

MORENO & CASCADE AVENUE URBAN RENEWAL AREA

CITY OF COLORADO SPRINGS - CITY COUNCIL WORK SESSION

JANUARY 26, 2026

COLORADO SPRINGS
OLYMPIC CITY USA

COLORADO SPRINGS
URBAN RENEWAL AUTHORITY

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

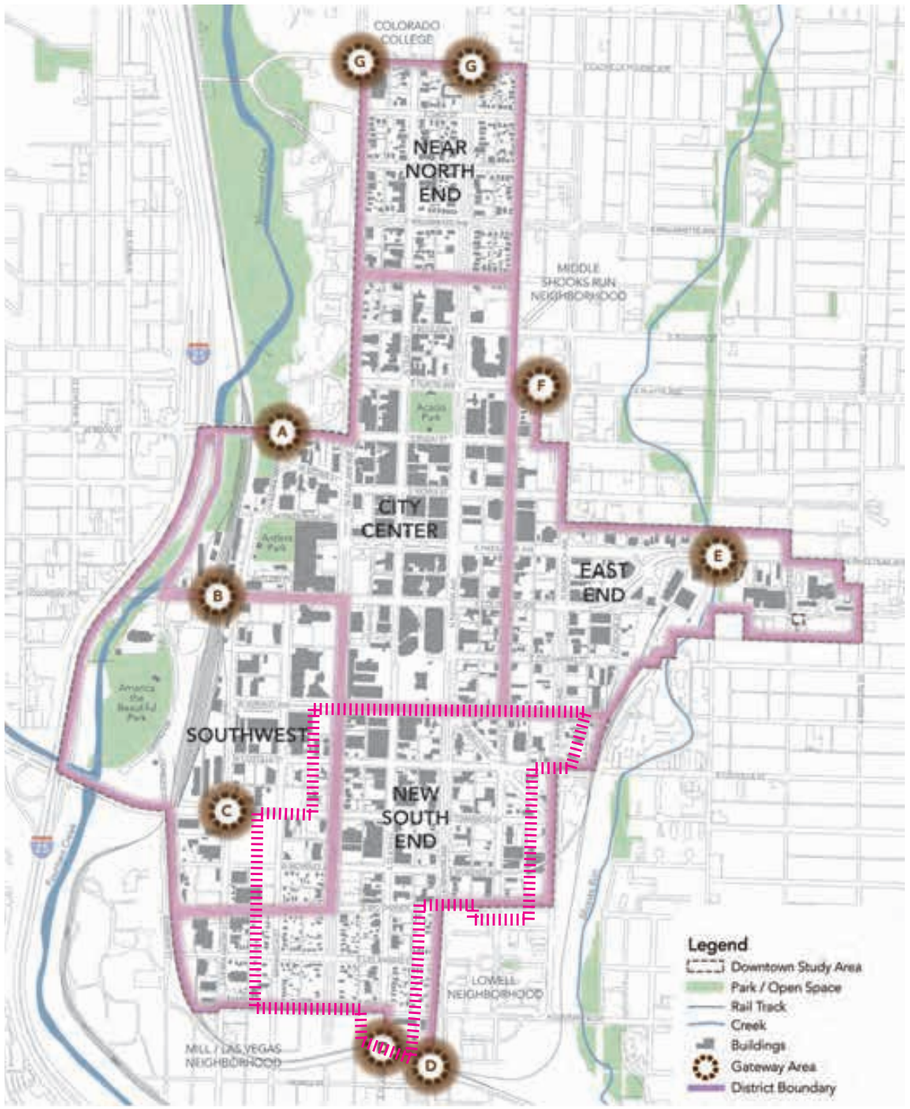
Grow the Long-Term Tax Base

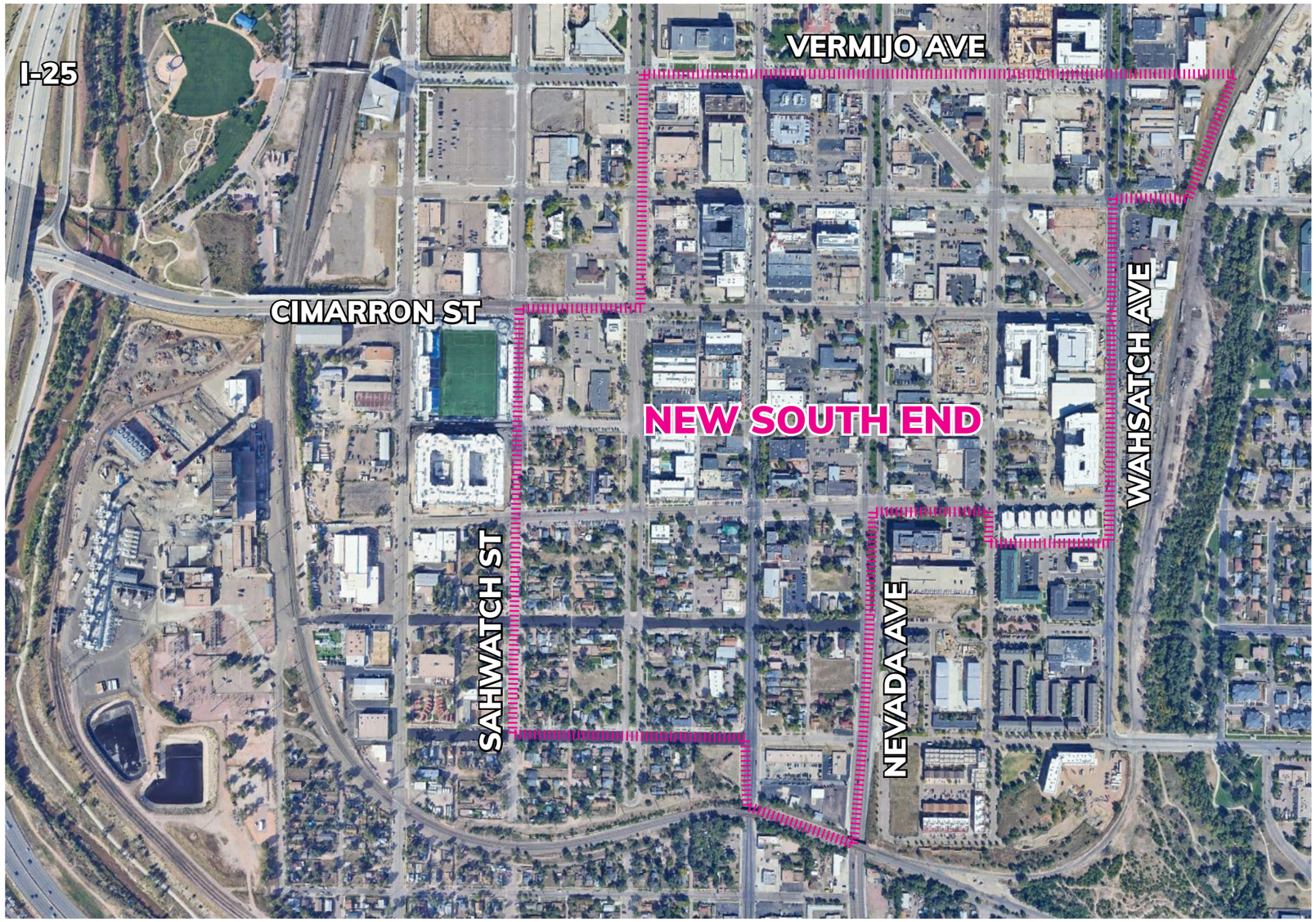

element
55




WEIDNER FIELD


ONE



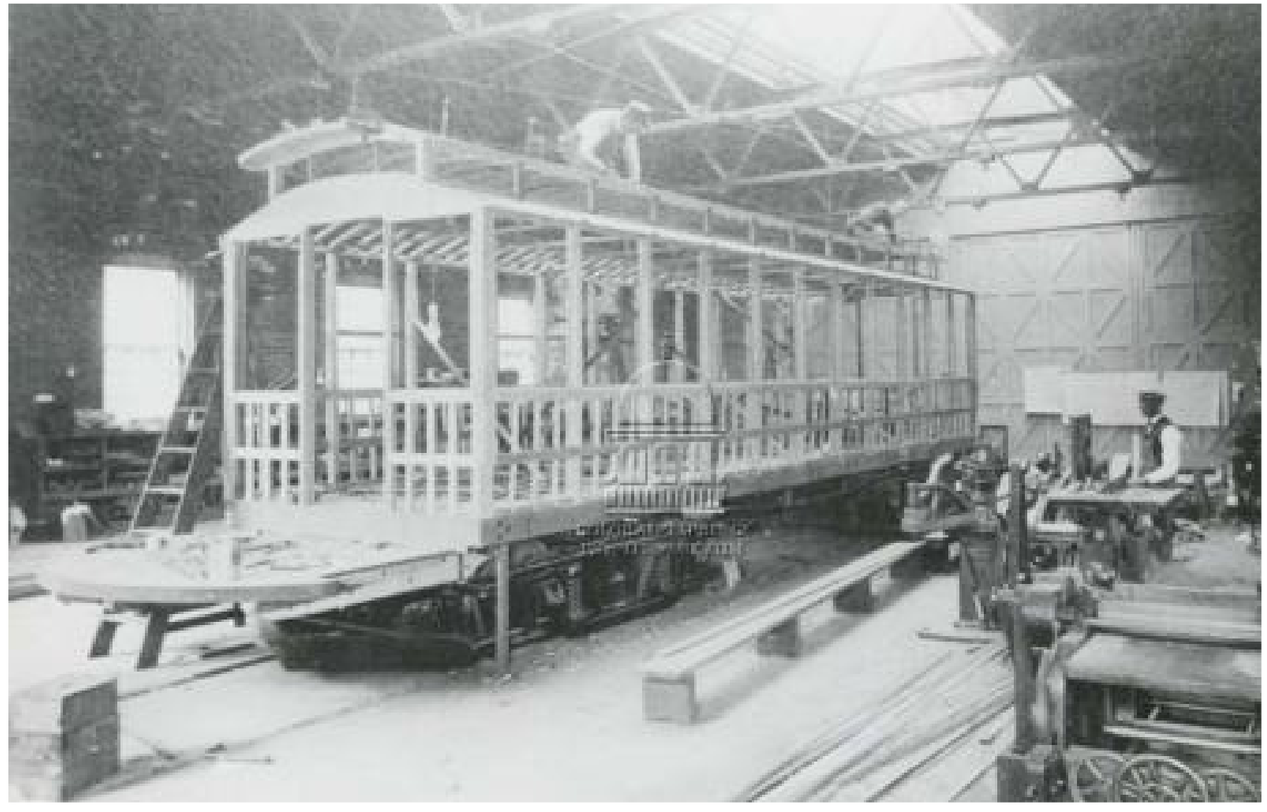


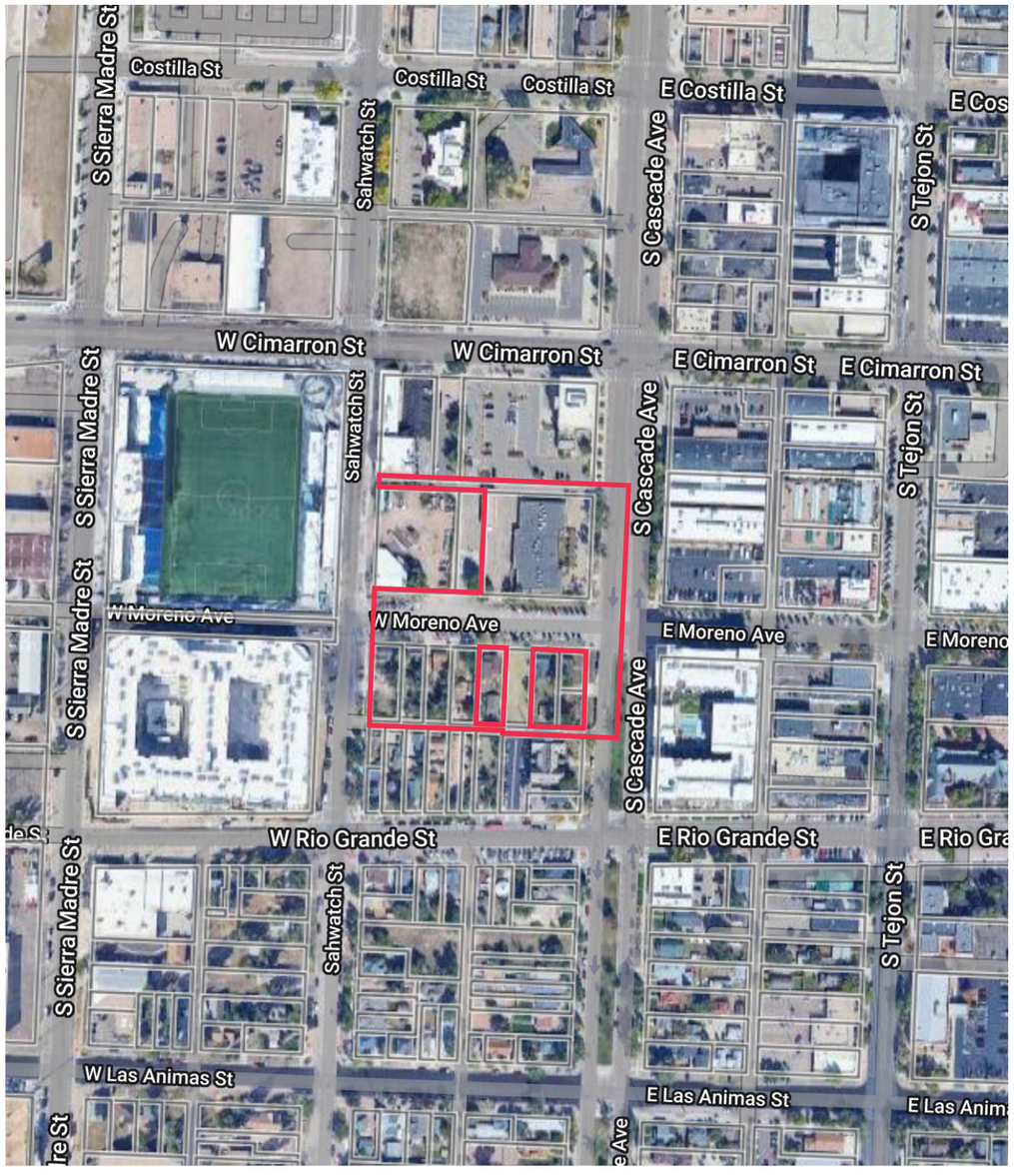
DOWNTOWN NEIGHBORHOODS - EXPERIENCE DOWNTOWN MASTER PLAN 2016



SOUTH DOWNTOWN MAP - E.R. WARREN 1889







SOUTH DOWNTOWN MAP - “BACK THEN”



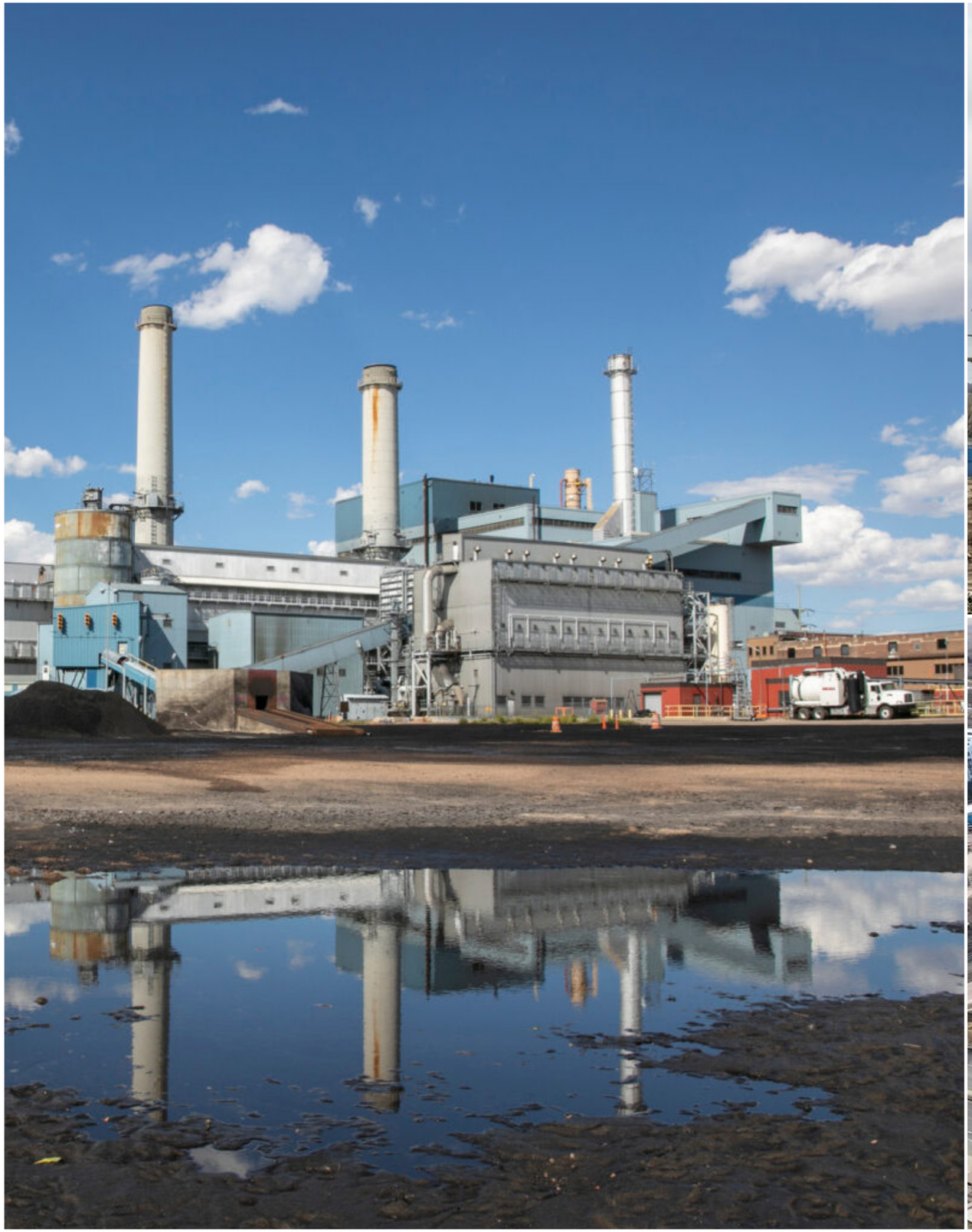





FROZEN
GOLD
ICE CREAM
TACOS
SANTOS




SHUGA'S
OPEN








Fountain Creek Watershed
VISION & IMPLEMENTATION PLAN
MVP & CENTENNIAL
WESTSIDE NEIGHBORHOOD
MONUMENT VALLEY NORTH
OLD NORTH END NEIGHBORHOOD
COLLEGE LANDING AT UINTAH
COLORADO COLLEGE
MONUMENT VALLEY SOUTH
OLD DEPOT TRIANGLE
AMERICA THE BEAUTIFUL PARK
DRAKE WATERFRONT REIMAGINED
MILL STREET NEIGHBORHOOD
TEJON WETLANDS
GATEWAY PARK SOUTH
SHOOKS RUN



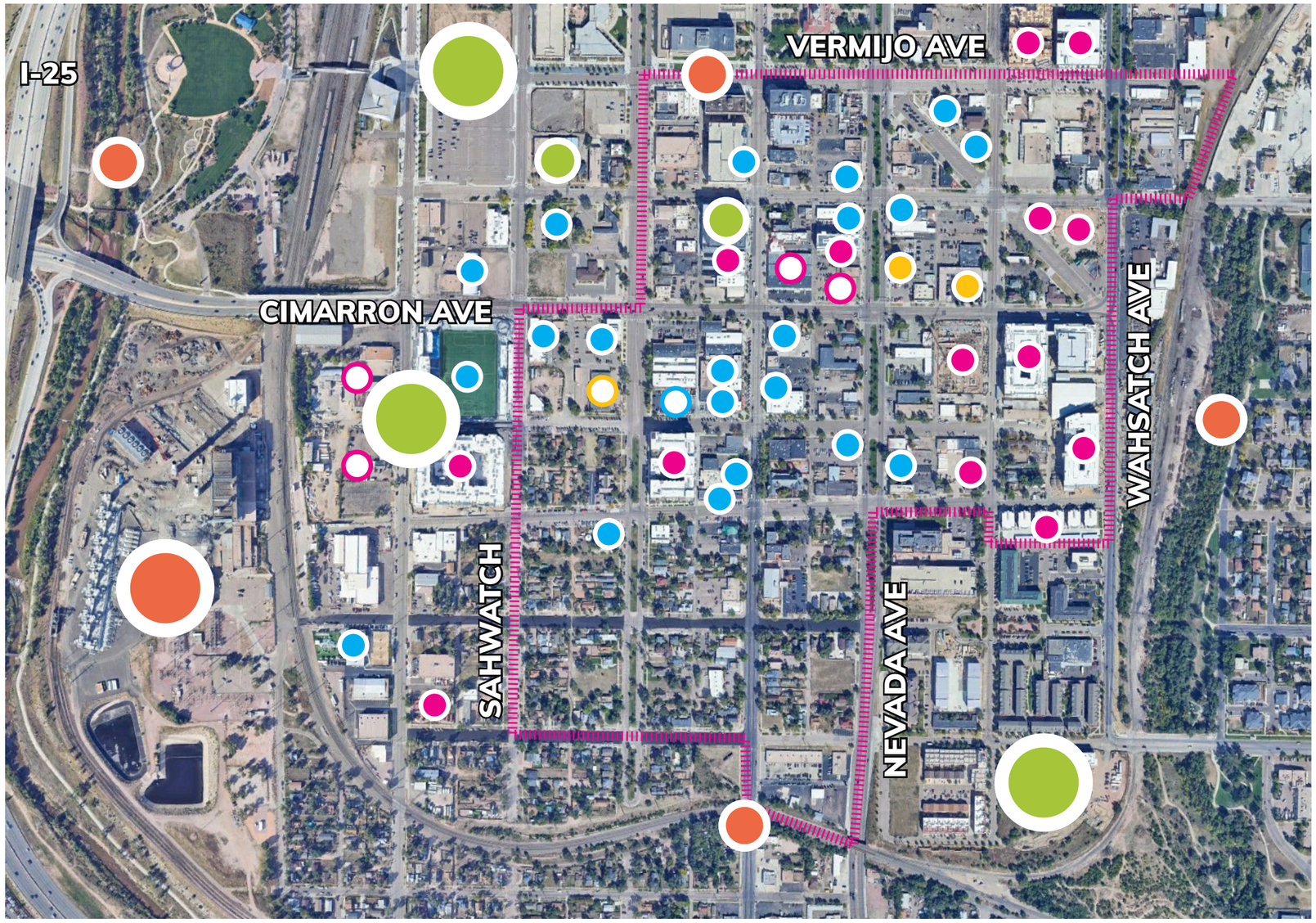
CSURA PROJECTS

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



10.07.2025

EXISTING CONDITIONS // MORENO AVE









CATBIRD



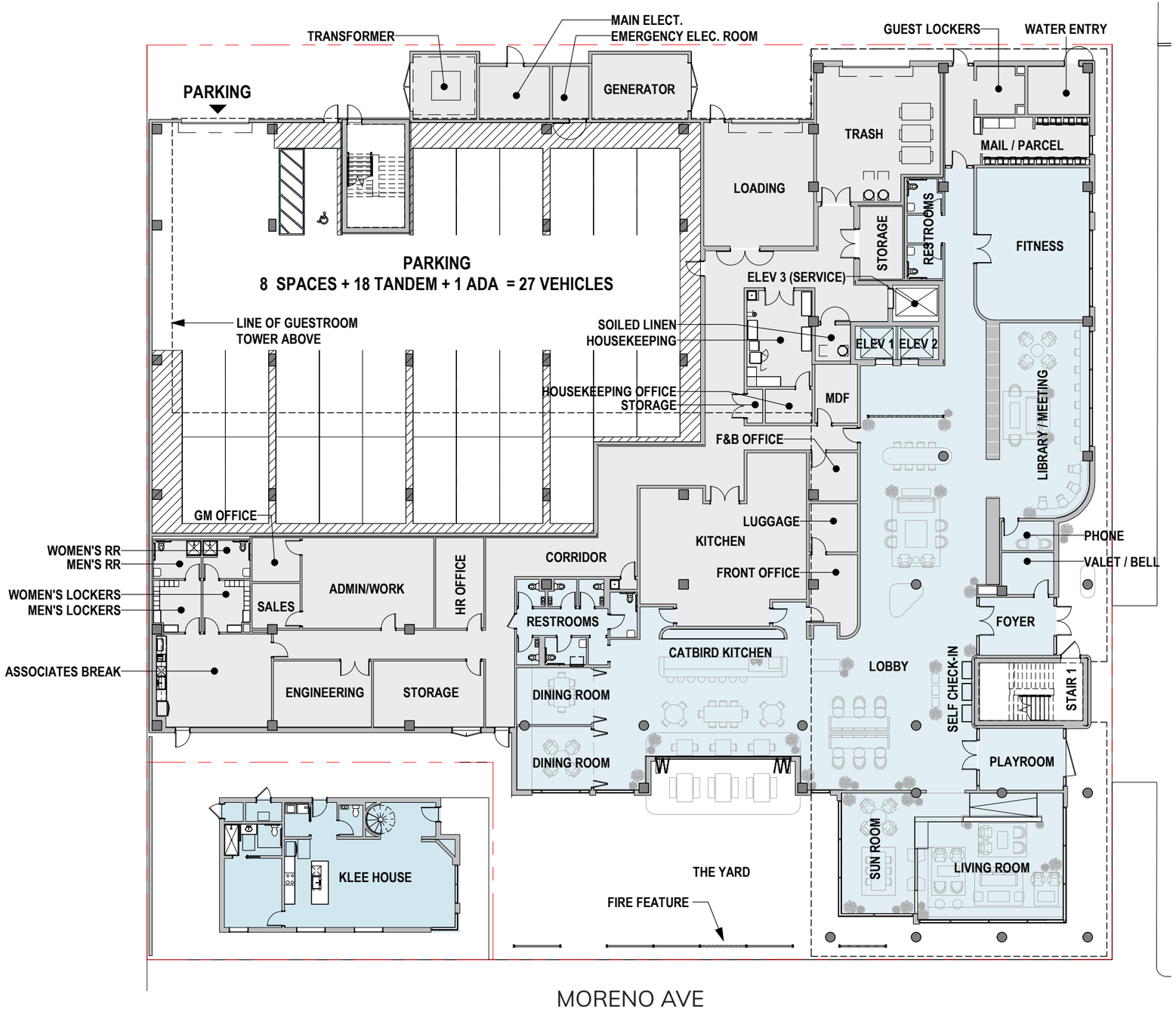


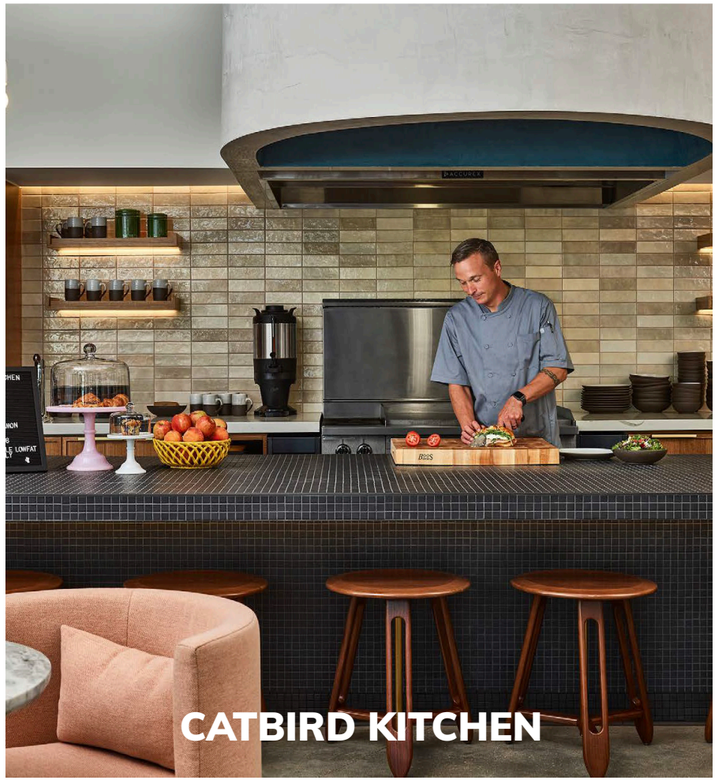






CATBIRD HOTEL // GROUND FLOOR PLAN




CATBIRD KITCHEN


LIVING ROOM + DEN

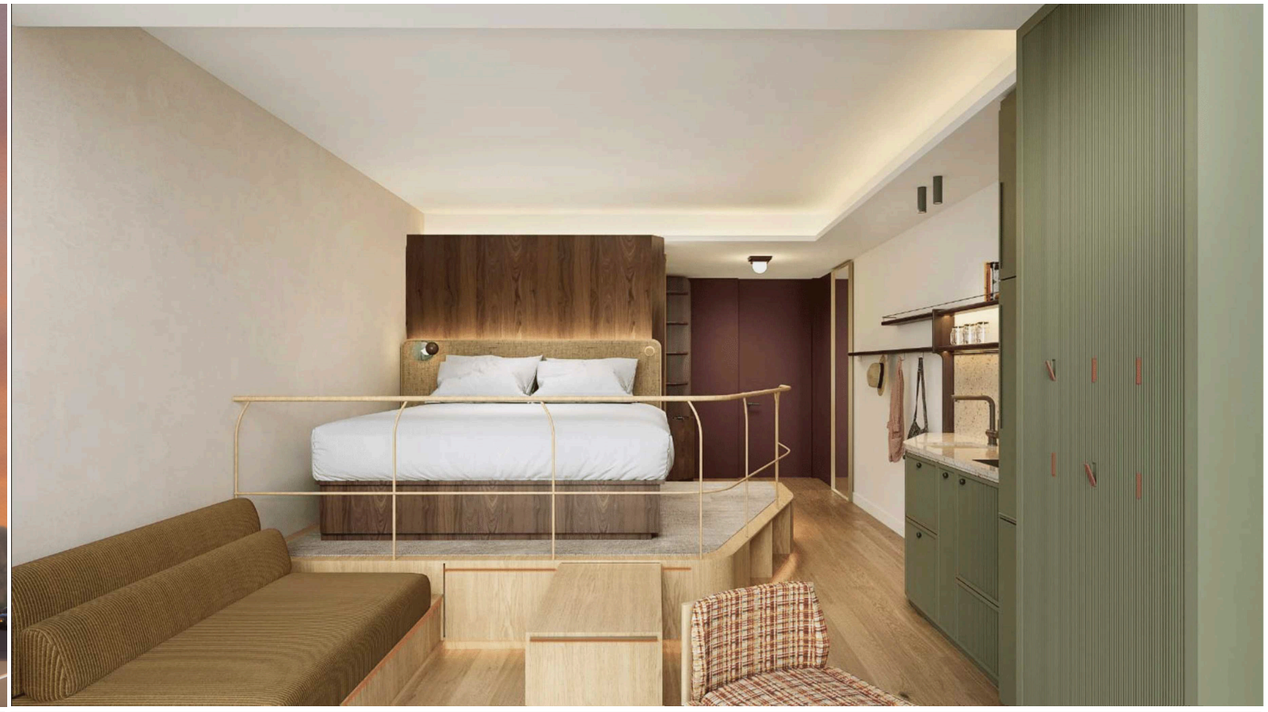

MEETING SPACES


FITNESS CENTER


PLAYROOM


CATBIRD
CATBIRD
CATBIRD
SELF CHECK-IN





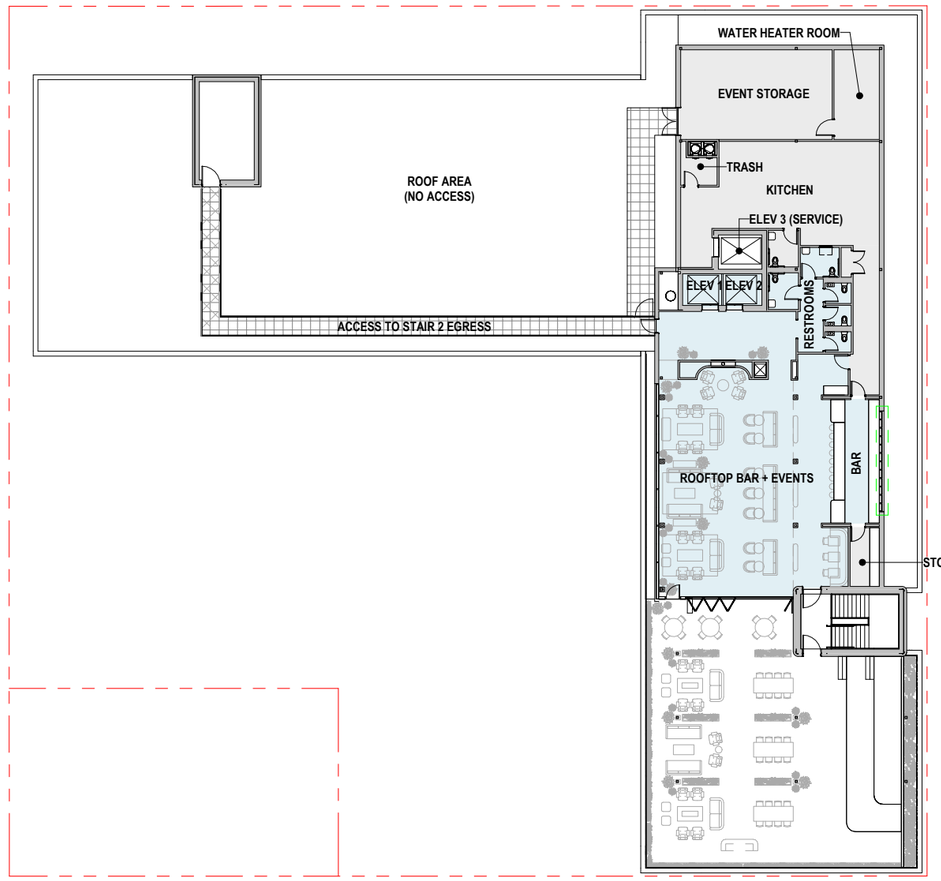




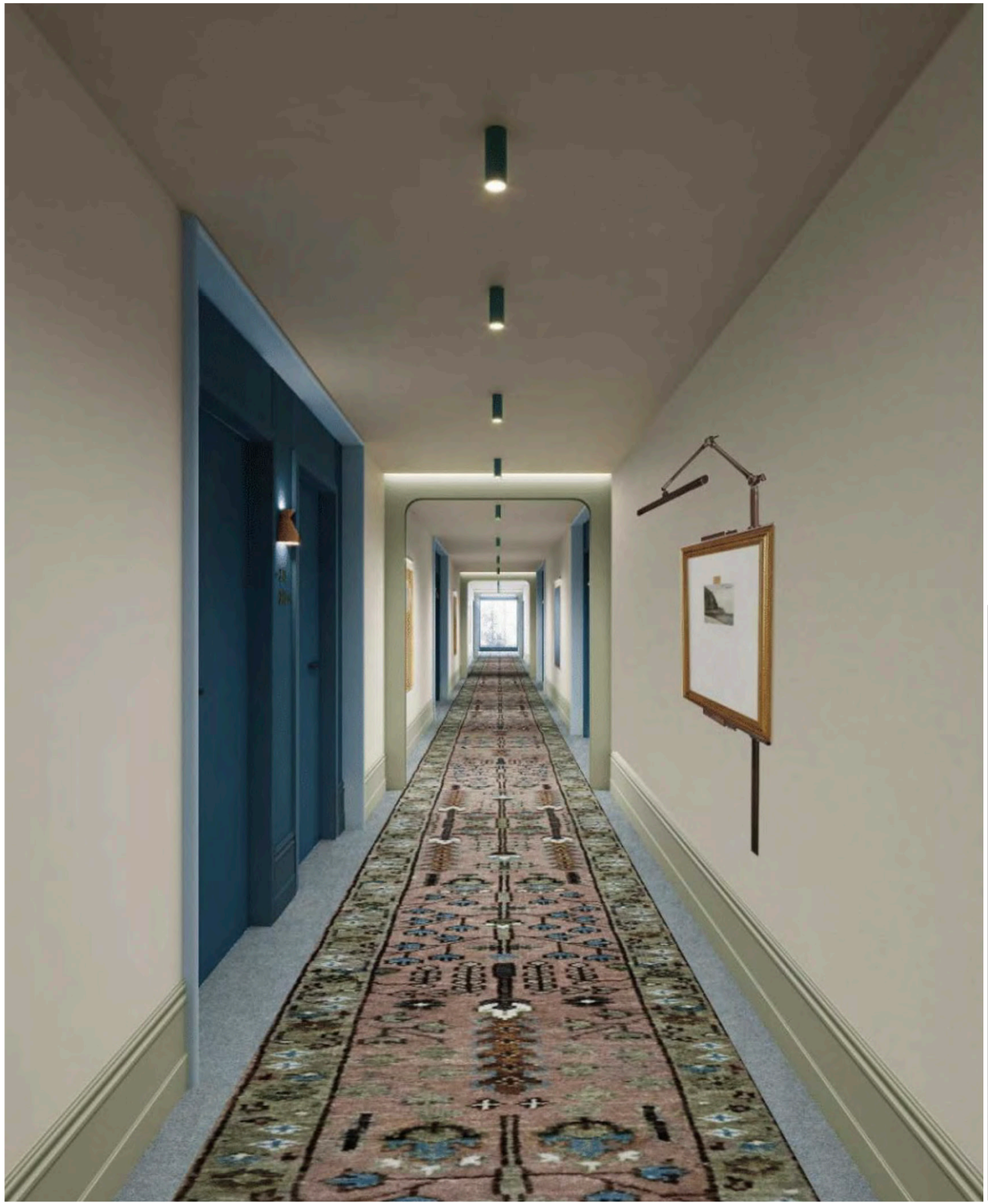
CATBIRD HOTEL // OVERALL FLOOR PLANS



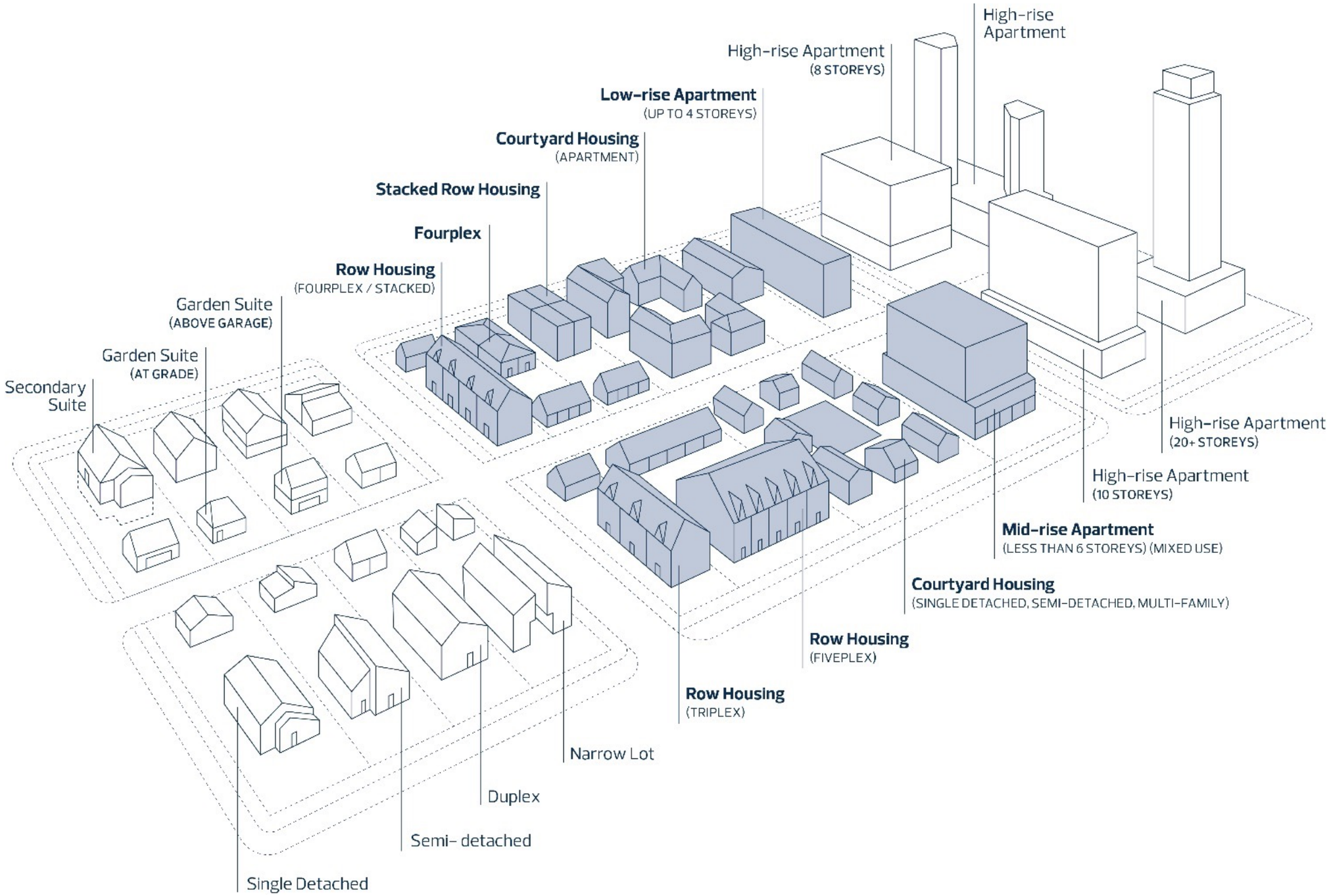
TYPICAL GUEST ROOM FLOOR PLAN
LEVELS 2-6



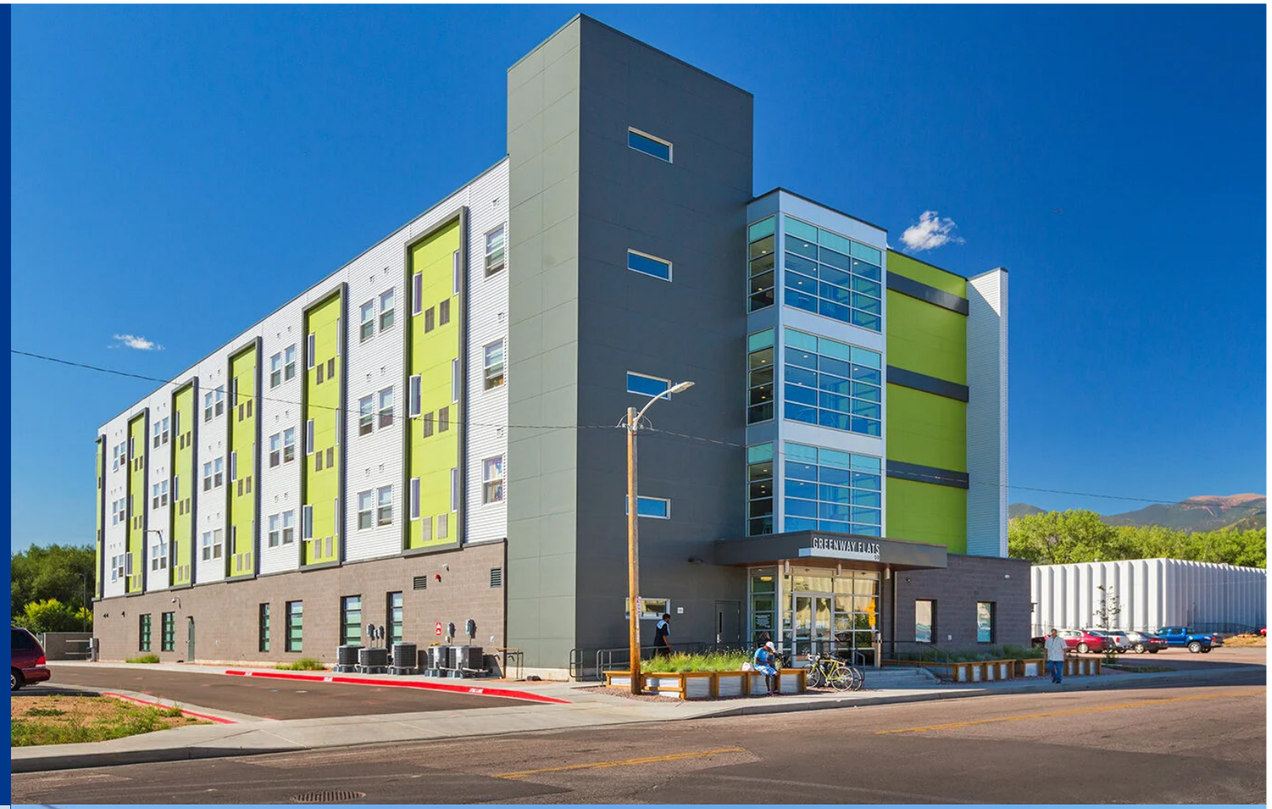
ROOFTOP EVENT SPACE / PATIO
LEVELS 7






High-rise Apartment
High-rise Apartment
(8 STOREYS)
Low-rise Apartment
(UP TO 4 STOREYS)
Courtyard Housing
(APARTMENT)
Stacked Row Housing
Fourplex
Row Housing
(FOURPLEX / STACKED)
Garden Suite
(ABOVE GARAGE)
Garden Suite
(AT GRADE)
Secondary Suite
High-rise Apartment
(20+ STOREYS)
High-rise Apartment
(10 STOREYS)
Mid-rise Apartment
(LESS THAN 6 STOREYS) (MIXED USE)
Courtyard Housing
(SINGLE DETACHED, SEMI-DETACHED, MULTI-FAMILY)
Row Housing
(FIVEPLEX)
Row Housing
(TRIPLEX)
Narrow Lot
Duplex
Semi- detached
Single Detached

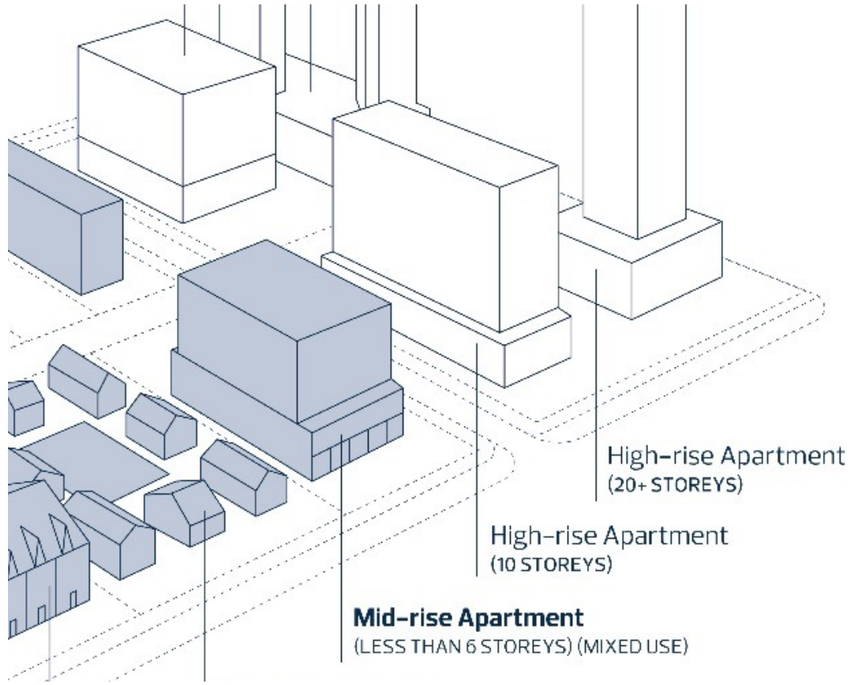
NORWOOD


GREENWAY FLATS


HAVEN


the Studios
BY SPRINGS RESCUE MISSION





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	
25 W Moreno Ave	6,318	
25 W Moreno Ave	6,318	
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?