



- Residential
 - Commercial
 - ☀ Mixed Use
 - ★ Attraction/Anchor Institution
 - ◆ Government/Public Works
- Red = Completed*
Green = Under Construction*
Yellow = Announced*
 * Since 2013
-  Legacy Loop Trail System



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719-886-0088

With **\$1.7 billion** in recent investment, Downtown Colorado Springs boasts a workforce of 27,000, hundreds of new residents, and the largest concentration of locally owned restaurants in Southern Colorado.

- Federal Opportunity Zone
- Pikes Peak Enterprise Zone
- Downtown Development Authority, with TIF

This development map represents new construction or significant renovation projects of \$500,000 or greater since 2013; also indicated are Anchor Institutions such as museums and educational facilities.

Residential ■

- 4** Park Manor East Apartments: 20 rental units for 55+
- 5** Hearthstone Apartments: 25 rental units in restored historic property
- 7** Bijou West: Up to 100 affordable/workforce condos
- 14** 22 Spruce: 48 rental units
- 23** Elan Pikes Peak: 321 units plus amenities
- 29** 9 S Weber: Three rental loft-style apartments
- 31** Pikes Peak Lofts: Nine converted loft-style condos
- 33** 333 ECO: 171 rental units with amenities
- 37** Parkside Residences: Up to 300 units, rental and condo
- 42** Vim: 154 rental units
- 45** Blue Dot Place: 33 rental units
- 47** 210 Pueblo: Five rental units
- 53** Weber Street Apartments: 277 units plus amenities
- 55** The Mae on Cascade: 177 rental units plus amenities
- 57** Rio Grande Apartments: 62 rental units
- 58** Working Fusion Tiny Home Village: 18 affordable tiny homes
- 59** The Draper at Lowell: 280 units of senior and affordable housing
- 60** Greenway Flats: 65-unit permanent supportive housing

Government/Public Works ◆

- 30** Colorado Springs Fire Department Station 1: Extensive renovation of historic fire station
- 38** America the Beautiful Pedestrian Bridge: Connecting park to Southwest Downtown
- 40** Vermijo Streetscape: Redevelopment to create new pedestrian amenities and public spaces
- 49** Cimarron/I-25 Interchange: Reconstruction included extensive improvements to surrounding trails and parkland

Mixed Use ☀

- 9** Downtown YMCA: Renovation and expansion of fitness center plus new amenities and residential
- 12** Bijou Lofts: 9 loft condos built above ground-floor retail
- 24** Pikes Peak Plaza Apartments: 217 rental units plus ground-level commercial
- 44** Casa Mundi: 27 rental units with 3,700 sqf of ground-floor commercial
- 48** Artspace: 54 units of affordable artist housing with ground-floor commercial studios and creative commons
- 54** Stadium Apartments: Up to 400 rental units with ground-floor commercial

Attractions/Anchor Institution ★

- 1** American Numismatic Association Money Museum
- 2** Colorado Springs Fine Arts Center at Colorado College
- 3** Ed Robson Arena: 3,400-seat hockey arena at Colorado College, home to CC Tiger Hockey (late 2021)
- 6** Palmer High School
- 13** City Hall
- 16** Pikes Peak Community College
- 17** Pikes Peak Library District Penrose Library
- 20** City Auditorium
- 34** Cottonwood Center for the Arts
- 35** Pikes Peak Center for the Performing Arts
- 36** UCCS Downtown: 7,500 sqf classroom and meeting space
- 41** Colorado Springs Pioneers Museum
- 39** U.S. Olympic & Paralympic Museum: 60,000 sqf state-of-the-art museum celebrating the U.S. Olympic and Paralympic movements, restaurant and gift shop (2020)
- 50** Weidner Field: 8,000-seat multi-use soccer stadium, home to Switchbacks FC, with restaurant and amenities (mid 2021)

Commercial ●

- 8** 218 N. Tejon: 6,000 sqf of restaurant space converted into three concepts
- 10** Hilton Garden Inn: 165-room hotel with over 8,000 sqf of ground-floor commercial
- 11** 112 N Tejon: 14,000 sqf renovated commercial space
- 15** Bank of the San Juans Office Complex: 30,000 sqf remodeled Class A office
- 18** 19 N Tejon: 47,000 sqf renovated Class A office space with food hall and museum
- 19** Hyatt Place: 120-room hotel
- 21** Mountain Chalet: 13,000 sqf renovated space for outdoor retailer
- 22** 324 E. Pikes Peak Ave: 18,000 sqf renovation for retail, restaurant, venue use
- 25** Depot Square: Renovation of historic train depot to include three new restaurants
- 26** Early Connections Learning Center: New child care facility and training center
- 27** USA Basketball: Renovation of state-of-the-art street-level office for sports HQ
- 28** 315 Collective: Collaborative foundation offices and food market
- 32** Catalyst Campus: Renovated 40,000 sqf historic train depot into a modern office hub for aerospace and defense companies
- 43** Marriott Spring Hill Suites and Element hotels: 259-room dual-branded hotel with ground-floor commercial and rooftop bar and restaurant
- 46** Kinship Landing: 80-bed boutique hotel with private rooms, suites, shared dorms, dining
- 51** ANB Bank: 5,600 sqf building with ground-floor bank, second-floor office
- 52** Trolley Block: Over 30,000 sqf of renovated restaurant and retail space with second-floor office
- 56** Garden of the Gods Cafe: 6,000 sqf office renovation into four bar/restaurant concepts