

List of Existing Colorado Springs Special Districts

Parenthetical dates are for year of original creation except as noted

General Improvement Districts (3)

These are created under State Statute with City Council sitting as their boards.

1. Briargate GID – (2000)
2. Marketplace at Austin Bluffs GID – (2006)
3. Spring Creek GID – (1985)

Cottonwood GID – (1985) [dissolved in Feb. 2016]

Special Improvement Maintenance Districts¹ (7)

These are created under City Code with City Council sitting as their boards.

1. Briargate SIMD – (1983)
2. Colorado Avenue Gateway SIMD – (1988)
3. Norwood SIMD – (1981)
4. Old Colorado City Security and Maintenance SIMD – (1979)
5. Platte Avenue SIMD – (1989)
6. Stetson Hills SIMD – (1986)
7. Woodstone SIMD – (1986)

¹ These Districts cannot issue any debt.

Business Improvement Districts- (15)

These are created under State Statute with independently elected boards, but with annual City approval of operating plans and budgets.

1. Barnes and Powers North BID – (2004)
2. Barnes and Powers South BID – (2004)
3. Briargate Center BID – (2002)
4. Creekwalk Marketplace BID – (2016)
5. First and Main BID – (2003)
6. First and Main No. 2 BID (2008)
7. First and Main North BID – (2004)
8. Greater Downtown BID – (1996); (expanded boundaries in 2000)
9. Interquest North BID – (2004)
10. Interquest South BID – (2004)
11. Interquest Town Center BID – (2017?)
12. Powers and Woodmen Commercial BID – (2004)

13. Southwest Downtown – (2017)
14. USAFA Visitor’s Center BID (2018)
15. MW Retail BID (pending)

Metropolitan Districts (41 or 77) including pending

These are organized under Statute as independent quasi-municipal corporations with independently elected boards but subject to City-approved service plans.

1. Allison Valley #1 and #2 – Consolidated Service Plan – (2006) (amended in 2015)
2. Banning Lewis Ranch #1-5 – Consolidated Service Plan – (2005)
3. Banning Lewis Ranch # 8-11- Consolidated Service Plan – (2018)
4. Banning Lewis Ranch Regional- formerly BLR #6 (2010 and 2018)
5. Banning Lewis Ranch Regional No. 2- formerly BLR #7 (2018)
6. Barnes Center (2017)
7. Bradley Heights #1, #2, and #3 Consolidated Service Plan (2005) ¹
8. Bradley Ranch – (2006)
9. Canyon Creek Metros #1, #2 and #3 – (2008)
10. Chaparral Heights (2018)
11. Chapel Heights (pending creation in late 2019)
12. College Creek – (2006)
13. Colorado Crossing Metros #1, #2 and #3 – Consolidated Service Plan – (2006)
14. Colorado Center – (1984) ²
15. Copper Ridge (2008)
16. Dublin North #1, #2, and #3 Consolidated Service Plan (2008)
17. Flying Horse #1, #2 and #3 – Consolidated Service Plan – (2004)
18. Gold Hill Mesa #1,#2 and #3 – Consolidated Service Plan (2006); (original approval for Metros #1 and #2 for election purposes only in 2004)
19. Lowell (2000)
20. Morningview (2013)
21. Mountain Valley (2016)
22. Mountain Vista – (2006)
23. Old Ranch (2002) and Upper Cottonwood Creek Metros #1-5 (2006) – Joint and Consolidated Service Plan
24. Patriot Park #1 and #2– (2018)
25. Peak (Airport Business Park) #1, #2 and #3 (2018)
26. Pikes Peak Heights (2018)
27. Powers (2008)
28. Powers Corridor (2008)
29. Sands #s 1-3 and 5 (created in El Paso County- amended City service plan pending in 2019)
30. Silver Hawk (2016)
31. Southwest Downtown #1 and #2 – (2017)
32. Stadium (pending creation in late 2019)
33. Stetson Ridge #1, #2 (2000) and Stetson Ridge #3 - (2006)
34. Tuscan Foothills Village (2016)
35. Tuscany Plaza (2009)
36. Vineyards (2011)
37. Westgate (2013)

38. Wildgrass at Rockrimmon (2007)
39. Wildwood Ridge (2009)
40. Woodmen Heights #1, #2 and #3 – Consolidated Service Plan – (2004), (amended in 2012)
41. Woodmen Road (2001) ³

See above

¹ Originally created as Rancho Colorado Metropolitan Districts Nos. 1-3

² Originally created entirely in unincorporated County and partially annexed as part of Banning Lewis Ranch annexations

³ This district was created in El Paso County but includes property in the City and is subject to an Intergovernmental Agreement among the District, the City and El Paso County

Total = about 41 primary metropolitan districts and a total of about 77 individual metropolitan districts
 --- noting that what distinguishes a primary district in this case is a unique service plan

Recently Dissolved Districts

Downtown Metropolitan District (2008) was dissolved in 2016

Spring Creek West (2007) was dissolved in 2016

Cottonwood GID (1985) was dissolved in 2016

District Petitions in Process

Downtown Development Authority – (2006) (1)

Independent Board as defined in Statutes. There can only be one DDA

Local Improvement Districts (0)

These are assessment districts authorized by City Code with City Council acting as their de facto Board

LID program has been managed by City Engineering;

No active LIDs at this time- all have been paid off and closed out- most recently the Tejon Street Lighting LID

Special Improvement Districts (1)*

1. Briargate Center SID (2002)

This SID was created coterminous with and by the Briargate Center BID

Other Unique Districts

1. Banning Lewis Ranch Flood Control Conservancy District (late 1980s) ¹
2. Broadmoor Fire Protection District (1949) ²

3. Cheyenne Creek Metropolitan Park and Water District (1981 approx.)³
4. Fountain Creek Watershed Flood Control and Greenway District (2009)⁴
5. Southeastern Colorado Water Conservancy District (1960s)⁵

¹ This is an inactive and unique assessment district set up under C.R.S. Title 37 in conjunction with the annexation of the Banning Lewis Ranch property in the late 1980s. It may have been recently dissolved.

² This is a Title 32 fire protection district organized in 1949 and maintained in the City of Colorado Springs after the 1980 annexation of the Broadmoor area in order to provide enhanced fire protection in this area

³ This is technically a Title 32 metropolitan district created in the City in for purpose of funding water rights to maintain stream flows in Cheyenne Creek. This district is allocated a share of State Conservation Trust Funds.

⁴ Legislatively created district tied to drainage and flood control commitments associated with the CSU Southern Delivery System (SDS)

⁵ Legislatively created district with property in nine different counties and which charges a mill levy associated with financing and ongoing operations of the Fryingpan Arkansas (water) Project.

Urban Renewal Areas (13)

Urban renewal areas are created and administered under State Statute for purposes including promoting redevelopment of blighted areas. They are administered by the City's Urban Renewal Board which is appointed by the Mayor. These areas are not technically considered districts and have no direct or indirect authority to levy taxes of any kind. However, they do have important powers including the ability to issue bonds and leverage tax increment financing (TIF). In some cases they are also directly related special districts that may benefit from the tax increment revenues

1. City Auditorium Block (2004)
2. Citygate (2007)
3. Copper Ridge/ Polaris Pointe (2010)
4. Ivywild (2011)
5. Gold Hill Mesa original (2004)
6. Gold Hill Mesa Commercial - nonresidential area broken out (2015)
7. North Nevada Avenue Corridor (2004)
8. South Nevada (2015)
9. Southwest Downtown (2001)
10. Vineyards (2011)
11. Tejon and Costilla (2018)
12. Museum and Park (2018)
13. True North Commons (2019)