

## 2007 OUTLOOK

### What's in store for local business scene

#### THE GAZETTE

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The strength of the local economy will be a big question for 2007. Most economists predict that the economy will slow; the question is by how much.

Economists will watch job-growth figures closely and whether the softening housing market picks up this year.

The Springs economy is expected to get a boost as thousands of troops begin arriving at Fort Carson. Several employers, including Bal Seal Engineering, T. Rowe Price Associates Inc. and Compassion International, are expected to hire hundreds of employees in 2007 and beyond. And some large construction projects are expected to get under way or wrap up.

Here's what's likely to happen in the local business community in 2007:

#### TOURISM

c The Wyndham Hotel, 5580 Tech Center Drive, will become a Marriott hotel on Jan. 17 after completing much of its \$14 million renovation begun in 2006. Jim Breeden, general manager of the 309-room hotel, said renovation of meeting rooms and landscaping will continue until June.

c Colorado tourism officials expect more visitors to travel to the Rocky Mountain state because of the influx of money funding state-tourism advertising. In June, Gov. Bill Owens signed into law a bill to spend \$19 million annually on state-tourism advertising.

The new marketing program is expected to generate \$228 million for the state and \$34.2 million for the Pikes Peak region, said Terry Sullivan, president and chief executive officer of Experience Colorado Springs at Pikes Peak.

#### TECHNOLOGY

c SRC Computers Inc. and Accellos Inc. will both seek investments later this year.

SRC wants an undisclosed amount to beef up marketing and research of its supercomputing technology, which includes desktop computers and mobile devices. Accellos is looking for \$20 million late in the year to buy up to six other companies to further develop its software package that companies use to fulfill product orders.

#### FINANCE

c T. Rowe Price Group Inc. will move into a second 145,000-square-foot building now under construction at its Briargate investment-services center. The \$55 million project will boost the local staff of the Baltimore-based mutual-fund company to 1,400 within two years. The company has room on the 31-acre site to add two more buildings that could accommodate an additional 600 workers.

c World Savings, which was acquired in October by Charlotte, N.C.-based banking giant Wachovia Corp., will convert its three Colorado Springs branches to the Wachovia name during the third quarter.

World is the fourth-largest financial institution in the Colorado Springs area; it had \$527.2 million in deposits as of June 30.

### **TELECOMMUNICATIONS/CABLE**

c Falcon Broadband Inc., which won a franchise in November from Colorado Springs voters, plans to begin serving home and business customers in April in an area bordered by Austin Bluffs Parkway, Platte Avenue and Academy and Union boulevards. The company also plans this month to begin allowing its 5,000 customers in eastern El Paso County to buy channels individually, becoming the first in the state to do so.

c Comcast Corp., which acquired the Colorado Springs cable television system in July from Adelphia Communications Corp., plans to complete \$16 million in upgrades this year to offer digital telephone service, speed up Internet access and expand the number of pay-per-view programs it offers to its 100,000 local customers.

c The Colorado Springs Telecommunications Policy Advisory Committee is expected to review plans by five companies interested in offering wireless Internet access networks in Colorado Springs and advise city officials on whether to sign agreements with one or more of the providers.

### **AIRPORT AND BUSINESS PARK**

c Aerospace Corp. and Northrop Grumman Corp. both will open new buildings at the Colorado Springs Airport business park this year.

Aerospace Corp. will move into the 78,000-square-foot building in September. Northrop Grumman will finish construction of a 130,000-square-foot \$30 million building in the fall.

c Airport staff will select a master developer for the 1,000-acre business park.

c The reconstruction of the airport's main runway will be finished. The \$32 million project was supposed to be finished in October.

### **DEVELOPMENT**

c A North Nevada Avenue redevelopment project will get under way in earnest with demolition of the remainder of old buildings and site-preparation work in an urban renewal area northwest of Nevada and Garden of the Gods Road.

Costco Wholesale and Lowe's Home Improvement Warehouse are expected to start construction of stores that will anchor the planned 650,000-square-foot University Village retail center, which will be a centerpiece of the redevelopment project.

c Costco Wholesale plans to build and open its first Colorado Springs store, expected to go up on the southeast corner of Powers Boulevard and Barnes Road.

c A first-phase makeover of southwest downtown Colorado Springs will ramp up as the city's Urban Renewal Authority hammers out agreements with developers who want to build a hotel, office building and housing in the area.

Construction of some of those projects could start late in the year.

### **HEALTH CARE**

c City-owned Memorial Health System will open an expanded emergency room Jan. 11 at Memorial Hospital Central, the main campus east of downtown Colorado Springs.

The 44,000-square-foot department will be double the existing space and have 68 beds. It will feature private exam rooms, a separate area for children, state-of-the-art resuscitation rooms and a large area

for treating minor injuries.

c In April, Memorial Hospital North will open. The new five-story hospital at Briargate Parkway and Union Boulevard will have 97 beds. A 123,000-square-foot medical office building will open on the 82-acre site in the fall.

c A seven-story addition to Memorial Hospital Central will open in early fall with a new children's hospital, women's pavilion and maternity services, and a cardiology wing.

c Pikes Peak Regional Medical Center, Teller County's first full-service hospital with a 24-hour emergency room, will open in August at a 20-acre site off U.S. Highway 24 southwest of Woodland Park. The 40,000-square-foot building will have 15 inpatient beds and major medical services, including a helicopter landing pad.

c Penrose-St. Francis Health Services will open an expanded emergency room at Penrose Hospital in early fall with separate rooms for individuals who need to be admitted.

c Two independently owned medical complexes will open in 2007 at a new medical campus near Centennial Boulevard and Fillmore Street. The Colorado Springs Osteopathic Foundation will complete a new headquarters in May, offering services for Medicare and retired military patients. The 11,706-square-foot medical office building will house administrative offices and the foundation's clinic, Centennial Health.

The Center at Centennial, a physician-owned, subacute care center adjacent to the osteopathic building, will open in late summer. The three-story, 68,000-square-foot building will have 80 private rooms in an upscale, lodge-style setting.

c Colorado Springs Health Partners, a group of 89 local physicians, will break ground midyear on a medical treatment center at the southeast end of the intersection of Centennial Boulevard and Fillmore Street. The 110,000-squarefoot building on 44 acres will replace a smaller, aging building on South Nevada Avenue.

## **RETAIL**

c Falcon's 185,000-squarefoot Wal-Mart store is scheduled to open in April and a 160,000-square-foot Wal-Mart store in Woodland Park will follow in the fall.

It will give the Wal-Mart, already the Pikes Peak region's leading private employer, nine Wal-Marts and two Sam's Clubs.

c Lowe's home-improvement chain plans to open a 130,000-square-foot store in the Citadel Crossing shopping center at North Academy Boulevard and Galley Road in late 2007. It would be the first major new tenant in several years at the 502,000-squarefoot center, which is running at less than 60 percent occupancy, with 13 retail vacancies once Burlington Coat Factory relocates to The Citadel mall in March.

c Chapel Hills Mall will get two new anchor tenants during the new year with Dick's Sporting Goods opening a 50,000-square-foot store this spring in the space formerly occupied by the mall's ice arena and a new, more upscale, Burlington Coat Factory store moving into the former Mervyns location in March.