DOWNTOWN COLORADO SPRINGS









2022 ANNUAL REPORT TO THE COMMUNITY

Downtown Partnership

Downtown Ventures

Downtown Development Authority

Greater Downtown Colorado Springs Business Improvement District



To our Downtown Stakeholders,

It's our time to shine.

As the heart of the city, Downtown Colorado Springs offers singular experiences unlike anywhere else. Only here can you explore the largest concentration of independent restaurants in all of Southern Colorado. Only here can you join the crowds in cheering on the home teams: Switchbacks FC soccer and Colorado College Tiger hockey. As the city's only state-certified creative district you'll find sculptures, murals and banners lending voice to a diverse array of artists. And only here can thousands of employees and residents enjoy walkable proximity to shops, breweries and coffeehouses.

In 2022, Downtown Partnership and its family of organizations continued to ensure that our Downtown shines brightly. Our approach to place-based economic development is comprehensive: fostering a safe, connected, and walkable urban environment; providing an exceptional experience for shoppers, diners, sports fans and cultural patrons; welcoming new residents, businesses and entrepreneurs; telling our story through robust marketing channels; nurturing a business climate that's magnetic to investment and innovation; and championing a city center that's the heartbeat to a thriving region.

To operate at maximum efficiency, Downtown Partnership serves as the management company for the Greater Downtown Colorado Springs Business Improvement District and Downtown Development Authority, and we leverage our charitable nonprofit arm, Downtown Ventures, for our urban engagement programs. Our innovative structure allows us to address the complexity of Downtown needs and services with deft leadership aligned by a clear vision. Your membership, sponsorship and individual donations fuel Downtown's success. While Partnership staff provides the services of our four organizations, half the revenue powering this collective work comes from our members and investors — not from tax district dollars.

We are your voice for a dynamic city center that is welcoming, economically competitive and inspiring. With you alongside us, our future is bright as we strive to ensure that Downtown Colorado Springs serves as the economic, civic and cultural heart of the Pikes Peak Region. Thank you for your support and investment.



Warren Epstein
2022 Downtown Partnership Chair



Susan Edmondson
President & CEO







Who we are

Downtown Partnership is a 501c4 nonprofit organization made up of hundreds of business and individual members from throughout Colorado Springs who understand the value of a thriving city center. Our members represent the diversity of businesses Downtown and citywide.

What we do

Downtown Partnership serves as an advocate and strategist for Downtown Colorado Springs. The Partnership also serves as the management company for two Downtown tax districts with defined boundaries: the Greater Downtown Colorado Springs Business Improvement District and the Downtown Development Authority, as well as that of Downtown Ventures, our 501c3 charitable nonprofit arm.

Downtown Partnership staff

Susan Edmondson
President & CEO

Tim Archer
Public Space Manager

Chelsea Gondeck
Director of Planning & Mobility

Katy Houston
Digital Communications Manager

Carrie Simison
Director of Marketing & Communications

Ana Valdez
Finance Officer

Jessica Vasquez
Administrative & Member Relations Specialist

Michelle Winchell
Creative District Manager
Executive Director, Downtown Ventures

Austin Wilson-Bradley
Economic & Community Development Manager

Photos: Front cover - top left, bottom right Stellar Propeller Studio; top right, bottom left Cayton Photography. Opposite page: Shutterstock. This page: top Stephen Martin; middle Stellar Propeller Studio; bottom REN Creativ.

2022 DOWNTOWN HIGHLIGHTS

The State of Downtown Report announces a new milestone: just over **$2 billion in the development investment pipeline**: recently completed, under construction or announced.

Downtown hosts nearly **300 place management professionals** as the annual Downtown Colorado Inc. statewide conference comes to Colorado Springs following a two-year delay due to COVID.



The **Philanthropy Collective opens** on East Pikes Peak Avenue, a beautiful restoration of an Art Deco-style building housing multiple nonprofit funders and, opening a few months later, the adjoining **social enterprise food hall The Well**.

The **SpringHill Suites and Element hotel** opens at the corner of Costilla and South Tejon streets, bringing 261 new hotel rooms and capped by **Lumen8 rooftop bar** with spectacular views of the Front Range.



JAN FEB MAR APR MAY JUN



Downtown Ventures **launches the Cultural Corridor**, starting with Black History Month and continuing throughout the year recognizing Women's History, Pride, Hispanic Heritage and Native American Heritage months.

Downtown's wayfinding signs get a much-needed refresh with new maps, lettering and powdercoating.



June 24 is one of the **busiest days of the year** as the Pikes Peak International Hill Climb Fan Fest returns after a two-year hiatus, plus a packed Switchbacks game and the U.S Olympic & Paralympic Hall of Fame Induction ceremony.

24th annual Art on the Streets exhibition kicks off with six intriguing sculptures and six vibrant murals on display throughout the city center.

The month sees several new storefront business openings, including the first location outside metro Denver of **Tattered Cover bookstore** — 8,000 square feet of books, gifts, a coffee/wine bar and more.

Following a soft launch of several weeks, the **ZEB free shuttle** is out in force, operating seven days a week on a north-south route along Tejon.



The long-dormant site of the former Michelle's café has new life breathed into it with the opening of Munchies719, offering diner-style comfort fare and sweet treats.

Skate in the Park marks its **10th anniversary** as the only outdoor ice skating rink in the region.

The historic **"Sacred Cloth" rainbow flag** hangs over City Hall in Downtown as the community mourns those killed in the Club Q shooting.



JUL AUG SEP OCT NOV DEC

Nearly 3,000 art lovers enjoy a lively First Friday gallery walk, making it the **busiest First Friday** since before the pandemic.



Downtown posts its first weekend topping **more than 60,000 visitors** both Friday and Saturday thanks in large part to attendees of the 36th annual Fallen Firefighter Memorial Ceremonies and a new festival, Fiestas Patrias.

Trainwreck bar and adult play place opens, with over 2 acres of indoor and outdoor fun, including volleyball courts, putting greens, golf simulators and the city's largest bar TV screen.

AdAmAn Alley, celebrating the centennial of the club's first climb up Pikes Peak, opens after two years of planning and six months of construction.

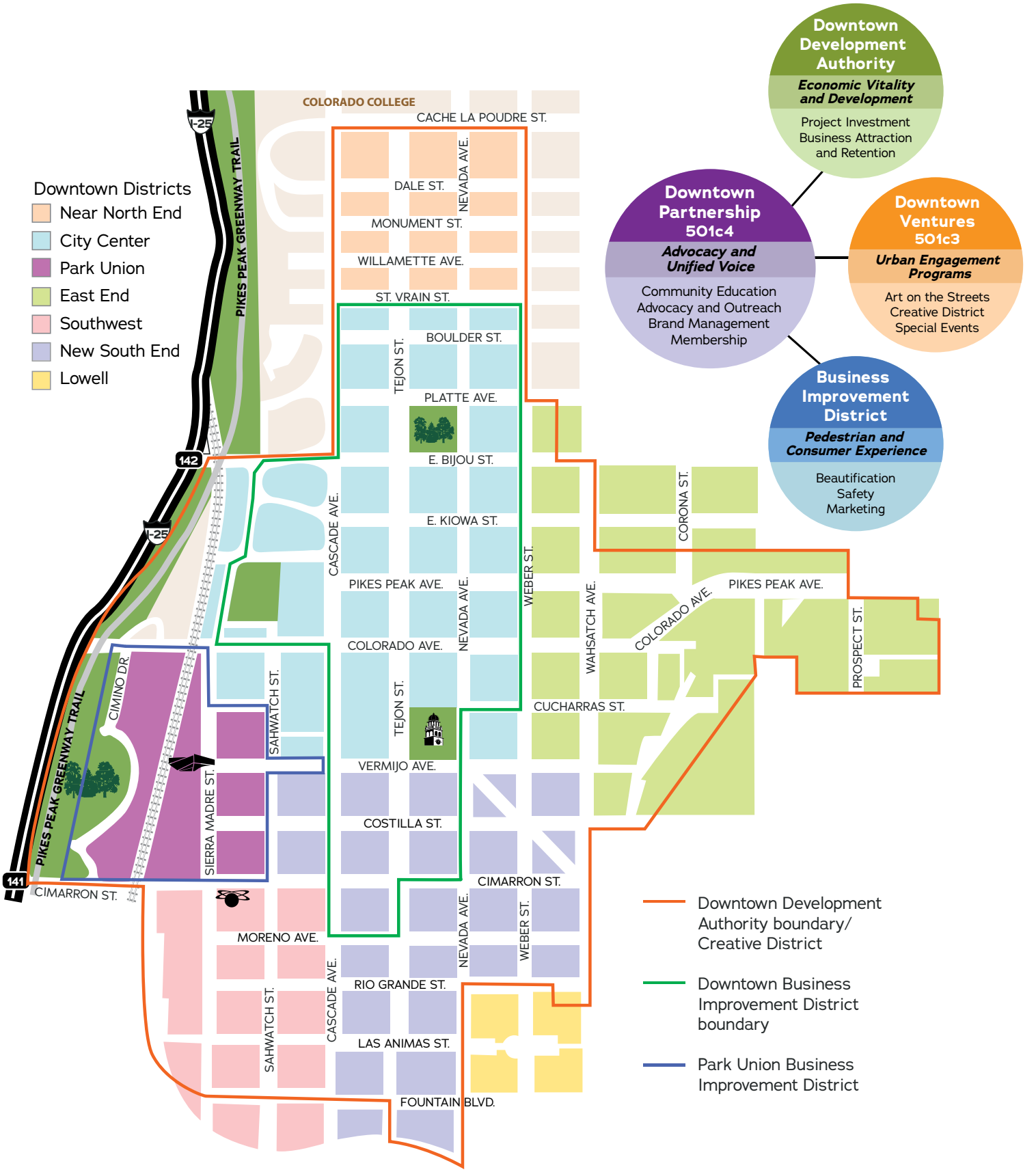
Downtown shops are packed with holiday shoppers and revelers — a cheery end to a busy year!



Acacia Park opens a spectacular **new playground** — an instant hit with kids of all ages. The new equipment and landscaping were funded by a 2019 voter-approved ballot issue.

Photo credits: January - Cayton Photography, February - Stellar Propeller Studio for Pikes Peak Community Foundation, August - Lander Media, October - courtesy David Dahlin, November - Stellar Propeller Studio. All others provided by individual businesses and organizations.

OUR FAMILY OF ORGANIZATIONS





DOWNTOWN PARTNERSHIP

Downtown Partnership stewards the vision for our city center — providing the powerful, collective voice of our members and stakeholders to ensure Downtown prospers. We work closely with property owners, business leaders, city and county elected leaders, municipal staff, and nonprofit and civic leaders to guide policy and investment choices. Much of the Partnership's work is not visible in the form of traditional programming. Rather, our success is measured when businesses choose to locate or expand Downtown; when clean and well-designed streetscapes enhance connectivity, walkability and safety; and when entrepreneurs and visionaries find a creative and supportive environment in which to thrive.

We're guided by the goals of the Experience Downtown Master Plan, adopted six years ago. The ongoing work and distinct projects noted throughout this report — from the Drake Vision Task Force to partnering on the 2022 launch of the ZEB free-fare shuttle — are called out directly among the many tactics in that report. Much of the Partnership's role is to continue ensuring that the Experience Downtown Plan is a living, actionable, forward-thinking document.

As Downtown grows and changes, our advocacy voice is keenly focused on matters of economic development, small business success, urban infill, mobility and connectivity, community safety, housing affordability, and fostering creative industries.

Our mission

Downtown Partnership ensures that Downtown Colorado Springs serves as the economic, civic and cultural heart of the Pikes Peak Region.

Photo by Stellar Propeller Studio.



Member Mixer at Hillside Connection.



Drake visioning session.

Photos by staff

Downtown Partnership highlights at a glance

- **Downtown's collective voice** was represented successfully on coalitions to support key policy and ballot initiatives, including Pikes Peak Rural Transportation Authority, amendments to the city fire code, adoption of the Colorado Commercial Property Assessed Clean Energy (CPACE) financing tool, and policies supportive of affordable housing.
- Nearly **300 place management professionals** from throughout the state converged on Downtown, as the Partnership hosted the annual Downtown Colorado Inc. professional conference. Close to **50 businesses were represented** through tours, dine-arounds, speakers and more.
- The **Drake Vision Task Force**, an initiative of Downtown Partnership and the Legacy Institute, continued its work to form a recommended vision, values and guiding principles for redevelopment of the Drake Power Plant site. This included several public meetings attended by close to 200 people.
- More than **160 businesses and organizations** were provided technical assistance, marketing support and custom orientations to the wide variety of supportive services offered through the Downtown family of organizations.
- More than **700 attendees** enjoyed a lively Annual Breakfast at a new venue, right on the floor at Ed Robson Arena at Colorado College.
- Partnership members made **new connections** at four exclusive Member Mixers, and elite-level members enjoyed pre-opening tours of the new SpringHill Suites & Element hotel, The Philanthropy Collective, and Tattered Cover.
- Over **1,300 stakeholders** were engaged through informational presentations about Downtown — ranging from real estate professionals to incoming Colorado College freshmen, hospitality professionals, seniors and K-12 students.



Small Business Saturday by Stellar Propeller Studio.



2022 Annual Breakfast by Stellar Propeller Studio.



Pre-opening tour of Tattered Cover by staff.



A voice for Downtown

Downtown Partnership staff are actively engaged on many boards and committees intersecting with Downtown concerns, including:

- AIGA Colorado
- Avenue Creative Circuit Team
- Colorado Springs Design Week
- Colorado Springs for Small Business Advancement
- Chamber & EDC Board and Governmental Affairs Committee
- Chamber & EDC Economic Development Prospects Review Team
- City Economic Development Prospects Review Committee
- City Parking Enterprise Advisory Committee
- City Passenger Rail Station Guidance Committee
- City Special Events Committee
- Colorado Springs-Fountain Coalition Brownfield Initiative Advisory Committee
- Community Housing Affordability Task Force
- ConnectCOS Community Advisory Committee
- Downtown Shuttle Stop Review and Branding Team
- Olympic City USA Task Force
- PikeRide
- Platte Avenue Corridor Study Community Advisory Committee
- PPACG Transportation Needs Assessment Committee
- PPACG Mobility Coordinating Committee
- Regional Tourism Act Advisory Board
- Trails and Open Space Coalition
- US Olympic & Paralympic Museum Board
- Visit COS Marketing Committee
- World Arena / Pikes Peak Center for the Performing Arts Board

Downtown Partnership Board of Directors

Chair Warren Epstein, Pikes Peak State College

Vice Chair Jen Furda, UCCS

Treasurer Peter Maiurro, RBC Wealth Management

Secretary Amber Ptak, Community Health Partnership

Immediate Past Chair Davin Neubacher, Ntiva

DDA representative Ingrid Richter, Olive Real Estate Group

BID representative Simon Penner, Miramont Commercial

Downtown Ventures representative Colin Christie, Neon Pig Creative

Terrell Brown, Hillside Connection

David Dahlin

Mike Edmonds, Colorado College

Seth Harvey, Bluestaq

Natasha Hutson, U.S. Bank

Peter Scoville, Colorado Springs Commercial

Advisory Council

Dani Barger, Colorado Springs Chamber & EDC

Whitley Crow, Southwest Downtown Business Improvement District

Mike Francolino, Colorado Springs Utilities

Crystal LaTier, El Paso County

Bobby Mikulas, Downtown Review Board

Doug Price, Colorado Springs Convention & Visitors Bureau

Jariah Walker, Colorado Springs Urban Renewal Authority

Peter Wysocki, City of Colorado Springs

Photo by Stellar Propeller Studio.



DOWNTOWN VENTURES

Downtown Ventures, the charitable nonprofit arm of Downtown Partnership, enlivens Colorado Springs' city center through creative placemaking initiatives funded solely by grants, donations and sponsorships. Programs such as Art on the Streets, First Friday and Skate in the Park are beloved community fixtures, serving tens of thousands of residents and visitors each year.

With nearly 150 days of programming annually, Downtown Ventures continues to grow a more creative, active and informed community in the heart of the city. Art on the Streets enhanced walls, parks and sidewalks throughout the district; and First Fridays Downtown included more venues than ever and more diverse types of businesses. New initiatives in 2022 included the Cultural Corridor, lamppost banners honoring the sometimes forgotten diverse leaders in the city's history; and MADE, a daylong event shining a spotlight on Downtown shops that feature local artisans and makers.

Downtown Ventures highlights at a glance

- **33,315 patrons** enjoyed 12 First Friday Downtown art walks (up 18% from 2021) at **60 Downtown creative businesses.** Eighteen venues offered First Friday events for the first time!
- More than **25,000 ice skaters** enjoyed Skate in the Park (2022–2023 season). Several themed days proved quite popular, especially Learn to Skate Day featuring Olympic hopefuls.
- **35 Downtown Walking Tours** and passport events engaged over 1,300 civic leaders, young people, tourists and residents.
- The **24th annual Art on the Streets** exhibition featured six sculptures and six murals, with six of the artists hailing from Colorado, five from elsewhere in the United States and one from Canada.
- **Five exhibiting artists** from demographics typically underrepresented in public art were awarded **$400 Artist Opportunity Grants** to support creation of their work (in addition to the stipend provided to all artists juried into the show).



Top photo by Mike Pach, bottom by Stellar Propeller Studio.





- Just over **2,100 square feet of Downtown walls** received painted or vinyl mural treatments.
- **Four murals from the prior year's exhibition remain on display** as encore works, and the sculpture "Air or Water" by Byeongdoo Moon was moved to display at The Philanthropy Collective through a lease extension.
- MADE, a **new event celebrating the creatives** and makers in the shops of Downtown's creative district, launched during Arts Month.
- A total of **140 banners were fabricated and installed for the new Cultural Corridor**, two blocks of Pikes Peak Avenue that recognize the months of Black History, Women's History, Pride, Hispanic Heritage and Native American Heritage.

Downtown Ventures Board of Directors

Chair Colin Christie, Neon Pig Creative

Vice Chair James Proby, The Men's Xchange

Secretary Andrea Slattery, Nunn Construction

Treasurer Harrison Hunter, Northwestern Mutual

Renee Behr, Behr & Behr Platinum Group Realtors

Betsy Brown, Exponential Impact

Jamie Brown Thompson

Sam Eppley, Sparrow Hawk Gourmet Cookware

Lou Valencia, Chainlink Labs

Downtown Ventures was among three organizations and five individuals statewide honored with a 2022 El Pomar Award for Excellence. The Civic and Community Spotlight Award recognizes how the organization fosters vibrancy Downtown through its programs, as well as how the organization works in alliance with the Downtown family of organizations to bring to fruition big projects such as PikeRide bike share and the ArtSpace affordable artist housing initiative. See a video about the award at tinyurl.com/bddtdt49.



Top left photo by Cayton Photography; top right by Stellar Propeller Studio.

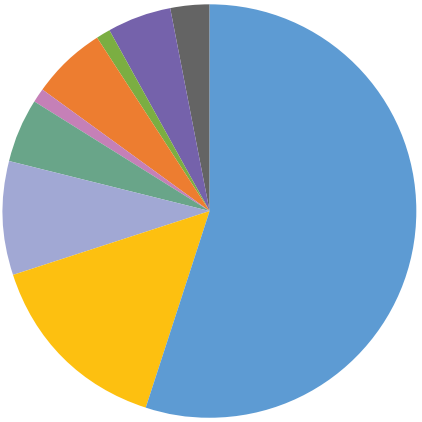
Downtown Partnership and Downtown Ventures financials

Financial position

	Partnership	Ventures
Assets		
Current assets	$797,307	$774,856
Fixed assets	$57,204	$264,571
Other assets		$2,152
Total	**$854,511**	**$1,041,579**
Liabilities		
Current liabilities and deferred income	$170,666	$30,411
Equity		
Retained earnings	$300,095	$169,410
Temporarily restricted		$247,943
Board restricted endowment		$310,484
Designated operating reserve	$351,895	
Capital assets/artwork	$58,628	$273,109
Net income	$(26,773)	$10,222
Total	**$683,845**	**$1,011,168**
Total liabilities and equity	**$854,511**	**$1,041,579**

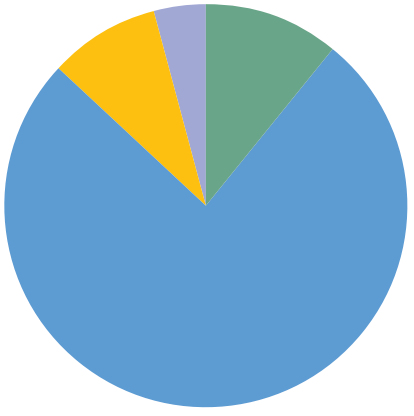
Statement of activities

	Partnership	Ventures
Revenue		
Contracts for service	$810,950	
Membership	$227,879	
Sponsorship/corporations	$66,800	$68,475
Grants	$30,000	$37,043
Government		$15,000
Individual donors		$83,476
Restricted endowment payout		$12,900
Other earned revenue, interest	$71,351	$11,297
In kind	$52,226	
Total	**$1,259,206**	**$228,191**
Expense		
Administration and fundraising	$135,713	$23,259
Partnership programming and services	$1,098,040	
Downtown Ventures programming		$125,854
In kind	$52,226	
Total	**$1,285,979**	**$149,113**
Net	**-$26,773**	**$79,078**



Revenue

- 55% Contracts for service
- 15% Membership
- 9% Sponsorships
- 6% Individual donors
- 5% Grants
- 5% Other earned revenue, interest
- 1% Government
- < 1% Restricted endowment payout
- 3% In kind



Expense

- 71% Partnership programming and services
- 11% Administration and fundraising
- 9% Ventures programming
- 4% In kind

Note: Financials shown are prior to annual audit.

SPOTLIGHT ON:
INCLUSION, DIVERSITY, EQUITY AND ACCESSIBILITY

Our commitment to inclusion, diversity, equity, and accessibility (IDEA) is infused throughout our family of organizations – in our strategic goals, direct programmatic initiatives and, most importantly, in the mindset we bring to our work each day. The values of IDEA are not passive – they must be pursued and upheld through continuous, proactive efforts, through intentional listening and through a spirit of belonging. We believe that our Downtown grows stronger economically and culturally when all people feel a sense of welcome and opportunity.

Here are a few initiatives of 2022 that lived out our values of inclusion, diversity, equity, and accessibility.

- **Downtown Ventures launched the Cultural Corridor**: two blocks of Pikes Peak Avenue featuring lamppost banners honoring the months of Black History, Women's History, Pride, Hispanic Heritage and Native American Heritage. This initiative to recognize the often-unheralded leaders of our community's history was widely covered in the media, and descendants of those depicted often could be seen proudly posing by the banners.

- Our website, DowntownCS.com, which receives more than 600,000 page views annually, underwent a complete overhaul and redesign to **meet international standards for users with disabilities**.

- Following the deadly mass shooting at Club Q, Downtown Partnership coordinated the effort to display a **historic 25-foot Pride flag at City Hall**, offered on loan to the community as a demonstration of love, compassion and solidarity from the nonprofit Sacred Cloth Project. After two weeks, the flag was then on display at the Fine Arts Center at Colorado College for a weekend before being returned to its stewards in Florida.

- Additionally, one day after the shooting, Downtown Partnership offered its existing stock of **Pride flags free to storefront businesses** for display. The prevalence of rainbow flags in Downtown shops and restaurants was cited repeatedly in national and international media coverage in the aftermath of the tragic event.

- Finally, Downtown Development Authority reached out to LGBTQ businesses in its service area, quickly authorizing **$100,000 in grants to support upgrades to security**.





Photos by staff.



GREATER DOWNTOWN BUSINESS IMPROVEMENT DISTRICT



Maybe a TV or radio ad or social media post lured you Downtown. That's the BID at work. Then you strolled the sidewalks, admiring the colorful flowers, cleanliness, sparkly trees at night, or cheery holiday décor. That's also the BID, hard at work.

The Greater Downtown Colorado Springs Business Improvement District (BID) ensures that Downtown is clean, engaging, welcoming, and easy to explore. Through our public space management services, we tend to the myriad of needs that occur in a pedestrian-oriented environment—services above and beyond those provided by city government. Through our consumer marketing efforts, we invite patrons to enjoy the variety of shopping, dining, cultural and recreational experiences that make Downtown so alluring. Property owners realize an immediate and tangible return on investment through all of these services.

Top photo by Cayton Photography; bottom by Stellar Propeller Studio.





Consumer marketing

The expansive marketing services for Downtown, jointly funded by the BID and DDA, position Downtown as the region's top destination for dining, shopping, sporting events and arts. The new Patio Party Passport highlighted Downtown's best outdoor dining and drinking through the summer months. Sidewalks buzzed with activity during highly anticipated events like Mom's Day Out, Small Business Saturday and the Holiday and Character Strolls, and new features like a Kitten Pop Up Meet & Greet.



2022 consumer marketing by the numbers

- The **Patio Party Passport** promoted 13 restaurants and garnered 2,843 users during the five-month curated summer patio tour.
- Our first **broadcast campaign** in over 10 years ran for six weeks, over 50 cable channels (plus streaming), targeting Young City Solos, Suburban Style and Power Elite demographics.
- **2,406 Downtown Gift Cards** were sold, totaling more than **$130,000 in sales**.
- Shop Local, Win Local, sponsored by Bank of Colorado featured **415 participating shoppers** and **well over $75,000** to local merchants during the one month holiday shopping campaign
- We communicated Downtown happenings bi-monthly to **12,415 recipients** via enewsletter.
- We communicated daily to **48,000 social media followers** on Facebook, Instagram and Twitter.
- Updated display banner and 30 second marketing videos at the **Colorado Springs Airport**.
- Published "Insider's Guide" to Downtown Colorado Springs in Denver's **5280 magazine** and distributed **4,500 additional copies** to local hotels, visitor centers, and tourism locations.



Top left photo Tom Kimmell, all others by staff.





Pedestrian experience

Our Clean Team is out before dawn seven days a week, picking up trash, powerwashing sidewalks, tending to spills, mitigating graffiti and making minor repairs. Each day, our pubic space manager patrols the streets, sidewalks and alleyways, mindful of every possible need.

Improvements to the BID area in 2022 included new maps, lettering and refreshed powdercoating of 15 wayfinding signs. Additionally, the BID partnered with the City of Colorado Springs to financially support the removal of dilapidated waste receptacles, replaced by 30 new, clean, covered receptacles.

By the numbers

- 1,790 spills/stains removed from sidewalks
- 14,903 cigarette butts and gum removed
- 1,346 instances of graffiti/sticker abatement
- 10,000 pounds of ice-melt used and 14 major snow incident days
- 325 banners displayed for nonprofit or civic organizations
- 128 trees lighted throughout the year
- 137 flowerbeds and 47 flowerpots tended
- 1,191 miles walked by our public space manager
- 29 flowerpots filled with sparkly holiday trees in partnership with Pikes Peak Hospice & Palliative Care

Supplemental security

A team of two officers patrols the district seven days a week, responding to merchant calls, providing resolution in conflictual situations, connecting people with resources, and assisting the general public with a variety of needs and questions. The BID also held a meet-and-greet for the new police chief and two training sessions in de-escalation techniques, attended by about 75 staff members of storefront businesses.

By the numbers

- 4,816 miles patrolled by foot or bike
- 499 incident responses, including 182 direct merchant requests for assistance
- 2,649 instances of assisting the general public with questions
- 487 disturbances managed
- 26 instances supporting or requiring additional intervention by police

Photos by Cayton Photography

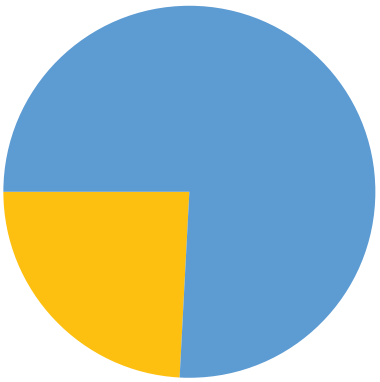
Business Improvement District financials

Financial position

Assets	
Current assets	$513,385
Property tax revenue receivable	$578,629
Other receivables	$7,420
Fixed assets	$8,957
Other assets	$21,942
Total assets	**$1,130,333**
Liabilities	
Current liabilities	$13,646
Deferred property tax revenue	$578,629
Total liabilities	**$592,275**
Equity	
Reserves	$403,591
Capital	$33,550
Unrestricted fund balance	$100,917
Total equity	**$538,058**
Total liabilities and equity	**$1,130,333**

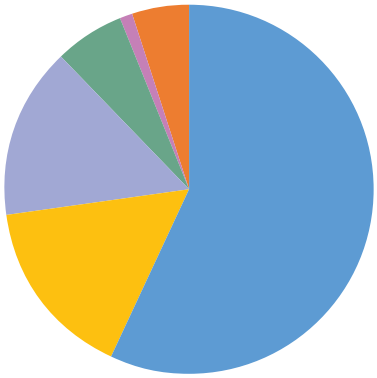
Statement of activities

Revenue	
Mill levy and ownership tax	$629,981
Fees, grants, interest, misc.	$199,682
Total	**$829,663**
Expense	
Public space management	$472,538
Supplemental security	$132,516
Marketing services	$121,873
Administration	$51,972
Depreciation	$5,740
Capital reserves	$45,024
Total	**$829,663**



Revenue

- 76% Mill levy and ownership tax
- 24% Fees, grants and interest



Expense

- 57% Public space management
- 16% Supplemental security
- 15% Marketing services
- 6% Administration
- 1% Depreciation
- 5% Capital reserves

Note: Financial figures shown are prior to annual audit.

BID Board of Directors

Chair Simon Penner, Miramont Commercial

Vice Chair Julie Brooks, The O'Neil Group Company

Secretary-Treasurer Mark Earle, Resident

Carrie Hibbard, Terra Verde

Peri Bolts, Eclectic Co.

Eric Brenner, Red Gravy

Frank Frey, Epicentral Coworking*

Uyen Le-Morrison, Beauty Bar

William Reed, Sherman & Howard**

Ann Sebastian, Cushman & Wakefield

Chris Senger, Senger Design Group

John Wolfe, ICONS

**Term ended summer 2022*

***Term began summer 2022*



Ribbon cutting at SpringHill Suites and Element. Photo by Grace Gatto.

DOWNTOWN DEVELOPMENT AUTHORITY

The Colorado Springs Downtown Development Authority (DDA) builds public and private investment partnerships that promote the physical and economic growth of Downtown. The work of the DDA is guided by the Experience Downtown Plan of Development and Master Plan, approved by City Council in 2016. The DDA provides a range of services, from assisting small business in maneuvering the hurdles of site location and due diligence to helping property owners identify tenant prospects. The DDA also provides the data and market research to help business prospects make sound decisions about locating and expanding within Downtown. Finally, the DDA works closely with key city staff on urban planning initiatives, ensuring that streets, streetscapes, transit, parks, alleys, public spaces and the built environment function in a manner best suited for a compact, bustling urban center.



Photo by Cayton Photography.

Building Enhancement, Retail Incentive & Special Project Grants

ICONS	$100,000
Modern Motel (formerly Travelers Uptown Motel)	$50,000
Trainwreck	$50,000
Colorado House & Resource Center	$40,085
Dos Dos	$40,000
Munchies719	$30,000
Lemon Lodge Ski Bar	$22,000
Mary's Mountain Cookies	$15,000
Ola Juice Bar	$10,000





DDA highlights at a glance

- The DDA launched **three new grant opportunities** alongside the existing and popular Building Enhancement Grants and Special Project Grants.
    - **Retail Incentive Grants** are designed to diversify storefront mix and support new business types not currently offered Downtown.
    - **Tree Canopy Grants** aim to foster a robust urban tree canopy
    - **Energy Efficiency Grants** support changes, particularly to older properties, that create lasting improvements to building and operational energy efficiencies.
- Over **$350,000 in Building Enhancement, Retail Incentive and Special Project grants** were awarded to a wide variety of projects — from improvements to the long-neglected former home of Michelle's café (now Munchies719), to the transformation of a former Subway sandwich spot to locally owned Dos Dos.
- Two TIF Reimbursement Agreements were approved, representing **more than 330 new apartment units**. This brings the total number of TIF agreements in place to 17, seven of which are completed projects now receiving annual reimbursement payments.
- The **Artspace Affordable Artist Housing Project** advanced significantly, garnering millions in state grants, low-interest loans, philanthropic support and other financing mechanisms in a complex capital stack. Groundbreaking on the project is slated for 2023.
- **Three small businesses** are supported through low-interest loans offered to those businesses uniquely impacted by the pandemic — businesses that already were under lease agreements yet not eligible for other federal and regional grants and loans.





Top: Mary's Mountain Cookies and Trainwreck, photos by staff. Bottom, before and after of Dos Dos, photos supplied by business.





Moondog Music pop up shop. Photo provided by business.

DDA highlights at a glance (cont.)

- **Two Pop Up Shops** activated spaces during the holiday season, with one continuing occupancy into the new year.
- **Seven written opinions** were submitted on projects before the Downtown Review Board.
- The Annual **State of Downtown Report** was released to a capacity crowd at The Pinery, and now new quarterly reports provide additional timely information to stakeholders.

Data, reports and resources

For a detailed look at real estate, development and market trend data, see our State of Downtown Report, released annually in April.
DowntownCS.com/reports

For development resources, check our online Development Toolkit at
DowntownCSDevelopment.com

DDA Board of Directors

Chair Ingrid Richter, Olive Real Estate Group

Vice Chair Christian Lieber, N.E.S.

Secretary-Treasurer Carrie Bartow, CliftonLarsonAllen

Aaron Briggs, HB&A Architects

Troy Coats, Niebur Development

Jordan Empey, Stockman Kast Ryan & Co.

Jeff Finn, Norwood Development Group

Nancy Henjum, City Council

David Lux, Concept Restaurants

Laura Neumann, LN Business Consulting

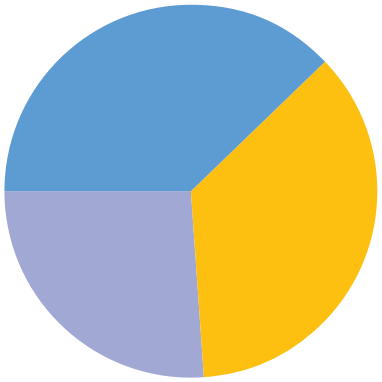
Patrick Stephens, The O'Neil Group Company

Additionally with terms ending midyear: Stella Hodgkins, Darsey Nicklasson, Antonio Rosendo

Downtown Development Authority Financials

Financial Position

Assets	
Cash and investments	$1,638,939
Cash and investments - restricted	$1,172,430
Misc. receivables	$59,513
Prepaid expense	$26,853
Property taxes receivable	$945,352
Incremental taxes receivable	$1,613,317
Net capital assets	$361,732
Total assets	**$5,818,136**
Liabilities	
Accounts payable	$78,343
Total liabilities	**$78,343**
Deferred inflows of resources	
Property tax revenue	$945,352
Tax increment revenue	$1,613,317
Total deferred inflows of resources	**$2,558,669**
Net position	
Net investment in capital assets	$361,732
Emergency reserve	$58,500
TIF	$1,162,384
Unrestricted	$1,598,508
Total net position	**$3,181,124**

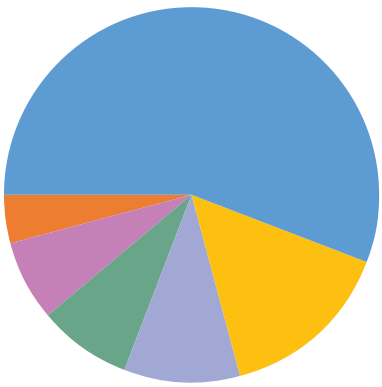


Revenue

- 38% Interest, fees, misc.
- 36% TIF
- 26% Mill levy and specific ownership tax

Statement of Activities

Revenue	
Mill levy and specific ownership tax	$1,018,289
TIF	$1,369,045
Interest, fees, loan rempayments, grants, misc.	$1,480,217
Total	**$3,867,551**
Expense	
Business development and services, programming, projects	$1,403,148
Grants	$369,634
School District 11 obligation	$196,564
TIF reimbursement agreements	$261,859
Marketing services, data, research	$180,039
Administration	$116,688
Total	**$2,527,932**
Net change in fund balance	**$1,339,619**



Expense

- 56% Business development and services, programming, projects
- 15% Grants
- 10% TIF reimbursement agreements
- 8% School District 11 obligation
- 7% Marketing services, data, research
- 4% Administration

Note: Financial figures shown are prior to annual audit.



SPOTLIGHT ON: PLACEMAKING

More than two years in the making, the AdAmAn Alley placemaking initiative launched in late 2022 — the most complex public improvement project ever undertaken by Downtown Partnership. The transformed alley celebrates 100 years of the AdAmAn Club's unique role in the region's history. Since 1922, members of the AdAmAn Club, a nonprofit organization, ascend Pikes Peak each year end, igniting a glorious fireworks display atop the peak at midnight New Year's Eve for all to enjoy for miles around.

The $2.2 million project in the block bounded by Pikes Peak and Colorado avenues, and Tejon Street and Nevada Avenue, became a collaborative effort of Downtown Partnership, AdAmAn Club, the City of Colorado Springs, Colorado Springs Utilities, RTA Architects, GE Johnson Construction Company, and numerous designers, contractors and artists. Partnership staff dedicated over 1,000 hours of project management and creative direction to the initiative.



Top photo by Christian Murdock, The Gazette. Bottom photo by Greg Johnson, RTA. Facing page top right photo by Stellar Propeller Studio; all others by staff.





Key elements of this special place include:

- A **placename arch** off Tejon Street between the Carlton and Hibbard buildings, with a **nightly LED fireworks display** above the arch.
- **Two painted murals, four vinyl murals and several colorful vinyl "cairn" murals.** An animated light show is projected nightly onto an interior mural.
- Upgrades and replacement to underground **utilities infrastructure**, much of it more than a century old.
- **Repaving of the alley** in textured concrete with a representation of Barr Trail from east to west and **bronze trail markers** identifying key locations along the trail; QR codes direct to **historic information** about the locations.
- A **seating area** featuring small-scale sculptures of native plants.
- Bollards and new traffic pattern regulations that manage delivery times and allow for **safer pedestrian engagement**.
- **Consolidation** of over 25 dumpsters and grease canisters tied to 11 different contracts with multiple providers into one contract with a single provider, utilizing just **two compactors, one compost container and two grease receptacles**.





For more about AdAmAn Alley features, project partners, artists, supporters and more, go to DowntownCS.com/AdAmAn

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Maggie Turner of LIV Sotheby's International Realty

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