

DOWNTOWN COLORADO SPRINGS 2025 IMPACT REPORT



**Downtown
Partnership**

**Downtown
Development
Authority**

**Downtown
Ventures**

**Greater
Downtown
Colorado Springs
Business
Improvement
District**



Who we are

Downtown thrives through the collective efforts and strategic alignment of a family of organizations: the Downtown Partnership, a 501c4, comprised of hundreds of business and individual members from across Colorado Springs and beyond who recognize the importance of a strong, thriving city center. Together they reflect the diversity of Downtown and the broader business community; Downtown Ventures, a 501c3 and our charitable nonprofit arm; the Downtown Business Improvement District; and the Downtown Development Authority.

What we do

As the lead advocate and strategist for Downtown Colorado Springs, the Downtown Partnership manages the Downtown BID, DDA, and Downtown Ventures as an integrated system. This structure ensures strategic alignment, operational efficiency, and responsible stewardship of resources to: deliver exceptional experiences for shoppers, diners, sports fans, and cultural patrons; attract new residents, visitors, businesses, and entrepreneurs; foster a business climate that catalyzes investment; and ultimately a shared goal of creating a stronger, vibrant, and more competitive Downtown.

Downtown Partnership staff

Chelsea Gondeck
Chief Executive Officer

Carrie Simison
Director of Communications & Membership

Austin Wilson-Bradley
Director of Economic Development

Pat Rigdon
Director of Downtown Safety and Public Space Management

Michelle Winchell
Creative District Director

Kelsee Swenn
Marketing Manager

Ana Valdez
Finance Director

Sarah Nurmi
Administrative & Member Relations Specialist

**Kim Oroszi, served as the Administrative & Member Relations Specialist until May; Hannah Parsons served as Interim President & CEO until June; Tim Archer served as Public Space Manager until September*

To the People Powering Downtown,

Last year we told you that Downtown was poised for transformation. In Downtown we are the heart and hub of the Pikes Peak Region, continuing to gain momentum — shaped by bold ideas, sustained investment, and a shared belief that a strong city center creates opportunities for our entire community. As we head into 2026, we are indeed entering an exciting new chapter.

In 2025, we did more than respond to change. Energized by new opportunity, we took a deep dive and a hard look at our community, their needs, and our work. We took stock of the rising costs of business, market uncertainty, and a complex political landscape. At the center of this work was advancing the Elevate Downtown Plan, our strategic roadmap for the future of Downtown Colorado Springs. Elevate Downtown is centered on creating a more vibrant, inclusive, and resilient urban core — one that supports economic vitality, livability, and a great Downtown experience. Grounded in community input this work has sharpened our priorities and aligned our efforts around an exciting, shared vision for the years ahead.

We also took meaningful steps to address one of the most fundamental expectations of a great Downtown: that it feels clean, safe, and welcoming. The launch of the Clean & Safe Pilot Program represents an enhanced, place-based approach to stewardship and care — supporting businesses, residents, and visitors while reinforcing Downtown as a place of community pride. Early results are encouraging, and this pilot will inform how we continue to invest in quintessential Downtown operations and services moving forward.

Throughout this past year, our team, our organization, and our partners delivered tangible results: welcoming 36 new businesses; providing customized technical assistance to hundreds of businesses; supporting Downtown businesses with over \$430,000 in grants and loans; investing daily in cleanliness and hospitality; beautifying public space with public art, lighting, flora, and flowers. Each of these efforts contributes to a Downtown that is more connected, more resilient, and better positioned for continued growth.

As we look to the year ahead, there is real energy and optimism around Downtown Colorado Springs. With a new CEO, a clear plan, strong partnerships, and continued investment, we are well positioned to build on our success and deliver even greater impact in 2026 and beyond. Thank you for your partnership, leadership, and belief in Downtown. Your support ensures our city center continues to thrive as the economic, civic, and cultural heart of the Pikes Peak Region. There's never been a better time to get on the bandwagon.

With gratitude and excitement for what's ahead.



Jenifer Furda
Downtown Partnership Chair



Christian Lieber
DDA Chair



Allison Cortez
Downtown BID Chair

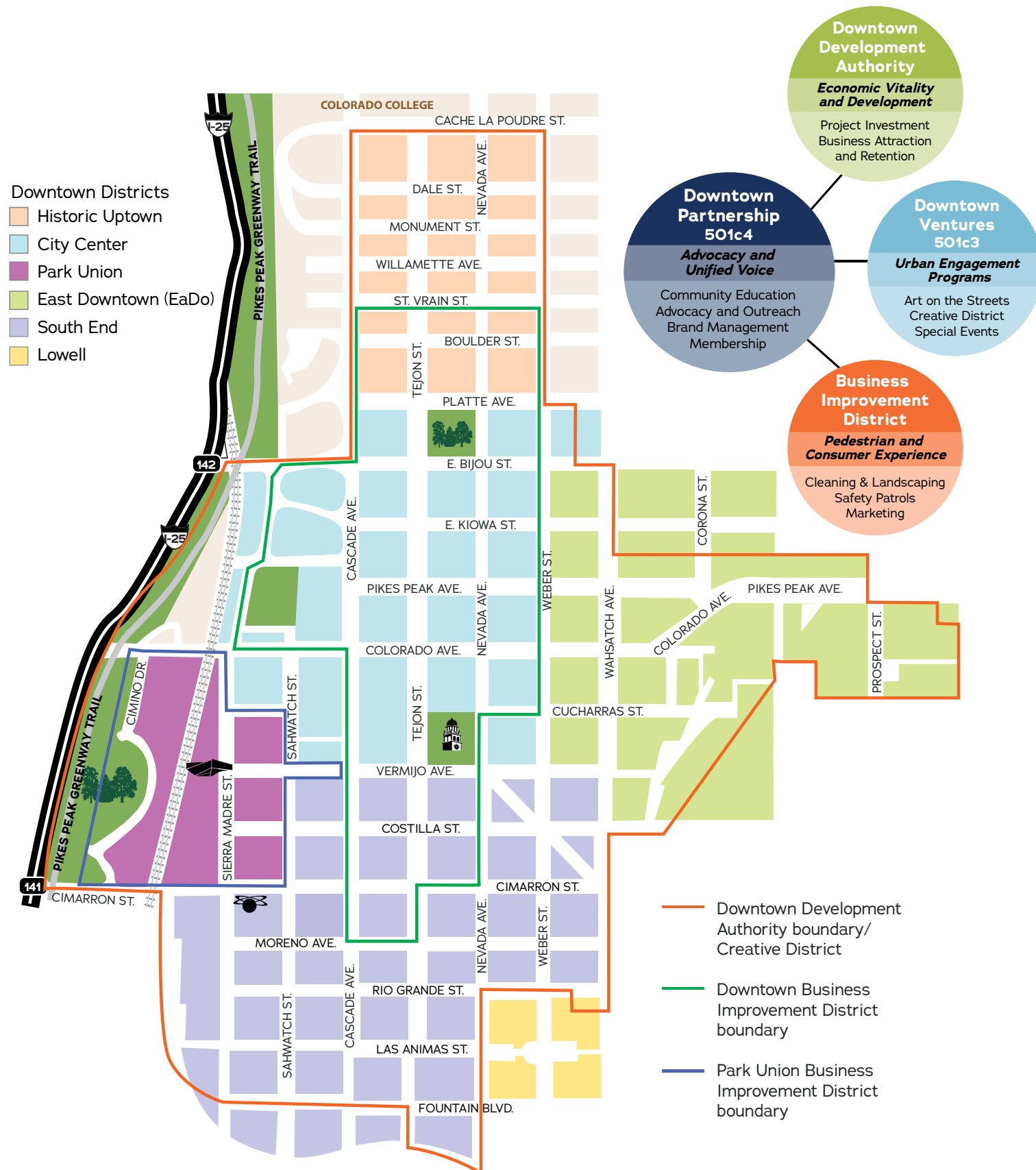


Harrison Hunter
Downtown Ventures Chair



Chelsea Gondeck
CEO

OUR FAMILY OF ORGANIZATIONS



DOWNTOWN PARTNERSHIP



As part of the Tejon Street Revitalization project, the DDA funded the addition of two blocks of year-round tree lights. Photo by staff.

Downtown Partnership is the catalyst behind a bold and evolving city center — one that brings people, ideas, and investment together to unlock Downtown’s full potential. We align voices, resources, and leadership to ensure Downtown is not only thriving today, but positioned for long-term success. By convening property owners, business leaders, elected officials, municipal staff, and civic partners, we help shape the policies, priorities, and investments that drive real momentum. Much of this work happens behind the scenes, where collaboration turns into action and strategy becomes progress. Our success is measured in tangible outcomes: businesses choosing Downtown as the place to invest and grow; streets and public spaces that feel vibrant, connected, and inviting; and a dynamic environment where entrepreneurs, creatives, and innovators are inspired to take risks and build what’s next. Together, we are laying the groundwork for a Downtown that is energized, resilient, and ready for the future.

Our mission

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

A voice for Downtown

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

- Avenue Creative Circuit
- Chamber & EDC Governmental Affairs Committee
- Chamber & EDC Economic Development Prospects Review Team
- City Special Events Committee
- Colorado College Events Operation Committee
- Colorado Department of Transportation Commissioner
- Colorado Springs for Small Business Advancement
- Colorado Springs Safety Action Plan Committee
- Creative District Convening
- Exponential Impact
- Front Range Passenger Rail District
- Housing Needs Assessment Task Force
- Pikes Peak Housing Network Leadership Council
- Pikes Peak Destination Stewardship Network
- Regional Tourism Act Board
- SPICE Review Committee
- Titans of Economic Development
- Trails, Open Space and Parks Working Committee
- UCCS Communications Department Community Advisory Board
- Visit COS Marketing Committee
- Visit COS Pikes Peak Communications Committee

In 2025, we set out to update the plan that guides all of our work — our Plan of Development — to ensure it reflects today’s realities and tomorrow’s potential. This refresh was not simply an update to a document; it was a strategic reset that clarified priorities, sharpened our focus, and aligned our work with the evolving needs of Downtown. Our initiatives are advanced through a mix of Partnership-led efforts, collaborative projects where we play a central role, and strategic support of community-driven work — allowing us to drive collective impact at scale. At the same time, we sought new leadership that could both honor this foundation and bring fresh perspective, energy, and execution to the plan. Through an extensive national search, we welcomed Chelsea Gondeck to lead the Partnership. She sees Downtown not as a static place, but as a neighborhood full of opportunity — ready for reinvestment, innovation, and growth.

Guided by the updated Elevate Downtown plan, the Partnership is driving strong strategic alignment across programs, collaborations, and policies, ensuring resources are used intentionally and effectively. As Downtown continues to evolve, our advocacy is forward-looking — anticipating change and guiding growth across economic development and placemaking. The result is a clear line of sight between vision and action, positioning the organization to deliver meaningful progress and build momentum for an exciting, resilient, and vibrant future for Downtown.



Photo by Stellar Propeller Studio

Clean & Safe Pilot Program

While the BID has historically provided supplemental security seven days a week, in 2026 we launched a coordinated, data-driven, and human-centered approach, to address growing concerns around public safety, homelessness, and cleanliness. Program elements include highly visible ambassadors with a clearly identifiable presence during heavy tourist times, supplemental security with coverage expanded to the greater Downtown area from 6 a.m. to 10 p.m., and professional outreach workers to connect individuals with service providers and facilitate transition to stable housing.



Success story

Homeward Pikes Peak outreach workers have helped five unhoused individuals exit the streets by reuniting them with out-of-state families, verifying support, and securing transportation — creating lasting solutions for people and the community.

Above: Homeward Pikes Peak outreach team Left: Downtown private security and ambassadors. Photos by staff.

Security

Expanded coverage in July

7,180
miles patrolled

431
direct merchant
requests for
assistance

2,227
overall incidents
handled

Less than
3%
of incidents required
police intervention

Ambassadors

Launched in July

1,228
Business contacts

1,893
Visitor contacts

1,043
contacts with
people experiencing
homelessness

Outreach Team

Launched in September

456
total encounters with
people experiencing
homelessness

142
unique encounters

245
referrals to services



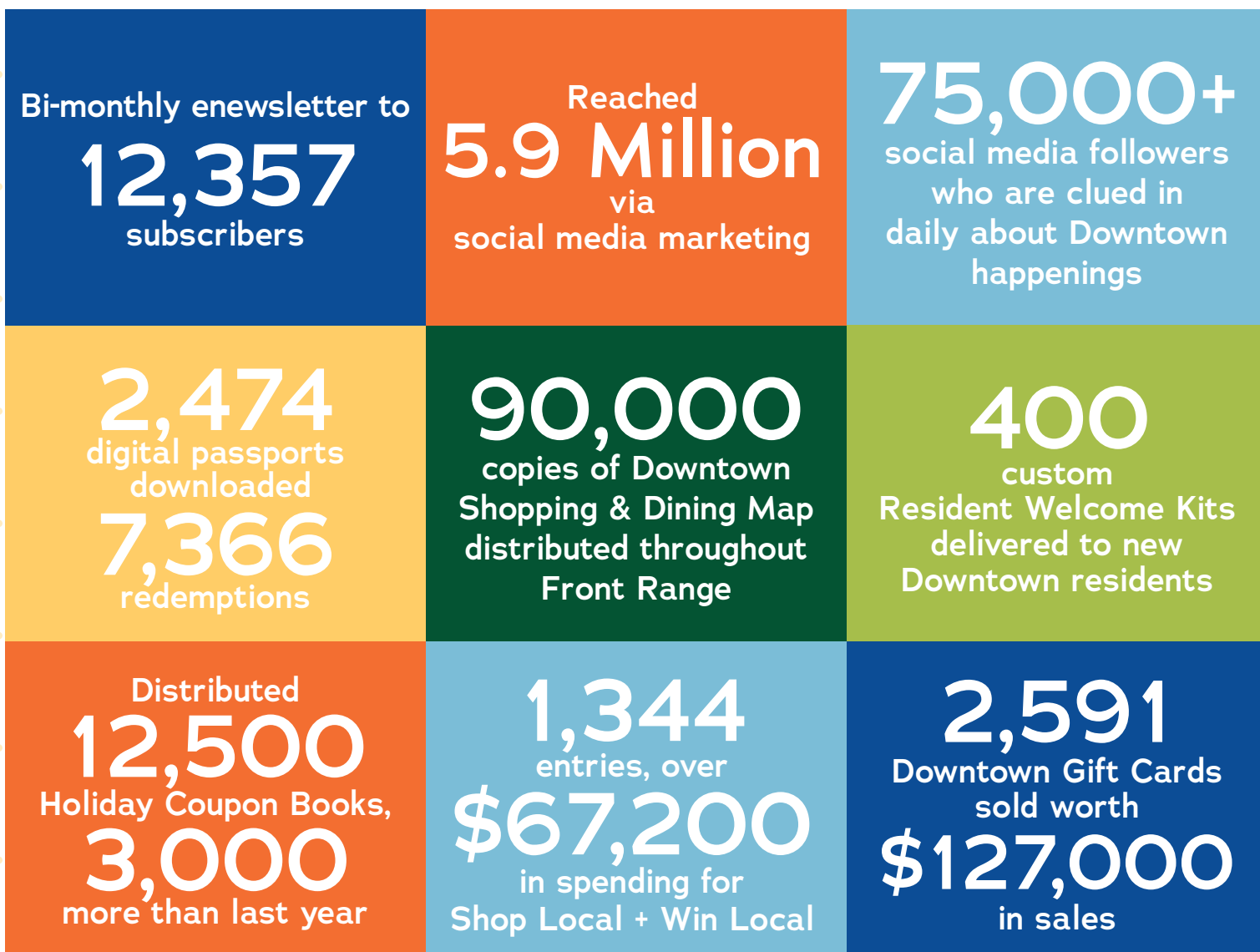
In August we hosted a two-week Weenies & 'Tinis passport event in collaboration with Side Dish with Schniper responsible for \$22,000+ in revenue at 11 restaurants with a kickoff event at Icons. Photo by staff.

Consumer and residential marketing

Downtown's marketing turned everyday moments into compelling reasons to visit, linger, and return. Funded jointly by the BID and DDA, we positioned Downtown as the hub for dining, shopping, sports, and the arts. Sidewalks and storefronts came alive during promotions like Mom's Day Out, Weenies & 'Tinis, September Sidewalk Sales, and the Holiday Strolls, driving 4 percent more foot traffic over 2024 in the BID.

To amplify that momentum, we leveraged device ID and targeted digital ads, original social media content, and traditional advertising to reach consumers while also crafting an eight-month campaign encouraging continued visitation during the Tejon Street construction.

Additionally, we launched a new marketing class to equip member merchants with strategic tools to drive visibility, engagement, and sales during the holiday season.



Downtown Partnership highlights at a glance

- Supported more than 200 businesses and organizations with hands-on technical assistance, marketing support, and customized orientations, including the distribution of 36 press releases that reached an estimated audience of nearly 900,000 through trusted local and regional media outlets.
- Hosted 11 ribbon cuttings to introduce new businesses to the Downtown community and elevate their visibility, building connections and early momentum.
- Hosted a member forum that gave participants the opportunity to hear directly from City Council District 3 candidates, explore their perspectives on key issues, and ask questions about their vision for Downtown.
- In partnership with Civic Canopy, convened three facilitated sessions with representation from all four boards and diverse community stakeholders to build alignment, define leadership needs, and strategically advance the executive search process.
- Over 700 community leaders attended the 28th Annual Downtown Breakfast hosted for the fourth year on the floor at Ed Robson Arena.
- Through dozens of focus groups, open houses, pop-ups, and community events — both in person and online — collected thousands of community voices to inform the refreshed Elevate Downtown Plan.
- Partnership members made new connections at three exclusive Membership Mixers hosted by Pikes Peak State College, Alpine Bank, and Experience at Epicenter.
- Invited our boards to join the crew at Early Connections Learning Centers for a behind-the-scenes tour and first look of the new Alice Bemis Taylor Center for Early Education.
- Testified at the state capital in support of construction defects reform legislation and in opposition to proposals that would limit Enterprise Zone tax credits for businesses, while broadly advancing the Chamber & EDC's pro-business, pro-growth agenda.
- Connected with hundreds of stakeholders through engaging presentations about Downtown — building awareness and enthusiasm among diverse groups from real estate professionals, to incoming Colorado College freshmen, civic groups, urban planning students, and K-12 learners.

Shining a spotlight



At our 28th annual Downtown Partnership Breakfast, we recognized some of the people that truly move the needle Downtown, often working behind the scenes and going unsung. Awards each year go to an individual, a civil servant, and a business or organization. The 2025 honorees were:

- Chef Eric Brenner, Red Gravy
- Margaret Radford, Public Outreach for the City of Colorado Springs
- Richard Skorman and Patricia Seator, Poor Richard's

Photos by Stellar Propeller Studio

DOWNTOWN DEVELOPMENT AUTHORITY



Groundbreaking at Early Connections Alice Bemis Taylor Center. Photo courtesy Early Connections.

The Downtown Development Authority (DDA) is central to Downtown Colorado Springs' \$2B+ economic resurgence, forging public-private partnerships that drive physical and economic growth. Guided by the Experience Downtown Plan approved by City Council in 2016, the DDA supports small businesses and property owners with site selection, due diligence, tenant identification, and market research to help business prospects make sound decisions about locating and expanding within Downtown. The DDA also collaborates closely with city staff on urban planning initiatives to ensure Downtown's streets, transit, public spaces, and built environment support a bustling, compact urban core.

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 Spring. DowntownCS.com/reports

For development resources, visit DowntownCS.com/do-business

DDA highlights at a glance

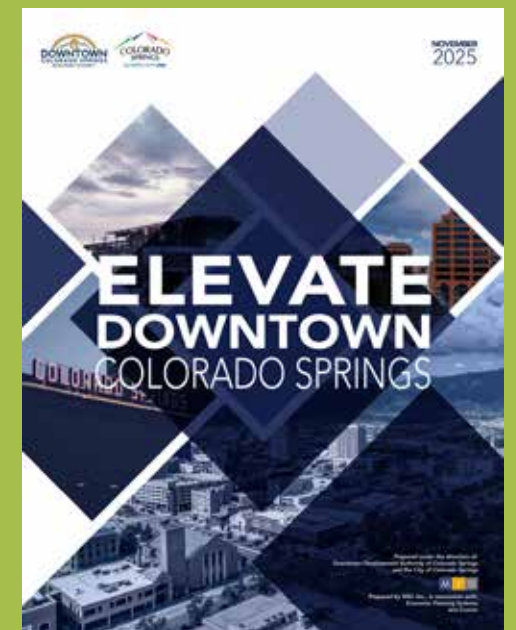
- Over \$432,000 in grants for building façade improvements, attraction of new retail options, and special projects were awarded to a wide variety of businesses and properties – from creation of new retail options in a resurgent Nevada and Boulder shopping center, to new food & beverage options at Experience at Epicenter, to a complete renovation of Crawford House to an up-and-coming affordable housing option, to support for PikeRide and helping to re-launch a much-loved retail store and art gallery displaced by fire.
- 2025 saw the completion of 712 new multifamily units (for a total of 2,617), all of which were supported through the DDA's tax increment financing. These deliveries included Greystar's Dorian (207 units), Jackson-Dearborn's The Avian (169 units), Formativ's The Hunter (214 units), and Norwood's VIM West (122 units, including affordable/attainable studios and one-bedroom units).
- The Artspace Affordable Artist Housing project with 51 live-work units and commercial studio space, nears completion and is expected to deliver to market in early 2026.
- The annual State of Downtown Report and quarterly Downtown Market Reports tracked more than \$2.4 billion in investment in the city center. The reports provide a wealth of data to help business owners and property owners make informed decisions.
- Eight written opinions on projects reviewed by the Urban Planning Division or the Downtown Review Board were submitted.



Residents enjoy mountain views from VIM West's rooftop, which opened this year. Photo courtesy Norwood Development Group.

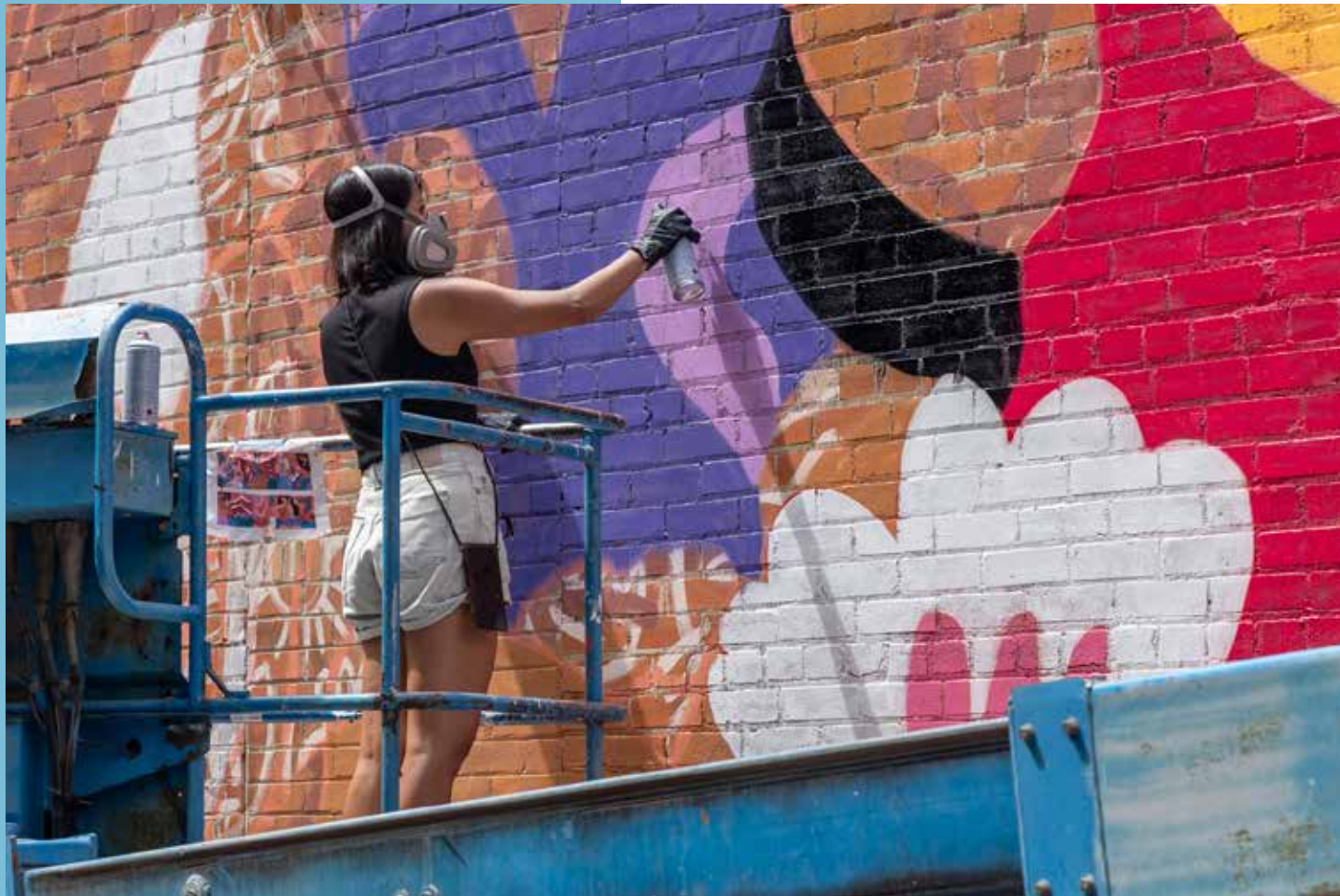
Building Enhancement, Retail Incentive & Special Project Grants

| | |
|---|-----------|
| The Brit Pub | \$100,000 |
| Yobel / The Look Up Gallery | \$20,000 |
| Early Connections Alice Bemis Taylor Center | \$50,000 |
| 415 S. Weber St | \$50,000 |
| Eden Oaks | \$15,000 |
| Green Mtn Haven | \$10,000 |
| 31 N. Tejon St. | \$12,500 |
| Good Intentions | \$25,000 |
| Totem | \$50,000 |
| The Urban Grocer | \$100,000 |



The DDA undertook a major update to the Experience Downtown Plan with Moor Iacofano Goltsman, Inc. The resulting Elevate Downtown Plan engaged more than 2,200 Colorado Springs residents through in-person events and online outreach throughout 2025. A final draft was released for public review in December 2025 and is expected to go before City Council in early 2026. The plan guides the next decade of Downtown growth, from resident-serving amenities and small business support to catalytic sites for transformative development.

DOWNTOWN VENTURES



Our Stage, Our Voice — a mural by It's Mancho — is part of the 27th Annual Art on the Streets exhibition. Photo by 3 Peaks Photography.

First designated in 2014, Downtown — one of two state-certified Creative Districts in the Pikes Peak region — was proudly recertified in 2025. This certification recognizes the vital role of arts and culture in enhancing the economic and civic capital of communities, supporting workforce attraction and retention, and improving quality of life for visitors and residents. Downtown Creative District programs strengthen a community identity rooted in arts, culture, innovation, wellness, and well-being. The creative placemaking initiatives and cultural programs of the nonprofit arm of Downtown Colorado Springs are funded solely by grants, donations, and sponsorships.

Beloved programs such as Art on the Streets, First Friday, and Skate in the Park serve tens of thousands of residents and visitors each year. With more than 110 days of programming in 2025, the Downtown Colorado Springs Creative District continues to grow a more creative, active and informed community in the heart of the city.



Downtown is activated each First Friday with art openings, live music and special events across restaurants, retail shops and galleries. Photo by Stellar Propeller Studio.

Creative District highlights at a glance

- 24 Downtown Walking Tours and passport events engaged over 1,100 civic leaders, young people, tourists, and residents.
- The 27th annual Art on the Streets exhibition featured seven sculptures, four murals, and one mural/sculpture installation, with six of the artists hailing from Colorado.
- Just over 4,092 square feet of Downtown walls were transformed by murals in 2025, including a 100-ft long mural on Tejon Street.
- Artspace completed the majority of its construction in 2025, with 51 units of affordable live/work housing for creatives available early 2026.
- The Cultural Corridor, which shines a spotlight on the diverse contributors to Colorado Springs' history, hung a total of 378 banners throughout the year.
- Hundreds turned out for the Urban Living Tour in August featuring an insider's look into nine multifamily properties, including three newly opened properties: Dorian, Ensley, and The Hunter. The self-guided tour showed off the amenities and lifestyle of Downtown's growing residential scene and led to new inquiries and leases at several properties.

| | | |
|--|---|--|
| <p>22,070 patrons enjoyed 12 First Friday Downtown art walks at 42 Downtown creative businesses</p> | <p>30 murals brought Downtown by Art on the Streets since 2019</p> | <p>Launched Art at COS at the COS Airport and installed 2 sculptures</p> |
| <p>17,500+ skaters of all ages who enjoyed the 2025-2026 Skate in the Park season</p> | <p>112 days of programming offered by Downtown Ventures</p> | <p>12 sculptures and murals in the 27th annual Art on the Streets exhibition</p> |

GREATER DOWNTOWN BUSINESS IMPROVEMENT DISTRICT



Photo by Cayton Photography



Carolers from Soli Deo Gloria Choir add to the festive experience Downtown during the holidays. Photo by Stellar Propeller Studio.

From colorful flowers and twinkling tree lights to clean sidewalks, live holiday brass, and seasonal programming — when Downtown feels welcoming, vibrant, and alive, that's the BID at work. When you discover a new restaurant through Downtown's marketing, stroll easily between shops and venues, or see yourself reflected in the story of a growing urban neighborhood, that's the BID, too. The BID ensures Downtown is clean, engaging, and easy to explore. Through enhanced public space management and strategic consumer marketing, the BID delivers services beyond what the city provides — creating a better experience for residents, visitors, and businesses alike, and a clear return on investment for property owners.

Pedestrian experience

Every day of the week the BID Clean Team is out before dawn picking up trash, powerwashing sidewalks, tending to spills, eradicating graffiti, removing gum, tending to landscape needs, and making minor repairs. They also handle the installation and deinstallation of thousands of banners for nonprofit and civic organizations as well as in the Cultural Corridor. Our team patrols the streets, sidewalks, and alleyways on a daily basis, available to our merchants for a variety of needs.



The BID team works to make Downtown clean, safe and beautiful. Photo by Cayton Photography.

3,066
spills/stains removed
from sidewalks



2,200
instances of graffiti/
sticker abatement

Over
50,000
cigarette butts and
pieces of gum removed

1,600
pounds of ice-melt
used over 7
snow/frost
incident days

131
trees illuminated
year-round

140
flowerbeds and
47
flowerpots planted
and tended



28
flowerpots filled
with holiday trees
in partnership with
Pikes Peak Hospice &
Palliative Care

SPONSORS AND DONORS

DOWNTOWN PARTNERSHIP ANNUAL BREAKFAST

Presenting sponsor
Underline

Keynote sponsor
RTA Architects

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UnitedHealthcare

Champion sponsors
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Behr & Behr
Bryan Construction
Colorado College
Norwood Development Group
Purple Mountain Group
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Kaiser Permanente
Neon Pig Creative
N.E.S. Inc.

Northwestern Mutual
Nunn Construction
Olive Real Estate Group & Springhill Suites/Element
Pikes Peak Association of Realtors
Pikes Peak Lodging Association
Pikes Peak Community Foundation
Sorren
Susie Burghart
The Colorado Springs School District 11
University of Colorado Colorado Springs (UCCS)
Urban Renewal Authority
U.S. Olympic & Paralympic Museum (USOPM) & the SSA Group
Visit Colorado Springs
Weidner Apartment Homes

SPECIAL PROMOTIONS AND EVENTS

STATE OF DOWNTOWN
Presenting sponsors
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Diversus Health
Tallgrass

MOM'S DAY OUT
Underline

WEENIES & 'TINIS
Side Dish with Schniper

CANDY CRAWL
Underline

SHOP LOCAL + WIN LOCAL
Bank of Colorado

DOWNTOWN CHARACTER STROLL
Shamrock Foodservice Warehouse

DOWNTOWN HOLIDAY STROLL
Underline

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Alpine Bank
Anita Marie Fine Art
Anju (inside COATI)
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Avenue 19
Beauty Bar Salon and Spa
Bloom Ultra Lounge
Tim & Cate Boddington
Brakeman's Burgers
Bread & Butter Neighborhood Market
Brown's Shoe Fit Co
Cacao Chemistry Chocolatier and Patisserie
Camino Massage Therapy
The Candy Bar on Tejon
Chiba Bar
City of Colorado Springs
Department of Parks, Recreation & Cultural Services
CityROCK
COATI: Rival Bar
Coati Uprise
Colorado College
Colorado Craft Social
Commonfork Bites & Brews
Core Collective
The Crooked Cue
Cycology
Denver Biscuit Company
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Eclectic CO.
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Everest Nepal Restaurant

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Four By Brother Luck
Frayla Boutique
Glitter & Gold
GNC Inc.
Good Eye
Green Mtn Haven
Hafa Adai
Hairdressing Co.
Hilton Garden Inn Colorado Springs Downtown, CO
Homa Café + Bar
Icons
Inherent
Jack Miller Jewelry Designers
Jack Quinn's Irish Pub
Jax Fish House & Oyster Bar
Jose Muldoon's
Josh & John's
Jstar Jewelry Designs
Lady Godiva Hair Studio
Ladyfingers Letterpress
The Living Room
The Local Honey Collective
Louie's Pizza
Lulu's Downtown
MacKenzie's Chop House
Mary's Mountain Cookies
Mash Mechanix Brewing Co
Mediterranean Cafe
Meininger Art Supply
Mountain Standard Goods
Novis Mortem Collective
Odyssey Gastropub
Ohana Kava Bar
Ola Juice Bar
One Body Fitness Studio
Oskar Blues Grill & Brew

P74 - The Downtown Panino's
Painting With A Twist - Downtown
Pikes Peak Lemonade
Pikes Peak State College
Poor Richard's Books & Gifts and Little Richard's Toystore
Poor Richard's Restaurant and Rico's Cafe
Provision Bread & Bakery
Rasta Pasta
Red Gravy
RM Soap Market
Salad or Bust Downtown
Savory Spice Shop
Shame & Regret
Side Dish with Schniper
Skin Evolution Tattoo LLC
SpringHill Suites and Element Colorado Springs Downtown
Springs In Bloom
Story Coffee Co.
Streetcar 520
Susanna's Comfort Cuisine Bistro and Bar
Sweetest Secret Boutique
Terra Verde
Title Nine
Toastique-Downtown Colorado Springs
True North Art Gallery
U.S. Olympic & Paralympic Museum
UCCS Downtown
Vine & Wheel
The Warehouse Restaurant & Gallery
Yobel

DOWNTOWN VENTURES

CREATIVE DISTRICT

\$10,000-\$24,999
The Bloom Foundation
Norwood Fund of Pikes Peak Community Foundation

\$5,000 - \$9999
Bee Vradenburg Foundation
Colorado Creative Industries
Jan Martin Fund of Pikes Peak Community Foundation
Dave & Dolly Kast
Vradenburg Foundation

\$2000 - \$4999
Aaron & Heather Briggs
Molly Ross
Nina Saks

\$1,000-\$1,999
Colin Christie & Kristie Durbin
Stella Hodgkins
David Lord
Andrea Slattery

\$500-\$999
Annie Foster
Phil Kendall
Toby Lorenc
Harrison Hunter
Visit Colorado Springs

Up to \$499
Renee Barrall
Katherine Bassein
Barbara Bates
Teressa Bell
Kent Borges & Stephanie DiCenzo
Suzanne & Paul Connaughton
In Memory of David Doman
The Equity Group
Gump & McHugh Asset Management LLP
Stella Hodgkins
Sara Howsam
Dorothea Lischick
Joy E Miller
Natascha Modral
Jean Muller
Sue Neufeld
Carla Norris
Tim Norton
Victoria Norton
Sean & Mary O'Mealie
Christine & John Orsborn
Lisa Perzentka
Tanya Peshovich
Amber Ptak
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David & Angela Seals
Allison Shoemaker
Rebecca Sickbert

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27TH ANNUAL ART ON THE STREETS

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Strub Heer Foundation of Pikes Peak Community Foundation
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David Uebel
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Tony White & Patti Freudenberg*
Amanda Wilson

*Denotes donation to Judy Noyes Memorial Purchase Fund

DOWNTOWN WALKING TOURS

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Neon Pig Creative
Poor Richard's
Pikes Peak Library District
U.S. Figure Skating
Tallgrass

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The Gazette

URBAN LIVING TOUR

Apartment Association of Southern Colorado

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Weidner Apartment Homes

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Colorado College
Diversus Health
Griffis/Blessing Inc
Murphy Constructors of Colorado Springs Inc.
The O'Neil Group Company & Catalyst Campus
Quantum Fiber

INNOVATOR

Altitude Hospitality Group
ANB Bank
Bluestaq
Bryan Construction Inc
Classic Homes
Creative Consortium
Culebra Properties LLC
J.P. Morgan
Kaiser Permanente
Lyda Hill Philanthropies
Ntiva
Olive Real Estate Group Inc
Pikes Peak State College
Purple Mountain Group at Morgan Stanley
Saks Building LLC
Unico Colorado Square LLC
United States Olympic & Paralympic Committee (USOPC)

COLLABORATOR

88.7 KCME-FM & Jazz 93.5 FM
All Copy Products
Alpine Bank
Behr & Behr Team Platinum Group Realtors
The Bloom Foundation
The Candy Bar
BiggsKofford
Case International Co
Cayton Photography
Chiba Bar
CliftonLarsonAllen
Colorado Springs Airport
Cottonwood Center for the Arts
David Lord
Earthwise Waste Solutions
Eastern Colorado Bank
Eddy Sound
Ent Credit Union
Exponential Impact
Facial Aesthetics
First Presbyterian Church
FirstBank
Fountain Colony LLC
Fulcrum Wealth Consulting of Raymond James
GH Phipps Construction Companies
Gold Hill Mesa

Housing & Building Association of Colorado Springs
Intergy Private Wealth
Kinder Morgan
Kirkpatrick Bank
KKTV
Kratt Commercial Properties
Legacy Institute
LIV Sotheby's International Realty
Locals Food & Drink
Miramont Commercial
Neon Pig Creative
Peak Education
Phil Long Dealerships
Pikes Peak Association of Realtors
Pikes Peak Library District
Raymond James & Associates
RTA Architects
Rutledge's Inc
Side Dish with Schniper
Springs Rescue Mission
Strata Group
Tallgrass
UCHealth - Memorial Health System
Underline El Paso
University of Colorado Colorado Springs
Woodmen Valley Chapel
YMCA Of The Pikes Peak Region

ALLY

5Star Bank
Academy Bank
Atlas Restaurant Group
Bank of Colorado
Beauty Bar
Berkshire Hathaway HomeServices Rocky Mountain Realtors Downtown
Better Business Bureau of Southern Colorado
Broadmoor World Arena
The Broadmoor Hotel Inc.
Busey Bank
CASA of the Pikes Peak Region
Catholic Charities of Central Colorado
CityROCK
Colorado Springs Chamber & EDC
Colorado Springs Commercial Real Estate
Colorado Springs Conservatory
Colorado Springs Pioneers Museum
Colorado Springs Urban Renewal Authority
Compass TDG Architecture
Concept Restaurants
Cradock Commercial Real Estate LLC
DHN Planning and Development
Elite Surface Infrastructure (E.S.I)
The Equity Group
First Onsite
First United Methodist Church
Forerunner Strategies
FORMATIV Development Company
Forvis Mazars
Front Range Commercial, LLC
Garden of the Gods Resort and Club
The Gazette
Good Intentions
Green Mtn Haven
Hillside Connection

Hunt & Gather
The Independence Center
InnovaFlex Foundry
Joint Initiatives
Joseph Henry Edmondson Foundation
The Lamar Companies
Kinship Landing
Kraemer, Deen, Neville & Gebauer LLC
Loyal Coffee Co
McDivitt Law Firm
The Mining Exchange Hotel
Moore Digital Impact
Mountain Chalet
Mulliken Weiner Berg & Jolivet PC
N.E.S. Inc
Nunn Construction Inc.
ONE La Plata
Picnic Basket Catering Collective
The Platinum Group Realtors
The Plaza at Pikes Peak
RainTech
RBC Wealth Management
Red Gravy
Rockbridge
RS&H Company
Senger Design Group LLC
The Simple Sort
Sorren
Summit Economics LLC
UnitedHealthcare
Urban Egg (dba Rocky Mountain Restaurant Group)
Vintage Relics
Visit Colorado Springs
Walston Group Real Estate, Inc.
Wolf & Key Marketing
WYNNE Realty Ltd

NEIGHBOR

19 North Tejon Partners LLC
91.5 KRCC
AA Construction CO., Inc.
Adolfson & Peterson Construction
Agora LLC
Al and Leigh Buettner
Altia
American Numismatic Association
Anita Marie Fine Art
Apartment Association of Southern Colorado
Auric Gallery
The Balsiger Agency
B-COS We Care for Our Community
Bee Vradenburg Foundation
Blue Dot Place
Bobby Hill Designs
Bread and Butter Neighborhood Market
The Brit Pub
Bruce and Patricia Doyle
Buffalo Builders Inc
Cacao Chemistry
Camino Massage Therapy
Care and Share Food Bank
Cascade Investment Group
Centennial Reproduction Center
ChangeLine
Cheyenne Mountain Zoo
Children's Hospital Colorado Foundation
CLAY Venues
Colorado Co-Op
Colorado Fun Guide
Colorado Nonprofit Association
Colorado Springs Conservatory
Colorado Springs Hispanic Chamber
Colorado Springs Lifestyle Magazine
Colorado Springs Philharmonic
The Colorado Springs School District 11
Colorado Springs Sports Corp
Colorado Springs Youth Sports/El Pomar Youth Sports Park
Comfort & Joy Cat Cafe
Communion of Saints
Cook Veterinary Hospital
COSILoveYou
CRP Architects, PC
Cultural Office of the Pikes Peak Region (COPPeR)
Cushman & Wakefield
Delightfully You
Delphi Investments LLC
Dig Studio
Distillery 291
Donley Law PC
Downtown Fine Spirits & Wines
Dream Centers
Early Connections Learning Centers
Echo Architecture
Eclectic CO.
Epicentral Coworking
Escape Velocity Comics & Graphic Novels
Eve Courson, Realtor
Family Life Services
First Baptist Church
First Congregational Church
First Interstate Bank
First National Bank at Flying Horse
Five Elements Massage Therapy
FIXER Brand Design Studio
Foundation for School District 11
GadellNet
Giddings Lofts Condominium Owners Association
GNC Inc.
Gordon Construction
Grace and St. Stephen's Episcopal Church
Gray Matter Resiliency
Green Thumb Initiative
Hey Neighbor
Hilton Garden Inn / New Vision Hotels
Hin Salon
Homeward Pikes Peak
ICONS
Jack Miller Jewelry Designers
Jack Quinn's Irish Pub
Jax Fish House & Oyster Bar
Johnny & Ama Malpica
Josh & John's Ice Cream
KAE | Event Studio & Floral Boutique
Kimley-Horn & Associates, Inc.
Lambda Audio Visual Inc
Lisa M. Dailey, Dailey Law
The Local Motive
Louden Third Family Limited Partnership
Lowell Ventures LLC

Lulu's Downtown
Madwoman Marketing Strategies
Maggie Turner, LIV Sotheby's International Realty
Mary's Mountain Cookies
Mash Mechanix Brewing
Mayfair Apartments
Mediterranean Cafe
Meininger Artists Materials
Mercurial Security Solutions LLC
Milender White
Mountain Standard Goods
Mutch Government Relations
Myoung and J. Mark Reed
NAI Highland, LLC
Next PR
NFW Inc.
Niebur Development
Northwestern Mutual
Novis Mortem Collective
Odyssey Gastropub
Old Colorado City Associates
Old North End Neighborhood
Old Town Bike Shop
Old Town Guesthouse Bed & Breakfast
Old West Homebrew Supply
One Body Fitness Studio
On-Site Medical Care
P 74: The Downtown Paninos
Padgett Trust Properties
Painting With a Twist - Downtown
Partners in Housing
PB & T Bank
PEAK Parent Center
PikeRide
Pikes Peak Community Foundation
Pikes Peak Habitat for Humanity
Pikes Peak International Hill Climb
Pikes Peak Pride
Pikes Peak Small Business Development Center
Pikes Peak United Way
Pioneer Fund
The Place
The Plant Lady CS
Poor Richard's
Premier Real Estate Group
Rasta Pasta
William Reed
RFC NextAct LLC
RM Soap Market
Rocky Mountain Field Institute
Rocky Mountain Food Tours
Rocky Mountain PBS
Sailing Stone Real Estate
Savory Spice Shop
Season Investments
Sherry Landwehr, LIV Sotheby's International Realty
SOCO Commercial Real Estate
SouthState Bank
Sparks Willson, PC
Sparrow Hawk Gourmet Cookware
Springs In Bloom
Springs Wealth Group
Story Coffee
Streetcar 520

Susanna's Comfort Cuisine
SVA Certified Public Accountants
Terra Verde Inc
Tolin Mechanical Systems
Tony's
Trent Properties Group
Universal Education Foundation
US Olympic & Paralympic Museum
Vectra Bank
Vladimir Jones
The Warehouse Restaurant
Waypoint Bank
Yobel
Zocalo

FRIEND

Stephanie Adams
Lisa Bachman
Laurel Bahe
Ravyn Robinson-Barco
Wayne Bland
Jordan Bridwell
Heather Briggs
Wylene Carol
Elizabeth Connell
David Dahlin
Allison Daniell
Erika DeMaggio
Kendra Farmer
Kristi Faught
Max Ferguson
Barbara Frank
Katie Frank
Mark Frazzini
Nickie Frye
Barbara Furr-Brodock
Tory Gilligan
John Harner
Carla Hartsell
Katy Houston
Sarah Humbargar
Peter Hyde
James Kin
Tarah King
Jan Martin
Heather McKeen
Julia Sands De Melendez
CJ Moore
Renee Newland
Michael Pach
Joel Pratt
Laurel Prud'homme
Suzanne Sharkey
Harrison Sokol
Karen Standridge
Ryan Thomson
Amy Triandiflou
Noreen Landis-Tyson
Tom Wacholz
Gerald White
Robert and Vicki Wolfson
Sally Wood
Kevan Worley
Brian Wortinger
Jane Young

Downtown Partnership Board of Directors

Chair Jenifer Furda, *UCCS*

Vice Chair Amber Ptak, *Changeline*

Secretary David Dahlin, *Summation Wealth Group*

Treasurer Matt Hanson, *Alpine Bank*

DDA representative Christian Lieber, *N.E.S. Inc.*

BID representative Allison Cortez, *Pikes Peak State College*

Downtown Ventures representative Harrison Hunter, *Northwestern Mutual*

Colin Christie, *Neon Pig Creative**

Nadine Hensler, *CRP Architects, PC*

Stella Hodgkins, *El Pomar Foundation*

Geri Johnson, *Next PR*

Peter Maiurro, *RBC Wealth Management*

Nick Ragain, *Switchbacks FC***

Pat Rigdon, *Mary's Mountain Cookies***

Ingrid Richter, *Olive Real Estate Group****

Emily Ross, *Yobel*

Andrea Slattery, *Nunn Construction**

Advisory Council

Crystal LaTier, *El Paso County*

Bobby Mikulas, *Downtown Review Board*

Dan Norton, *Colorado Springs Utilities*

Doug Price, *Visit Colorado Springs*

Thomas Thompson, *City of Colorado Springs*

Jariah Walker, *Colorado Springs Urban Renewal Authority*

Jessica Wise, *The Colorado Springs School District 11*

*Term began September 2025

**Served through May 2025

***Served through July 2025



Bi-annual all boards meeting at Catalyst Campus. Photo by staff.

Downtown Ventures Board of Directors

Chair Harrison Hunter, *Northwestern Mutual*

Vice Chair Abigail Kreuser, *Auric Gallery*

Secretary Andrea Slattery, *Nunn Construction**

Treasurer Josh Bailey, *Bloom Foundation*

Heather Briggs, *Hey Neighbor*

Colin Christie, *Neon Pig Creative**

Jasmine Dillavou, *Ephemera*

Nathan Halvorson, *Colorado Springs Conservatory*

Matthew Hanson, *Alpine Bank***

Natasha Hutson, *Office of Senator Michael Bennet*

Toby Lorenc, *Berkshire Hathaway HomeServices Rocky Mountain Real Estate Downtown*

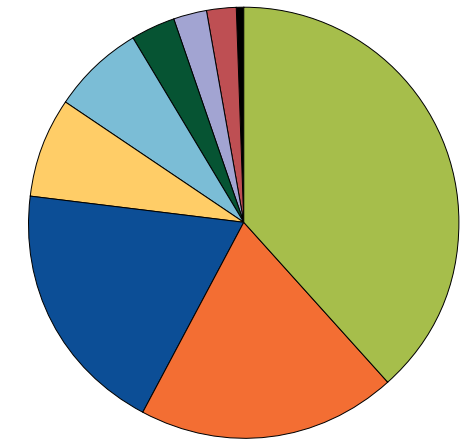
*Served through August 2025

**Term began September 2025

Downtown Partnership and Downtown Ventures financials

FINANCIAL POSITION

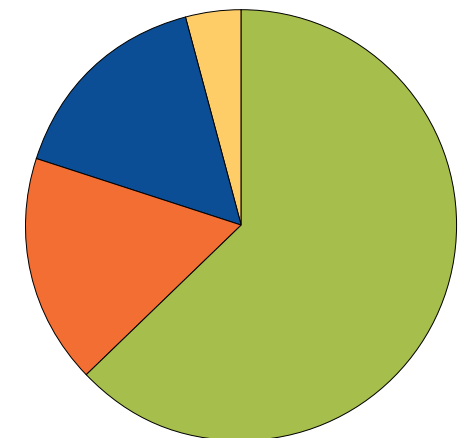
| | Partnership | Ventures |
|---|--------------------|--------------------|
| Assets | | |
| Current assets | \$998,641 | \$1,469,547 |
| Fixed assets | \$43,048 | \$259,867 |
| Other assets | \$19,294 | \$2,563 |
| Total | \$1,060,984 | \$1,731,977 |
| Liabilities | | |
| Current liabilities and deferred income | \$201,733 | \$67,062 |
| Equity | | |
| Retained earnings | \$282,922 | \$375,704 |
| Temporarily restricted | | \$572,301 |
| Board restricted endowment | | \$376,507 |
| Designated operating reserve | \$419,126 | |
| Capital assets/artwork | \$58,628 | \$259,867 |
| Net income | \$98,574 | \$80,536 |
| Total | \$859,250 | \$1,664,915 |
| Total liabilities and equity | \$1,060,984 | \$1,731,977 |



Revenue

| | |
|-------|--------------------------------|
| 39.1% | Contracts for service |
| 19.7% | Sponsorship/corporations |
| 17.9% | Government |
| 7.7% | Membership |
| 7% | Other earned revenue, interest |
| 3.3% | Grants |
| 2.5% | Individual donors |
| 2.3% | In kind |
| 0.5% | Restricted endowment payout |

| | Partnership | Ventures |
|--------------------------------------|--------------------|--------------------|
| Revenue | | |
| Contracts for service | \$1,046,490 | |
| Membership | \$207,396 | |
| Sponsorship/corporations | \$86,400 | \$440,962 |
| Grants | | \$88,161 |
| Government | | \$478,440 |
| Individual donors | | \$66,707 |
| Restricted endowment payout | | \$13,200 |
| Other earned revenue, interest | \$136,466 | \$50,922 |
| In kind | \$62,369 | |
| Total | \$1,539,121 | \$1,138,392 |
| Expense | | |
| Administration and fundraising | \$293,480 | \$62,209 |
| Partnership programming and services | \$1,147,067 | \$0 |
| Downtown Ventures programming | | \$615,557 |
| In kind | | |
| Total | \$1,440,547 | \$677,765 |
| Net | \$98,574 | \$460,627 |



Expense

| | |
|-----|--------------------------------------|
| 63% | Partnership programming and services |
| 17% | Administration and fundraising |
| 16% | Ventures programming |
| 4% | In kind |

Note: Financials shown are prior to annual audit.

Downtown Development Authority financials

FINANCIAL POSITION

Assets

| | |
|-----------------------------------|----------------|
| Cash and investments | \$2,374,993.00 |
| Cash and investments - restricted | \$2,815,098.00 |
| Misc. receivables | \$20,500.00 |
| Prepaid expense | \$33,098.99 |
| Property taxes receivable | \$1,247,380.00 |
| Incremental taxes receivable | \$3,562,209.00 |
| Receivable from County Treasurer | \$10,346.00 |

Total assets \$10,063,625

Liabilities

| | |
|------------------|-------------|
| Accounts payable | \$10,737.00 |
|------------------|-------------|

Deferred inflows of resources

| | |
|-----------------------|----------------|
| Property tax revenue | \$1,247,380.00 |
| Tax increment revenue | \$3,562,209.00 |

Fund balances

| | |
|---------------------------|-------------|
| Prepaid expenses | \$33,099 |
| Emergency reserve | \$128,000 |
| TIF | \$1,148,364 |
| Board designated projects | \$1,507,729 |
| Unassigned | \$2,032,926 |

Total liabilities, deferred inflows, and fund balances \$10,063,625

STATEMENT OF ACTIVITIES

Revenue

| | |
|--|-------------|
| Mill levy and specific ownership tax | \$1,232,088 |
| TIF | \$2,711,087 |
| Interest, fees, loan repayments, grants, misc. | \$344,929 |

Total \$4,288,105

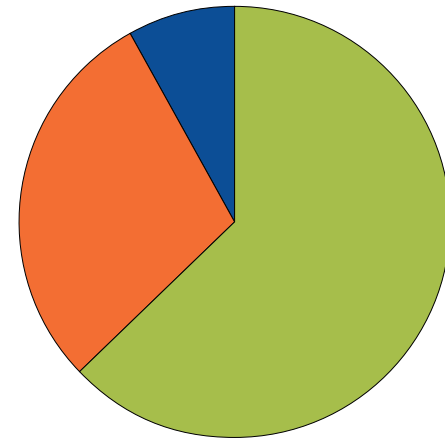
Expense

| | |
|--|-------------|
| Business development and services, programming, projects | \$2,048,689 |
| Grants | \$270,000 |
| School District 11 obligation | \$261,365 |
| TIF reimbursement agreements | \$1,148,364 |
| Marketing services, data, research | \$253,428 |
| Administration | \$87,678 |

Total \$4,069,524

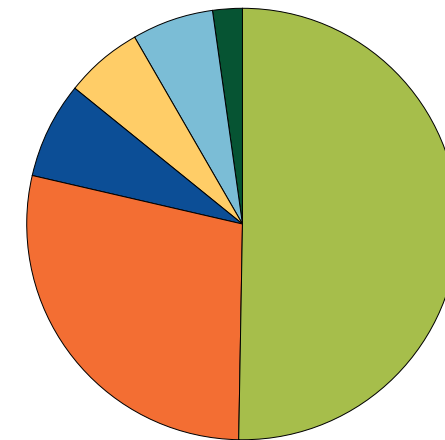
Net change in fund balance \$218,581

Note: Financial figures shown are prior to annual audit.



Revenue

| | |
|-----|--------------------------------------|
| 63% | TIF |
| 29% | Mill levy and specific ownership tax |
| 8% | Interest, fees, misc. |



Expense

| | |
|-----|--|
| 50% | Business development and services, programming, projects |
| 28% | TIF reimbursement agreements |
| 7% | Grants |
| 6% | Marketing services, data, research |
| 6% | School District 11 obligation |
| 2% | Administration |

*Term ended April 2025
**Term began May 2025

Business Improvement District financials

FINANCIAL POSITION

Assets

| | |
|---------------------------------|-----------|
| Current assets | \$653,708 |
| Property tax revenue receivable | \$684,688 |
| Other receivables | \$- |
| Fixed assets | \$49,648 |
| Other assets | \$12,364 |

Total assets \$1,400,408

Liabilities

| | |
|-------------------------------|-----------|
| Current liabilities | \$9 |
| Deferred property tax revenue | \$684,688 |

Total liabilities \$684,698

Equity

| | |
|---------------------------|-----------|
| Reserves | \$457,436 |
| Capital | \$81,707 |
| Unrestricted fund balance | \$176,568 |

Total equity \$715,711

Total liabilities and equity \$1,400,408

STATEMENT OF ACTIVITIES

Revenue

| | |
|-------------------------------|-----------|
| Mill levy and ownership tax | \$701,184 |
| Government | \$88,712 |
| Fees, grants, interest, misc. | \$56,854 |

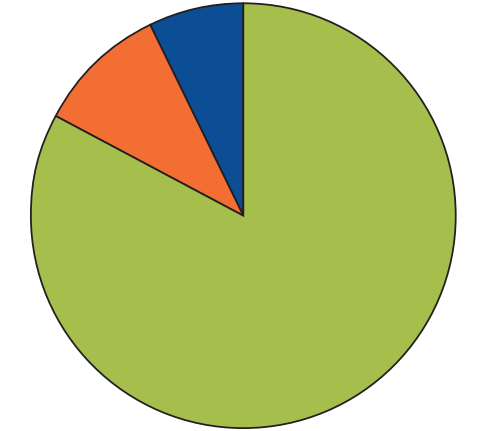
Total \$846,750

Expense

| | |
|-----------------------------------|-----------|
| Public space management | \$503,272 |
| Supplemental security | \$88,712 |
| Marketing services | \$130,291 |
| Administration | \$60,713 |
| Depreciation | \$16,585 |
| Capital improvements and reserves | \$23,872 |

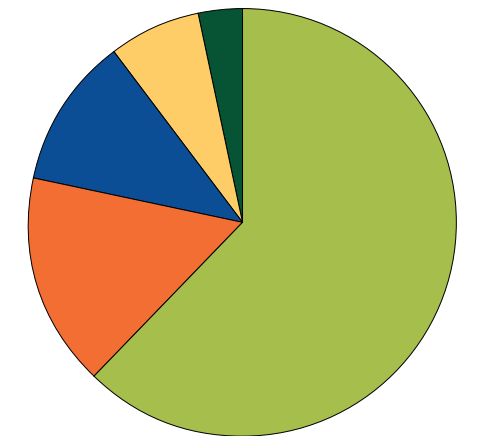
Total \$823,446

Note: Financial figures shown are prior to annual audit.



Revenue

| | |
|-----|-----------------------------|
| 83% | Mill levy and ownership tax |
| 10% | Government |
| 7% | Fees, grants and interest |



Expense

| | |
|-----|-----------------------------------|
| 61% | Public space management |
| 16% | Marketing services |
| 11% | Supplemental security |
| 7% | Administration |
| 3% | Capital improvements and reserves |
| 2% | Depreciation |

DDA Board of Directors

Chair Christian Lieber, *N.E.S. Inc.*

Vice Chair Jeff Finn, *Norwood Development Group*

Secretary-Treasurer Carrie Bartow, *CliftonLarsonAllen*

Samuel Clark, *Pikes Peak Real Estate Foundation*

Troy Coats, *Niebur Development*

Jordan Empey, *Sorren*

Laura Neumann, *LN Business Consulting*

Jeremy Shirley, *Olive Real Estate Group*

Jim Smith, *Mountain Chalet*

Patrick Stephens, *The O'Neil Group Company*

Michelle Talarico, *Colorado Springs City Council**

Brandy Williams, *Colorado Springs City Council***

*Term ended April 2025
**Term began May 2025

BID Board of Directors

Chair Allison Cortez, *Pikes Peak State College**

Vice Chair Chris Senger, *Senger Design Group*

Secretary Peri Bolts, *Eclectic Co.*

Treasurer A.J. Hoerth, *U.S. Bank*

Vlada Benedetti, *Downtown Resident*

Bryan Bradigan, *Colorado Craft Tejon Street Social, Urban Animal Beer Co, Local Hospitality**

Michael Brantner, *Pikes Peak Library District*

Eric Brenner, *Red Gravy*

Julie Brooks, *The O'Neil Group Company***

Carrie Hibbard, *Terra Verde***

Uyen Le-Morrison, *Beauty Bar*

Freddie Provenzano, *Eden Oaks**

William Reed, *Sherman & Howard***

John Wolfe, *ICONS*

*Term began summer 2025
**Term ended summer 2025



Photo by Stellar Propeller Studio



Downtown Partnership of Colorado Springs

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719-886-0088 • info@DowntownCS.com

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