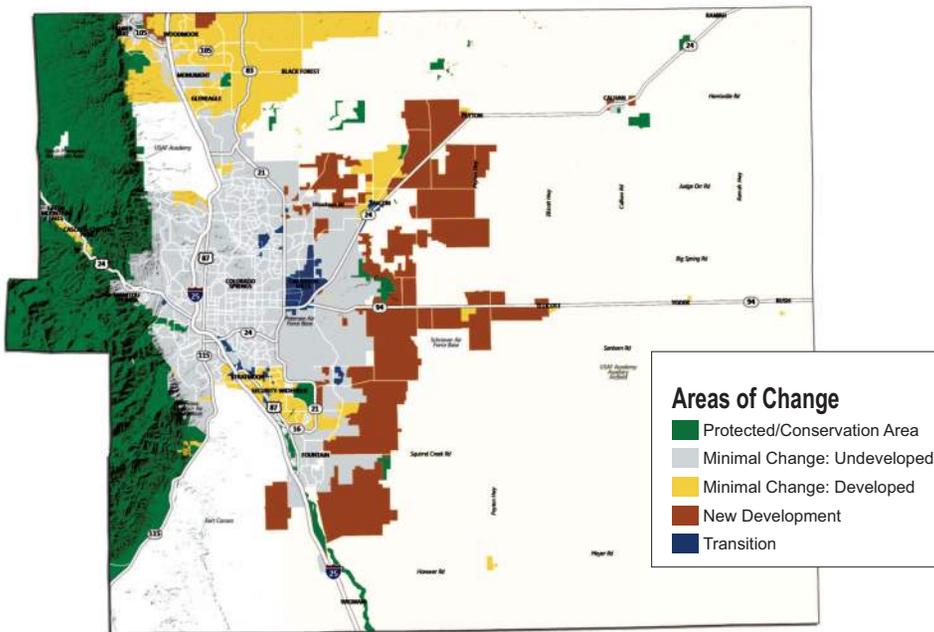


El Paso County Your El Paso Master Plan (2021)

- Your El Paso Master Plan identifies the corridor as an "Area of Change – New Development."
- Your El Paso Master Plan identifies the future land use/place type in the corridor as "Suburban Residential."

Colorado Springs PlanCOS (2018)

- Though the corridor is currently outside the City, PlanCOS identifies areas adjacent to the corridor as "areas of capacity and change."
- Parcels at the northern part of the corridor are petitioning for annexation to the City.
- Annexed areas of the corridor would fit into a "Future Neighborhoods" typology.

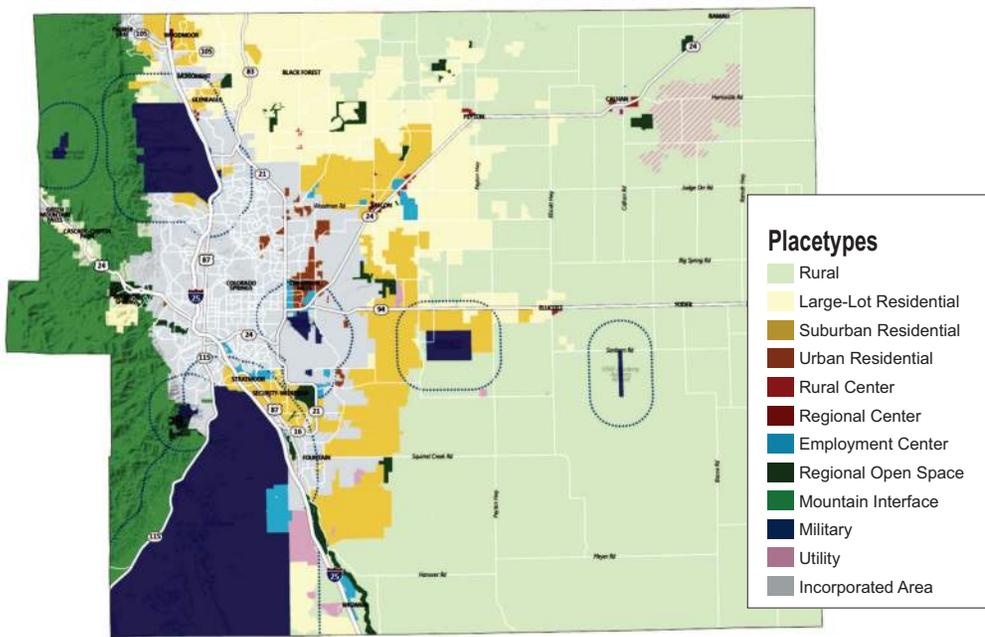


Fountain Comprehensive Development Plan (2007)

- The Fountain Comprehensive Plan identified the corridor as part of an "urban growth area" with residential and supporting commercial uses envisioned.

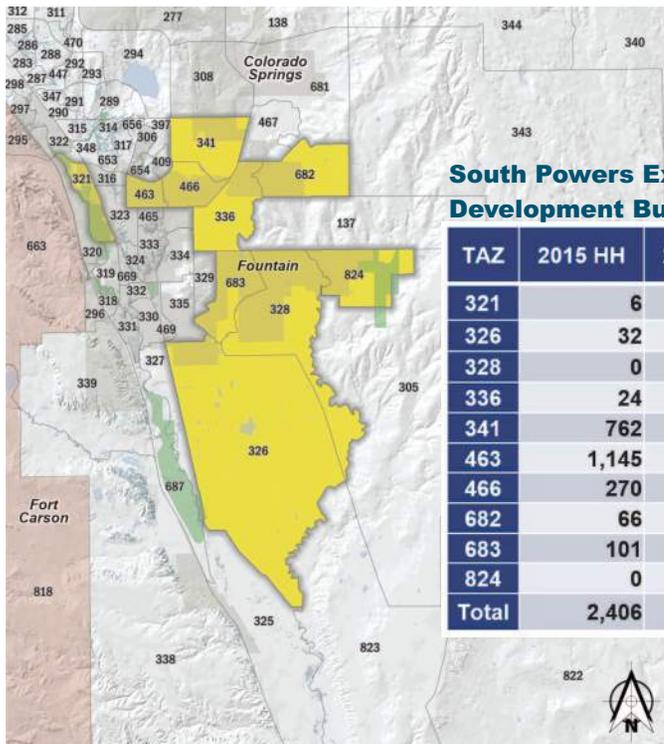


Planned Land Uses in South Powers Extension Corridor



Current Corridor Development Activity

- Eight developments are currently underway along the South Powers Extension Corridor.
 - Amara
 - Kane Ranch
 - Mesa Ridge
 - Almagre
 - Corvallis
 - Aspen Ranch
 - Ventana South
 - Countryside South
- Approximately 10,000 acres are being planned.
- Roughly 20,000 new homes will be added by 2045.
- Residential housing is critical to serving the growth of the military.



TAZ	2015 HH	2045 HH	20-Year Increase	20-Year % Increase
321	6	312	+306	5100%
326	32	2,978	+2,946	3140%
328	0	10,052	+10,052	--
336	24	1,247	+1,223	5096%
341	762	2,260	+1,498	197%
463	1,145	1,417	+272	24%
466	270	2,096	+1,826	676%
682	66	1,080	+1,014	
683	101	2,978	+2,877	1536%
824	0	1,231	+1,231	--
Total	2,406	26,764	+23,245	966%

South Power Extension Corridor Household Growth

- The average development buildout forecast increase in households for the top 10 (of 44) growth TAZs is 2,325 households.
- The development buildout forecast total increase of households from 2015 to 2045 for the top 10 (of 44) growth TAZs is 23,245 households.
- The development buildout forecast total percentage increase in households for the top 10 (of 44) growth TAZs is over 965%.



Station 7-B1

Existing Land Use

Existing land uses within the El Paso County portions of the South Powers Extension corridor are predominantly undeveloped, including rural and managed land uses. Small pockets of suburban residential land use are also present. Some portions of the overall corridor have been annexed to the City of Fountain, and others may be annexed to the City of Colorado Springs. Existing land uses in these areas are also undeveloped, with pockets of suburban residential land use.

Future Land Use

El Paso County, Fountain, and Colorado Springs have a long history of collaborative planning for future growth. Each entity has identified the South Powers Extension corridor as a place where future suburban residential development will occur, using "area of change," "area of capacity and change," and "urban growth area" to describe this shared future. Each entity has individually adopted and implemented, through development review and plating, their shared Vision for the corridor that they have described as "suburban residential," "future neighborhoods," and "residential and supporting commercial land uses."

Station 7-B2

Current Development Activity

Eight developments are currently underway within the South Powers Extension corridor. Together these developments encompass over 10,000 acres of presently undeveloped land and will produce approximately 20,000 new homes and supporting commercial development by 2045. The combined development in progress represents more growth than is accounted for by the adopted Pikes Peak Area Council of Governments (PPACG) 2045 growth forecasts for the Pikes Peak Region.

Forecast Growth

Development buildout forecasts for the Fountain Valley that account for both development in progress and buildout of a reasonable level of additional development that is not yet underway are significantly higher than the PPACG 2045 forecasts. Forecasts for the top ten growth traffic analysis zones (TAZs) - out of 44 TAZs - within the South Powers Extension will add an average of 2,325 households to each TAZ. For these high growth TAZs, this represents a ten-fold increase in households within currently undeveloped areas of the corridor. Significantly, this forecast is only marginally higher than the number of households added to the corridor by development that is already underway.