



2022 PLANCOS ANNUAL REPORT

Planning & Neighborhood Services

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10/9/23

2022 PLANCOS ANNUAL REPORT

Where we've been –

- PlanCOS adopted in 2019
- Annual reporting is a directive of PlanCOS – 4th annual report
- Many land use items have a direct link to PlanCOS and established goals

2022 Annual Report –

- Distributed at the end of July/early August and is available on the website for public review



2022 HIGHLIGHTS

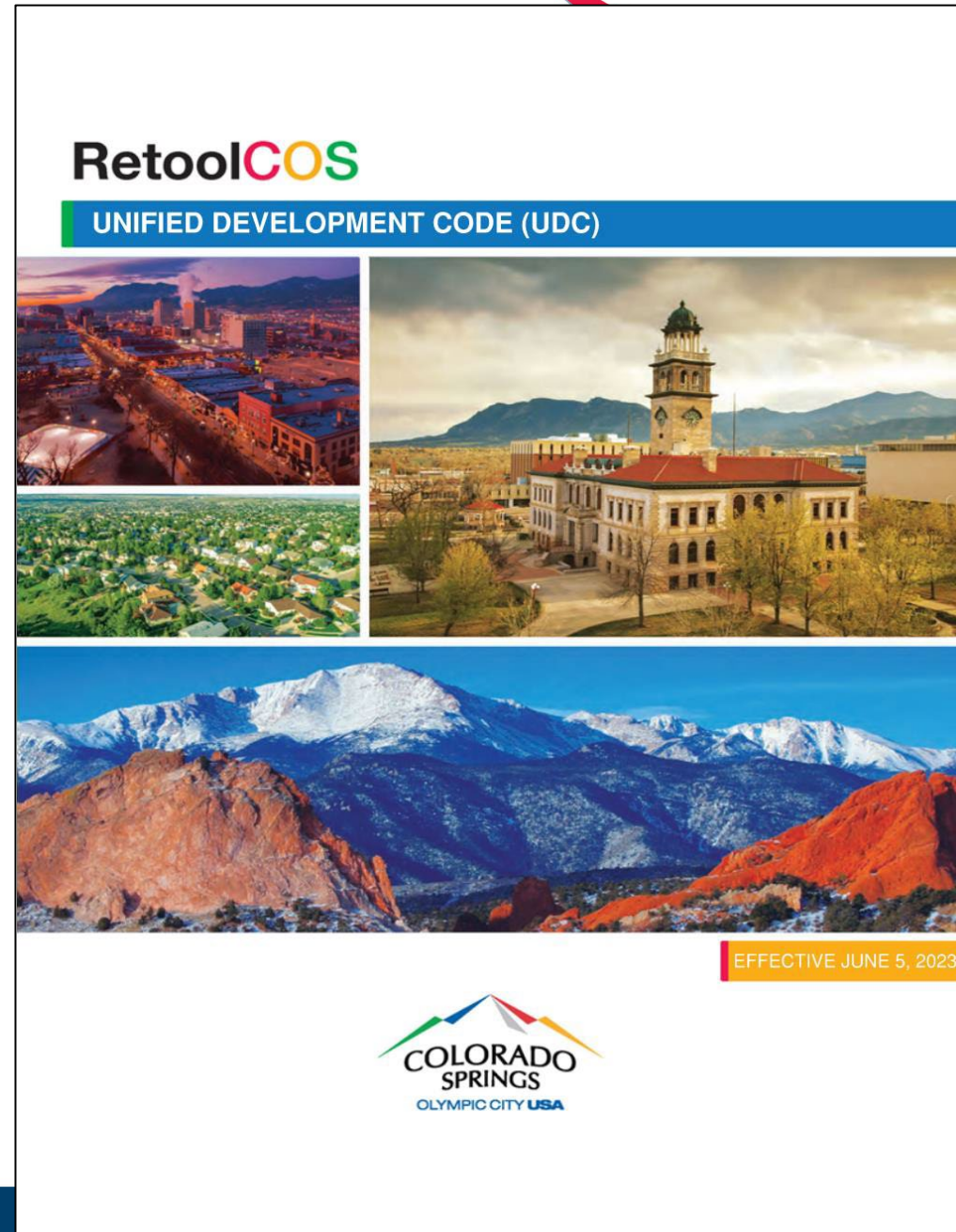
Electronic Submittal

- Accela and DigEplan

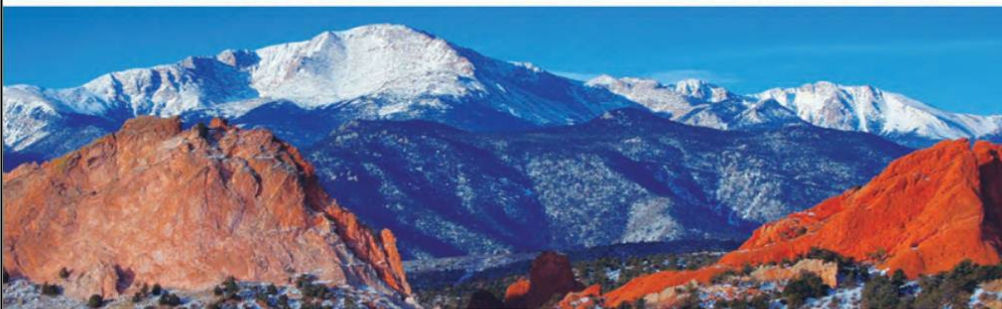



Review Cycles

- More consistency in review cycles
- Two submittals per month


Adoption of the UDC



RetoolCOS
UNIFIED DEVELOPMENT CODE (UDC)



EFFECTIVE JUNE 5, 2023



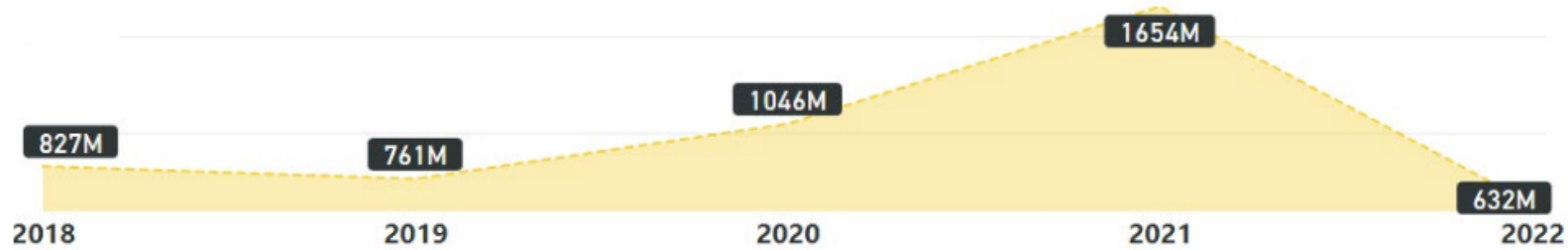
**COLORADO
SPRINGS**
OLYMPIC CITY USA

BUILDING PERMIT VALUATIONS



NEW SINGLE FAMILY BUILDING PERMIT VALUATION

\$632 M



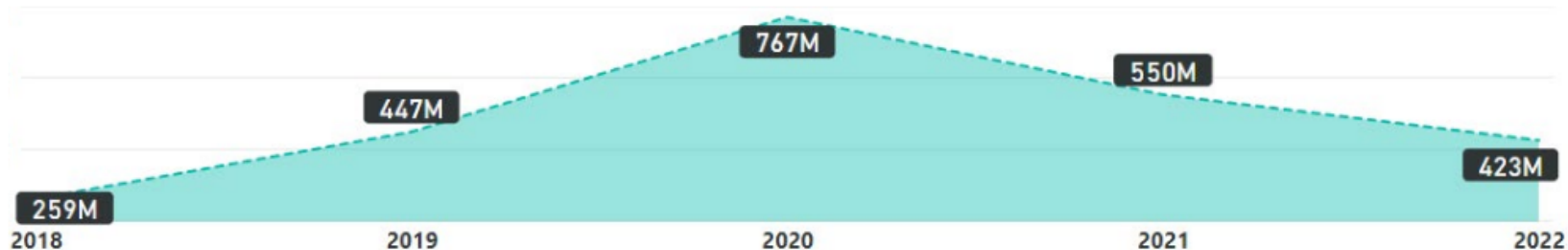
NEW MULTI-FAMILY BUILDING PERMIT VALUATION

\$648 M



NEW COMMERCIAL BUILDING PERMIT VALUATION

\$423 M

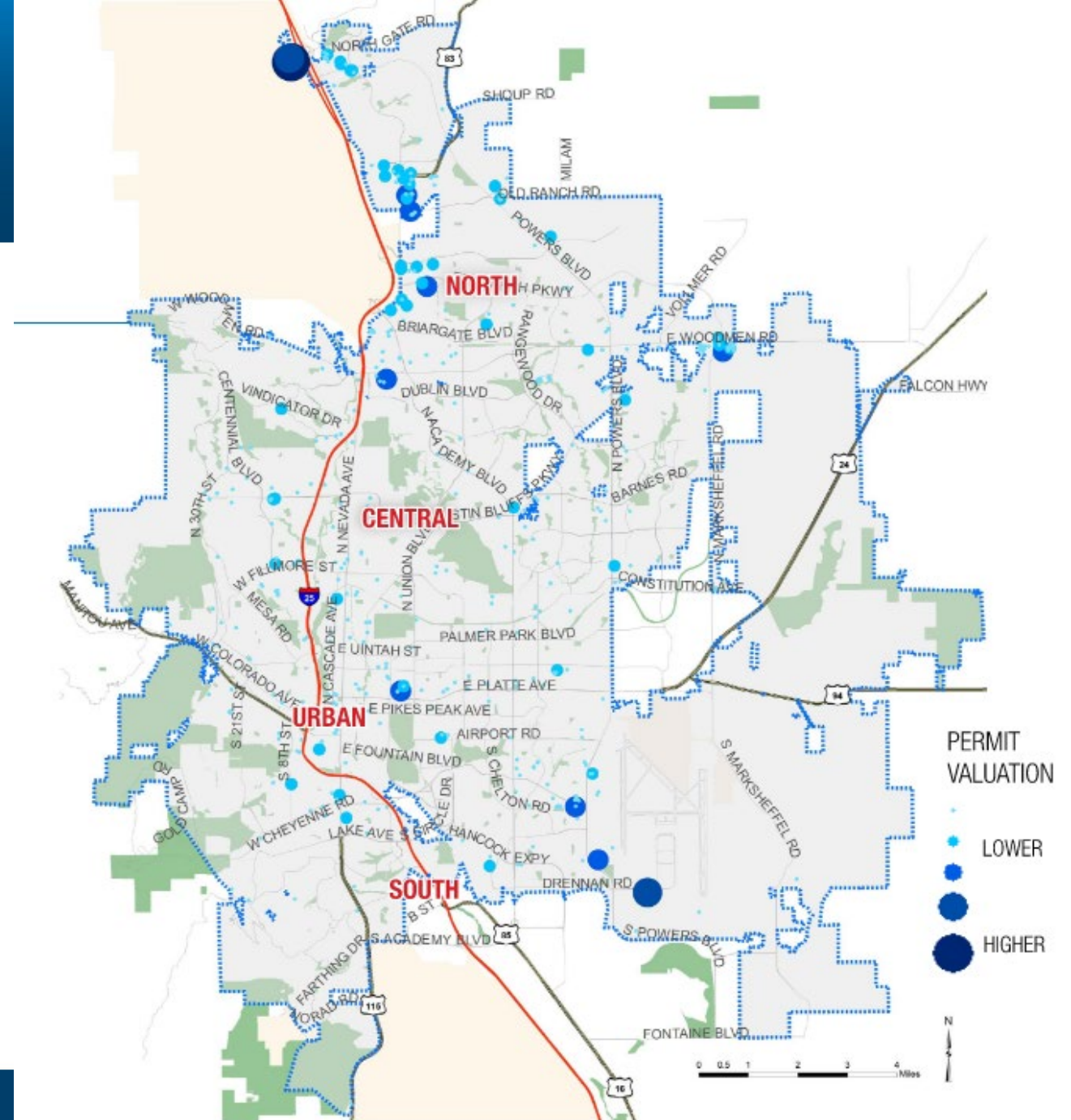


Data Source: PPRBD

BUILDING PERMIT VALUATIONS – COMMERCIAL

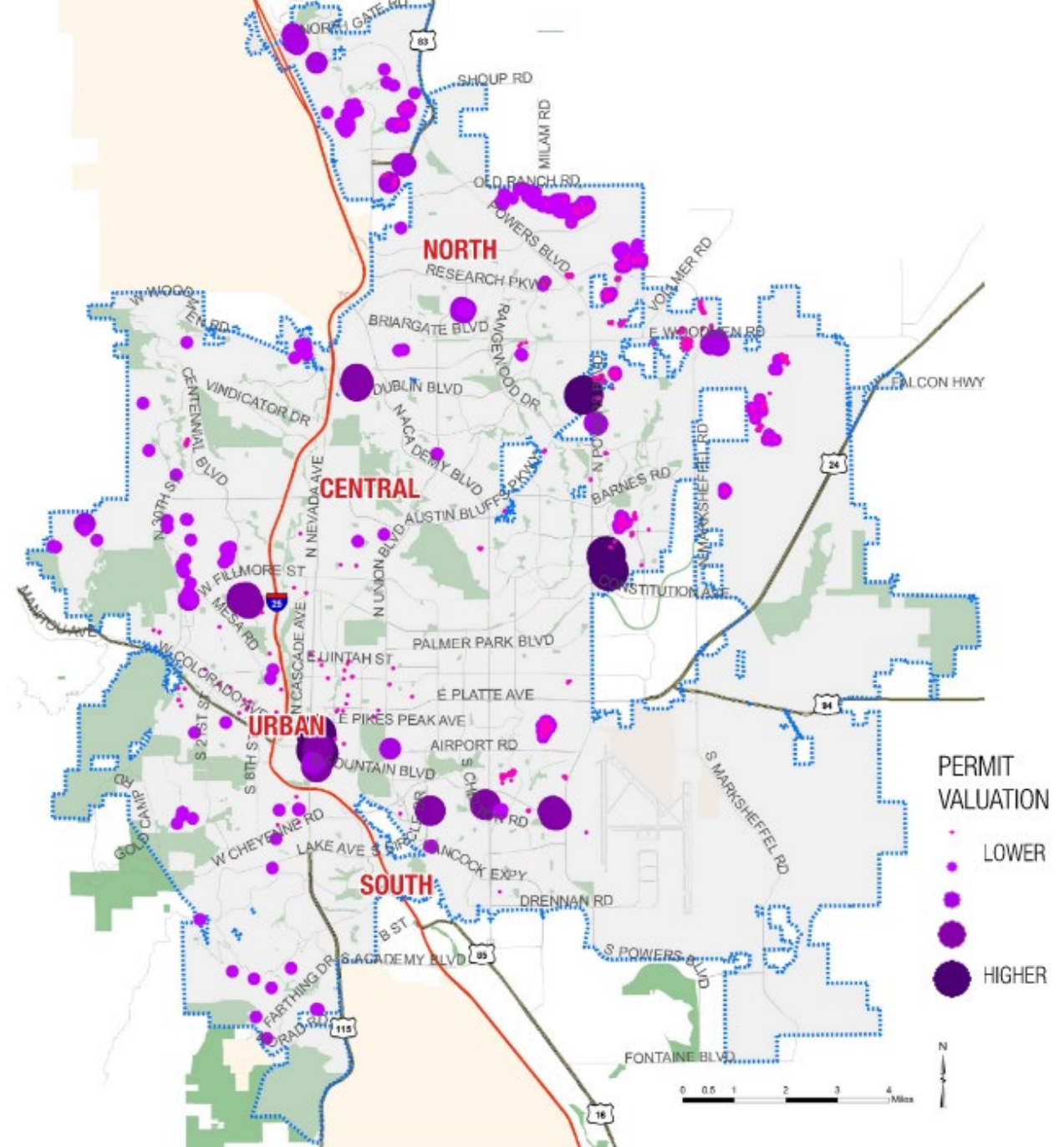
Development and highest permit valuation largely concentrated in the North Planning Area –

- Northgate;
- USAFA;
- Interquest Marketplace; and
- Polaris Pointe.



BUILDING PERMIT VALUATIONS – RESIDENTIAL

- Multi-family highest in 4 decades.
- Growth experienced in all 4 Planning Areas.
 - North, Central, Urban, South

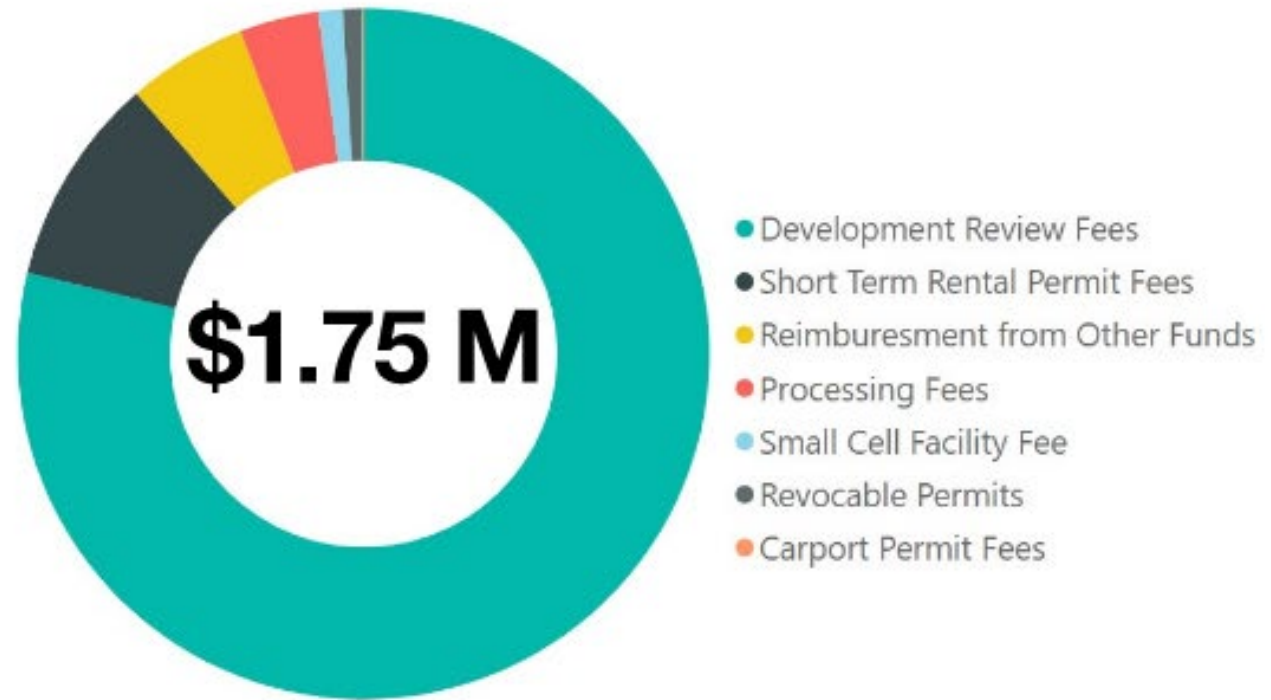


BUILDING PERMIT VALUATIONS - RESIDENTIAL

LAND USE REVIEW – DEVELOPMENT AND PERMIT FEES REVENUE



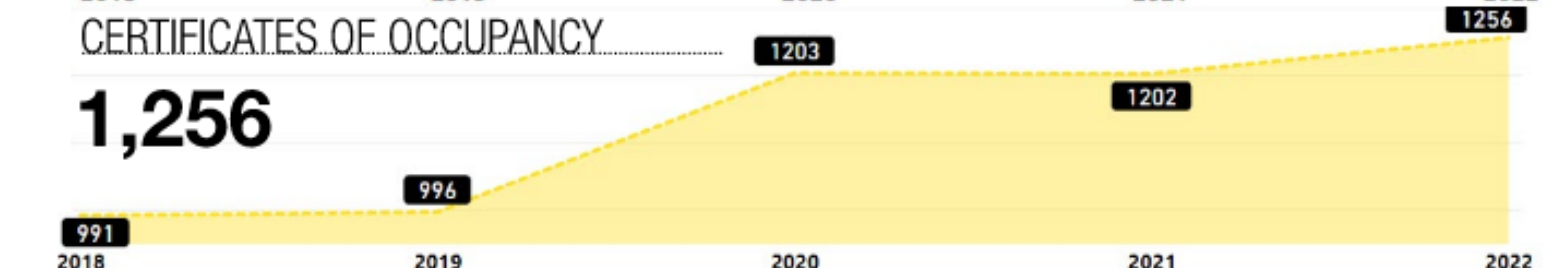
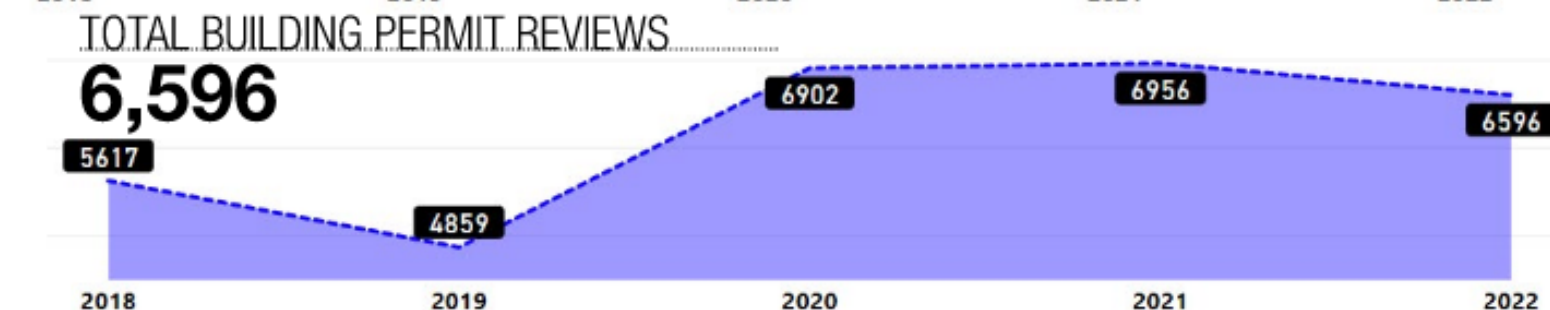
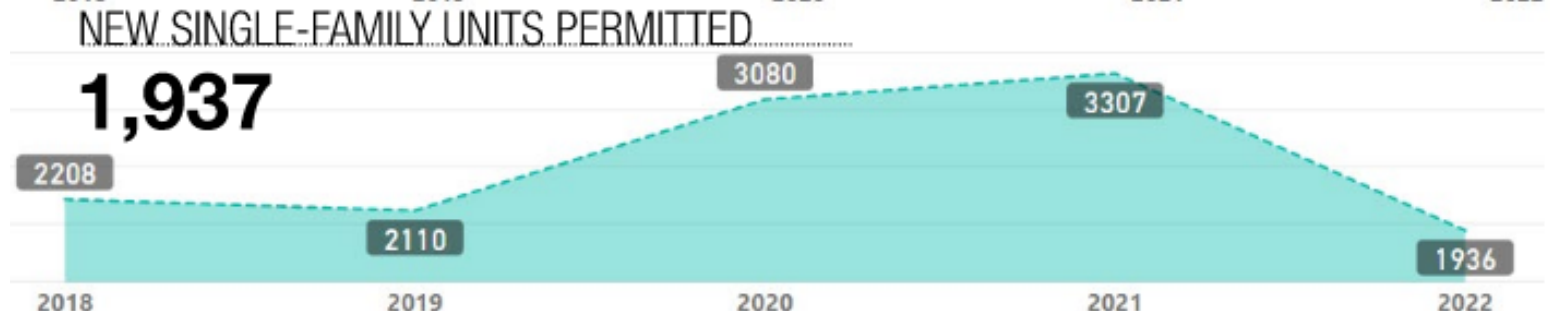
ACCOUNT DESCRIPTION	REVENUE RECOGNIZED
Development Review Fees	\$1,380,696.00
Short Term Rental Permit Fees	\$171,909.00
Reimburesment from Other Funds	\$98,403.00
* Processing Fees	\$64,578.00
Small Cell Facility Fee	\$20,250.00
Revocable Permits	\$15,435.00
Carpport Permit Fees	\$1,309.00
Total	\$1,752,580.00



* Processing fees refer to fees collected for posting and notification of development applications

DEVELOPMENT REVIEW ENTERPRISE

- \$1.53 million in reviewed permit valuation revenue
- Significant decrease in new single-family units



COMMUNITY DEVELOPMENT

General Funding

- \$5 million HUD
- \$15 million public and private funds leveraged

Local Incentives

- Fee Rebate Program launched
- Development Fee Rebates: \$284,160



New Habitat for Humanity home under construction
Photo credit: KRDO Grocery Services

HOME Funds

- 3 Habitat for Humanity homes*
- \$1.3 million - The Commons*



Rendering of The Commons, permanent supportive housing project by Homeward Pikes Peak

**Not final project numbers*

CDBG Funding

- \$750K – Peak Vista Downtown Clinic
- \$120K – Solid Rock site planning



Rendering of Solid Rock Community Investment Trust campus. Image courtesy of ECHO Architecture and NES

NEIGHBORHOOD SERVICES



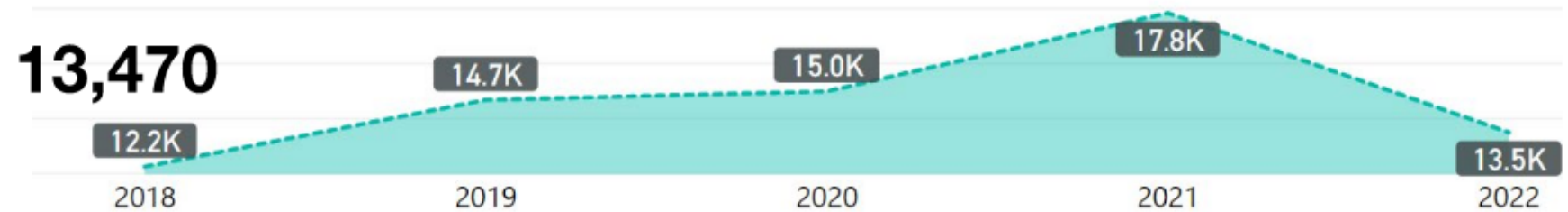
Code Enforcement

- 11,611 Cases
- 33,044 Inspections
- 13,470 Violations
- 13,770 Violations abated

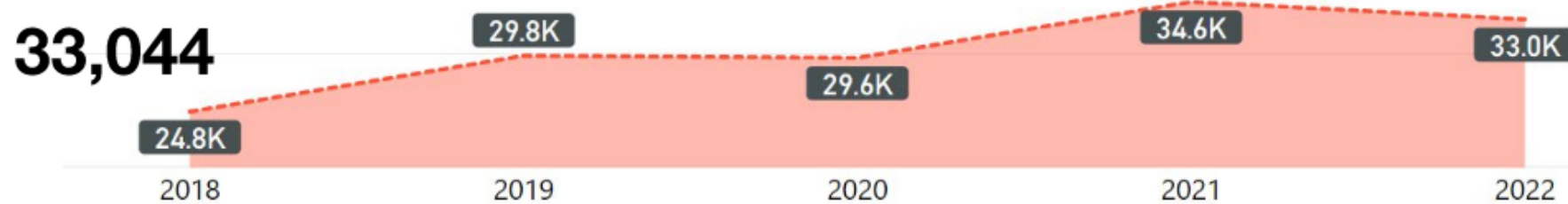
Quality of Life Team

- 990 Camps cleaned
- 9,003 Graffiti tags removed
- 988 Tires recycled
- 848 Shopping carts removed

VIOLATIONS OBSERVED



INSPECTIONS COMPLETED



CASES REPORTED



HOMELESSNESS INITIATIVE

Pikes Peak Veteran Housing Fund

- \$100,000 in donations
- \$41,324 to assist veterans
 - \$16,113 – Rental and utility payments
 - \$23,030 – Security deposits
 - \$2,180 – Diversion plan

40 Individuals Housed

9 Security Deposits Paid



One of 17 Veteran families assisted homes

INDICATORS



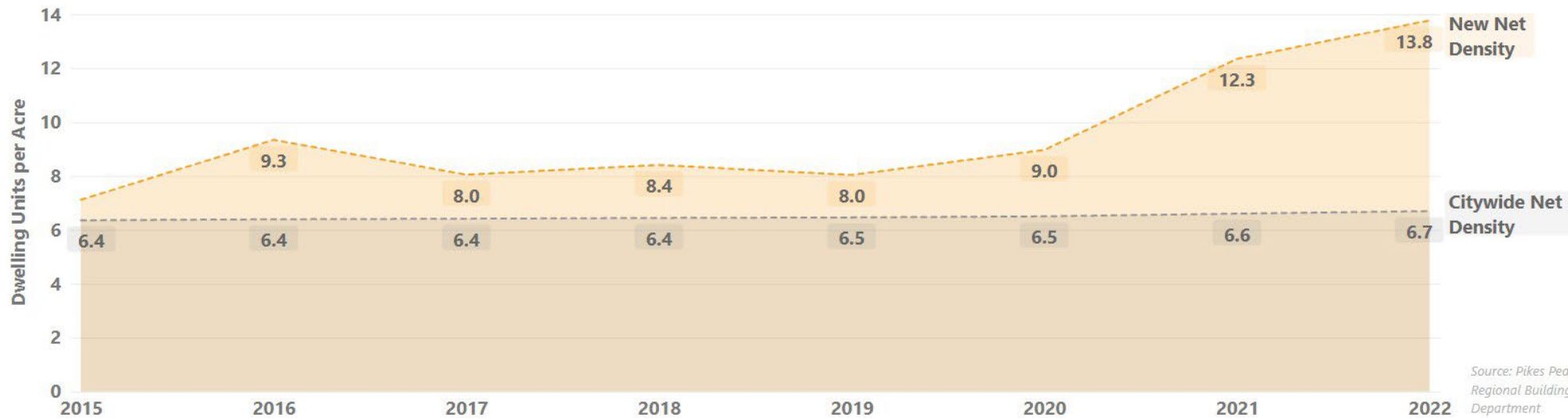
1. Residential Density

Goal: Increase New Residential Density 

12% 2022 Annual Increase in New Residential Density

$$\frac{\text{New Residential Units}}{\text{Total Affected Acres}} = 13.8 \text{ DU/Acre (2022)}$$

Year	New Net Density	Citywide Net Density
2017	8.05	6.42
2018	8.41	6.44
2019	8.04	6.46
2020	8.97	6.50
2021	12.35	6.60
2022	13.78	6.70



Source: Pikes Peak Regional Building Department

INDICATORS

2. Lane Miles Per Dwelling Unit

Goal: Decrease Lane Miles Added with New Dwelling Units

PlanCOS aims to increase dwelling units within the city limits, but utilize existing roadways and other infrastructure to service new development.

Decreasing the average lane miles added when building housing indicates that development is utilizing existing resources before constructing new infrastructure.

New Lane Miles per Dwelling Unit and Citywide Lane Miles per Dwelling Units by YEAR



Source: Colorado Springs
Cartograph OMS Database

INDICATORS



3. Community and Long-Range Plans

Goal: Complete High-Priority Plans

Neighborhood Plans	Adopted/Expected Date
Experience Downtown Plan	Adopted 2016
Envision Shooks Run Facilities Master Plan	Adopted 2017
Renew North Nevada Plan	Adopted 2017
Mill Street Neighborhood Plan	Adopted 2019
Greater Westside Community Plan	Expected 2024
SouthEast Strong Community Plan	Expected 2024

2022 saw no Plan Adoptions on the Neighborhood or Citywide level. However, this doesn't mean that City Staff wasn't hard at work setting 2023 up to be a productive year. The 1st Quarter of 2023 saw the adoption of Citywide Plans RetoolCOS and ConnectCOS, and it is anticipated that Plans 3A, Southeast Strong Community Plan, and 4A, Greater Westside Community Plan, are to be adopted in 2024.

Citywide Plans	Adopted/Expected Date
Bicycle Master Plan	Adopted 2018
HistoricCOS	Adopted 2019
PlanCOS	Adopted 2019
HomeCOS	Adopted 2020
Public Arts Master Plan	Adopted 2020
ConnectCOS	Adopted 2023
RetoolCOS	Adopted 2023
AnnexCOS	Expected 2024

Plans Adopted Q1 2023



Source: Colorado Springs Planning Department

INDICATORS

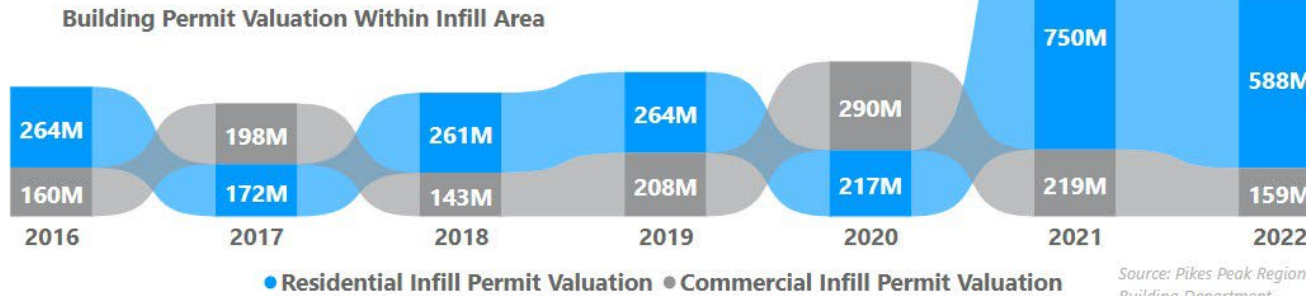
4. Infill and Redevelopment Activity

Goal: Increase Development Within City Infill Boundary

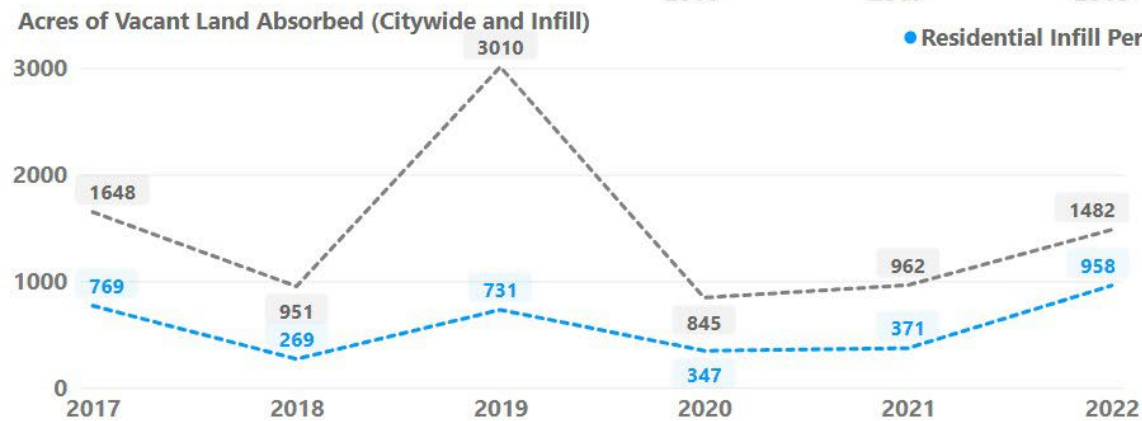
Infill = Vacant Land Already Served by City Infrastructure

\$746m

Permit valuation within infill boundary (2022)



Source: Pikes Peak Regional Building Department



Net Development Citywide

Net Infill Development

Source: City of Colorado Springs Parcel Data

3.1k Acres of Infill Since 2016

4,259 Acres of Vacant Infill Area Remain

INDICATORS



5. Housing Opportunities

Goal: Increase Housing Stock Citywide

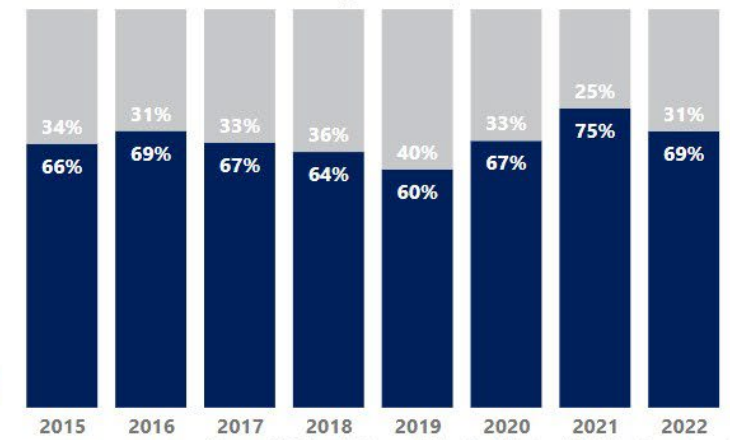
7,414 Multi-family units built between 2015 and 2019

7,686 Multi-family units built in 2021 and 2022

1,937 Single-family units built in 2022 (lowest since 2015)

4,099 Multi-family units built in 2022 (highest in 8 years)

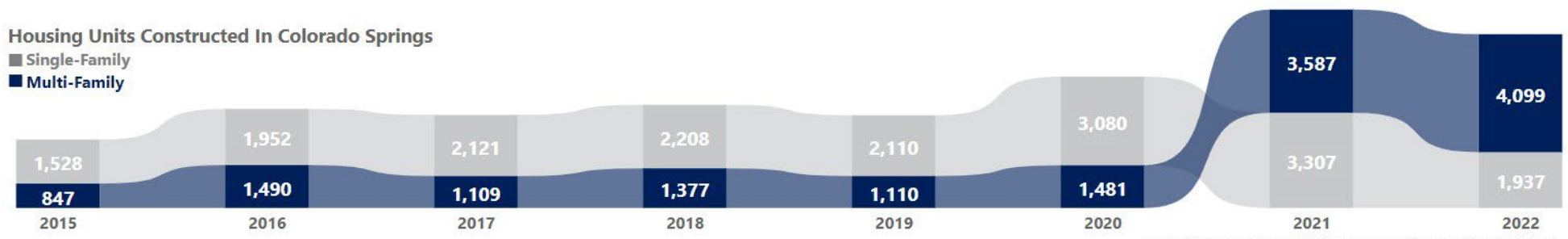
Percentage of Residential Units Constructed in El Paso County Annually



Source: COS Parcel Data and Pikes Peak Regional Building Department

Housing Units Constructed In Colorado Springs

■ Single-Family
■ Multi-Family



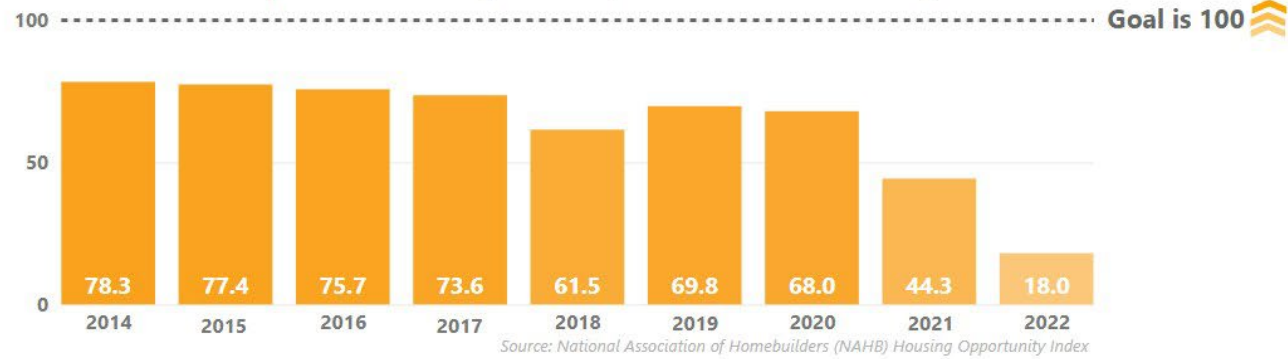
Source: COS Parcel Data and Pikes Peak Regional Building Department

INDICATORS

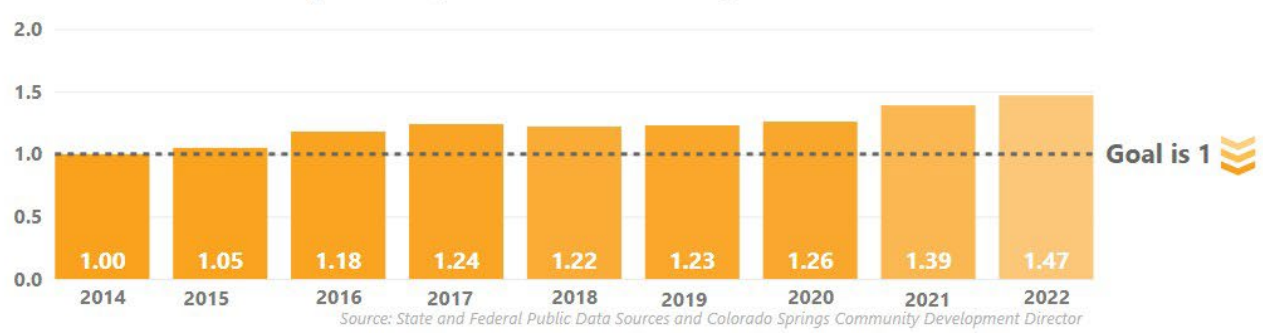
6. Housing Attainability

Goal: Increase Homeownership and Rental Affordability

Home Ownership Affordability Index (100 is considered affordable)



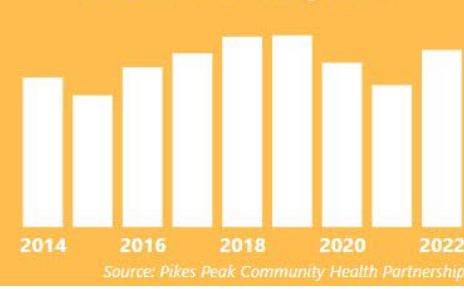
Rental Affordability Index (1 is considered affordable)



Homelessness in Colorado Springs

When a community experiences a decrease in housing affordability, vulnerable families and individuals are more likely to experience homelessness. Without affordable units for families and individuals to move into, the barriers to obtain housing significantly increase and extends their time experiencing homelessness. Additionally, homelessness has serious negative impacts on both physical and mental health. Increasing homeownership and rental affordability helps Colorado Springs to remain a safe and beautiful place for everyone to live.

Point-In-Time Survey Trends



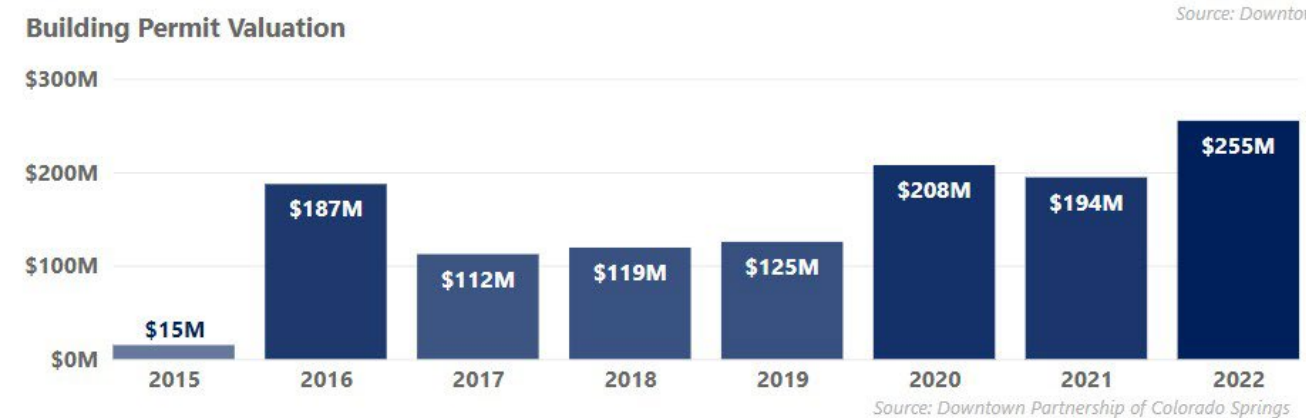
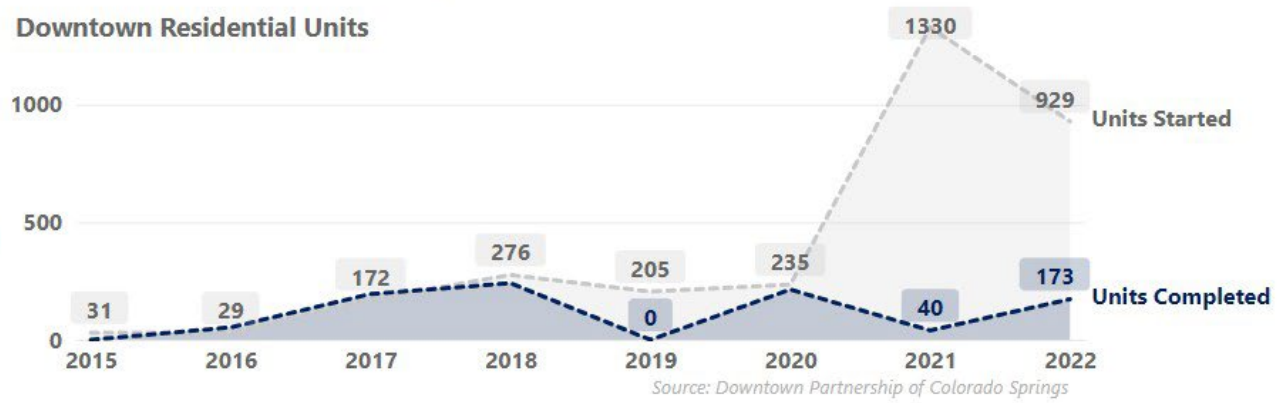
INDICATORS



7. Downtown Colorado Springs Development

Goal: Increase Downtown Development

916 Units completed since 2015
2,259 Units started since 2021



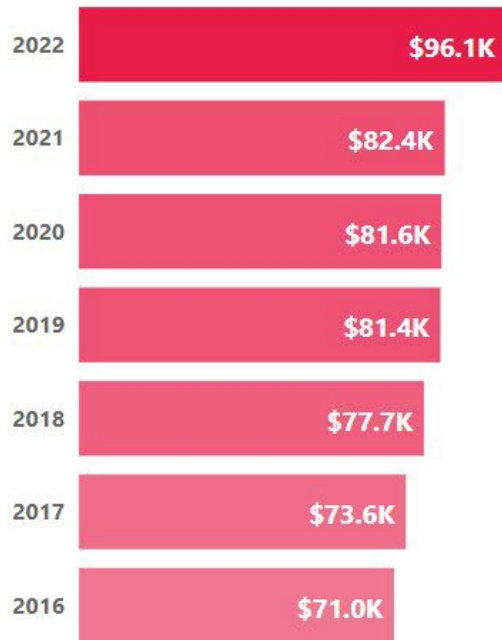
31%
Annual increase in building permit valuation in 2022

INDICATORS

8. Economic Indicators

Goal: Increase Wages and Employment 

Median Household Income



Source: U.S. Dept. of Housing and Urban Development

16.6%

Annual Increase in Median Household Income (2022)

3.8%

Unemployment rate in 2022
Lowest since COVID-19 Pandemic

Unemployment Rate - Goal is to Decrease Unemployment



Source: U.S. Bureau of Labor Statistics

INDICATORS

9. Renowned Culture Indicators

Goal: Increase Creative Jobs and Vitality

Creative Vitality Index Value



The Creative Vitality Index compares the per capita concentration of creative activity in two regions.

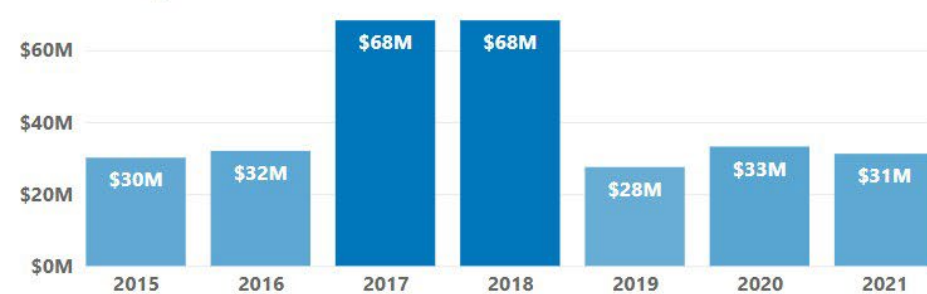
Data on creative industries, occupations, and cultural nonprofit revenues are indexed using a population-based calculation.

The resulting CVI Value shows a region's creative vitality compared to another region, in this case, the US average.

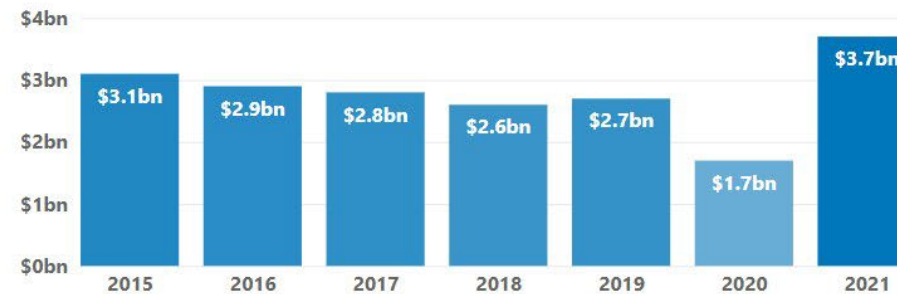
A CVI Value of 0.94 puts Colorado Springs' below average in the concentration of creative activity citywide in 2021.

This data is time consuming to compile. This means that the most updated numbers are from 2021.

Cultural Nonprofit Revenues



Creative Industries Total Sales



Source for this page: Creative Vitality Suite

INDICATORS

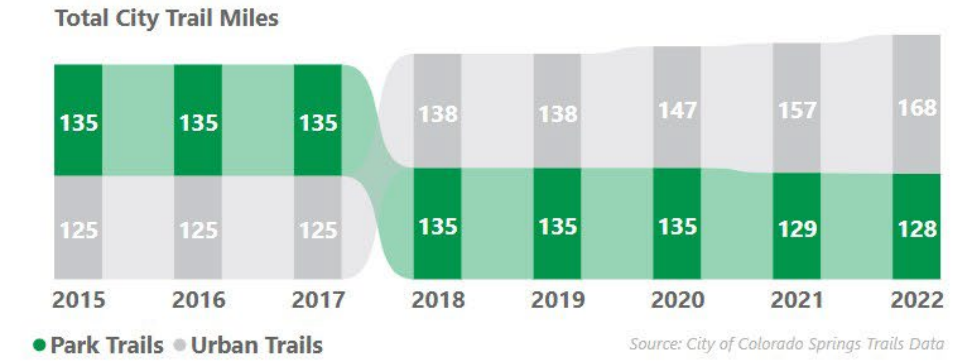
10. Majestic Landscapes

Goal: Increase Park Access and Investment



Access
Increasing

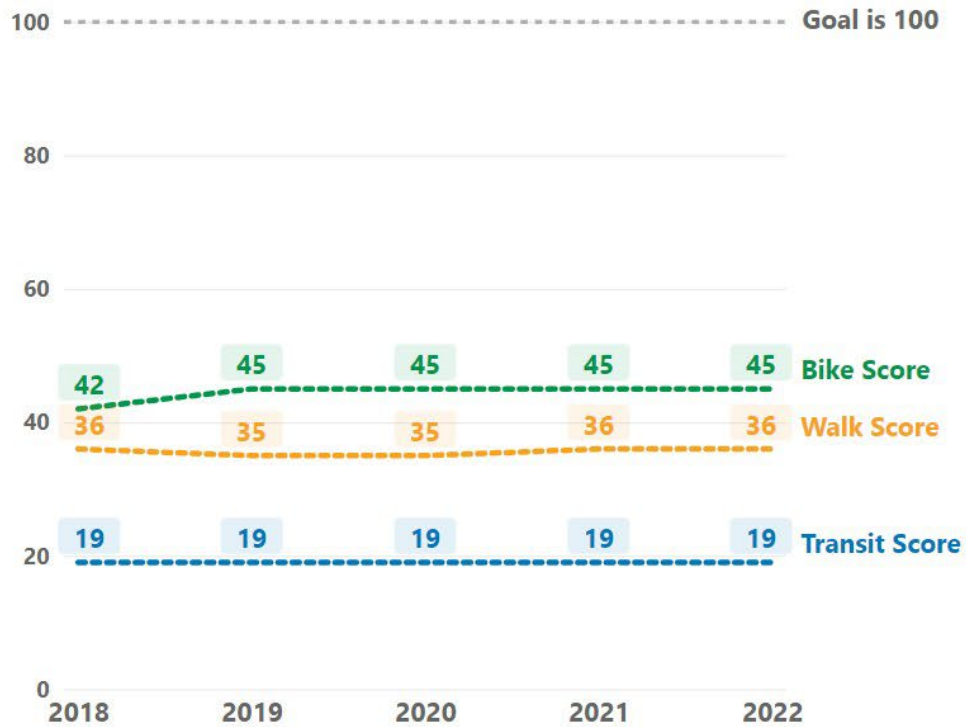
Investment
Increasing



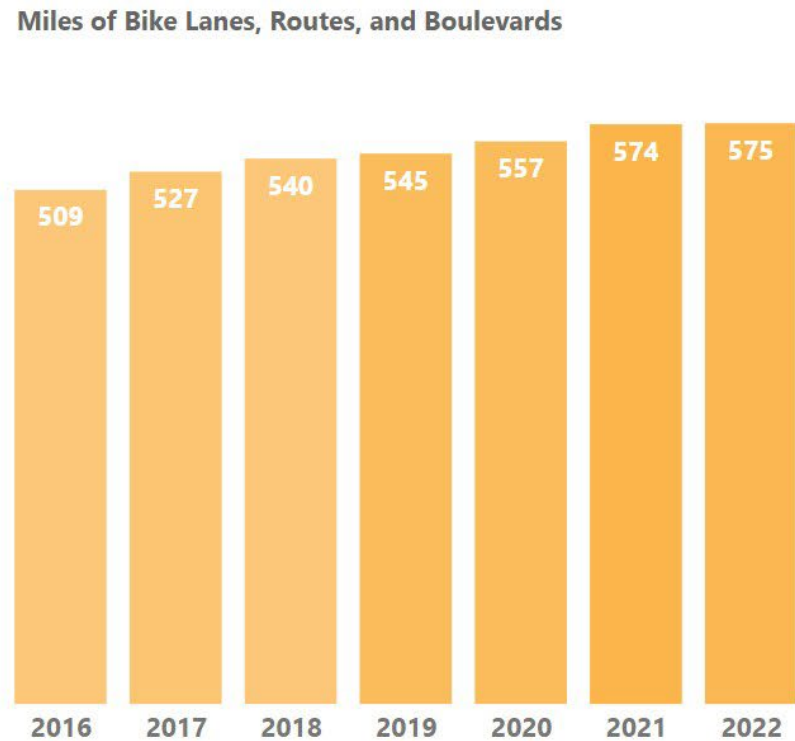
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11. Pedestrian, Cycling, and Transit Infrastructure

Goal: Increase Walk, Bike, and Transit Scores and Access



Source: Walkscore.com



Source: City of Colorado Springs Bike Facility Data

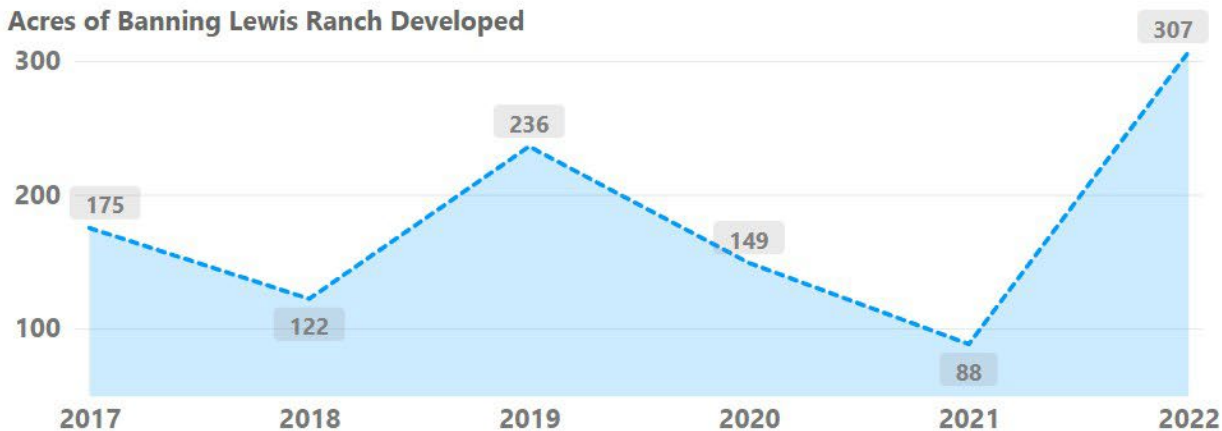
INDICATORS

12. Banning Lewis Ranch

Goal: Continue to Develop BLR 

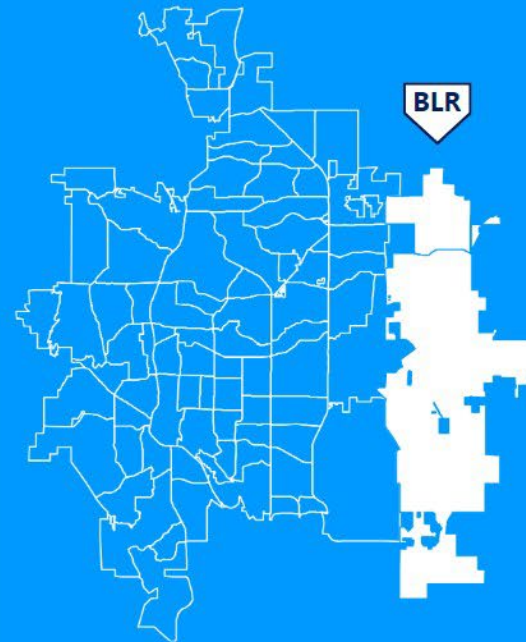
1,077 acres developed since 2016

4.5% of Banning Lewis Ranch is developed



Source: City of Colorado Springs Parcel Data

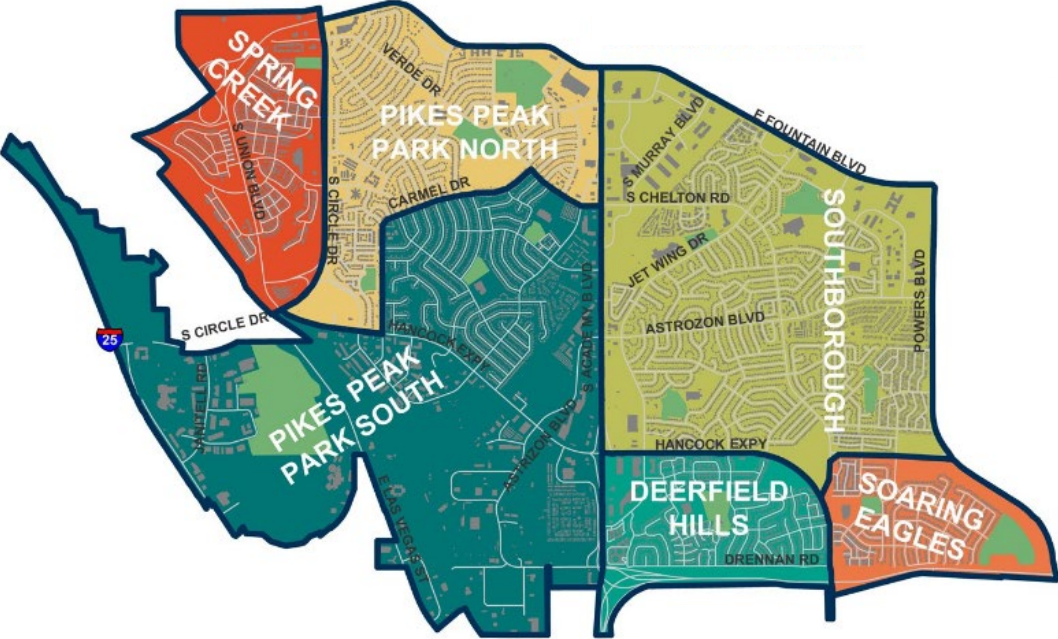
At 24,000 acres, Banning Lewis Ranch comprises nearly 1/4 of the City's area.



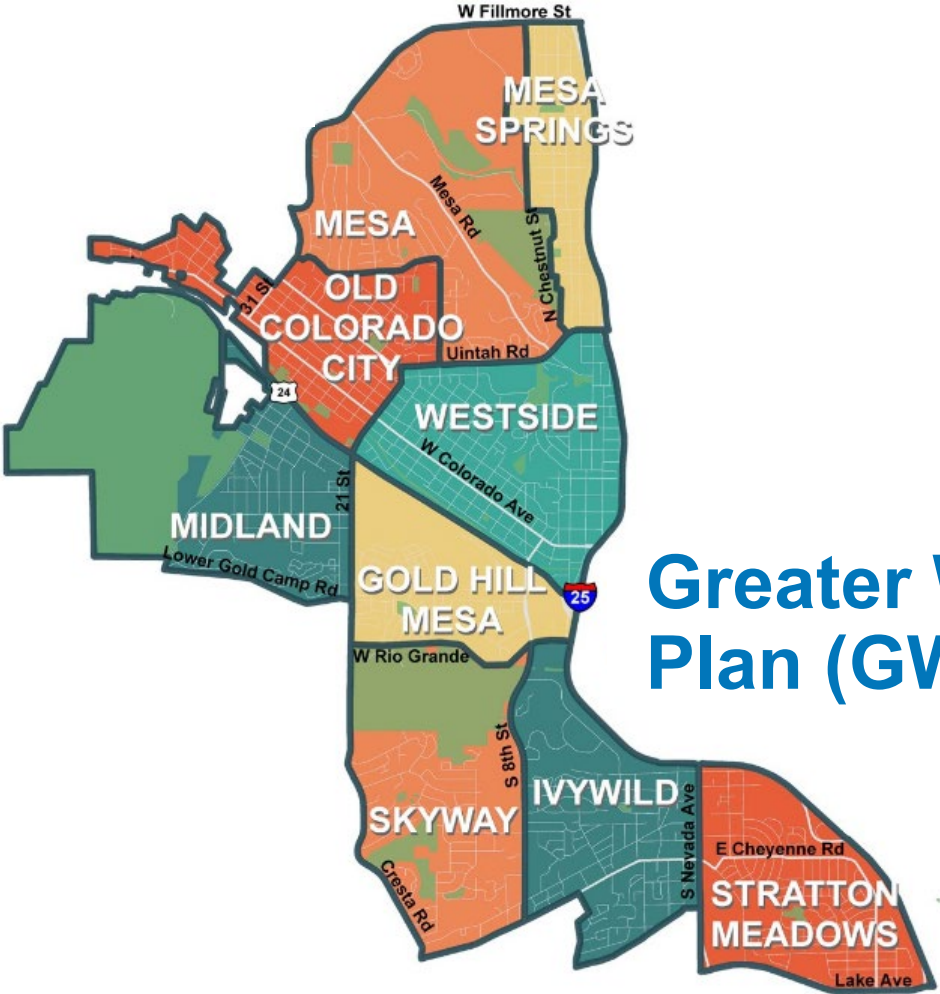
COMMUNITY PLANNING PROGRAM



Southeast Strong Plan (SES) Area



Greater Westside Plan (GWCP) Area



COMMUNITY PLANNING PROGRAM BROCHURE

Intent –

- Provide the public information on the Long Range Planning Division's Planning Program
- Will be expanded as Plan creation continues

