

Karman Line

Annexation, Land Use Plan, and Zoning

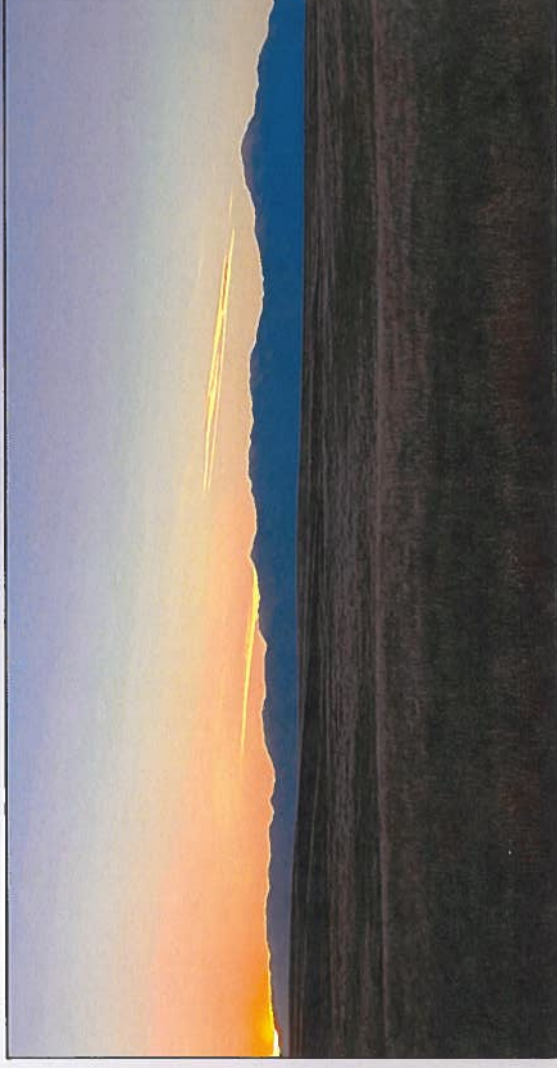
City of Colorado Springs City Council

January 14, 2025



Presentation Overview

1. Requests
2. Ownership Background
3. Agency Meetings & Worksession
4. Karman Line Annexation
5. Karman Line Land Use Plan
6. Housing Supply & Diversity
7. Public Safety
8. Utilities
9. Military
10. Benefits to the City



REQUESTS

1. Annexation
 - 1,912.61 acres, which includes approximately 1,760.74 acres for future development and 151.87 acres of Bradley Road and Curtis Road right-of-way
2. Rezoning
 - From RR-5 (Residential Rural) in unincorporated El Paso County to A (Agricultural) with the Streamside Overlay as a holding zone
3. Land Use Plan
 - Diversity of residential types
 - Includes commercial, light industrial/office, and mixed use designations
 - Fire station parcel
 - Electrical substation parcel

Ownership Background



Kevin O'Neil is a local

- Fountain-Fort Carson High School
- UCOS graduate



Owns companies that have created jobs in the region

- Defense Technology
- Construction Industry suppliers
 - * Lighting
 - * Windows
- Property Management
- Security
- Catalyst Campus



Creating Growth in Industrial and Commercial sectors

- Owns Industrial/Commercial zoned property in close proximity to Karman Line
 - * Future job creation
 - * Put housing closer

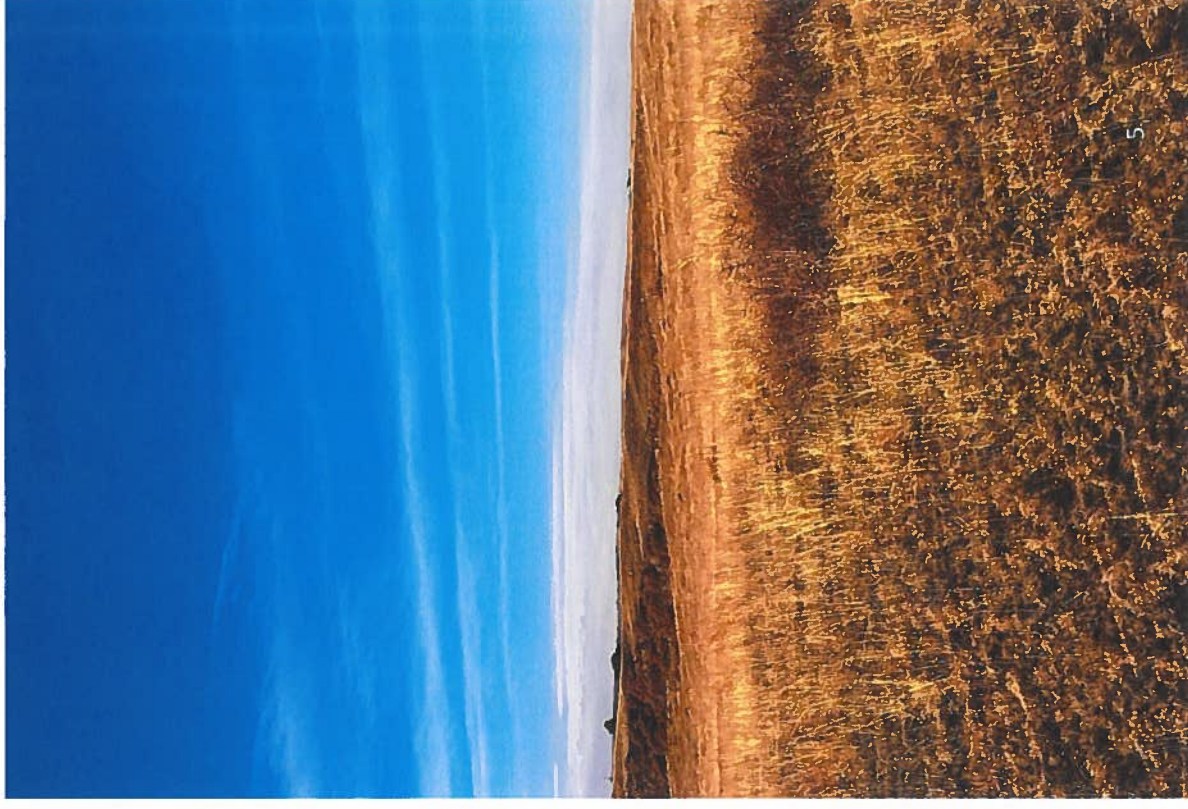


Opportunity to support community growth and military installations

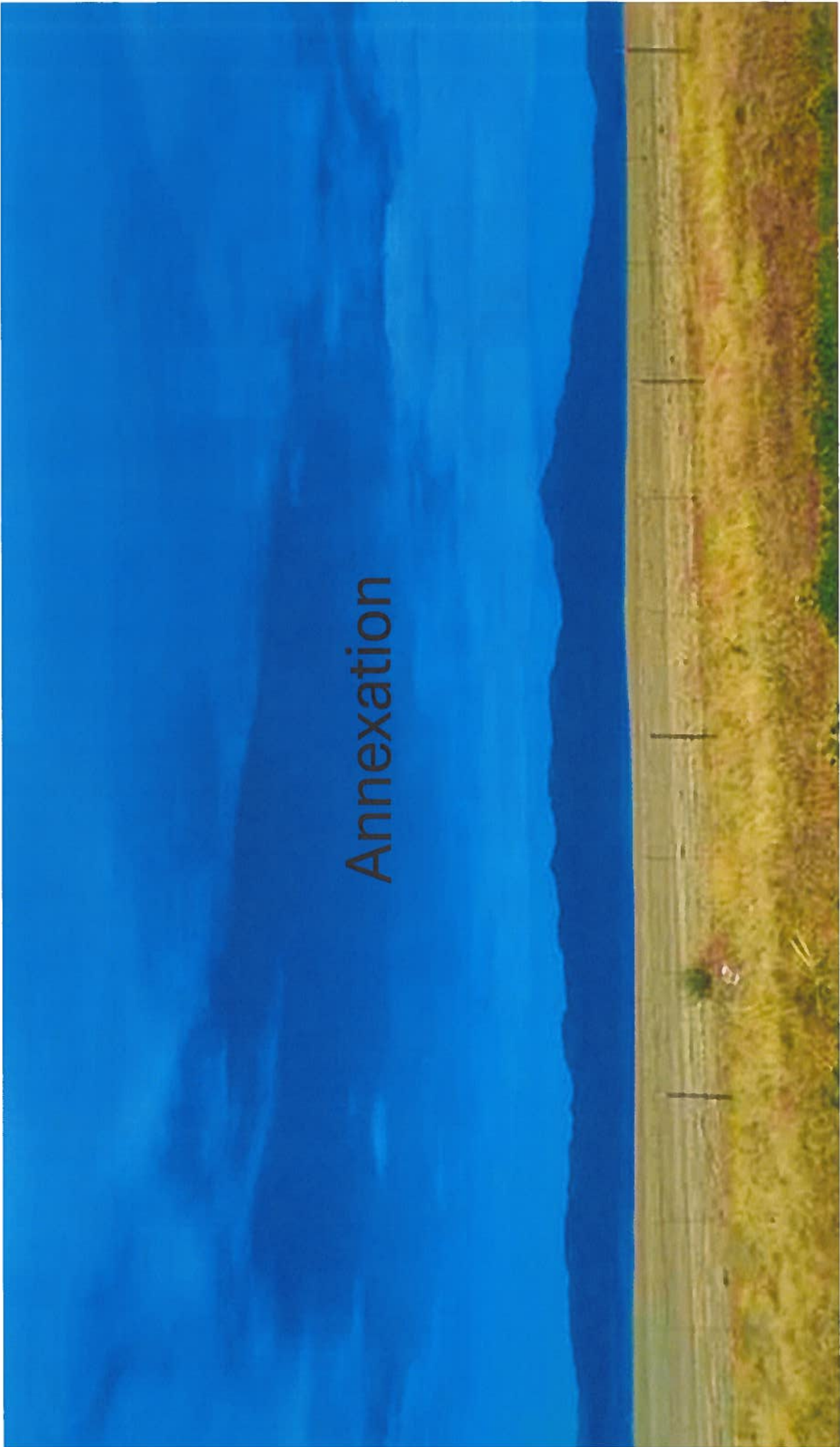
- Hwy 94 – unsafe, limited capacity
- Schriever AFB buildings at max capacity, pushing people off base – further away, less secure
- Provide range of housing options at various price points

Agency Meetings and City Council Worksession

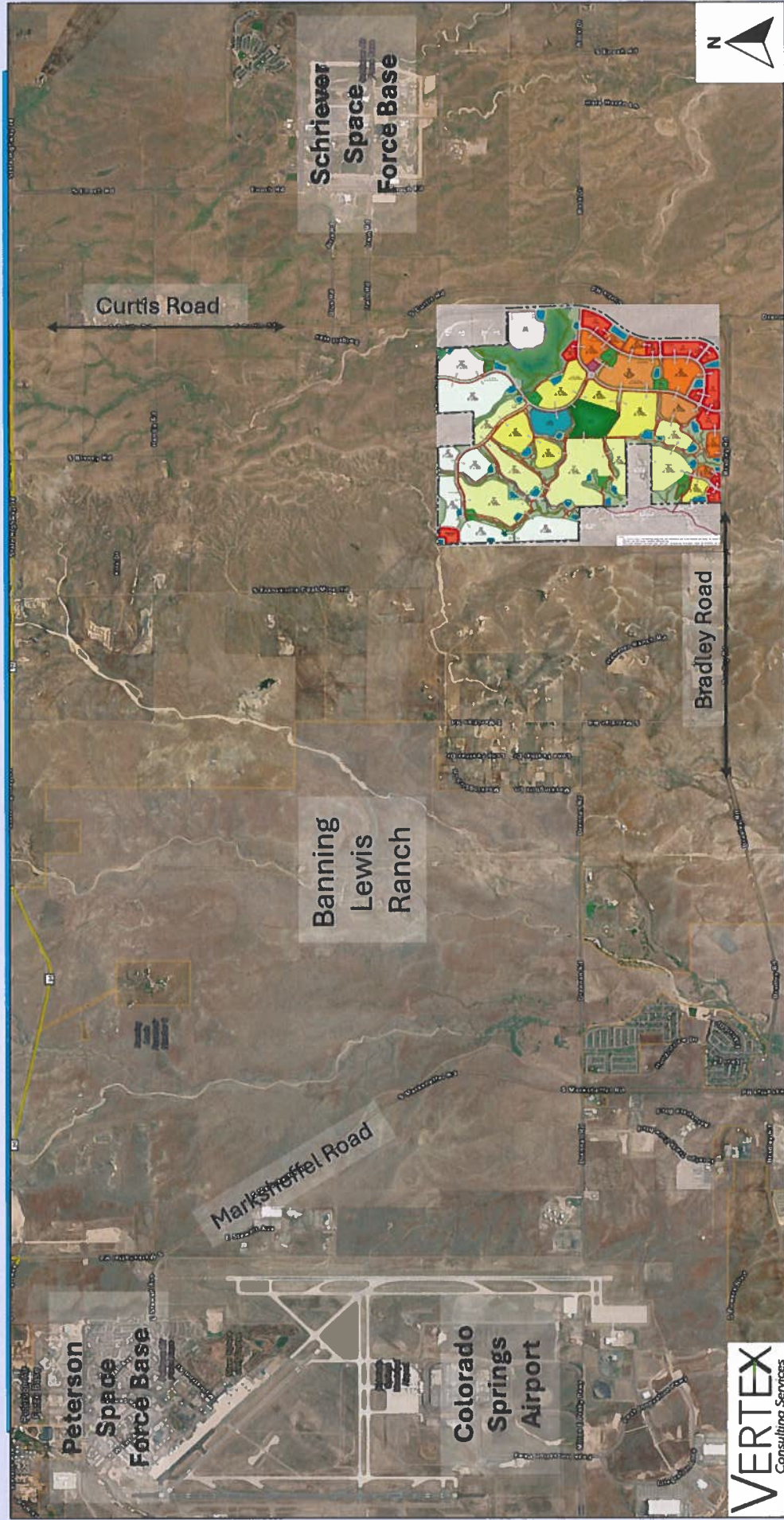
- **City of Colorado Springs**
 - Administration
 - Planning Department
 - Public Works Department
 - Stormwater Division
 - Parks, Recreation and Cultural Services Department
 - Fire Department
 - Police Department
- **Colorado Springs Utilities**
- **School District No. 22**
- **City Council Worksession**
 - October 7, 2024



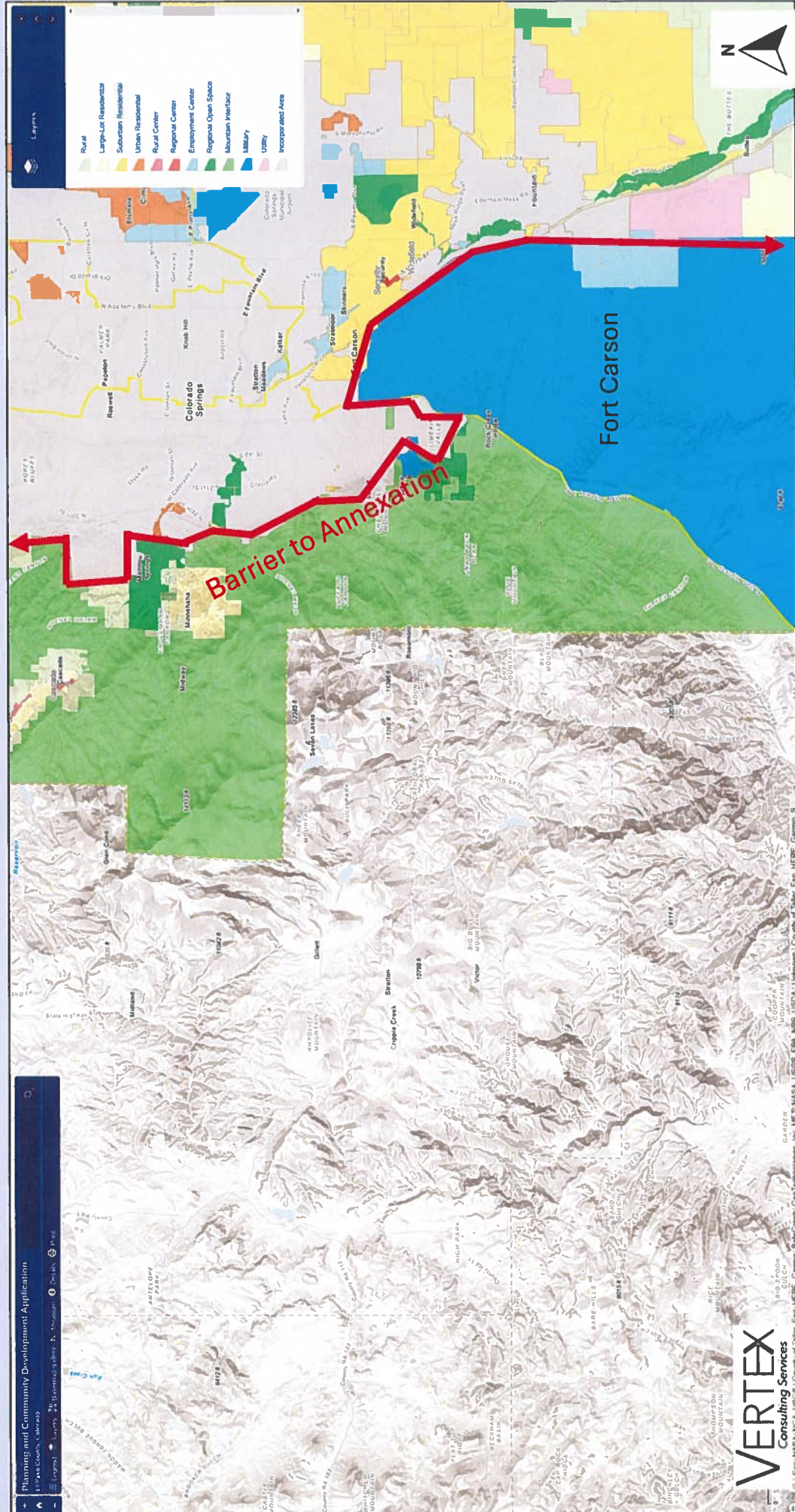
Annexation



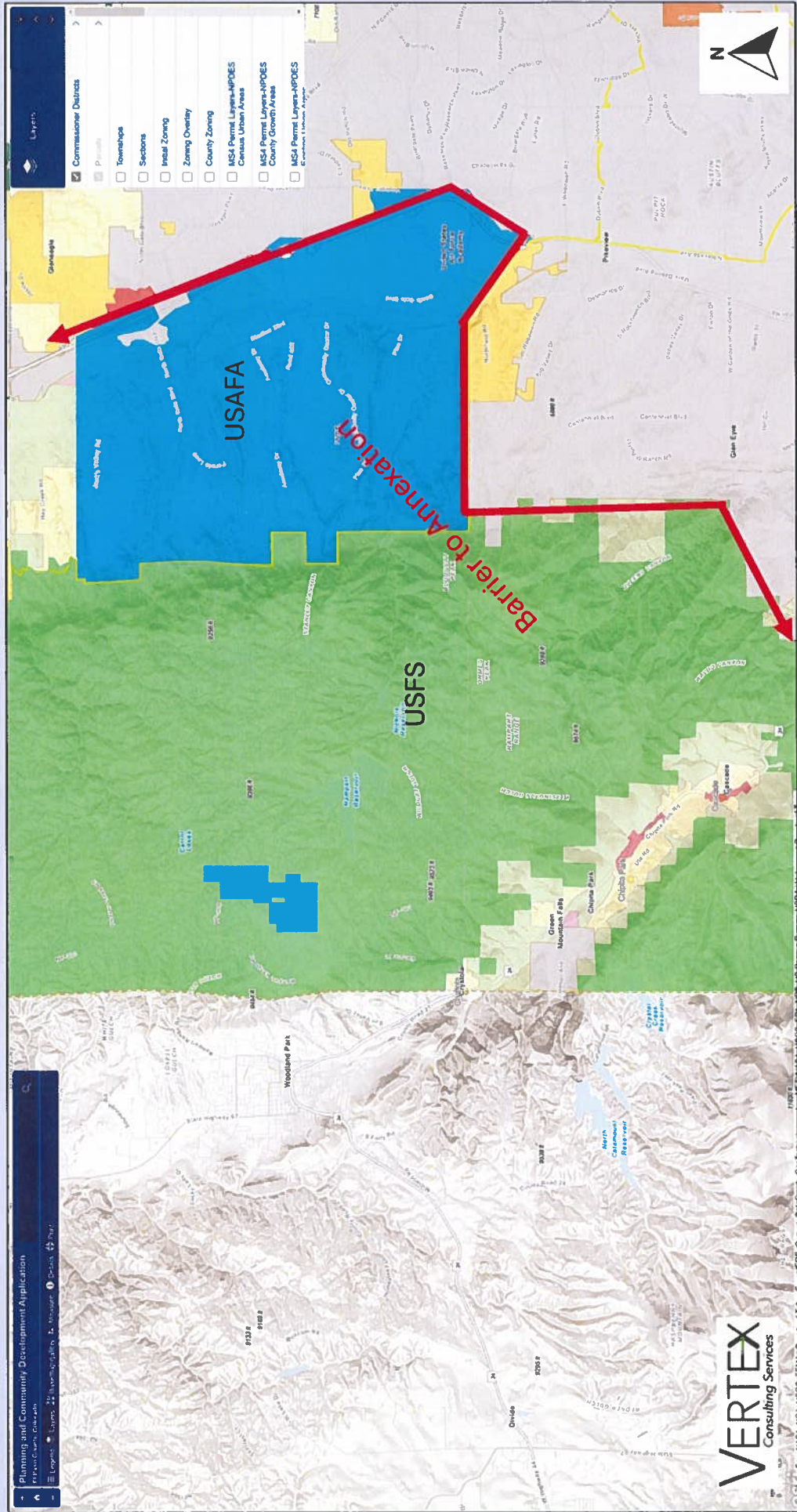
Location and Regional Context



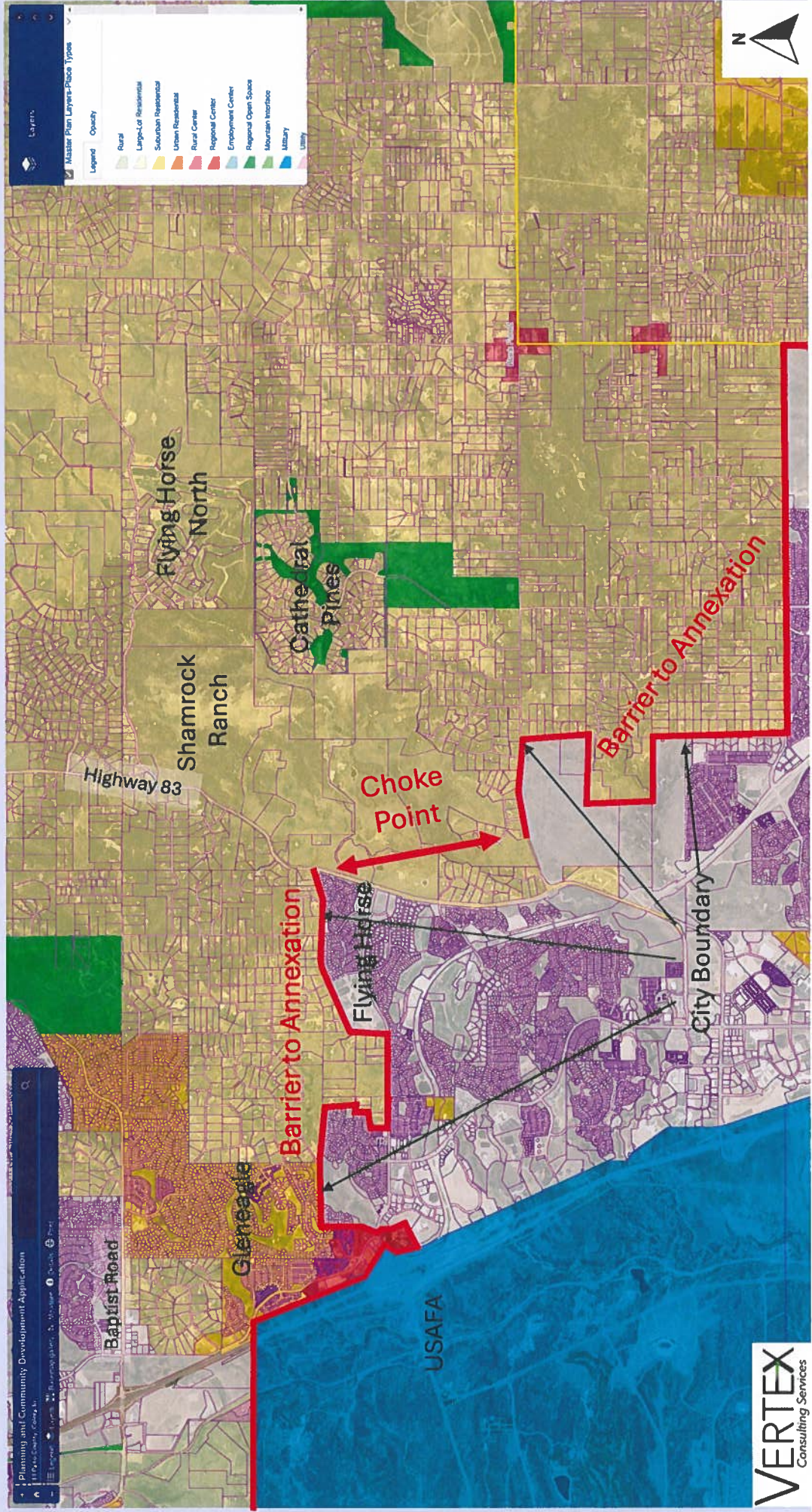
Western-Southwestern City/County Interface



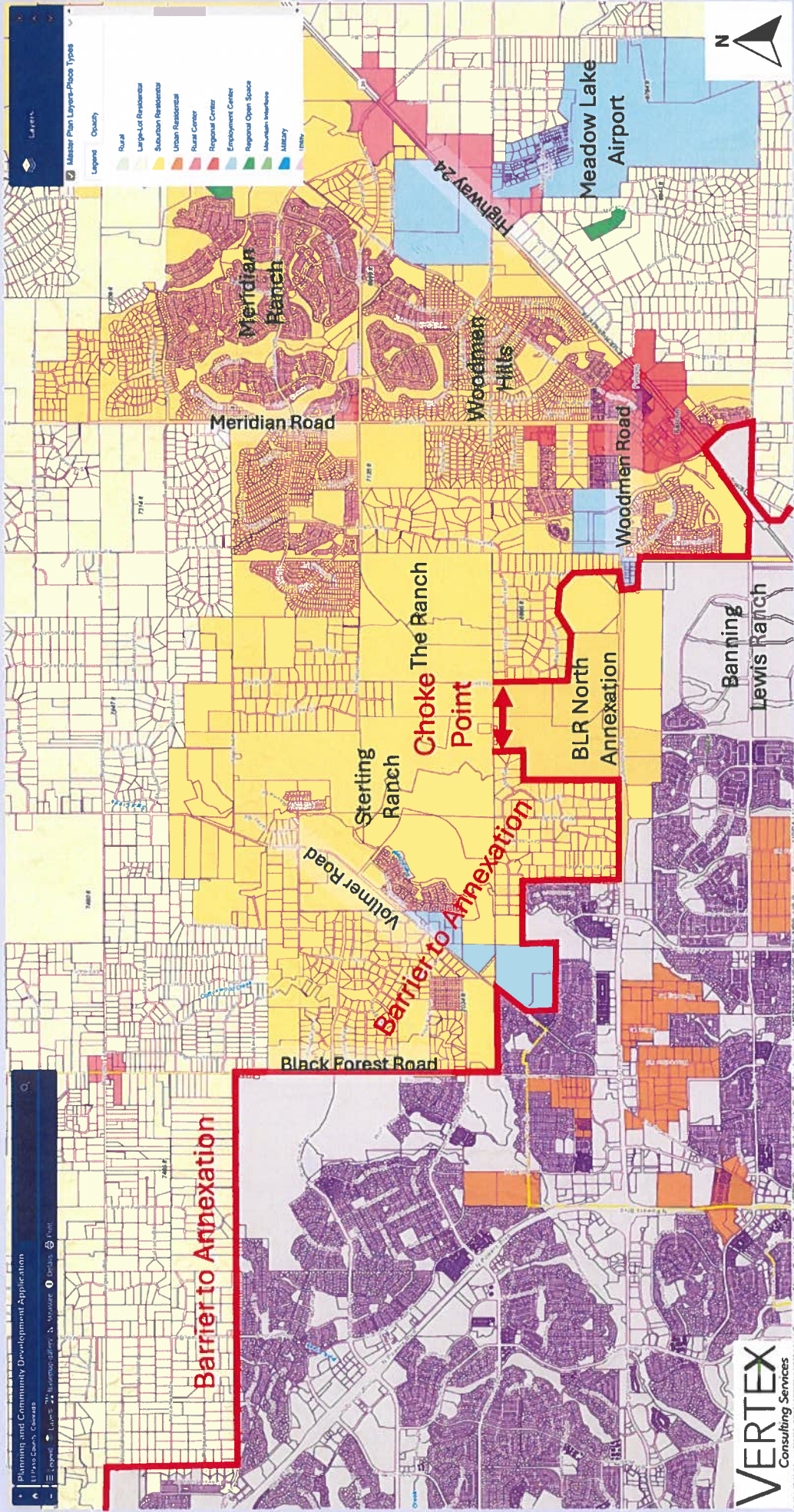
Northwestern City/County Interface



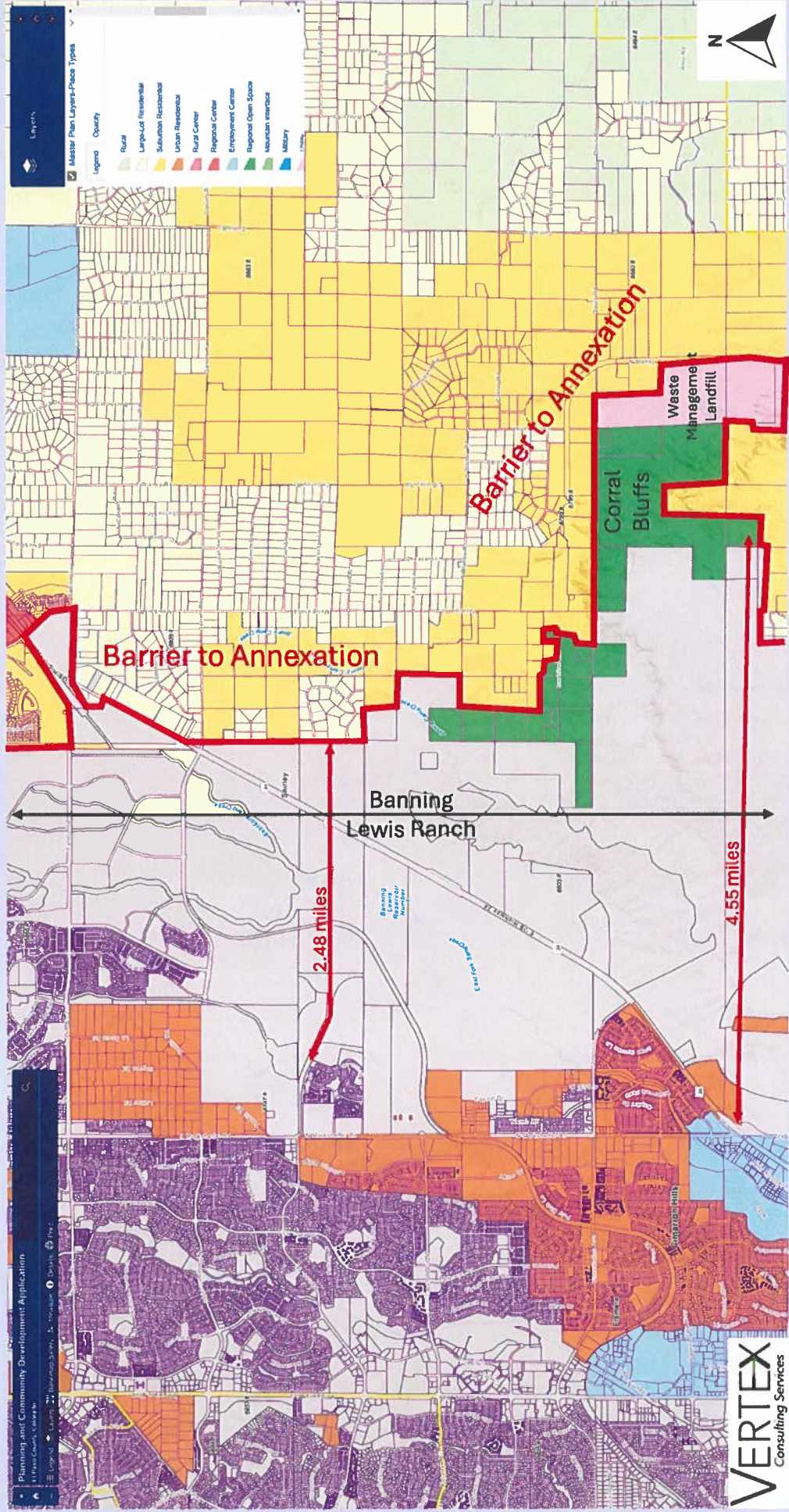
Northern City/County Interface



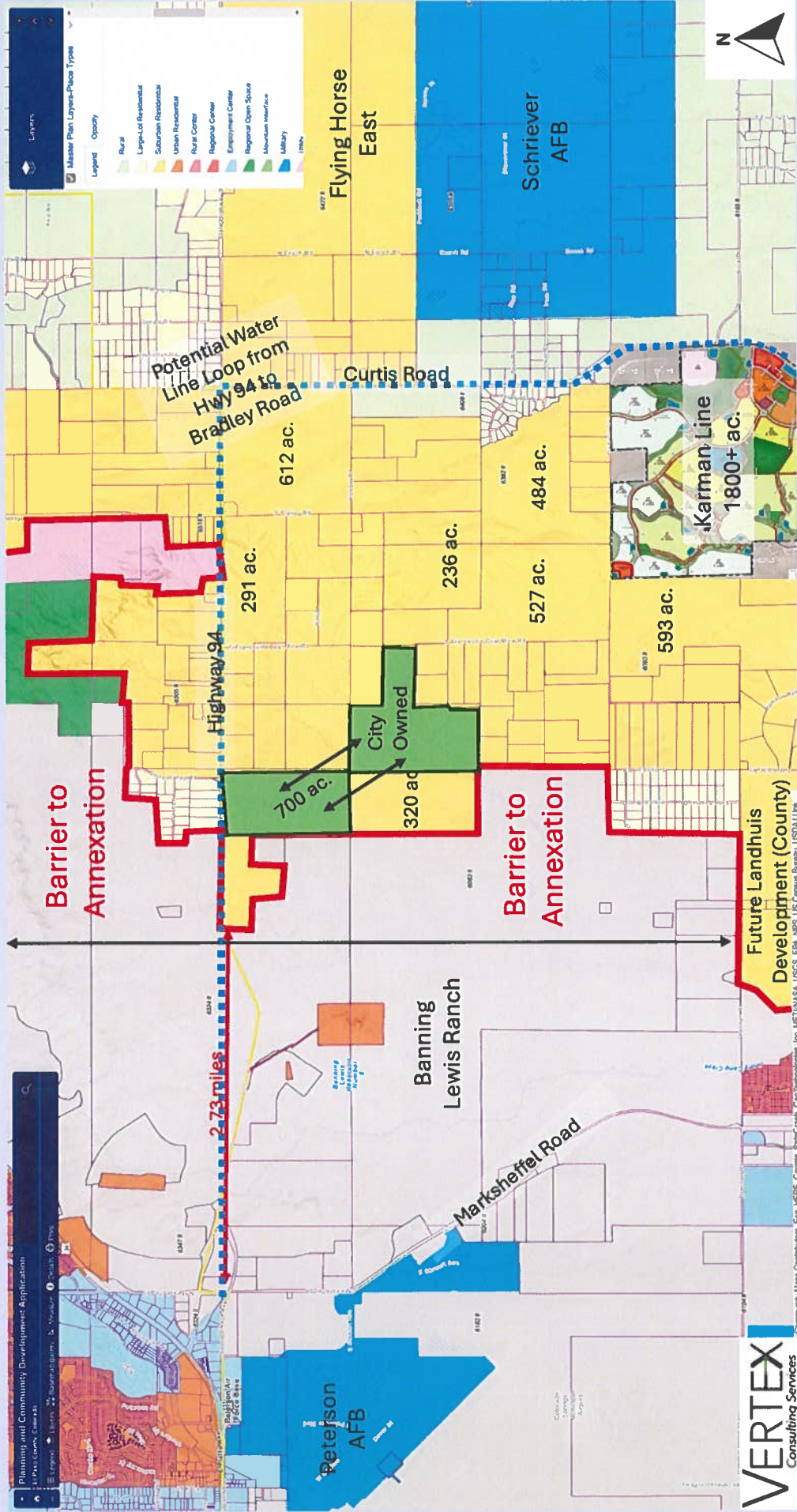
Northeastern City/County Interface



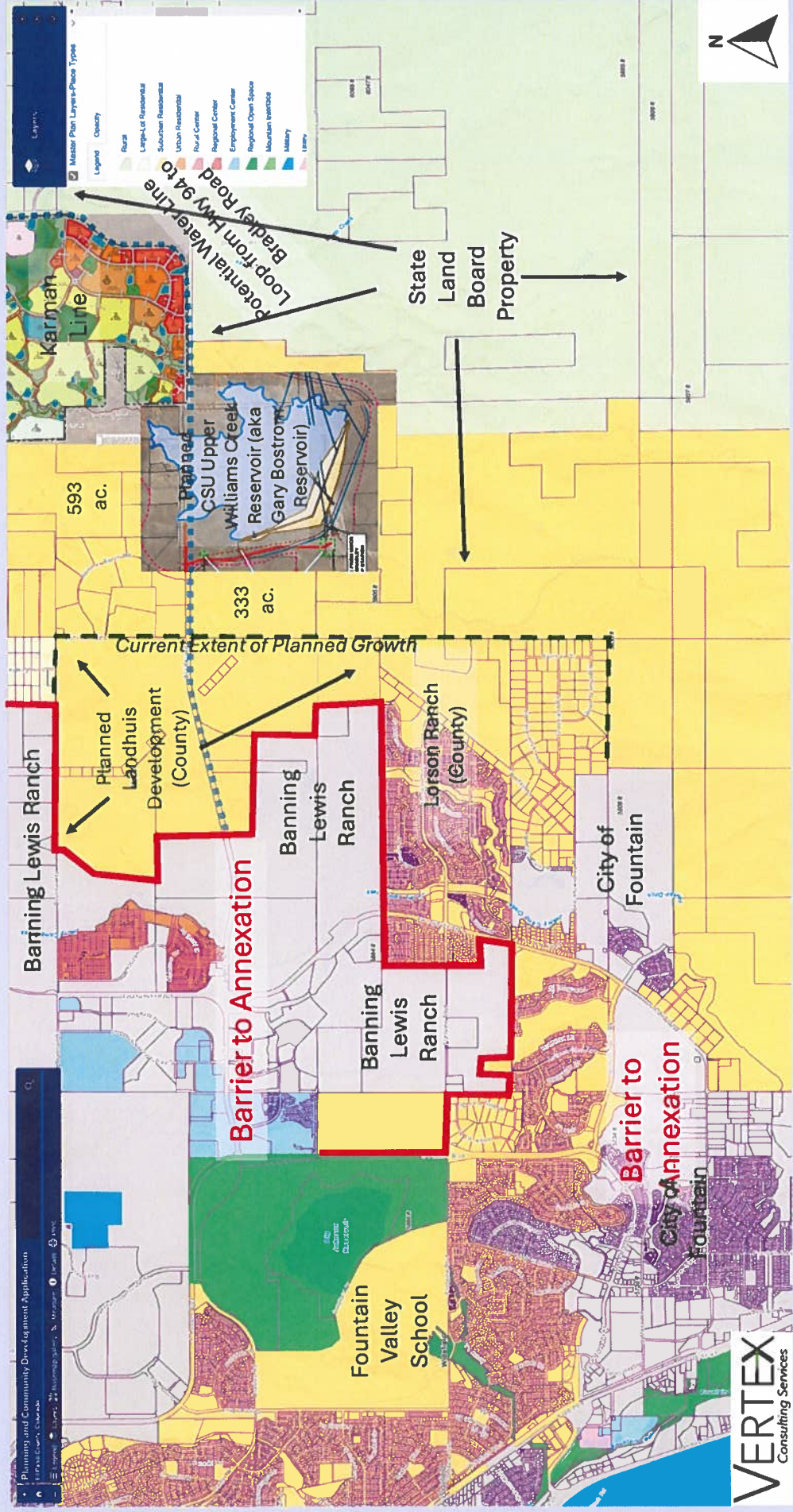
Eastern City/County Interface



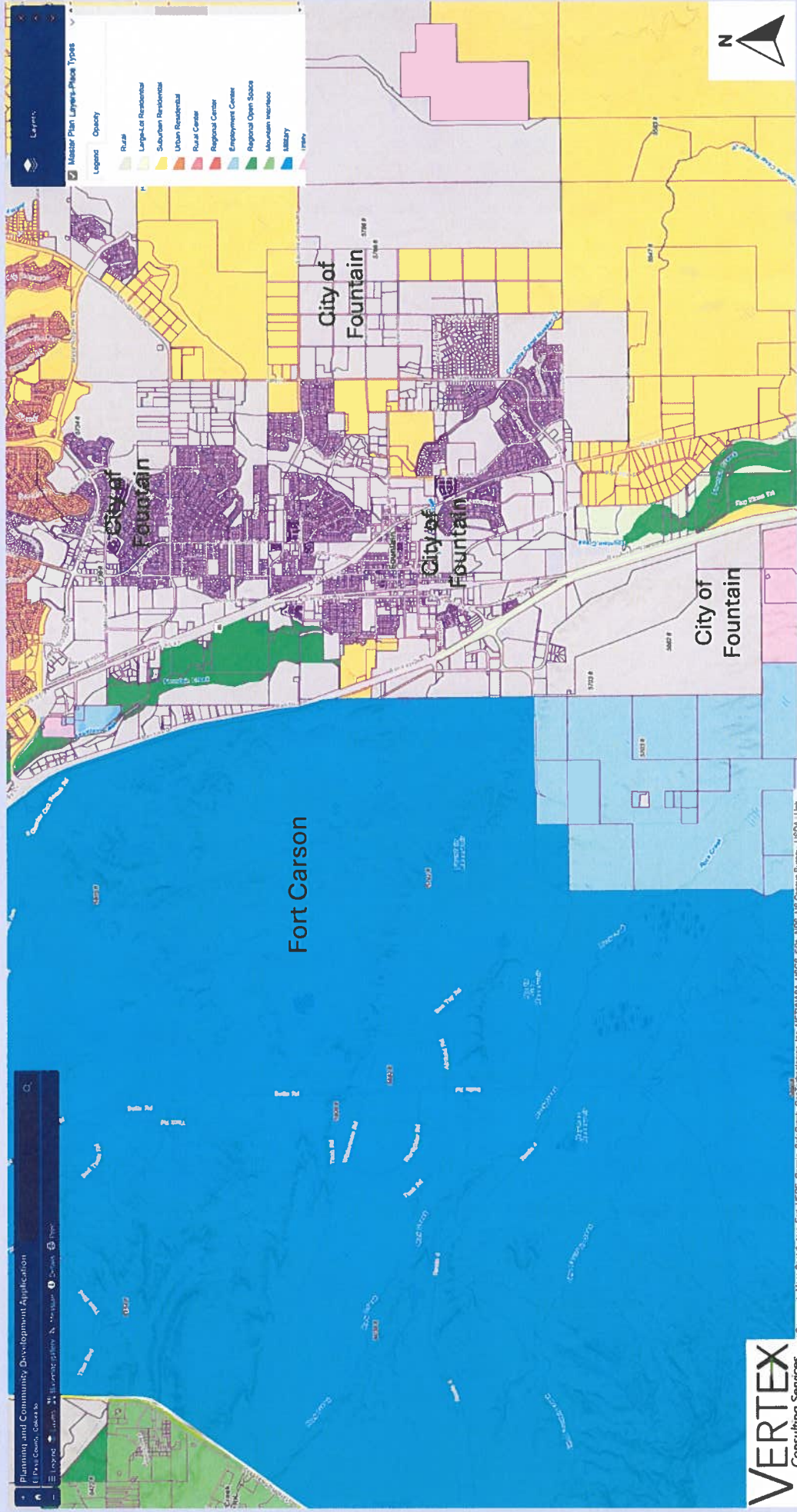
Eastern-Southeastern City/County Interface (cont.)



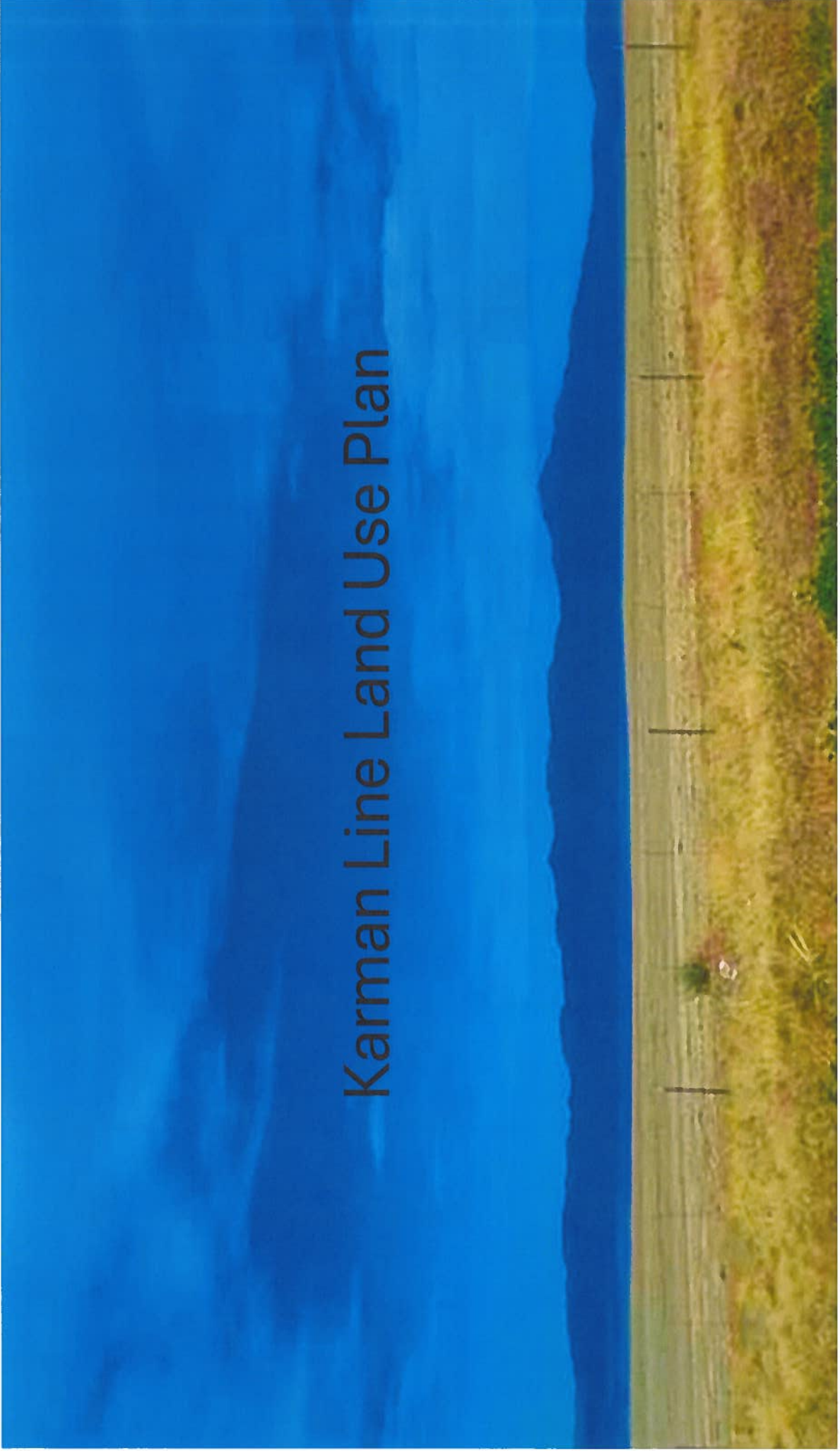
South-Southeastern City/County Interface



Southern City/County Interface



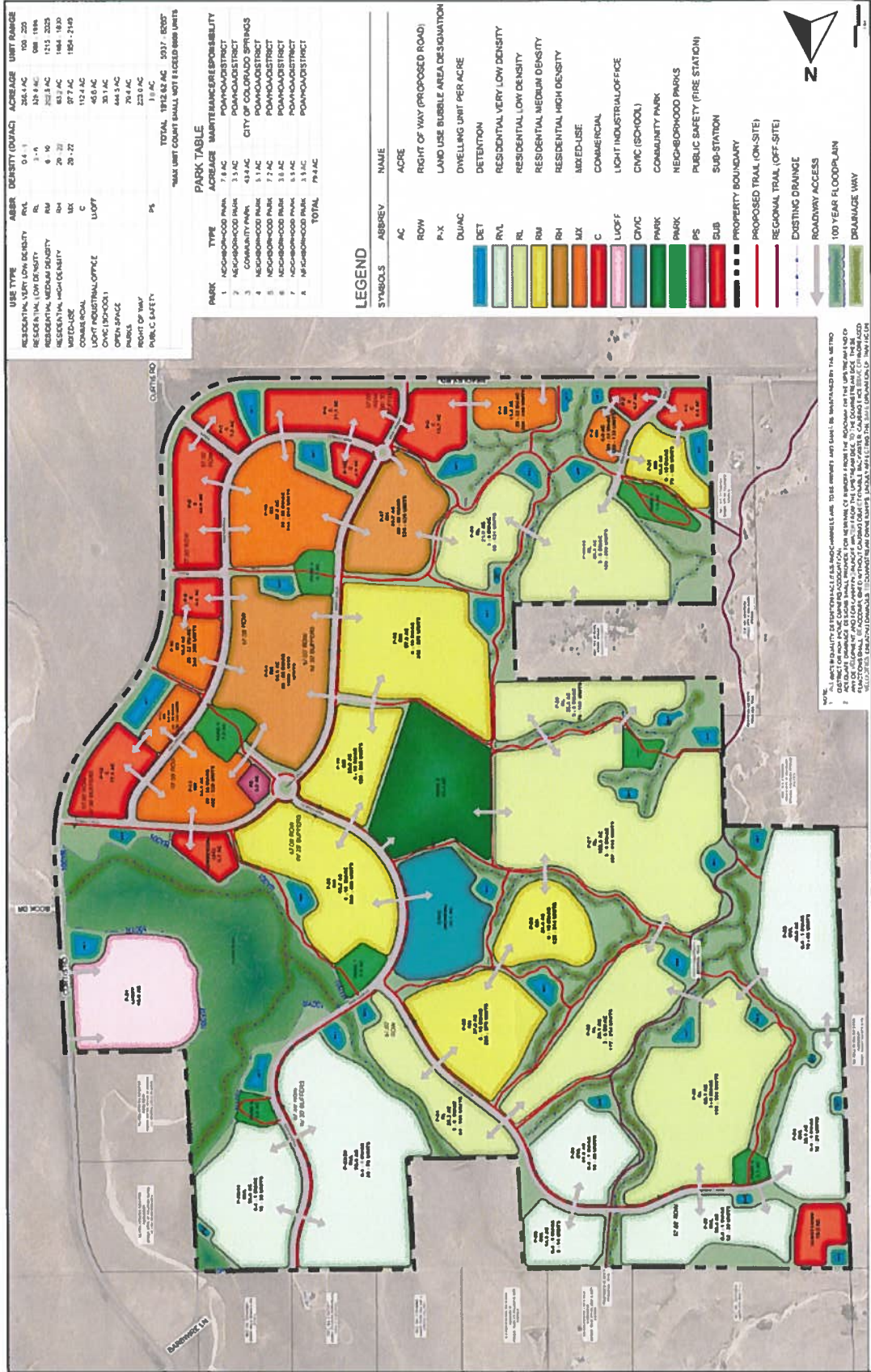
Karman Line Land Use Plan



Advantages of a Master Planned Community

- Sense of Community
- Easy access to a wide range of amenities and services
- Thoughtful mix of land uses
- Stabilized Property Values
- Quality Controlled Homes and Neighborhoods
- Safety and Security
- Convenient and Efficient
- Active Management
- Variety of housing types and products
- Close proximity to employment centers
- Already Planned and Designed





USE TYPE	ABBREV	DENSITY (DU/AC)	ACREAGE	UNIT RANGE
RESIDENTIAL VERY LOW DENSITY	RVL	0.4 - 1	265.1 AC	100 - 200
RESIDENTIAL LOW DENSITY	RL	1 - 4	129.8 AC	088 - 1984
RESIDENTIAL MEDIUM DENSITY	RM	6 - 16	252.8 AC	1215 - 2029
RESIDENTIAL HIGH DENSITY	RH	20 - 22	63.7 AC	1684 - 1930
MIXED USE	MX	20 - 22	97.7 AC	1824 - 2149
COMMERCIAL	C		112.4 AC	
COMMERCIAL OFFICE	COFF		47.1 AC	
CIVIC (SCHOOL)	CIVC		30.1 AC	
OPEN SPACE	OS		444.5 AC	
PARKS	PK		70.4 AC	
POINT OF WAY	POW		223.0 AC	
PUBLIC SAFETY	PS		1.8 AC	
TOTAL				1912.88 AC

*MAX UNIT COUNT SHALL NOT EXCEED 6899 UNITS

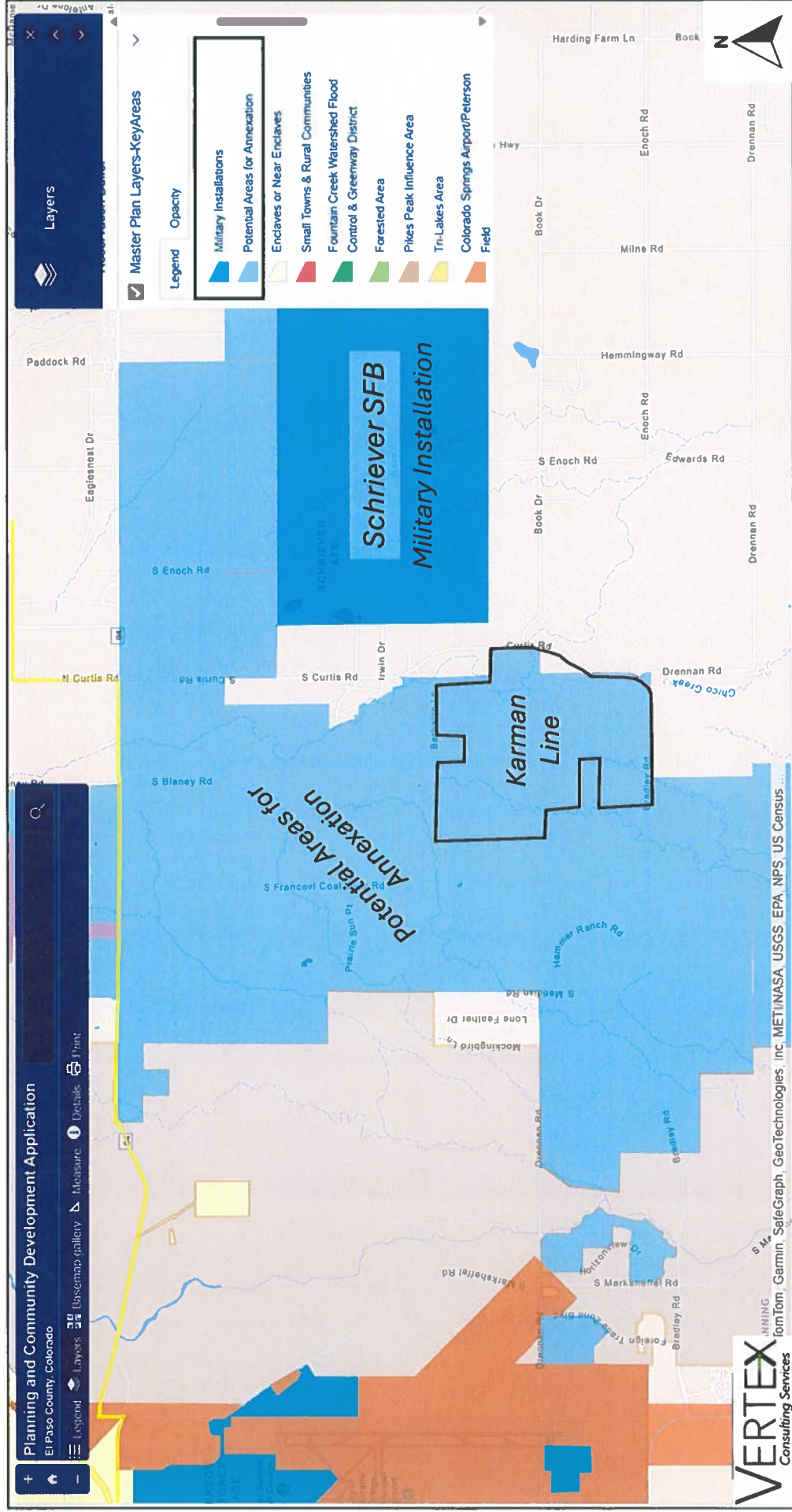
PARK	TYPE	ACREAGE	MAINTENANCE RESPONSIBILITY
1	NEIGHBORHOOD PARK	7.8 AC	POW/INDUSTRIAL OFFICE
2	COMMUNITY PARK	4.2 AC	POW/INDUSTRIAL OFFICE
3	COMMUNITY PARK	43.4 AC	CITY OF COLORADO SPRINGS
4	NEIGHBORHOOD PARK	5.1 AC	POW/INDUSTRIAL OFFICE
5	NEIGHBORHOOD PARK	7.2 AC	POW/INDUSTRIAL OFFICE
6	NEIGHBORHOOD PARK	3.6 AC	POW/INDUSTRIAL OFFICE
7	NEIGHBORHOOD PARK	5.6 AC	POW/INDUSTRIAL OFFICE
8	NEIGHBORHOOD PARK	3.9 AC	POW/INDUSTRIAL OFFICE
TOTAL		78.4 AC	

LEGEND

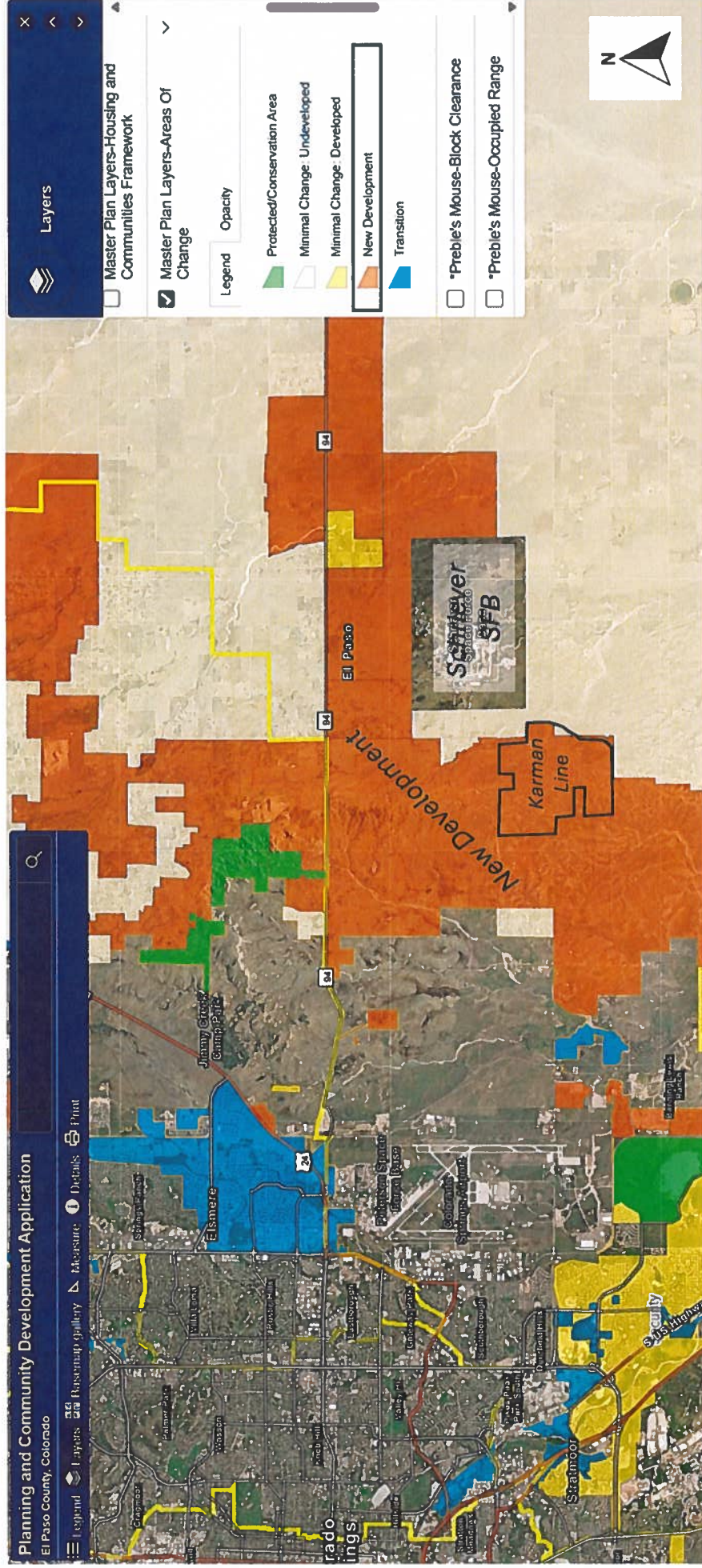
SYMBOLS	ABBREV	NAME
AC		ACRE
ROW		RIGHT OF WAY (PROPOSED ROAD)
P-X		LAND USE BUBBLE AREA DESIGNATION
DU/AC		DWELLING UNIT PER ACRE
DET		DETENTION
RVL		RESIDENTIAL VERY LOW DENSITY
RL		RESIDENTIAL LOW DENSITY
RM		RESIDENTIAL MEDIUM DENSITY
RH		RESIDENTIAL HIGH DENSITY
MX		MIXED USE
C		COMMERCIAL
COFF		LIGHT INDUSTRIAL OFFICE
CIVC		CIVIC (SCHOOL)
PK		COMMUNITY PARK
PK		NEIGHBORHOOD PARKS
PS		PUBLIC SAFETY (FIRE STATION)
OS		SUB-STATION
POW		PROPERTY BOUNDARY
POW		PROPOSED TRAIL (ON-SITE)
POW		REGIONAL TRAIL (OFF-SITE)
POW		EXISTING DRAINAGE
POW		ROADWAY ACCESS
POW		100 YEAR FLOODPLAIN
POW		DRAINAGE WAY

NOTE:
 1. ALL DENSITY DESIGNATIONS ARE TO BE IMPLEMENTED BY THE METRO.
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City/County Jointly Planned Annexation Area – “Key Areas”



County "Areas of Change" – New Development



PLACETYPE: SUBURBAN RESIDENTIAL

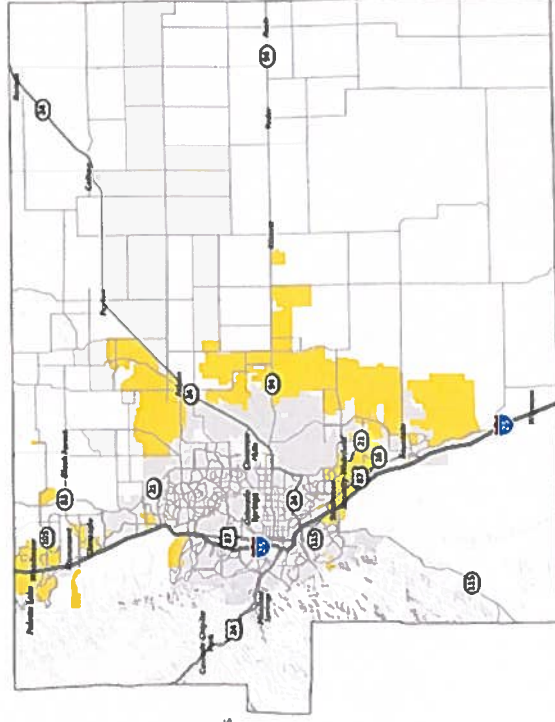
The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections.

Character

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.



Land Uses

Primary

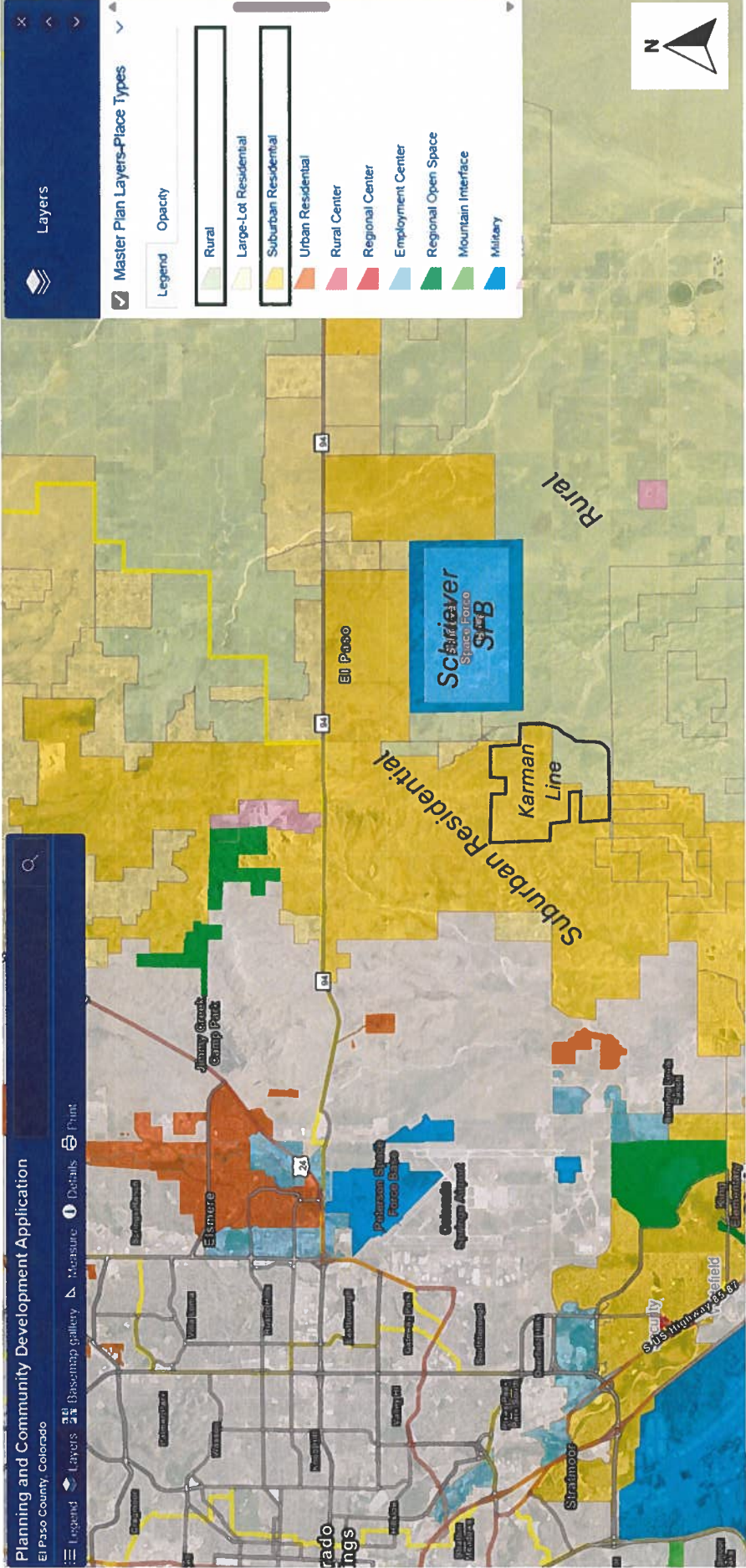
- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

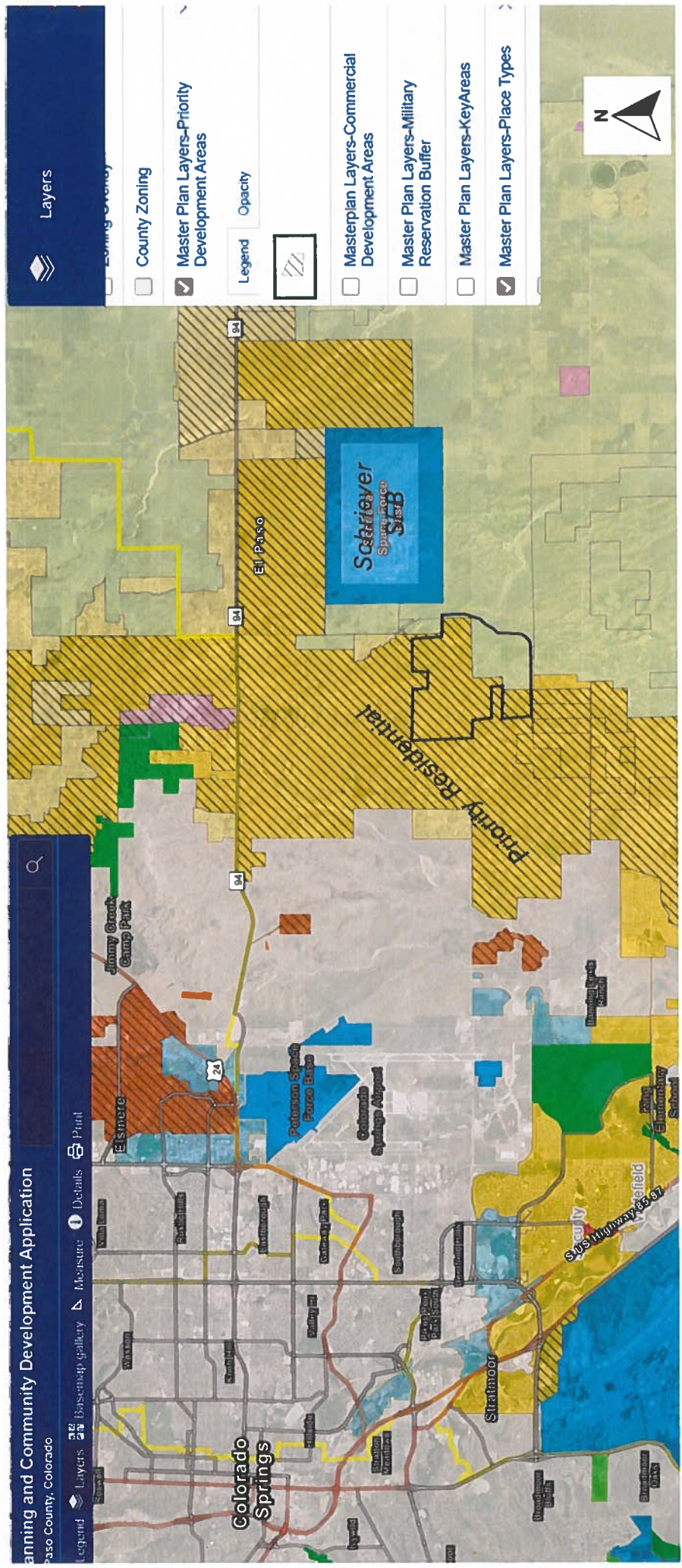
- Single-family Attached
- Multifamily Residential
- Pairs/Open Space
- Commercial Retail
- Commercial Service
- Institutional



County "Placetype" – Suburban Residential



“Priority Development Areas” – Residential

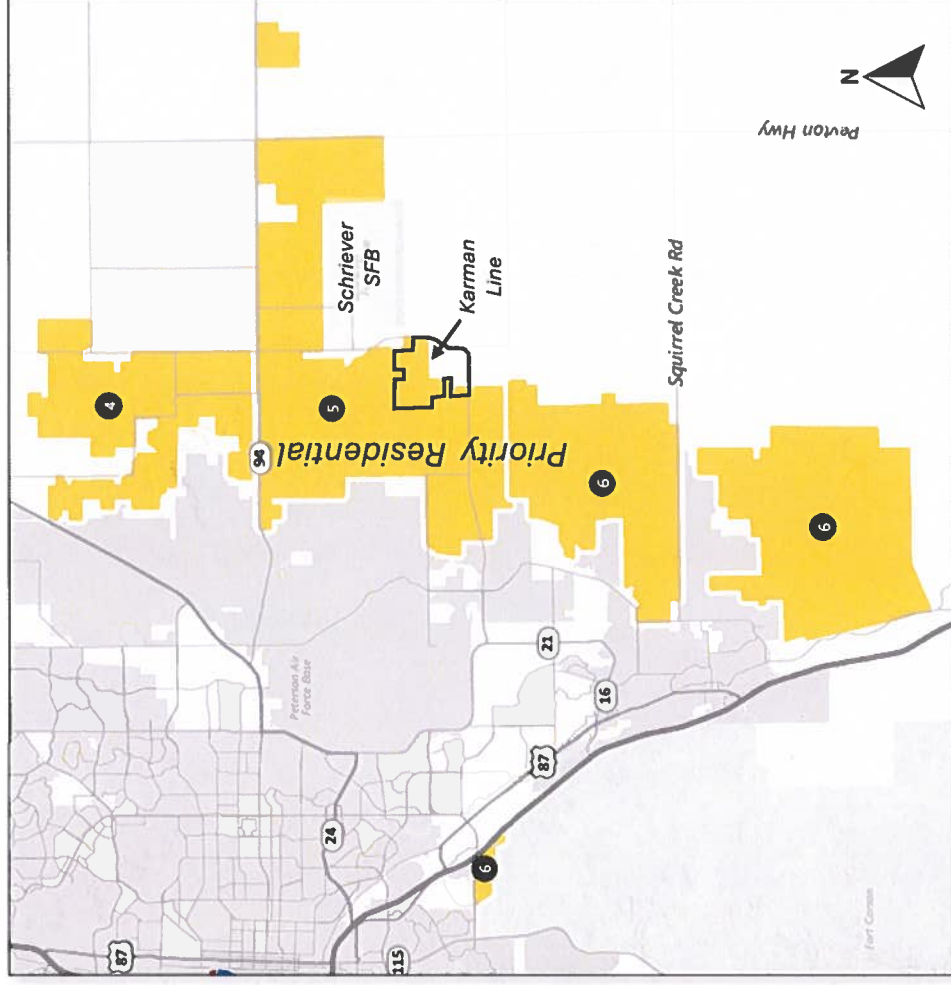


“Priority Development Areas” – Schriever SFB Area

5 Schriever Air Force Base

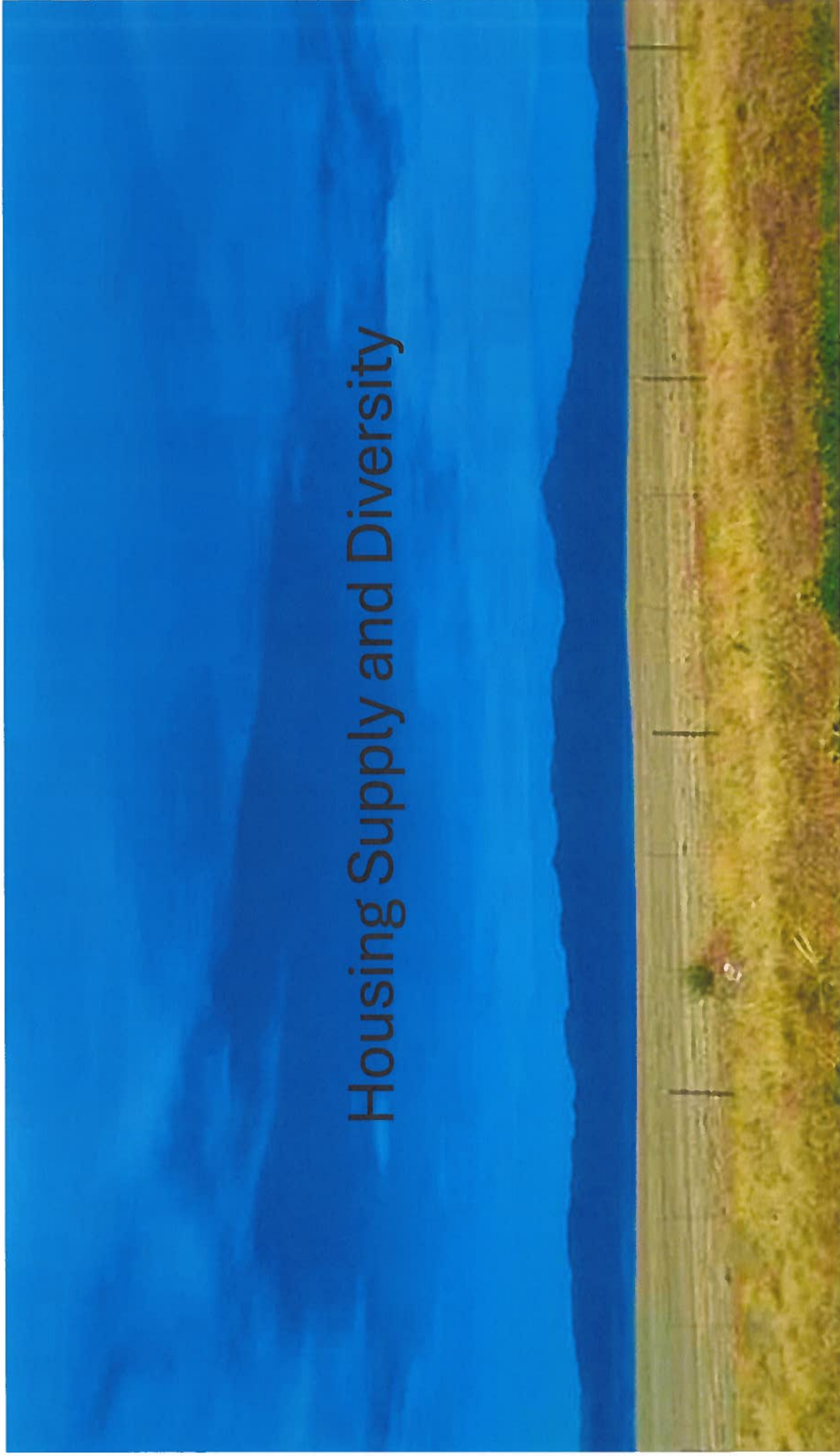
Growth along Highway 94 is expected to continue over the life of this Plan, particularly as operations expand at Schriever Air Force Base. Residential development can support its employees, both military personnel and contractors.

- Suburban development should be **prioritized to help increase density in this area** with smaller-lot sizes, attached housing, and multifamily apartments.
- Efficient use of land helps **preserve open space and reduce impacts on the critical missions** being performed at Schriever Air Force Base and adjacent rural areas.
- **The Rural Center in Ellicott should be expanded** to support the daily commercial needs of residents.
- Additional **commercial uses should be developed at the Highway 94 and Enoch Road** intersection in a manner compatible with and supportive of base operations as well as the anticipated suburban residential development.
- The County should **prioritize the construction of roads as necessary** to improve connectivity to and support the operations of the installation.



Suburban Residential Priority Development Areas

Housing Supply and Diversity



Housing Diversity

Variety of Housing Types proposed with development:

- Low, medium, and high density residential proposed, along with mixed use development
- Anticipated “for rent” single family and multi-family housing
- Attractive to a full range of incomes

Housing Diversity

- Densities range from 0.4 du/ac in the NW area up to 22 du/ac near Bradley/Curtis Roads.
- Attainable for a range of income levels and ownership/rental preferences
- Additional housing stock in the area could be very timely with lowering interest rates

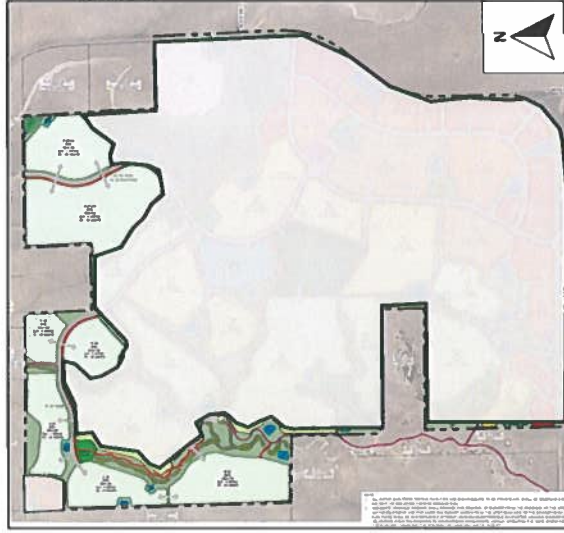
RVL	RESIDENTIAL VERY LOW DENSITY
RL	RESIDENTIAL LOW DENSITY
RM	RESIDENTIAL MEDIUM DENSITY
RH	RESIDENTIAL HIGH DENSITY
MX	MIXED-USE





Residential Very Low Density

- 0.4 -1 du/ac
- 106-265 dwellings
- Provide lower density, larger lot transitional areas along the north-northwestern perimeter of the development



Density Example: Walden Preserve (central water and sewer)



Residential Low Density

- 3 - 6 du/ac
- 998 - 1996 dwellings
- Represents a more traditional subdivision in areas having very unique topography and views of scenic vistas

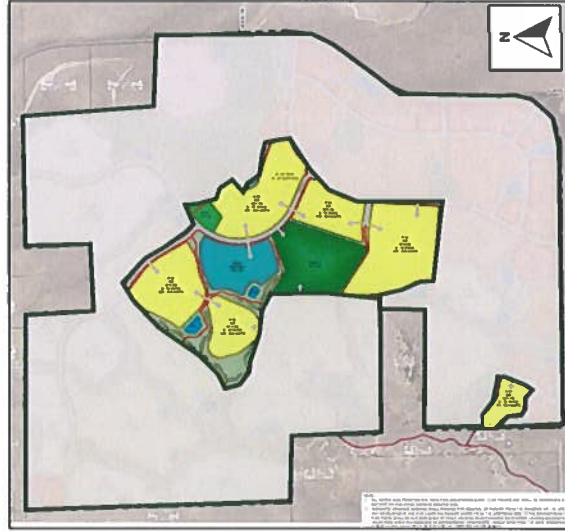


Density Examples: Areas within Pine Creek (above) and Flying Horse Ranch

Residential Medium Density



- 6 - 10 du/ac
- 1,215 - 2025 dwellings
- Neighborhoods featuring contemporary subdivision design principles in areas with limited topography and typically close to schools and parks

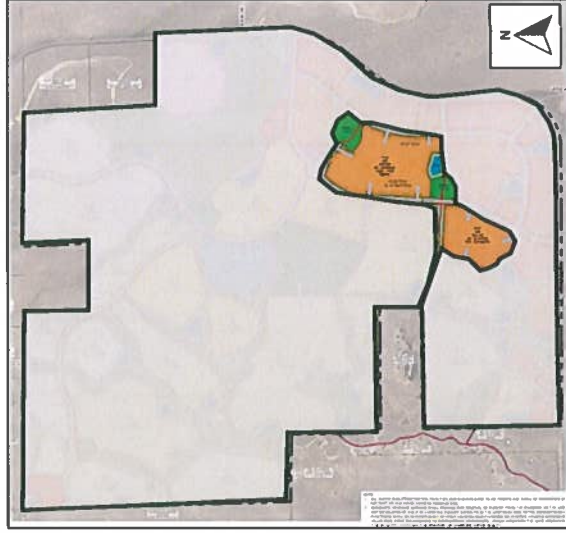


Density Example: Indigo Ranch

Residential High Density



- 20-22 du/ac
- 1,664 – 1,830 dwellings
- Provides alternative to single family residential within walking distance of commercial and school site

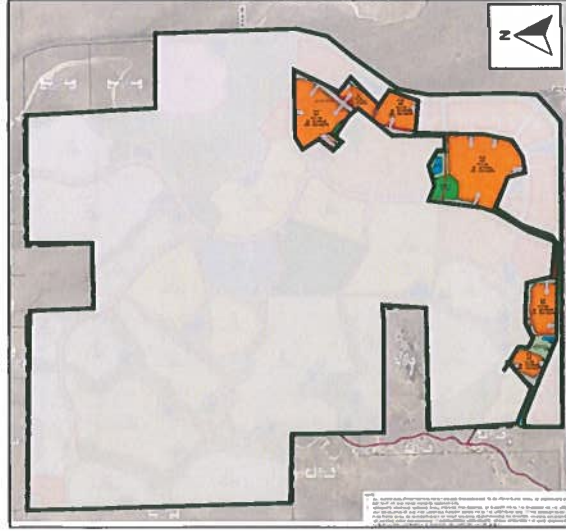


Density Example: Powers Blvd. & Woodmen Rd, Interquest Pkwy & Voyager Pkwy area

Mixed Use



- 20 – 22 du/ac
- 1,954 – 2,149 dwellings
- Offering a live-work lifestyle option featuring to neighborhood commercial land uses catering to local and commuting customers



Density/Use Examples: First and Main, Interquest, etc.

Colorado Springs Housing Supply

- **The housing deficit in 2023 in Colorado Springs is in the range of 16,554 to 27,360 units.**
- **Due to elevated housing prices and rising interest rates, the affordability of purchasing a home in Colorado Springs is at an all-time low.**
 - In just the past 10 years, the cost (purchase price plus mortgage cost) of purchasing a home has increased by 82.6%. A large part of that increase has occurred over the last three years.
- **Continue to allow housing development at levels that the current capital market environment will allow, while concurrently building affordable housing utilizing state and federal resources. Take those communities that demonstrate an openness to gentle density zoning conditions, those that are proven to provide greater housing affordability, and deploy them with urgency.**

- Colorado Springs Housing Affordability Report
Common Sense Institute
April 2024

Colorado Springs Projected Growth Needs

Projected County Growth by 2050

(Source: Your El Paso Master Plan, May 26, 2021)

256,000

Number of Dwelling Units in Karman Line
Average Household Size – Colorado Springs

6,500
2.53

Total Estimated Population of Karman Line

16,445

Potential Dwelling Units in Banning Lewis Ranch (Per Norwood's Website)
Average Household Size – Colorado Springs

70,000
2.53

Total Estimated Population of BLR

177,100

Combined Population of BLR and Karman Line

193,545

Percent of Projected Growth Served by BLR and Karman Line

75.6%

Note: BLR's projected build-out is decades after 2050, so the percentage noted above is, in reality, much lower.

Colorado Springs Job Growth

News Headlines from 2022-2024

New Space Warfighting Center in Colorado Springs to bring 250 new jobs
KRDO – September 6, 2022

Denver company's expansion to bring 300 new jobs to Colorado Springs
The Gazette – December 17, 2022

Aerospace firm to bring 71 new jobs to Colorado Springs
The Gazette – March 30, 2023

New \$600 million high-tech manufacturing facility with 600 jobs breaks ground in Colorado Springs
The Gazette - June 8, 2023

Swiss company plans solar cell manufacturing facility in Colorado Springs with more than 350 jobs
The Gazette – July 24, 2023

Colorado Springs aerospace company to bring more than 600 jobs, millions in investment to region
The Gazette – August 23, 2023

Ohio defense contractor to add 200 jobs in Colorado Springs as part of new space facility
The Gazette – October 24, 2023

Microchip to expand in Colorado Springs, bringing 400 new jobs
Fox 21 News – January 3, 2024

Cyber security company expanding in Colorado Springs, average salary for 100+ positions is \$168,923
KKTU – February 29, 2024

100 high-paying jobs coming to Colorado Springs, announcement made at Space Symposium
KOAA – April 10, 2024

Defense contractor expanding to Colorado Springs with plans for more than 500 high-paying jobs
The Gazette – April 25, 2024

Plans move ahead for rail and industrial project to border Fort Carson, Fountain (estimated 7000 jobs)
The Gazette – May 31, 2024

Colorado Springs Housing Needs

News Headlines from 2021-2024

Colorado Springs 'housing crisis' threatens employers and economy, business leaders say
The Gazette – April 30, 2021

Colorado Springs' high housing prices and shortage of homes continue to frustrate buyers
The Gazette – May 30, 2021

Solution to lack of affordable, available housing proposed in Colorado Springs
KRDO – June 29, 2021

The Fight for Housing in Colorado Springs
Colorado Times Recorder – June 15, 2023

Colorado Springs real estate market experiencing an inventory shortage
KOAA – August 2, 2023

Colorado Springs' lack of affordable housing requires big-picture solutions, panelists say
The Gazette – September 14, 2023

Spring Mayor tackles barriers to affordable housing
FOX21 News – January 26, 2024

Colorado Springs School District to Build On-Campus Teacher Housing
Campus Safety Magazine – February 5, 2024

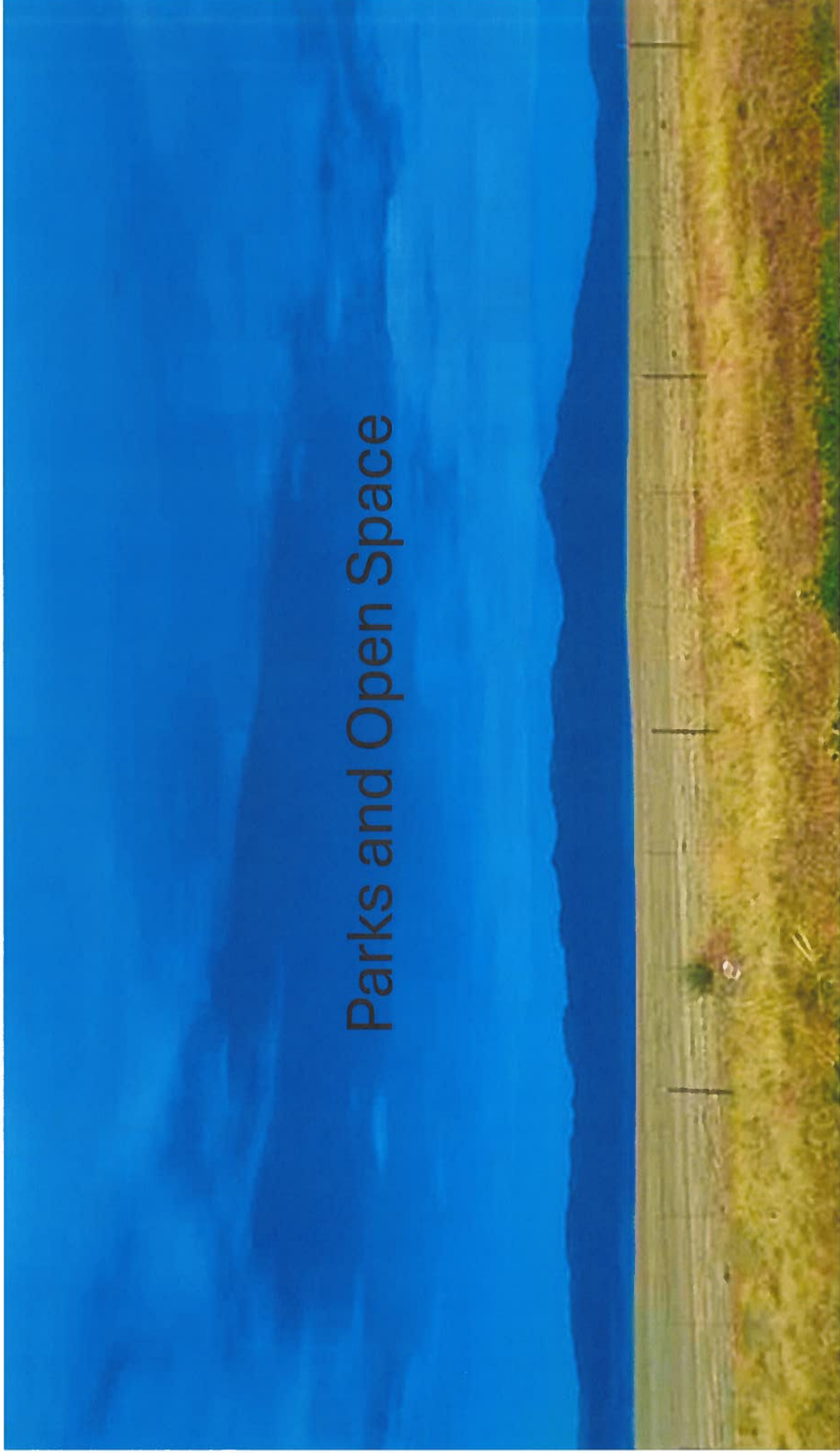
New Pikes Peak Housing Network hopes to tackle Colorado Springs' housing woes
The Gazette – March 1, 2024

Affordable housing and childcare are among challenges faced by Space Force in Colorado Springs
Colorado Public Radio – March 11, 2024

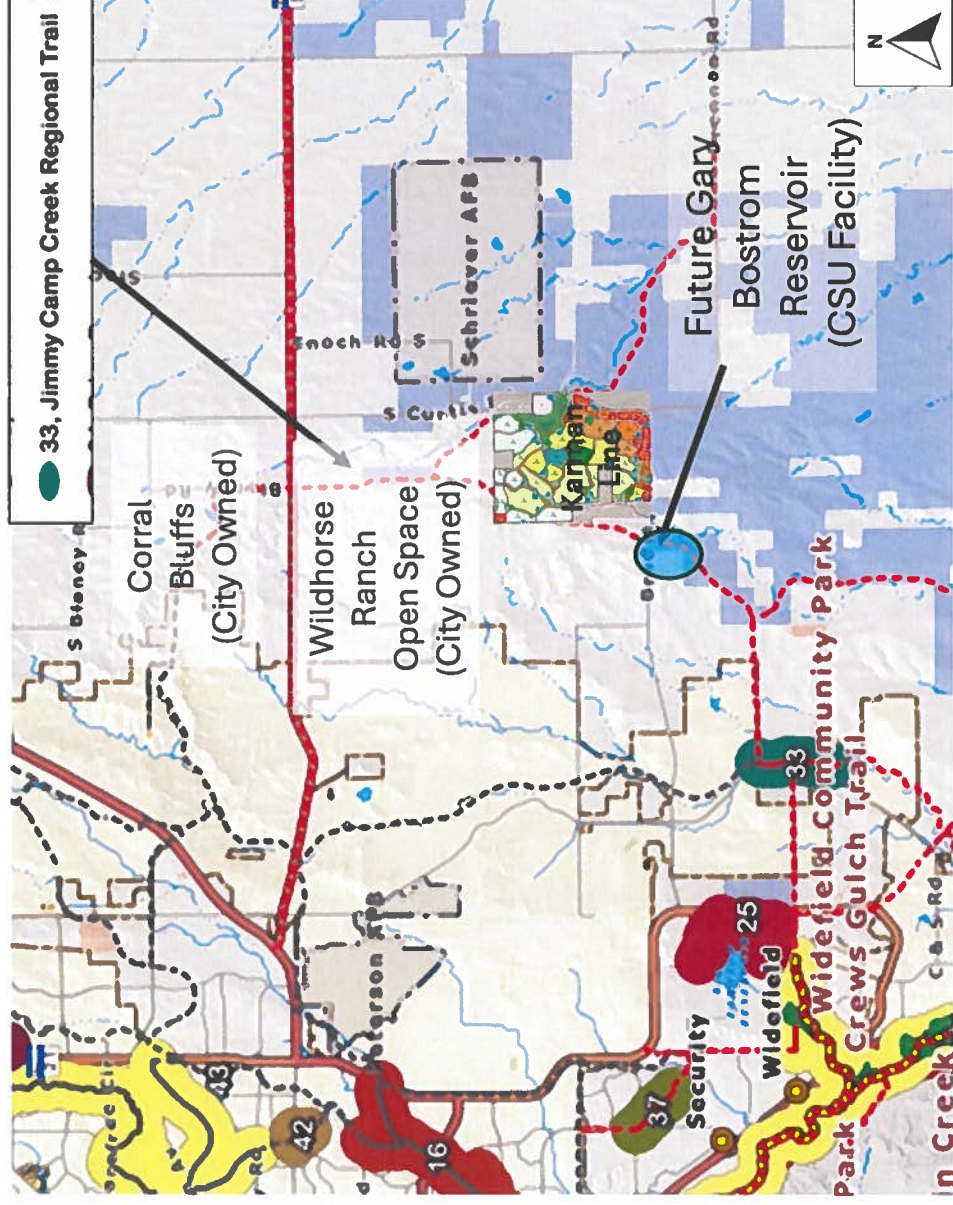
Affordable housing crisis impacting Fort Carson soldiers, commander calls it a concern
KOAA – March 21, 2024

Report shows Colorado Springs has housing shortage
FOX21 News – May 22, 2024

Parks and Open Space



Parks Facilities Regional Context



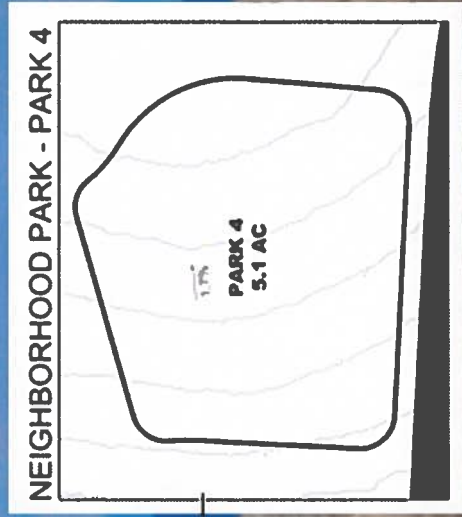
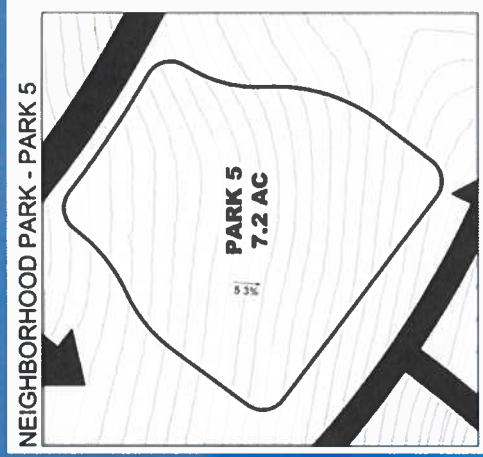
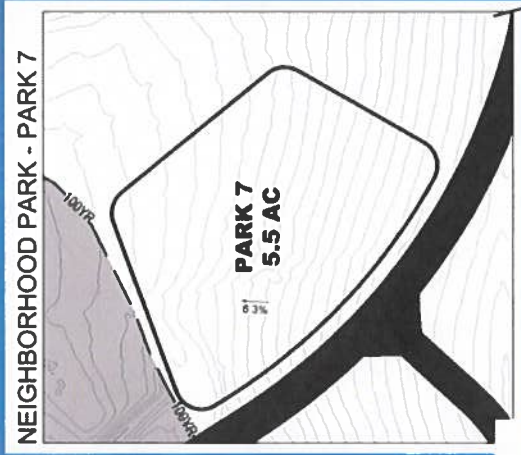
Planned Parks

- Endorsed by City Parks Advisory Board
- Metro District proposed for construction and ongoing maintenance of 6 strategically located Neighborhood Parks
- Parks (79.4 acres) – community park and 7 neighborhood parks
- Community Park - 43.4 acres (adjacent to planned school site) to be dedicated to City and maintained by City
- Approximately one mile of regional trail designed, constructed, and dedicated to the City
 - Countless miles of internal trails and pedestrian connections
- Open Space (444.5 acres) – 23% of overall site (not including planned parks)

Karman Line Parks Land Dedication Calculations

PARK LAND DEDICATION CALCULATIONS						
BASED UPON STANDARD OF 5.5 ACRES / 1,000 POPULATION (MAXIMUM OF 6,500 UNITS)						
HOUSING TYPE	ESTIMATED MAX NO. OF UNITS	NO. OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT	TOTAL ACRES OF LAND DEDICATION REQUIRED	ACRES OF NEIGHBORHOOD PARK REQUIRED (2.5AC/1,000 RESIDENTS)	ACRES OF COMMUNITY PARK REQUIRED (3.0AC/1,000 RESIDENTS)
SINGLE-FAMILY DETACHED	2368	1	0.0146	34.57 AC	35.9 AC	43.4 AC
SINGLE-FAMILY ATTACHED	1664	2-4	0.0117	19.47 AC		
MULTI-FAMILY HOUSING (1)	1488	5-19	0.0106	15.77 AC		
MULTI-FAMILY HOUSING (2)	980	20-49	0.0097	9.51 AC		
TOTAL				79.3 AC		

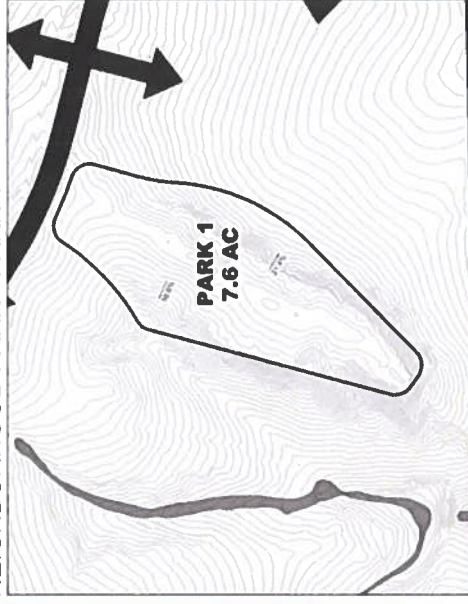
Neighborhood Parks



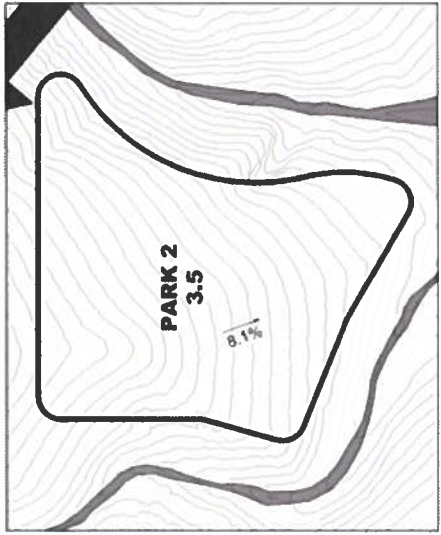
Neighborhood Parks



NEIGHBORHOOD PARK - PARK 1



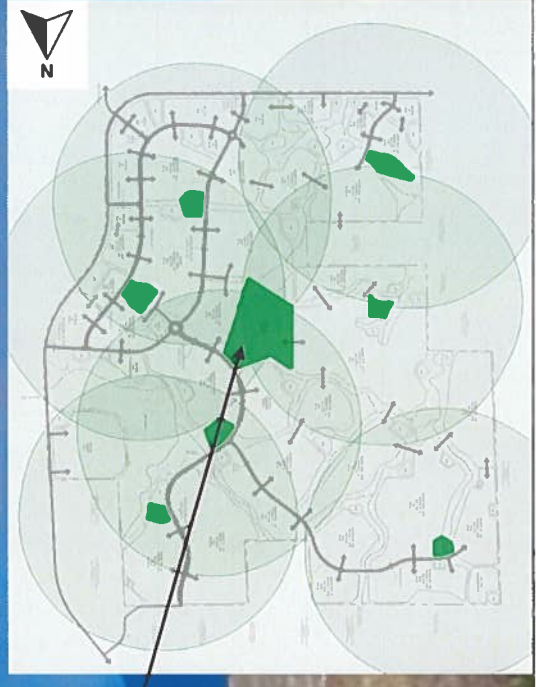
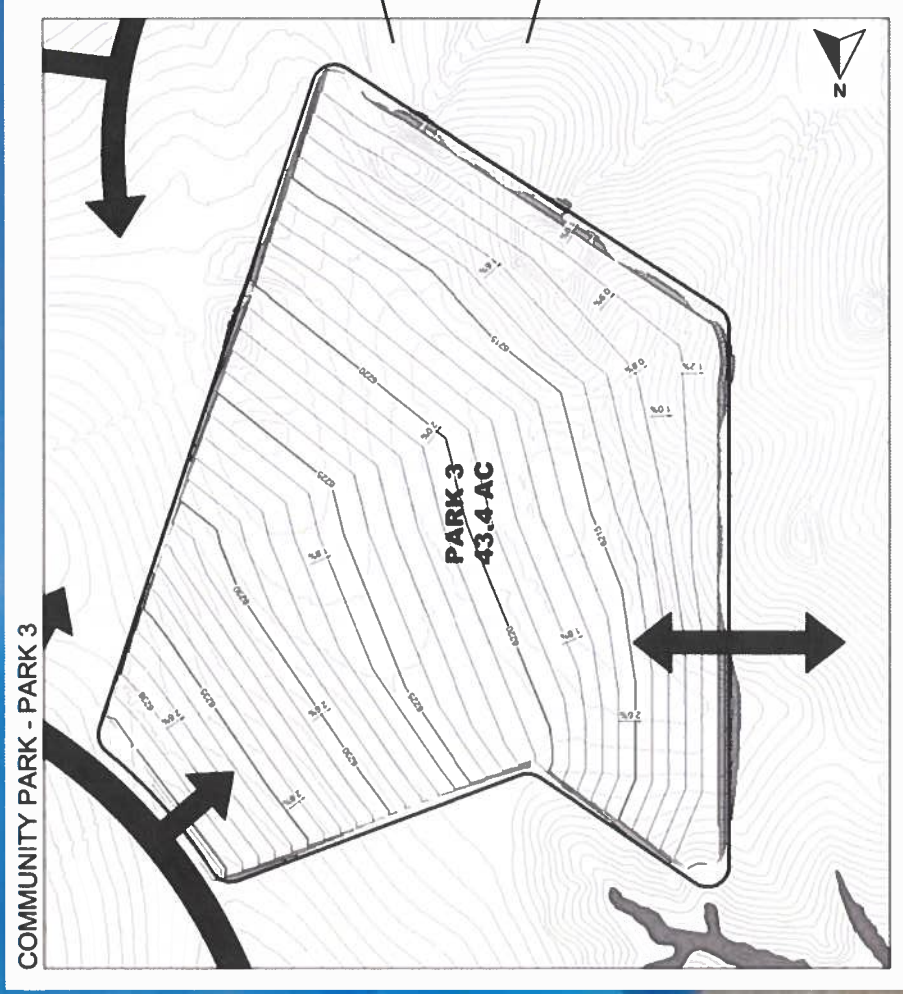
NEIGHBORHOOD PARK - PARK 2



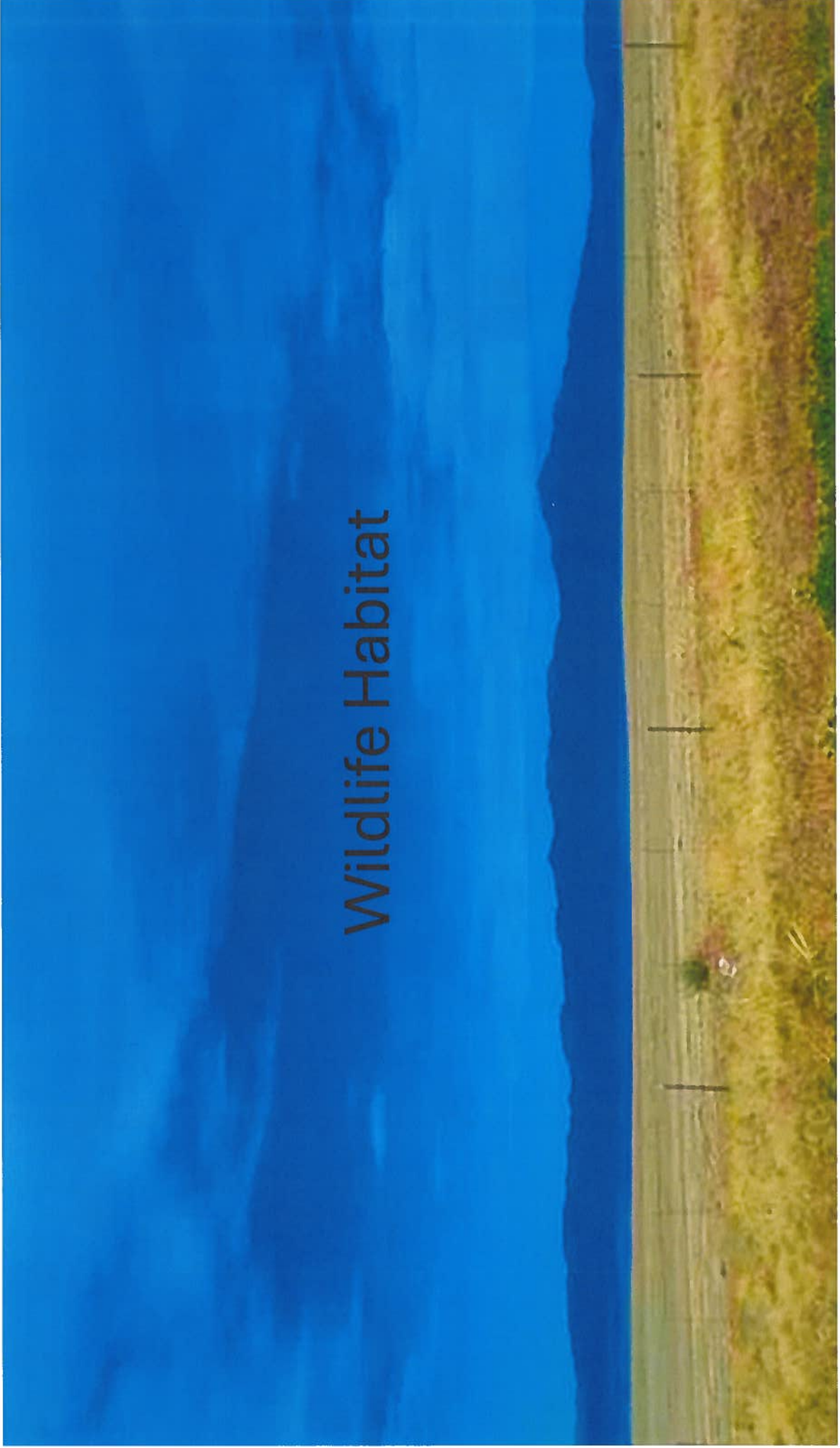
NEIGHBORHOOD PARK - PARK 8



Community Park



Wildlife Habitat



Wildlife Habitat Analysis

Excerpts from Ecosystem Services, LLC Assessment of Karman Line project – March 27, 2023:

Maintaining connectivity along major drainages is the **highest conservation priority** because these are natural wildlife corridors that also include high quality habitats and scenic canyons. Two existing drainages create north/south corridors that will likely be preserved during any future development (Williams Creek and an unnamed sandy wash). It is also important to provide corridors between drainages.

In order to protect the highest quality habitat and maintain the existing wildlife trail/corridor, preserve the riparian swales, tallgrass prairie, shrubland and ponderosa pines **on the west side of the Site.**

Design stormwater management systems that mimic natural communities and include **native trees and shrubs.**

Federal Listed Special Assessment

Preble's Meadow Jumping Mouse – Threatened species

“Probability of Impact by Project” (p. 28 of Ecosystem Services report):

- “None. Suitable habitat does not exist on the Site to support the life requisites of the species. The Site has no connectivity to potentially occupied (>14 miles to the northwest) or Critical Habitat (>16 miles to the northwest);”
- “[N]earby USFWS Trapping Data indicates Trapped – Not Found.”
- “The USFWS Block Clearance map for Colorado Springs includes the western portion of the Site.”

The Site is not located within any USFWS designated critical habitat or known occupied habitat for federally designated threatened or endangered species. Therefore, based on the data available for this Report, no direct or indirect impacts to federally designated threatened or endangered species will occur from the implementation of the Project. The Project would stop grazing, which is expected to improve habitat for the monarch butterfly, a federally designated candidate species. Including milkweed in seed mixes would also benefit this species.

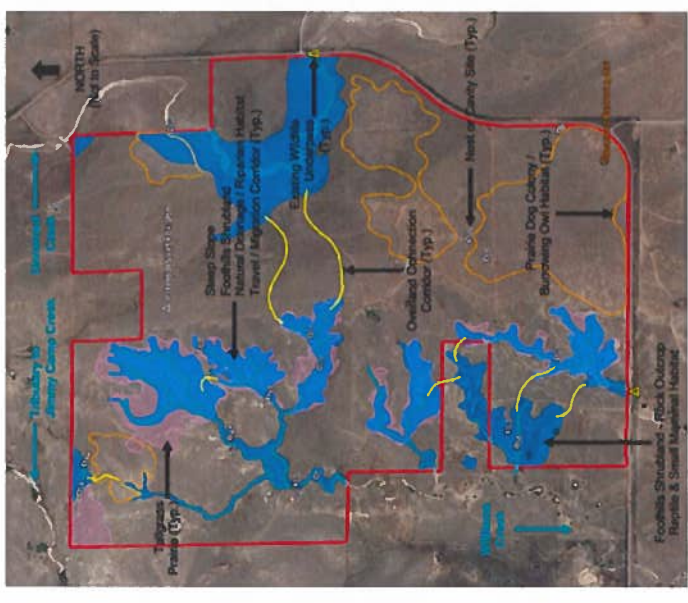
Wildlife Corridors and Floodplain Preserved



Source:
El Paso County GIS – Terrain Layer with
Karman Line Open Space Overlay

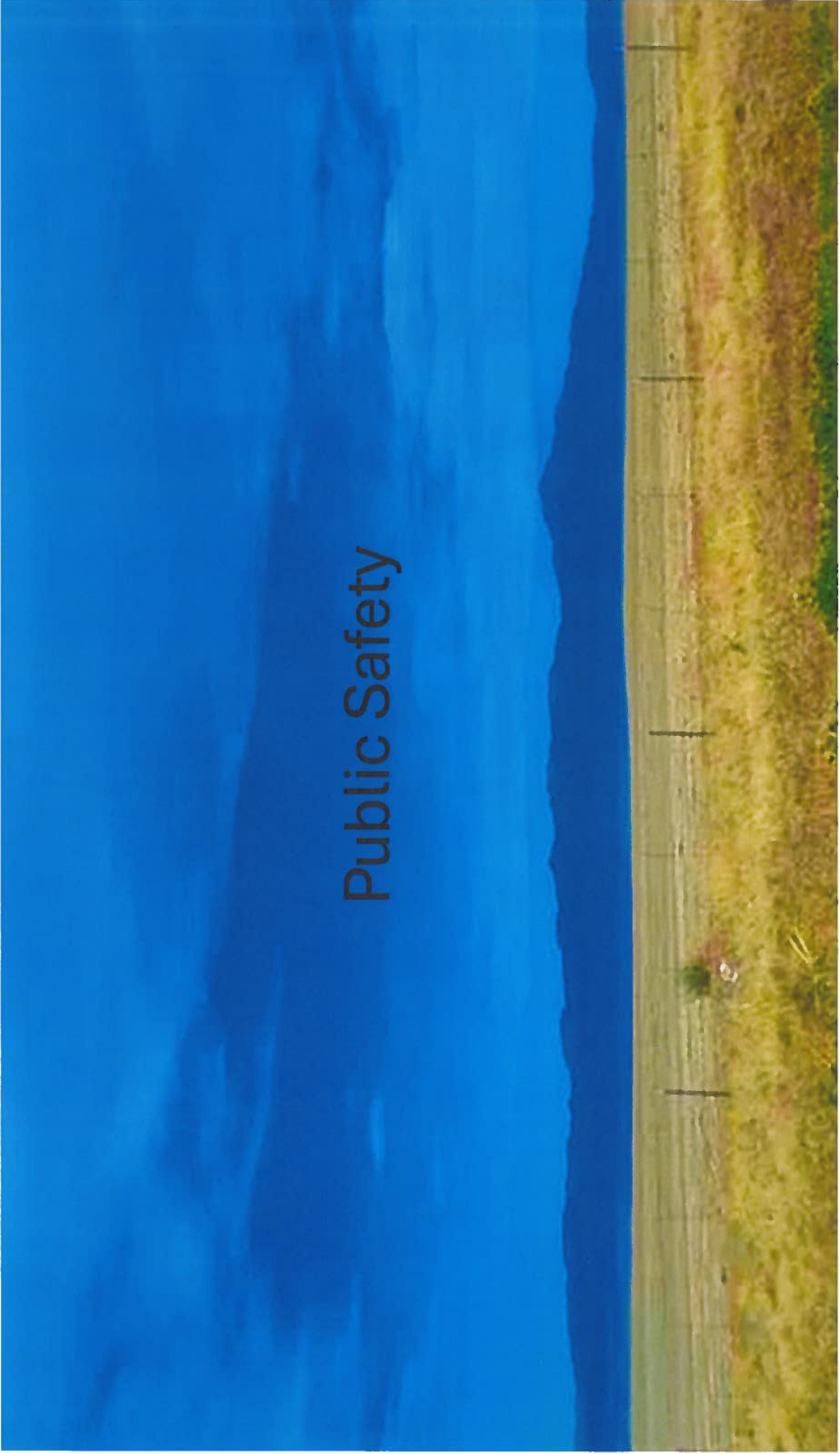


Source:
Ecosystem Services, LLC – Field Assessment



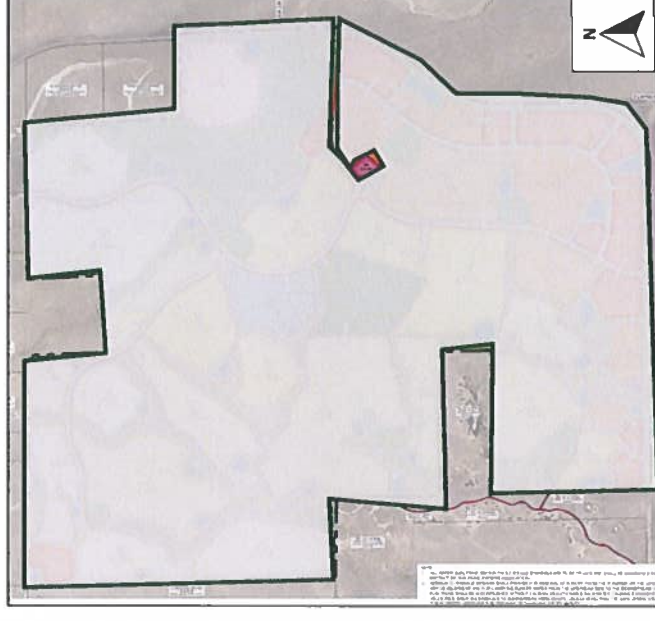
Wildlife Habitat & Migration Corridor Map

Public Safety



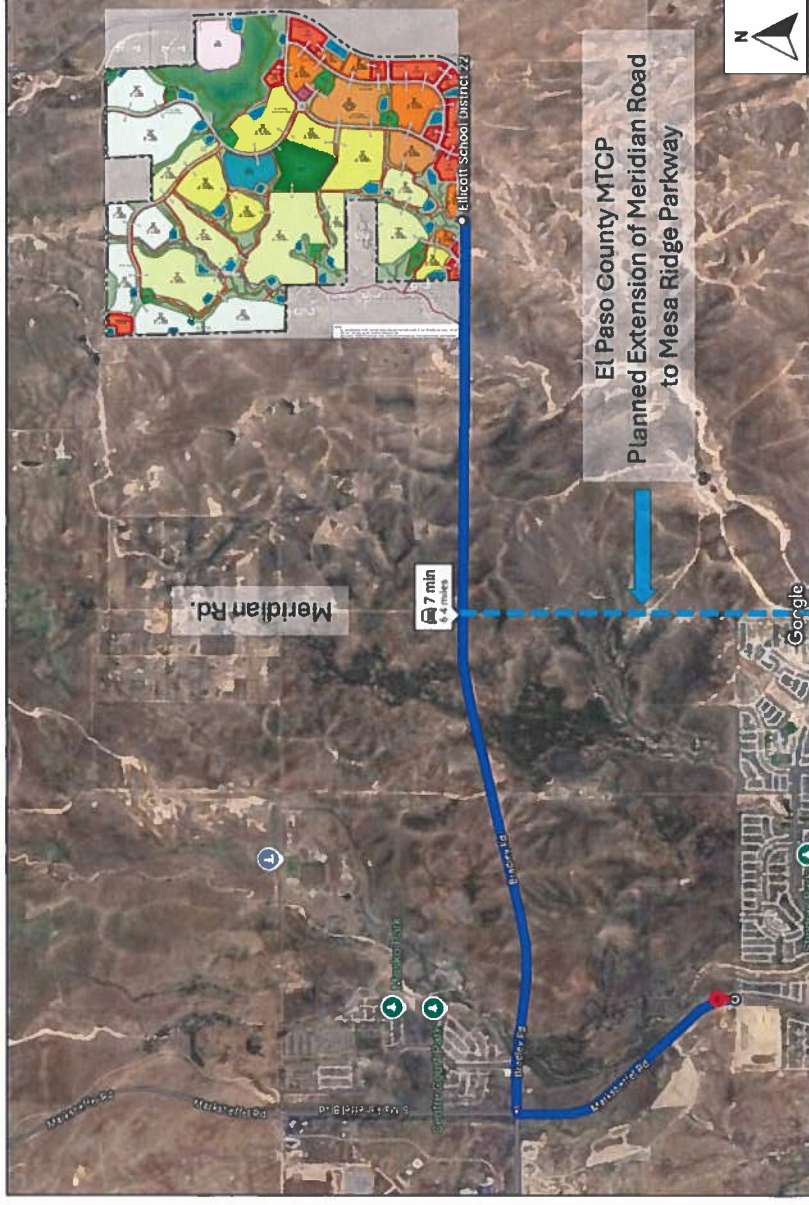
Public Safety

- Currently in Ellicott Fire Protection District
- CSFD parcel depicted in Land Use Plan
 - Temporary Site to be provided with initial development
- Reviewed by the CSFD and CSPD, with both confirmed they can serve the development
- Annexation and development will generate additional tax revenue and impact fees

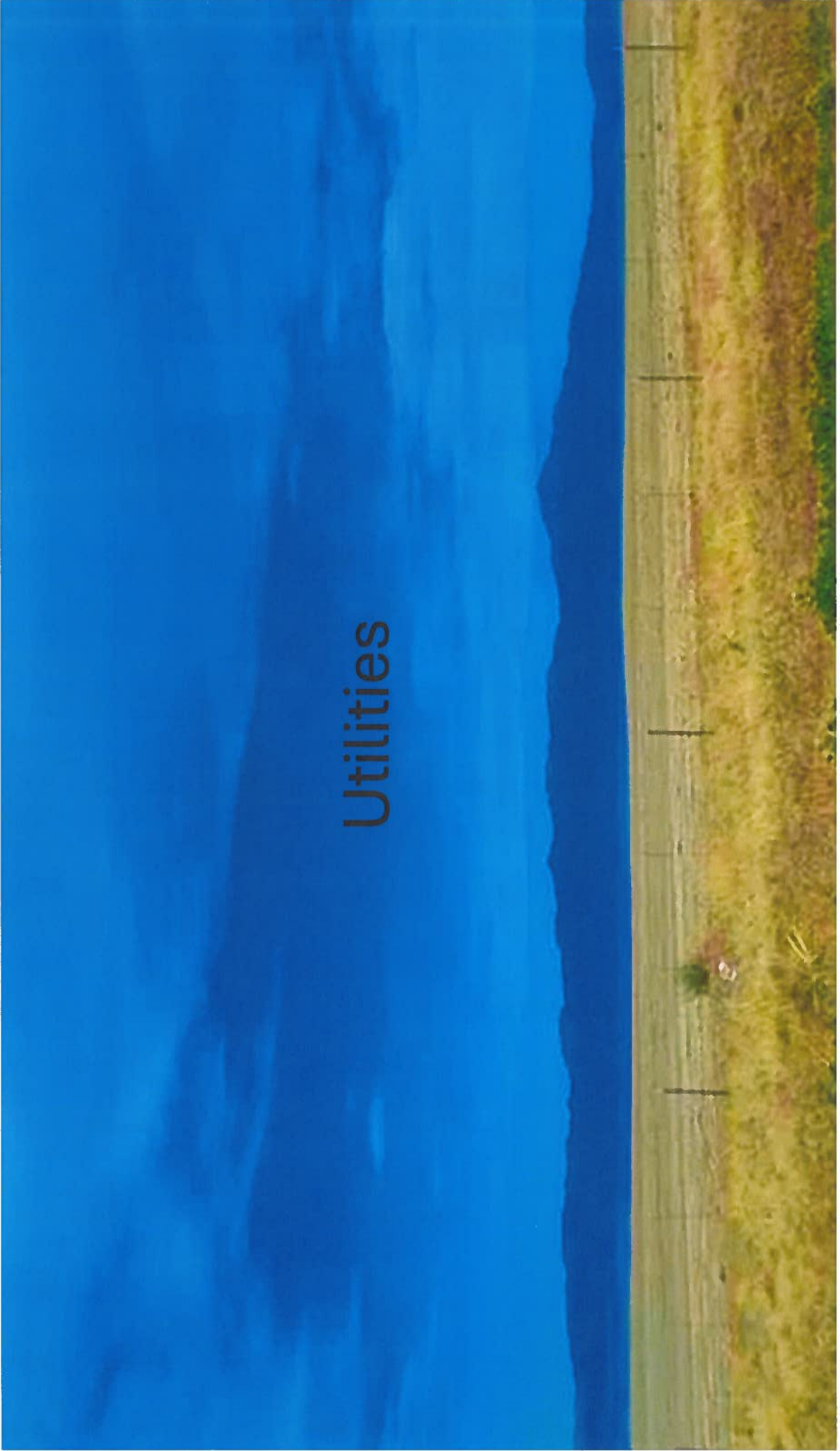


Public Safety (cont.)

- Approximately 7 to 8 minute drive from planned CSPD substation
- Could be even less with future southern extension of Meridian Road

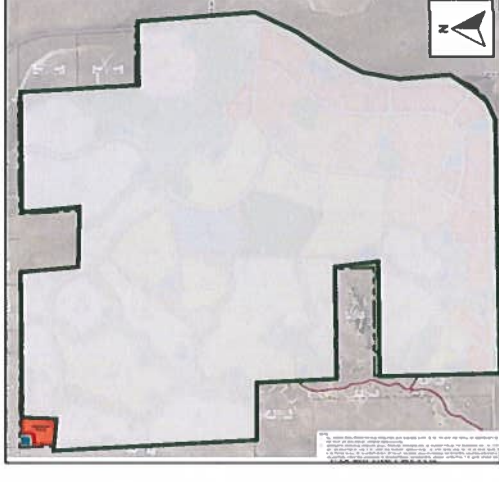


Utilities



Utilities Overview

- CSU to provide all four (4) utilities
 - Water – 24” and 12” looping lines and onsite water tower; wells and water rights to be transferred to City
 - Wastewater – Future connection to EWSA
 - Electric – On-site substation parcel provided at NW corner
 - Gas – Future City Gate connection also option for wholesale service from Black Hills Energy
 - Service Center Fee – Responsible for proportion share payment
- In full agreement with CSU on annexation agreement terms, including stranded asset provisions

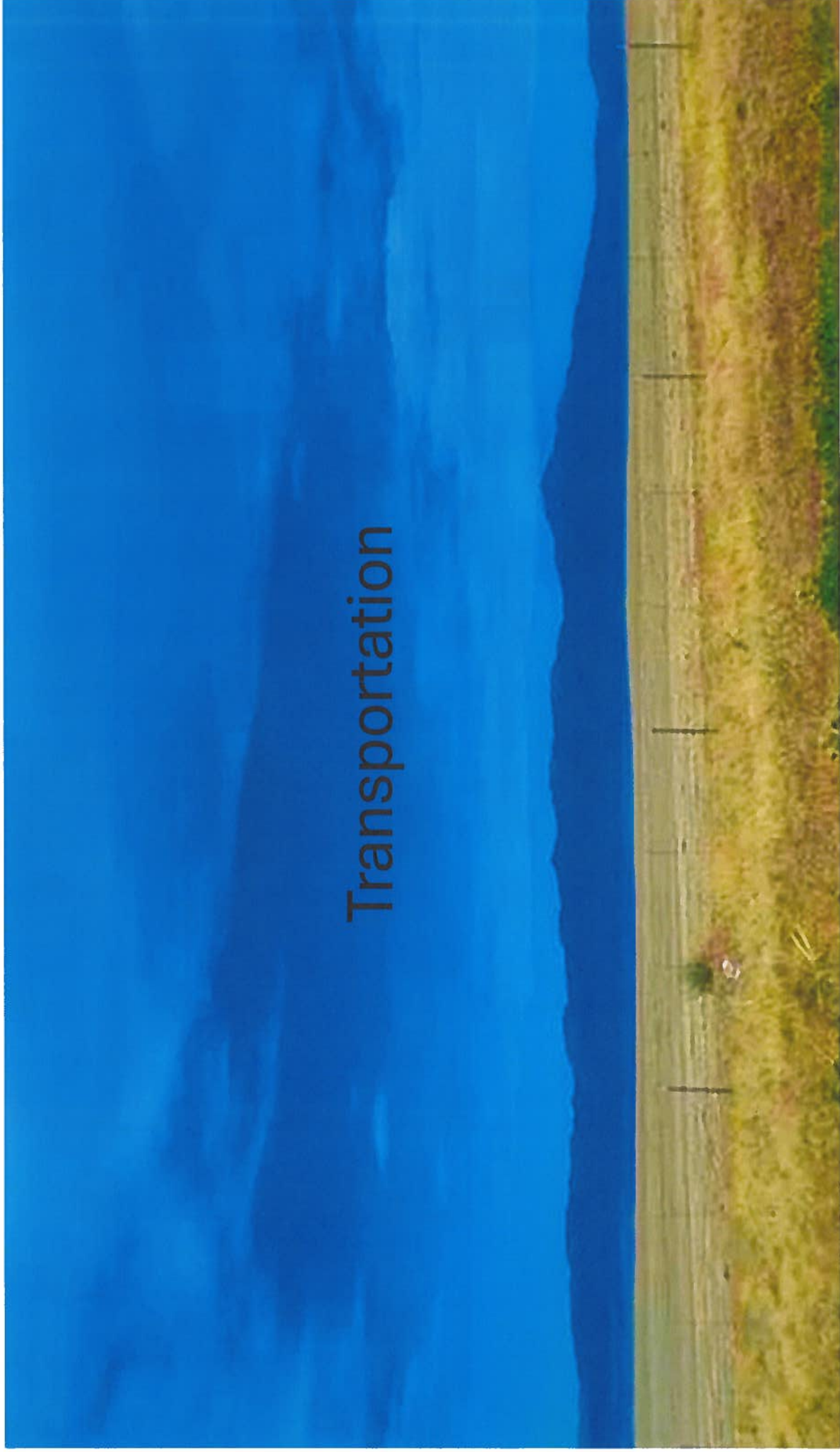


Utilities: Evaluation of City Code Water Standard

- City's Reliably Met Demand: 95,000 AFY
 - Existing City Usage: 69,772 AFY
 - Existing City Usage x 128%: 89,308 AFY
- * Represents the Minimum Water Supply Requirement
- * Available Surplus of 5,692 AFY (95,000 – 89,308 = 5,692 AFY)
-
- Karman Line Water Usage: 1,672 AFY
 - Total City + Project: 90,980 AFY
- * Remaining Surplus of 4,020 AFY (5,692 – 1,672 = 4,020 AFY)

Per CSU staff this meets City Code 12.4.305.B.1

Transportation

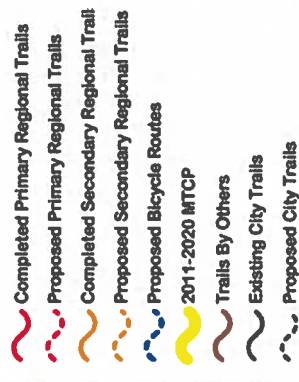


Existing and Planned Roadway Infrastructure

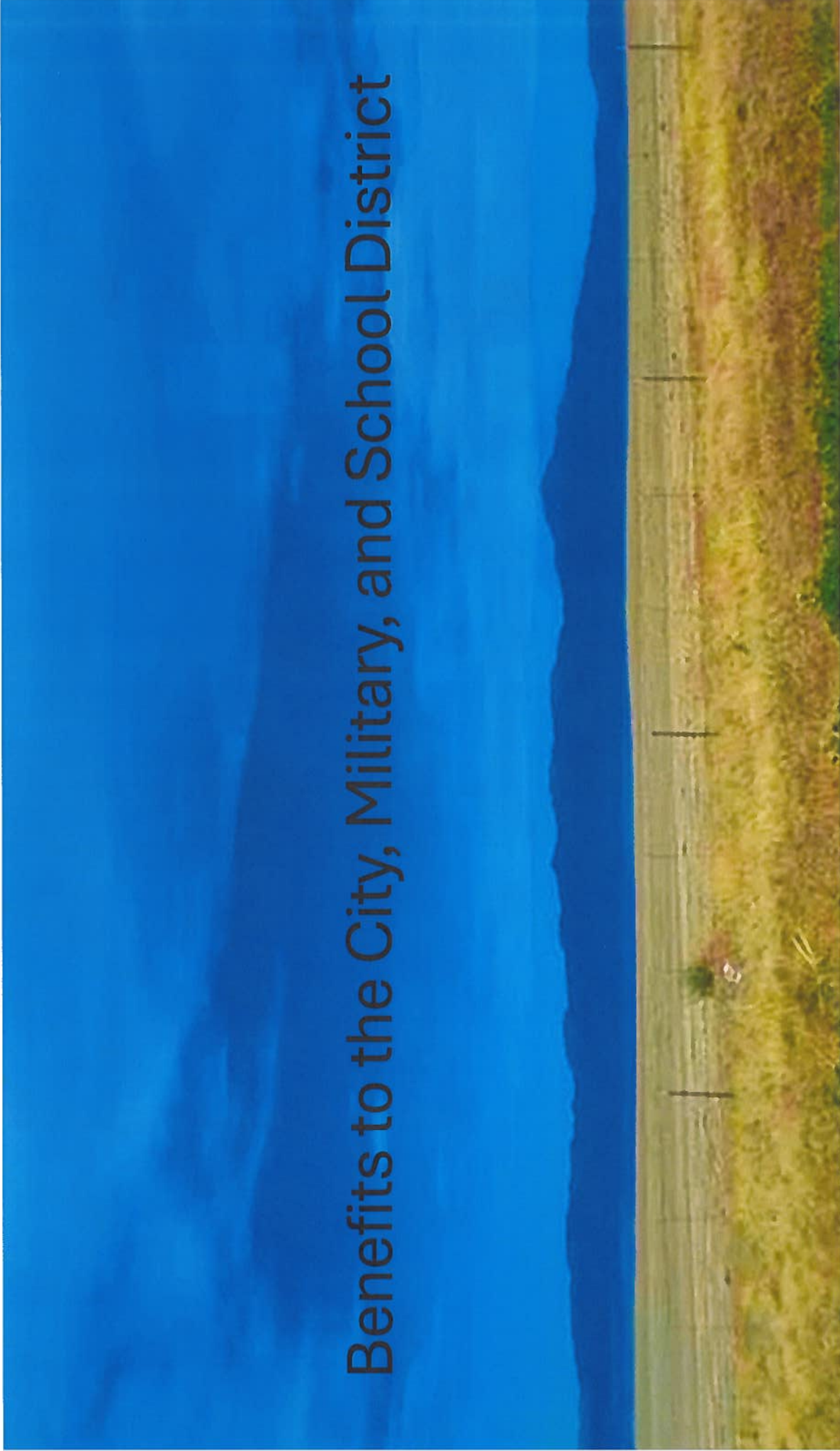
- Served by Curtis Road and Bradley Road, annexation to include adjacent portions of each (Defense Access Roads)
- Both roads have adequate capacity currently and phased improvements constructed at developer's expense will accompany project growth
- Additional improvements to both roadways will be required during buildout
- Subsequent traffic impact studies will be required detailing phasing of the necessary improvements following annexation

Connectivity/Proximity to Transportation Options

- No current bus routes in the area
- Planned regional trail
- Planned bike routes and secondary trails



Benefits to the City, Military, and School District

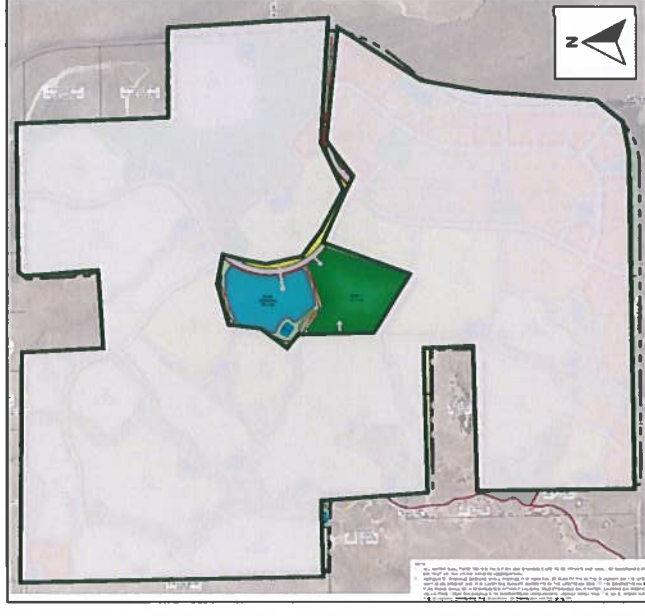


Benefits to the City and Military

- *Creates 6,500 dwellings in an area that supports military housing needs near Schriever Space Force Base*
- Fiscal Impact Analysis, prepared by Data Driven Economic Strategies indicates a **positive cumulative cashflow** for the City
- Land Use Plan includes provision of a new **fire station** site
- Over 150 acres of planned commercial and light Industrial/office
 - Office space to **support the functions of the Base** and the associated defense contractors
 - Commercial land uses to provide **much needed services and retail options** to all employees and residents at the Base and the commuting public
- Critical Regional and Local trail connections to significant open space areas and planned recreational reservoir

Benefits to the City and School District

- 30.1-acre school site planned in the center of the development for the benefit of District No. 22, which is adjacent to planned community park
- Allows for more student engagement in job training opportunities
- Potential for military charter school

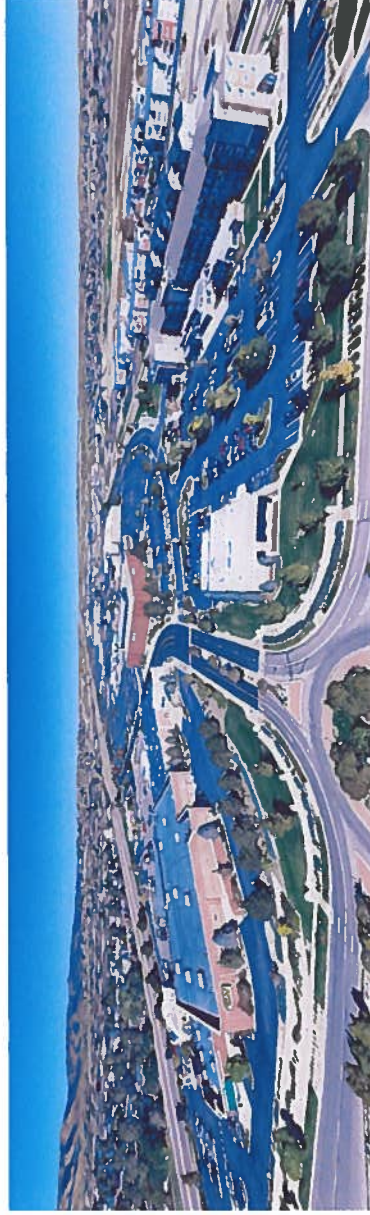
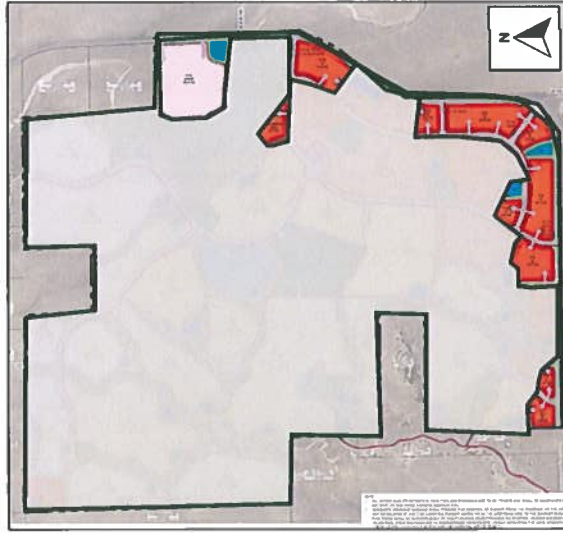


Diversity of Development (Commercial/Industrial/Residential)

- Commercial and Light Industrial/Office uses proposed
- Plan includes a diversity of residential housing types
- Self-sufficient concept supporting the planned residential development, Schriever SFB, the commuting public, and nearby developed/developing areas in unincorporated EPC

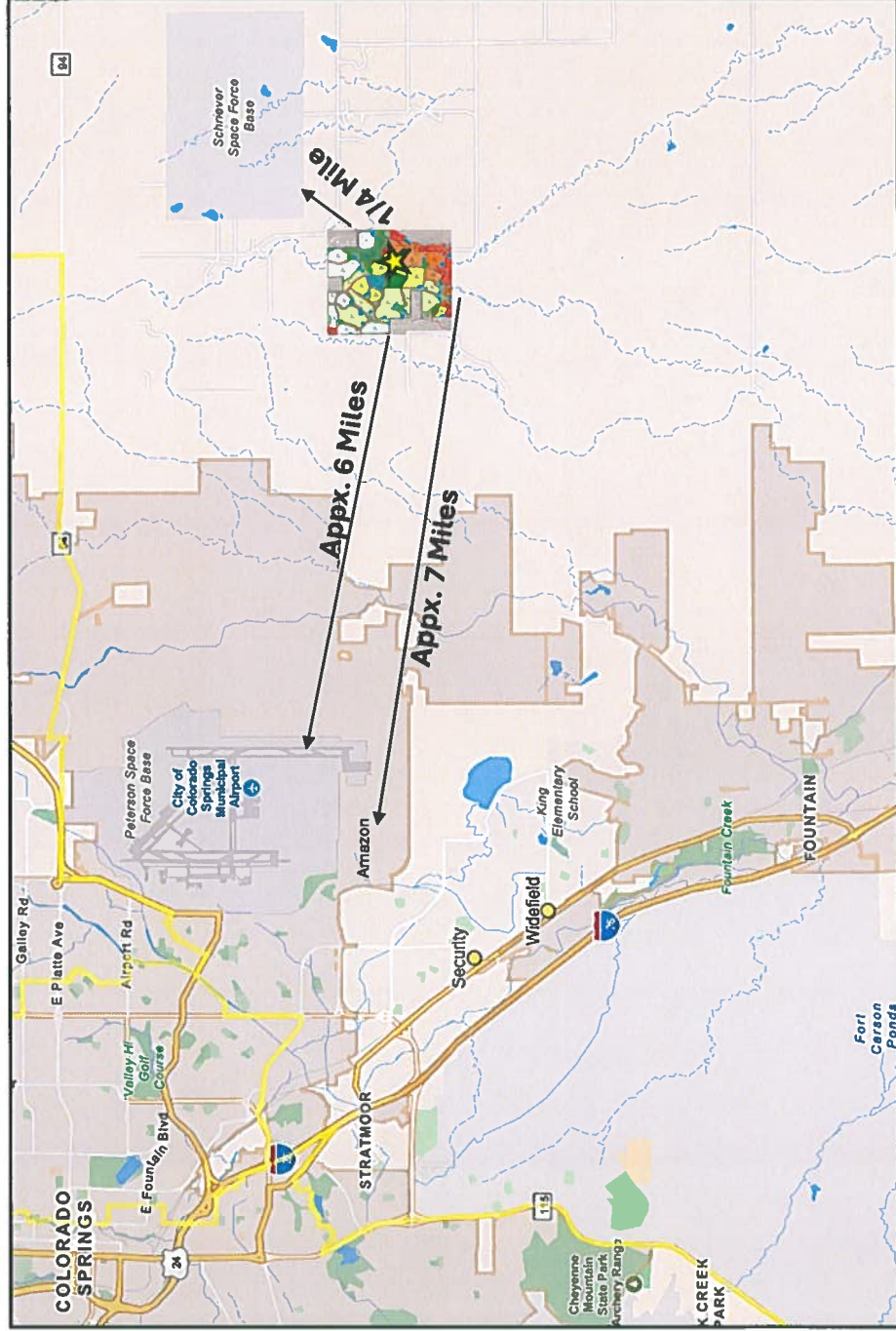
Commercial, Office, and Light Industrial

- C • 112.4 acres of Commercial
- L/OFF • 45.6 acres of Light Industrial/Office



Land Use Examples: First and Main, Interquest, and Marksheffel corridor

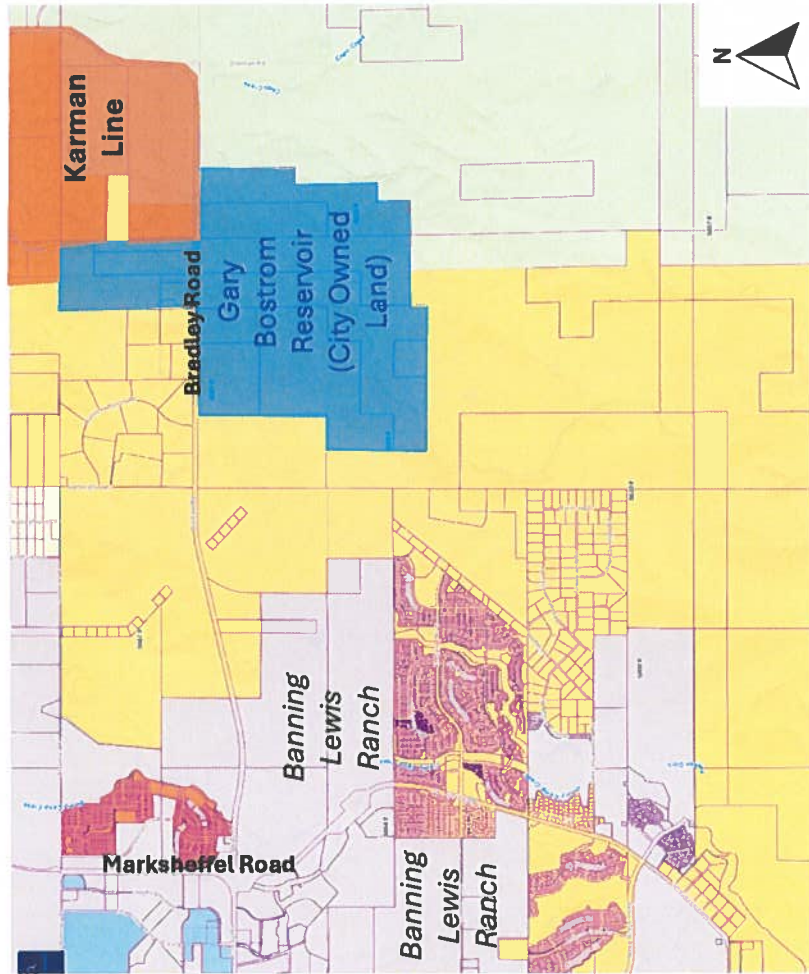
Proximity to Employment Centers



Opportunity to Serve Employment Centers

- Immediate proximity to Schriever SFB
 - Reported to employ approximately 2,087 military personnel and 4,891 civilians, for a combined total of almost 7,000 employees
- Strategically located between Peterson SFB and Schriever SFB
- Curtis Road from Falcon to Bradley Road and back west into Powers Boulevard south of Colorado Springs Airport
 - Serves as a regional thoroughfare for everyday commuters to a variety of major employers (Airport, Amazon, Ft. Carson, etc.)
- Represents creation of a new local employment center with retail, service, industrial, office opportunities

Immediately Adjacent to City-Owned Land and Future Reservoir



Fiscal Benefit of Karman Line to the City

Karman Line Fiscal Impact Analysis for the City of Colorado Springs, prepared by Data-Driven Economic Strategies (DDES) (August 2024, revised November 2024)

- 20- year horizon using two (2) scenarios: 1) Using SELECT City expenditures, and 2) using ALL City expenditures:

2025-2044 NET FINANCIAL IMPACT — TWO METHODS	
Net Financial Impact (Scenario 1 with SELECT City expenditures)	\$50,556,413
Net Financial Impact (Scenario 2 with ALL City expenditures)	\$7,094,054

- November Revision: City staff asked for same analysis over 10-year horizon:

2025-2034 NET FINANCIAL IMPACT — TWO METHODS	
Net Financial Impact (Scenario 1 with SELECT City expenditures)	\$13,555,659
Net Financial Impact (Scenario 2 with ALL City expenditures)	\$3,855,747

Summary of Benefits of Karman Line

- Master Planned Community
- Mix of residential densities and commercial uses
- Helps address current housing demand
- Planned parks, school site, extension of regional trail, and open spaces
- Developer-funded expansion of CSU utilities towards planned CSU reservoir and Schriever SFB

Questions?

