

## Introduction

Downtown Colorado Springs has a rich history dating back to the 19th century and much of the existing utility infrastructure is original to when the core of the city developed. The existing utility infrastructure has served the downtown area well but with a renewed interest in redevelopment, due in part to the construction of the US Olympic Museum slated to open in 2020 and the announcement of a downtown stadium/events center being built in the near future, updates to the existing infrastructure may be needed to support future redevelopment and increased utility needs.

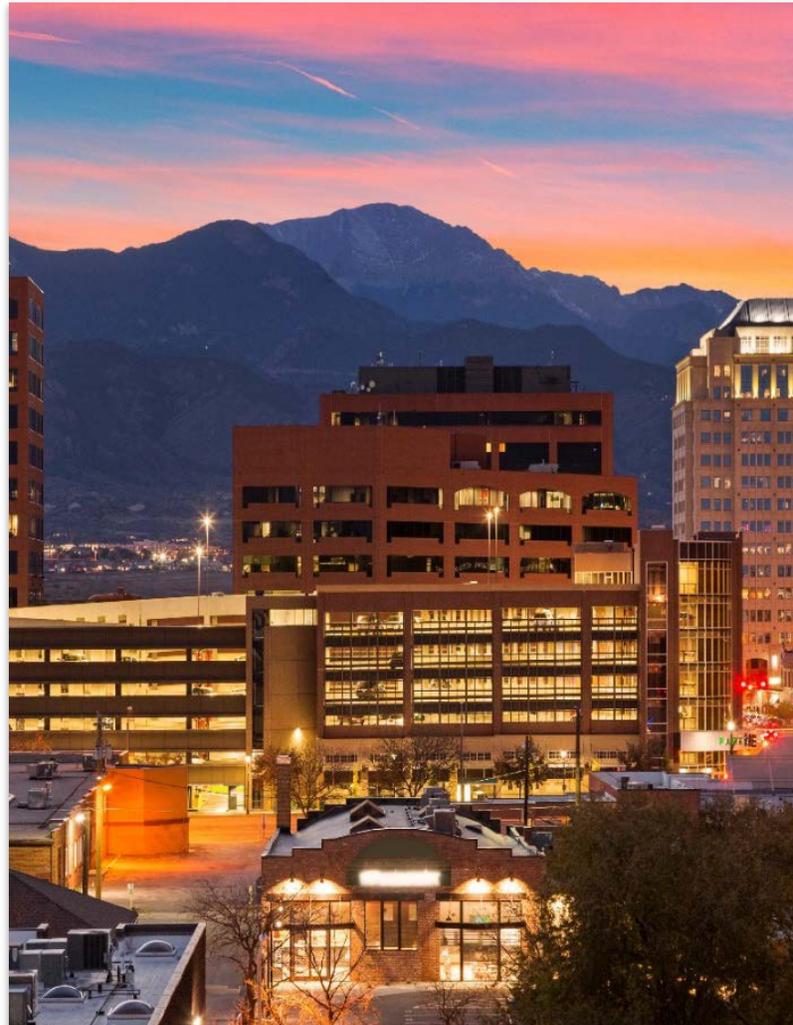
In March 2019, Colorado Springs Utilities established an Urban Planning Area Utility Infrastructure Master Plan (Plan) guideline under the Colorado Springs Utilities' Infrastructure Policy within the Utilities Board Excellence in Governance Policy Manual. The guideline sets forth the direction to study utility infrastructure conditions as they exist today and identify and prioritize utility infrastructure needs to support increased interest in redevelopment and to accommodate current and future customer demand.

## Project Overview

The purpose of the Plan is to establish and maintain an objective, transparent strategy to address utility infrastructure challenges in the downtown area both holistically and innovatively without compromising safety and maintainability while benefiting current and future ratepayers.

Redevelopment in Downtown Colorado Springs poses various challenges to utility infrastructure as a considerable amount of it is housed within narrow alleyways and on overhead power poles.

Existing utility infrastructure, redevelopment projects, financial implications, funding opportunities, and innovative solutions are being analyzed and understood to ensure the project meets the needs of the utility and our current and future customers.



## Progress

- Aligned the boundaries for Springs Utilities' Urban Planning Area with the City of Colorado Springs' Urban Planning Team Planning Area boundaries
- Identified a pilot area to study
- Conducted a five-service (stormwater) existing utility infrastructure condition analysis
- Assumed growth and load forecasts
- Conducted a five-service utility infrastructure future needs analysis
- Established a Redevelopment Review Team and Redevelopment Guidelines to address current and rapidly developing projects

## Plan Objectives

- Determine best solutions for utility infrastructure utilization to include future utility usage and revenue growth without negatively impacting current or future customers
- Develop an efficient approach to urban utility infrastructure upgrades
- Be innovative with standards without compromising safety and maintainability
- Avoid duplicating existing inefficiencies
- Determine methods to cost-effectively modernize utility infrastructure
- Outline funding opportunities and assign fair, equitable costs
- Keep the Plan flexible and dynamic



## Next Steps

- Conduct a five-service existing utility infrastructure condition analysis on the remaining area
- Assume growth and load forecasts for the remaining area
- Conduct a five-service utility infrastructure future needs analysis on the remaining area
- Research and analyze funding opportunities
- Collaborate with other projects and teams within the boundary
- Implement a GIS and information database
- Establish a change management process
- Complete a comprehensive master plan document in Q4 2020

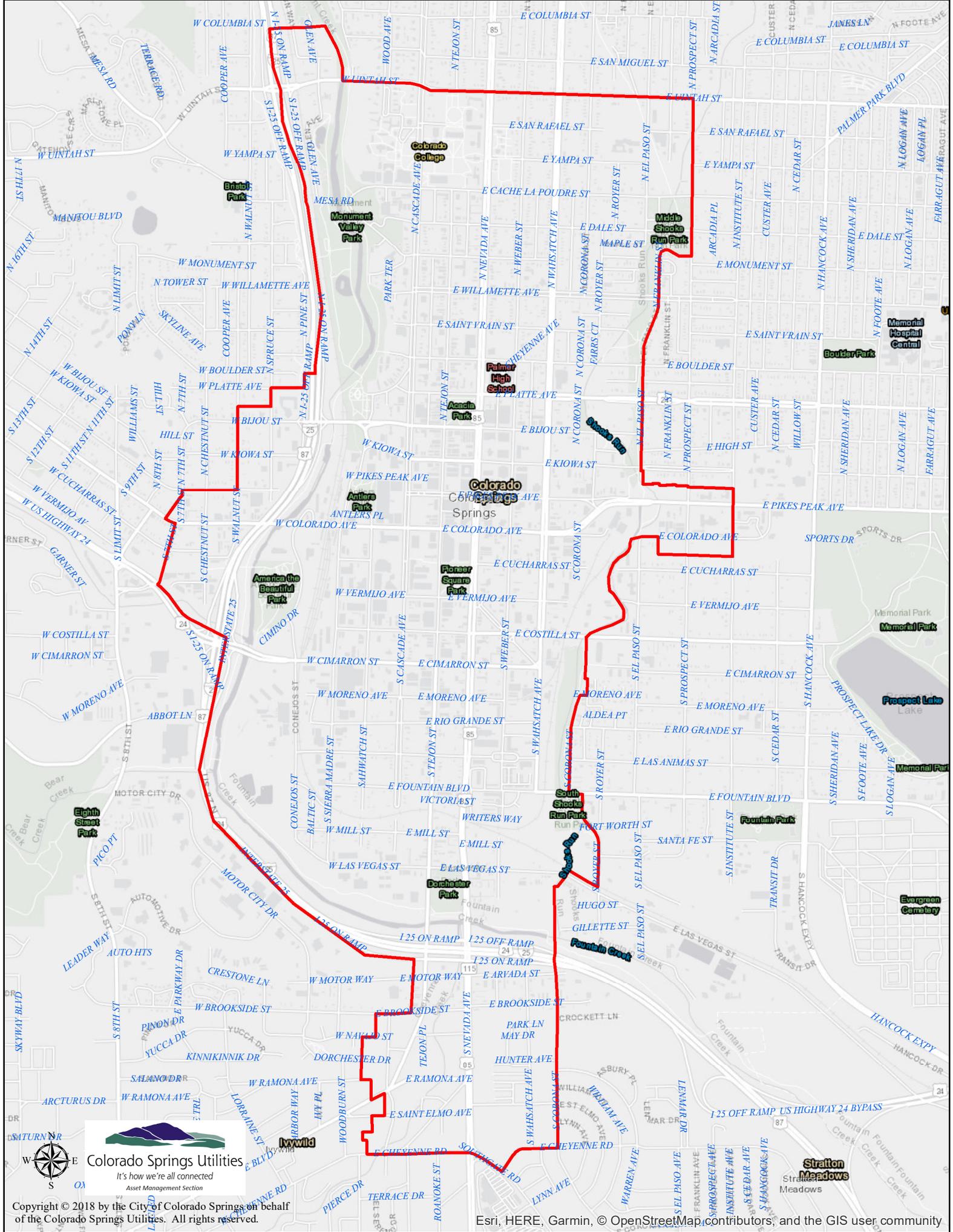
## Redevelopment Guidelines & Redevelopment Review Team

Colorado Springs Utilities has established a Redevelopment Review Team and Redevelopment Guidelines to support current and rapidly developing projects in the downtown area. The team will review, analyze and provide alternatives, when possible, for redevelopment projects that may have utility challenges. We are dedicated to helping urban redevelopment projects by identifying innovative solutions while adhering to safe and maintainable standards and policies. For further information, contact the project lead.

## Project Contact

Questions, concerns, or to have your project reviewed by the Redevelopment Review Team, please contact:

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