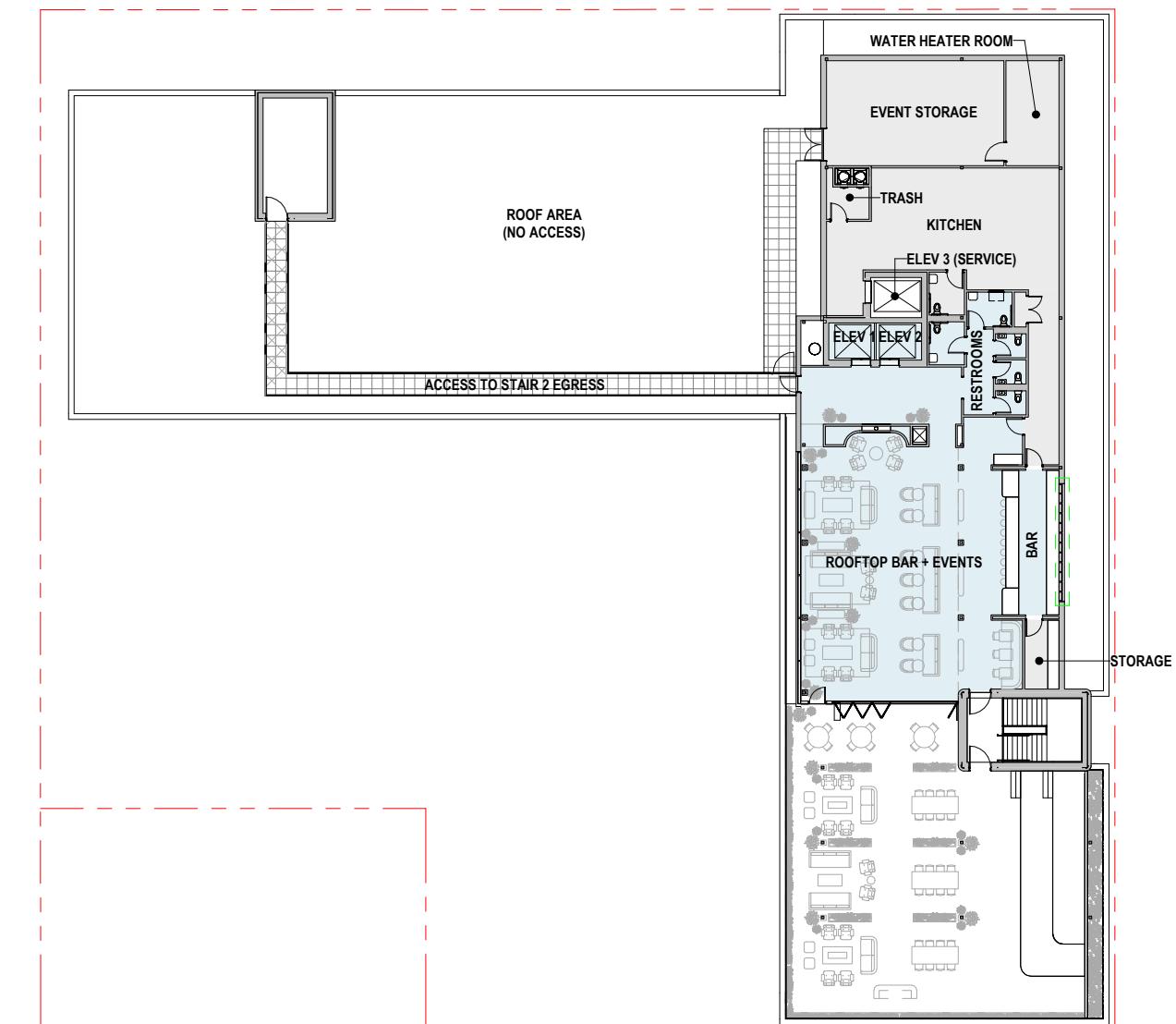
# CATBIRD HOTEL // GROUND FLOOR PLAN

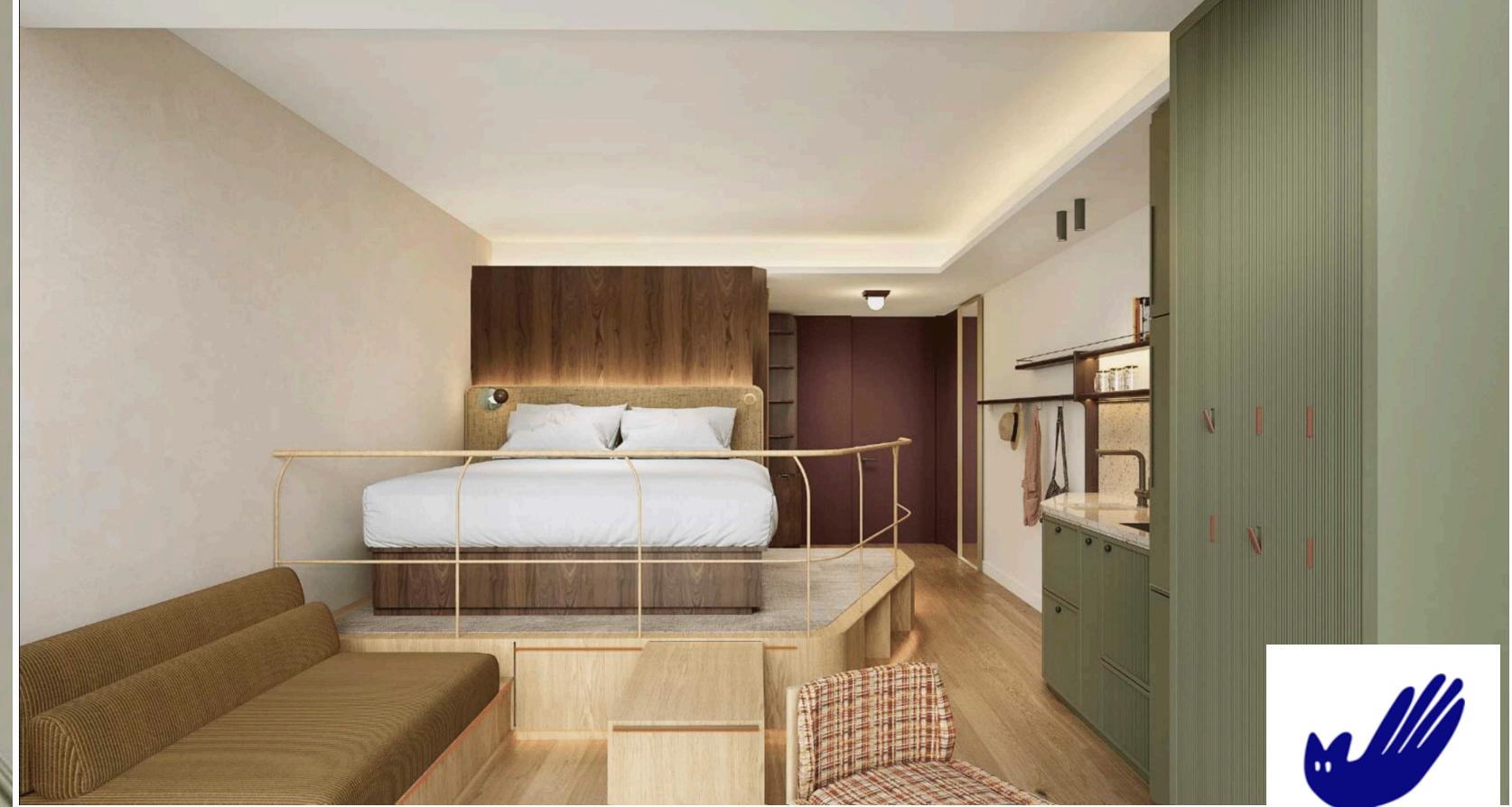
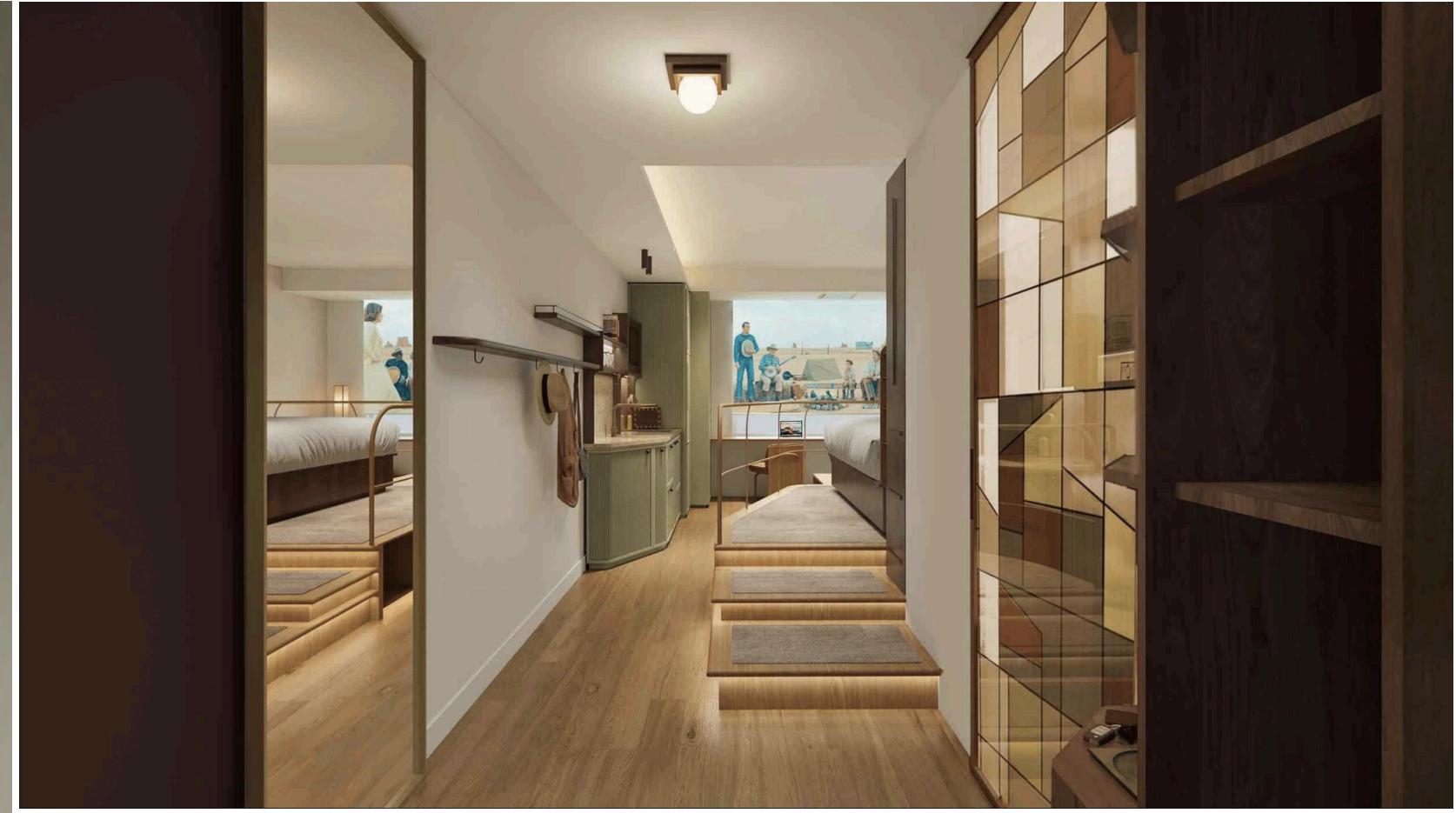


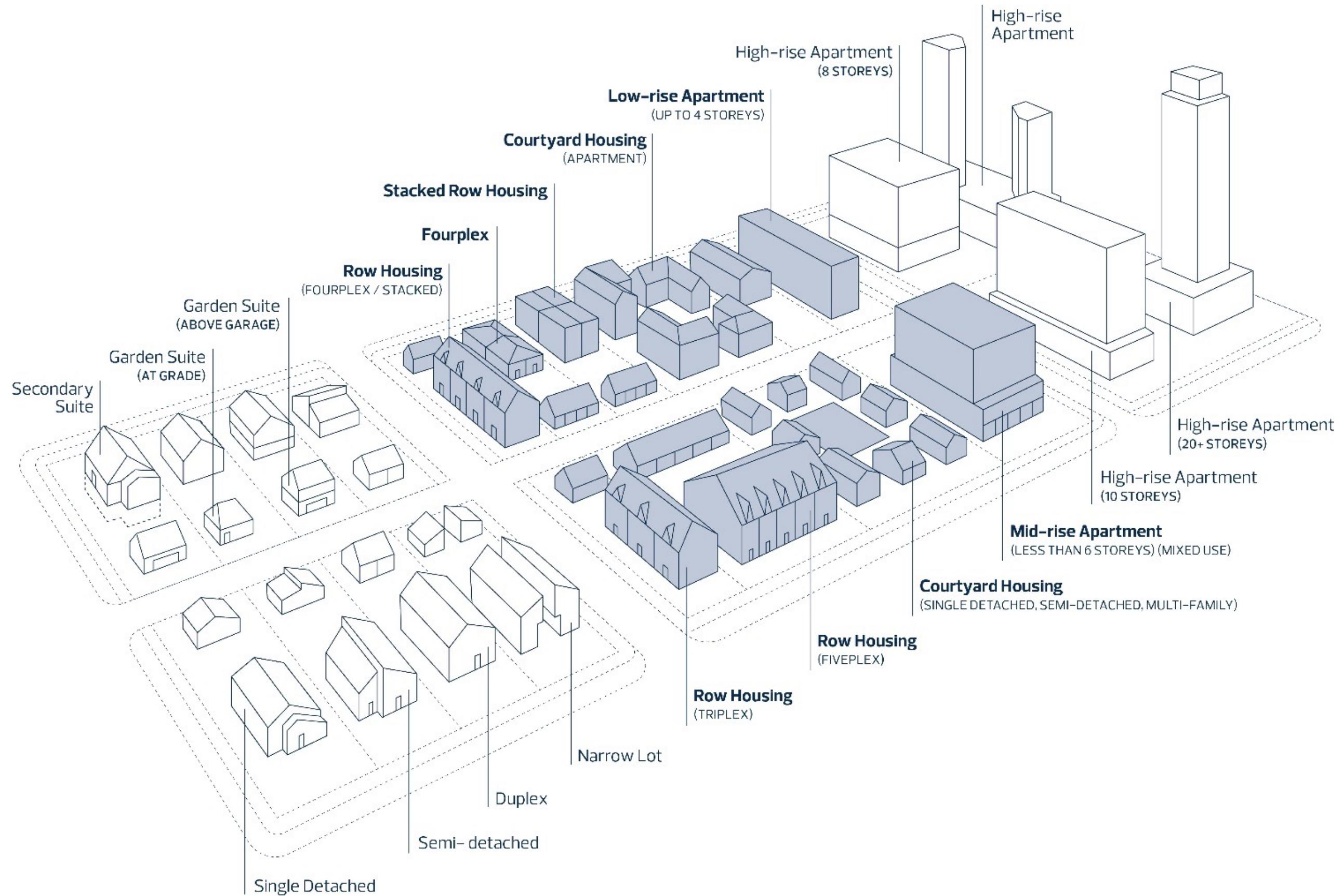




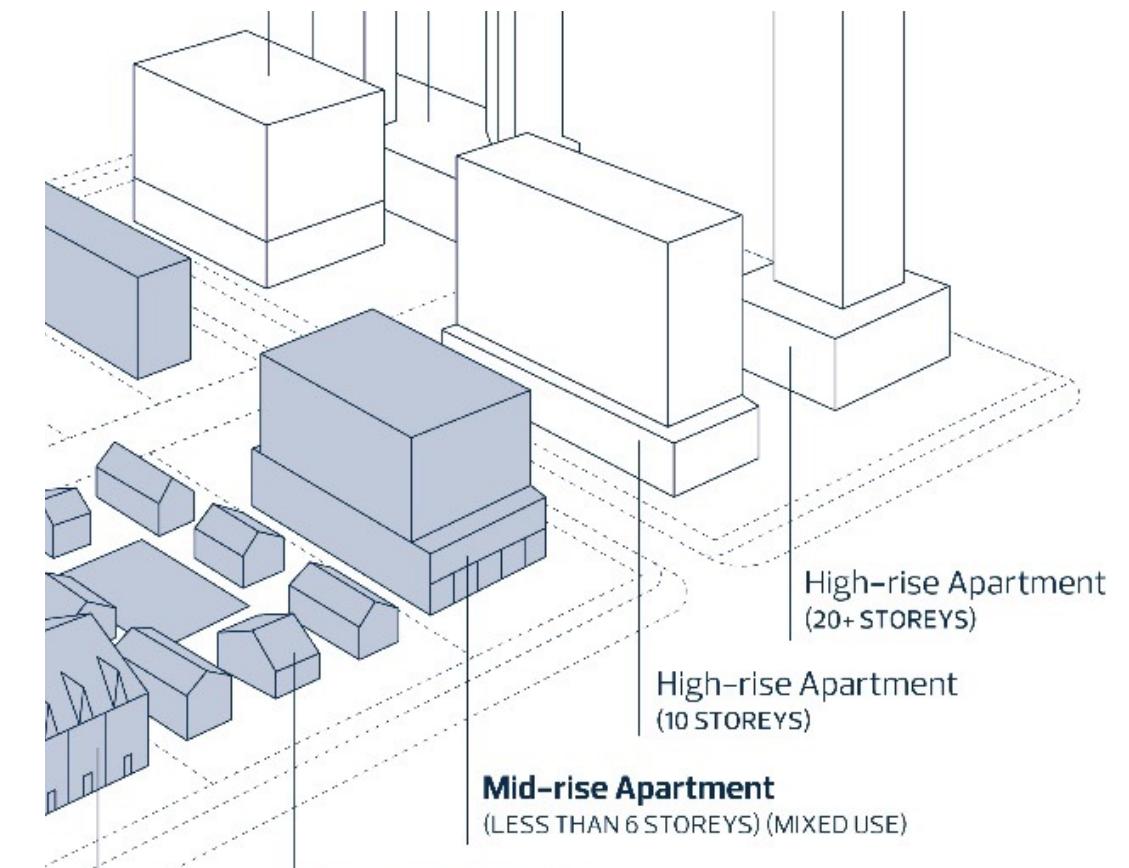
# CATBIRD HOTEL // OVERALL FLOOR PLANS











## Site E - Moreno Ave + Sahwatch St

Current Zoning	FBZ-T1
Allowable Stories	6
Residential Density	150 Units / Acre
Contiguous Land Area	26,996 SF
Parcel List	
601 Sahwatch St	8,042
25 W Moreno Ave	6,318
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Number of Acres	0.62 Units / Acre
Number of Units	93 Units
Required Parking	93 Stalls



# MORENO & CASCADE AVE URA

PHASE 1  
Catbird Hotel

PHASE 2  
Attainable Housing Community

PUBLIC IMPROVEMENTS  
**\$10.8M**

COS / URA  
COS Prop Tax @100%  
COS Sales Tax @ 75% (1.5%)



**THANK YOU. QUESTIONS?**