



Table 3-7: Structures Within the Planning Area

	Total Structures		Residential Structures	
	Number	% of Total	Number	% of Total
Calhan	511	0.2	411	0.2
Colorado Springs	137,504	60.5	127,330	56
Fountain	8,677	3.8	8,154	3.6
Green Mtn. Falls	377	0.2	355	0.2
Manitou Springs	2,134	0.9	1,967	0.9
Monument	2,373	1.0	2,153	0.9
Palmer Lake	1,257	0.6	1,126	0.5
Ramah	91	0.04	81	0
Unincorporated	74,432	32.7	66,547	29.3
Total	227,356	100.0	208,124	91.6

The El Paso County Water Master Plan, completed in 2018, provided a robust analysis of future growth trends. The recent development patterns are anticipated to continue, with the northern part of the County seeing new subdivisions and higher density suburban development occurring in and around Falcon and Fountain. The plan notes that the Banning Lewis Ranch, over 24,000 acres which sits along the eastern boundary of Colorado Springs will continue to be a concentrated area of development. As the following projected growth maps show, much of the growth is anticipate along major transportation corridors, including Highways 94 and 83. The primary concerns for development and hazard risks are flooding in the plains areas and fire and landslide or mudslides in the wildland urban interface areas. Development along the southern side of Highway 105 coincide with areas of mapped flood risk and the northern border of the County has large areas noted for potential development which overlap with flood risk in areas. As mapped, Region 3 shows several opportunities for development that also converge with flood risks. While specific develop patterns are not yet known, the potential for risk is apparent. However, the Region 1 mapped growth areas, shown in Figure 3-6, fall outside of high-risk zones and this could be an opportunity to direct development to these areas and away from other identified areas for development through tools such as transfer of development rights.