

Skyline Innovation Village: Vision and Concept

Project Name: Skyline Innovation Village

Theme: "Where Business Meets Adventure"

Vision

Skyline Innovation Village is a purpose-driven development designed to cater specifically to companies seeking unique, affordable, and impactful ways to engage their employees and clients. This project redefines corporate retreats by offering state-of-the-art facilities in Canon City, Colorado, paired with unmatched recreational opportunities.

The vision is to sell units to price-conscious companies with 200–800 employees, particularly those located in cities with non-stop flights into Colorado Springs, enabling convenient access. These companies will use the village for:

- 1. Product Demonstrations: Showcase their innovations in a distinctive setting that inspires clients and stakeholders.**
- 2. Employee Retreats: Offer employees rejuvenation, team-building, and wellness opportunities in a setting that blends work and play.**
- 3. Corporate Conferences: Host impactful, distraction-free events for training, collaboration, and strategy sessions.**

This concept aligns with the needs of businesses prioritizing cost efficiency, employee well-being, and brand differentiation in a competitive market.

Core Objectives

- 1. Enable Affordable Access to High-Impact Retreats:**
 - Create a compelling alternative to high-cost locations like Aspen, Santa Fe, and Jackson Hole.**
 - Deliver value through strategic location, flexible facilities, and dynamic recreational activities.**

2. Foster Long-Term Business Relationships:

- **Build a base of corporate clients who return year after year for retreats, demonstrations, and conferences.**

3. Drive Economic Growth in Canon City:

- **Leverage corporate visitors to generate local spending, job creation, and tax revenue.**
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Target Audience

The project focuses on corporations and businesses that:

- **Have 200–800 employees.**
 - **Are cost-conscious but value unique, quality experiences.**
 - **Operate in cities with non-stop flights to Colorado Springs for easy travel logistics.**
 - **Require a venue for:**
 - **Product demonstrations in an inspiring environment.**
 - **Team-building and employee wellness through adventure and relaxation.**
 - **Conferences and training sessions that maximize productivity.**
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Key Components of the Project

1. Corporate-Owned Accommodations

- **56 Units Total, available for corporate purchase:**
 - **43 Condominiums:**
 - **25 one-bedroom units priced at \$310,950 each.**
 - **18 two-bedroom units priced at \$375,000 each.**
 - **10 Single-Family Homes:**
 - **Designed for executives or larger groups, priced at \$450,000 each.**
- **Shared Amenities for all unit owners:**
 - **Access to a historic building repurposed into workspaces and innovation hubs.**

- **A modern conference center with flexible spaces for events and training.**
- **Landscaped outdoor spaces for networking, relaxation, and team activities.**

2. Facilities Designed for Corporate Needs

- **Conference Center:**
 - **Fully equipped for:**
 - **Training sessions.**
 - **Product launches.**
 - **Executive meetings.**
 - **Capacity: Up to 100 attendees per event.**
- **Workspaces in the Historic Building:**
 - **Designed for brainstorming, collaboration, and private strategy meetings.**

3. Recreation and Adventure

Skyline Innovation Village integrates Canon City's unique attractions to enhance the corporate experience:

- **Royal Gorge Bridge and Park: Iconic views and adventure activities.**
 - **White-Water Rafting: Perfect for team-building on the Arkansas River.**
 - **Zip-Lining and Rock Climbing: High-adrenaline activities for personal and team challenges.**
 - **Nature Trails and Scenic Drives: Opportunities for reflection and wellness.**
 - **Downtown Canon City: Unique cultural and dining experiences.**
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Adventure Activities and Community Assets

Adventure Activities

- 1. White-Water Rafting: Family-friendly to high-adrenaline rapids on the Arkansas River.**
- 2. Fly Fishing: World-class fishing for brown and rainbow trout.**
- 3. Kayaking and Paddleboarding: Perfect for calmer stretches of the river.**

4. **Skydiving:** Experience thrilling views with Royal Gorge Skydive.
5. **Zip-Lining:** Soar above the Royal Gorge.
6. **Helicopter Tours:** Stunning aerial views of the Royal Gorge and surrounding areas.
7. **Rock Climbing:** Renowned routes at Shelf Road.
8. **Hiking:** Trails like Tunnel Drive, Skyline Drive, and the Royal Gorge Park Trail System.
9. **Mountain Biking:** Challenging trails in the Oil Well Flats area.
10. **Horseback Riding:** Guided tours on scenic trails.
11. **ATV and Off-Road:** Rugged terrain exploration.

Community Assets

1. Dining Options:

- **The Owl Cigar Store:** Iconic burgers and historic charm.
- **Pizza Madness:** Creative pizzas and a casual atmosphere.
- **Fremont Provision:** Modern Sports Bar.
- **Nirvana Culinary Paradise:** Indian Restaurant
- **1887 Historic Eatery:** Fabulous Steak House
- **DiRito's Italian Restaurant:** Italian Cuisine.
- **The Winery at Holy Cross Abbey:** Award-winning wines with scenic views.

2. Accommodations:

- **Hotel St. Cloud:** Historic charm and modern amenities.
- **Local Vacation Rentals:** Unique properties, including riverfront homes.

3. Cultural Attractions:

- **Royal Gorge Regional Museum and History Center:** Explore the area's history.
- **Museum of Colorado Prisons:** A fascinating look at the region's penal history.
- **Historic Downtown Canon City:** Quaint shops and galleries.
- **Dinosaur Experience:** Interactive exhibits for all ages.

4. Parks and Open Spaces:

- **Centennial Park:** Picnic areas, playgrounds, and river access.
- **River Walk Trail:** A serene walk along the Arkansas River.

Economic and Strategic Benefits

Economic Growth:

- **\$5.75M–\$11.06M annually through visitor spending, conferences, and tax contributions.**

Job Creation:

- **150 construction jobs during the build-out phase.**
- **30–50 FTEs in hospitality and recreation during operations.**

Revenue Potential for Businesses:

- **Units generate \$29,200 annually per unit through short-term rentals.**
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Conclusion

Skyline Innovation Village is a transformative project that combines corporate innovation, adventure, and small-town charm. It establishes Canon City as a premier destination for businesses and families, blending productivity with recreation while driving local economic growth.

Skyline Innovation Village: Economic Impact - Canon City

1. Construction Phase Impact

The construction phase of Skyline Innovation Village is a significant economic driver for Canon City, creating jobs and injecting capital into the local economy.

Construction Costs

- **Residence Hall (43 Condos):** \$8M
- **Historic Building:** \$3M
- **Conference Center:** \$1M
- **Single-Family Lots (10 Homes):** \$3M
- **Total Construction Cost:** \$15M

Job Creation

- Construction activities generate jobs for skilled and unskilled workers locally.
- **Estimated Jobs Created: 150 jobs** (based on \$100,000 per job).

Local Spending

- Approximately 50% of the total construction costs are expected to remain in Canon City through local procurement of materials, labor, and services.
- **Local Spending Impact: \$7.5M.**

Category	Impact
Total Construction Cost	\$15M
Jobs Created	150 Jobs
Local Spending Impact	\$7.5M

2. Direct Economic Impact

Business Activity

- **Increase in Local Spending:**
 - Employees and their families staying at the village are expected to spend on dining, shopping, recreation, and services within Canon City.
 - **Key Metrics:**
 - **Daily Spending per Person:** \$125.
 - **Average Group Size:** 2-4 people.
 - **Annual Visitors:**
 - **Visitor-Days:** Based on 56 units at 70% utilization, stays averaging 7 days:
 - **Low Scenario:** 28,491 visitor-days annually.
 - **High Scenario:** 56,982 visitor-days annually.
 - **Estimated Annual Spending:**
 - **Low Scenario:** \$3.56M.
 - **High Scenario:** \$7.12M.

Conference and Event Revenue

- The conference center is projected to host corporate events, training sessions, and product launches, generating additional revenue.
- **Key Metrics:**
 - **Events per Year:** 20.
 - **Spending per Event:** \$10,000 (local catering, services, and venue costs).
 - **Annual Visitor-Days from Conferences:**
 - **Low Scenario:** 1,800 (30 attendees per event, 3-day stays).
 - **High Scenario:** 3,000 (50 attendees per event, 3-day stays).
 - **Estimated Annual Revenue:**
 - **Low Scenario:** \$225,000.
 - **High Scenario:** \$375,000.

Tourism Revenue

- Recreational activities, such as rafting, hiking, and zip-lining, are anticipated to attract additional visitors, supporting local adventure operators.
- **Key Metrics:**
 - **Visitor Participation Rate:** 15%.
 - **Daily Recreation Spending:** \$125.
 - **Estimated Annual Revenue:**
 - **Low Scenario:** \$300,000.
 - **High Scenario:** \$700,000.

3. Indirect Economic Impact

Job Creation

- **Hospitality and Tourism:**
 - Increased demand for lodging, dining, and recreation services could create new jobs in restaurants, hotels, and tour companies.
 - **Estimated Jobs Created:** 30-50 full-time equivalents (FTEs).
- **Construction and Maintenance:**
 - Ongoing maintenance of the village and infrastructure is expected to generate employment.
 - **Estimated Jobs Created:** 10-20 FTEs during operations.

Increased Local Tax Revenue

- **Sales Tax:**
 - Visitor spending is projected to directly boost sales tax collections.
 - **Estimated Annual Revenue:**
 - **Low Scenario:** \$320,524.
 - **High Scenario:** \$641,048.
 - **Property Tax:**
 - Fully sold units and increased property valuations will raise property tax collections.
 - **Estimated Annual Revenue:** \$168,000.
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4. Long-Term Economic Impact

Population Growth

- Visitors may extend their stays, explore relocation options, or establish permanent ties to Canon City, increasing local housing demand and overall population.

Boost to Local Businesses

- Skyline Innovation Village increases visibility and foot traffic, encouraging business growth, new ventures, and expansions.
- Local entrepreneurs gain opportunities to cater to village visitors.

Increased Tourism Appeal

- Skyline Innovation Village acts as a catalyst for regional tourism, enhancing Canon City's reputation as a destination for work and play. Positive media exposure and word-of-mouth may further attract corporate and family travelers.
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5. Ripple Effects

- **Cultural Enrichment:**

Events and an influx of visitors contribute to cultural vibrancy and professional diversity.

- **Educational Opportunities:**

- Partnerships with local schools and colleges for internships, hospitality training, and corporate collaborations.

- **Real Estate Development:**

- Success may spur additional real estate investment and redevelopment projects, particularly in downtown Canon City.

6. Estimated Total Economic Impact

Category	Low Scenario	High Scenario
Visitor Spending	\$3.56M	\$7.12M
Conference Revenue	\$225K	\$375K
Tourism Revenue	\$300K	\$700K
Tax Revenue	\$488K	\$809K
Indirect Impact	\$1.17M	\$2.06M
Total Annual Impact	\$5.75M	\$11.06M

Conclusion

Skyline Innovation Village offers an unparalleled opportunity for Canon City:

- **Construction Phase:**

- \$15M total investment.
- 150 jobs created.
- \$7.5M in direct local spending.

- **Ongoing Annual Impact:**

- \$5.75M–\$11.06M in annual contributions through visitor spending, tourism, tax revenue, and ripple effects.

This project ensures both immediate and sustained economic benefits while fostering Canon City's growth as a hub for work, play, and community engagement.

Skyline Innovation Village: Non-Economic Impact Analysis

Traffic and Environmental Footprint

Traffic Impact

The 56 units planned for Skyline Innovation Village would typically generate a similar or lower traffic footprint compared to standard residential use. Here's why:

1. **Corporate Use vs. Full-Time Residential:**
 - The units are **not for permanent residency** but are instead intended for short-term corporate use. This significantly reduces the frequency of daily trips compared to typical residential homes.
 - Visitors are primarily corporate employees, meaning vehicle trips are clustered around arrivals, departures, and occasional excursions, rather than daily commutes.
2. **Event Traffic:**
 - **Conferences and Retreats:** Events held at the conference center will bring small, concentrated traffic volumes, typically arriving by group transportation or carpools.
 - Nearby accommodations for overflow visitors (e.g., at Hotel St. Cloud) reduce excessive vehicle travel.
3. **Comparison to Residential Use:**
 - A residential community of 56 units would generate approximately 400-500 vehicle trips per day (based on industry standards of 8-10 trips per unit).
 - Skyline Innovation Village's corporate focus is expected to generate **50-70% fewer trips**, with an estimated 200-300 trips per day, as:
 - Many visitors travel together (e.g., company shuttles or carpooling).
 - Extended stays reduce the frequency of arrivals and departures.

Environmental Impact

1. **Sustainable Land Use:**
 - Skyline Innovation Village repurposes existing buildings and infrastructure, such as the historic building and vacant lots, minimizing environmental disruption.
 - Landscaping plans prioritize native vegetation to reduce water usage and enhance natural beauty.

2. Adventure-Based Activities:

- Encourages **low-impact outdoor recreation**, such as hiking, biking, and fly fishing, which have minimal environmental footprint.
- Activities like rafting, zip-lining, and climbing integrate seamlessly with the surrounding natural environment.

3. Energy and Efficiency:

- Design considerations include modern, energy-efficient building systems for heating, cooling, and lighting.
 - Shared amenities reduce the duplication of resources (e.g., one central conference center instead of multiple small meeting spaces).
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Community Integration

1. Minimal Disruption:

- The project aligns with Canon City's existing land use and infrastructure, ensuring a seamless integration with the surrounding area.
- Visitors' activities, such as dining and recreation, **enhance community vibrancy** without overburdening local resources.

2. Support for Local Identity:

- Skyline Innovation Village celebrates Canon City's unique identity, emphasizing historic, cultural, and natural assets.
- Activities and events promote **community pride** by showcasing the Royal Gorge, historic downtown, and regional traditions.

3. Year-Round Accessibility:

- Unlike purely seasonal developments, Skyline Innovation Village is designed for year-round use, ensuring a steady and predictable integration into the community fabric.
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Non-Economic Benefits

1. Enhanced Community Collaboration:

- Local businesses, including restaurants, outfitters, and event planners, benefit from new partnerships and visibility.
- Opportunities for local schools and colleges to participate in internships or host educational events.

2. **Cultural Enrichment:**

- Visitors from diverse regions and industries bring fresh perspectives and experiences to Canon City.
- Corporate events and retreats create opportunities for **knowledge exchange** and potential collaborations.

3. **Improved Infrastructure and Public Resources:**

- Road and utility improvements tied to the project benefit the broader community.
- Increased visibility for local parks and attractions enhances funding and preservation efforts.

4. **Strengthened Community Reputation:**

- Skyline Innovation Village positions Canon City as a progressive, innovative community, attracting like-minded individuals and organizations.

Conclusion: A Minimal Footprint with Positive Impact

Skyline Innovation Village's design and operational model ensure a **minimal traffic and environmental footprint** while providing substantial community benefits. By repurposing existing infrastructure, promoting sustainable practices, and enhancing Canon City's cultural and recreational appeal, the project integrates seamlessly with the city's fabric. It strengthens Canon City's identity, promotes collaboration, and enriches the lives of both visitors and residents, ensuring long-term positive outcomes beyond economic metrics.

Why Canon City Wins

Location	Advantages	Why Canon City Wins
Salida, Colorado	Vibrant art scene, mountain activities, and proximity to Monarch ski area.	Canon City offers better infrastructure for corporate retreats and a more diverse range of activities.
Buena Vista, Colorado	Renowned for rafting and mountain activities.	Canon City's Royal Gorge offers a more iconic and unique adventure experience with broader visitor appeal.
Leadville, Colorado	Historic charm, high-altitude appeal, and outdoor recreation.	Canon City's accessibility and milder climate make it a better fit for year-round corporate and family stays.
Ruidoso, New Mexico	Skiing, hiking, and horse racing attract regional visitors.	Canon City offers more variety in adventure tourism and proximity to Colorado Springs for broader access.
Cody, Wyoming	Gateway to Yellowstone, strong focus on Western heritage and tourism.	Canon City provides a more accessible adventure base and integrates modern corporate retreat amenities.
Carbondale, Colorado	Eco-conscious tourism and cultural activities.	Canon City combines adventure tourism with more cost-effective opportunities for corporate stays.
Gunnison, Colorado	Outdoor recreation hub, proximity to Crested Butte.	Canon City's lower cost of living and more centralized location make it ideal for businesses and families.
Hot Springs, Arkansas	Thermal springs and established tourism.	Canon City's Royal Gorge offers a more dynamic mix of recreation and team-building opportunities.
Ouray, Colorado	Known for hot springs and ice climbing.	Canon City's diverse adventure options appeal to broader groups, including families and corporate teams.
Jackson, Wyoming	Luxury tourism, proximity to national parks.	Canon City offers a more affordable alternative while maintaining a unique outdoor experience.

Traverse City, Michigan	Scenic lakefront location, wine and craft beer tourism.	Canon City's year-round outdoor activities create a more versatile destination for businesses and families.
Brevard, North Carolina	Blue Ridge Mountains, strong focus on arts and nature.	Canon City combines adventure tourism with accessible team-building opportunities for corporate groups.
Bozeman, Montana	Growing tourism hub with proximity to Yellowstone.	Canon City's Royal Gorge and historic downtown provide a unique alternative to national park-focused trips.
Hood River, Oregon	Windsurfing and Columbia River Gorge activities.	Canon City offers a broader range of land-based adventures in a more centralized U.S. location.
Idaho Springs, Colorado	Known for hot springs, proximity to Denver.	Canon City provides a more immersive adventure experience without big-city proximity pressures.
Taos, New Mexico	Rich cultural tourism and art scene.	Canon City's adventure and outdoor focus appeals more to corporate and family groups than art-centric visitors.
Durango, Colorado	Historic charm, access to San Juan Mountains.	Canon City's proximity to Colorado Springs and unique Royal Gorge attractions provide broader accessibility.
Eureka Springs, Arkansas	Victorian architecture, small-town charm, and thermal springs.	Canon City offers more modern accommodations and larger-scale corporate retreat options.
Harpers Ferry, West Virginia	Historic tourism and access to the Appalachian Trail.	Canon City's adventure tourism focus provides a more action-oriented alternative.
Steamboat Springs, Colorado	Skiing and hot springs tourism.	Canon City offers more year-round accessibility and affordability for diverse audiences.

Canon City's Competitive Edge

1. **Central Location:** Proximity to Colorado Springs and Denver ensures ease of access compared to more remote small towns.
2. **Iconic Attractions:** The Royal Gorge Bridge and surrounding adventures provide unique experiences not easily replicated.
3. **Diverse Offerings:** From rafting to hiking and historic downtown charm, Canon City appeals to both corporate and family audiences.
4. **Cost-Effectiveness:** Affordable accommodations and activities make Canon City an ideal alternative to pricier destinations.
5. **Year-Round Activities:** Unlike ski towns or seasonal destinations, Canon City offers activities for all seasons, maximizing utility for retreats and families.

Competitive Towns Sorted by Distance to Major Airports (Closest to longest).

Canon City, CO -	47 miles
Idaho Springs, CO -	60 miles
Durango, CO -	65 miles
Harpers Ferry, WV -	80 miles
Bozeman, MT -	90 miles
Taos, NM -	110 miles
Brevard, NC -	115 miles
Cody, WY -	120 miles
Steamboat Springs, CO -	120 miles
Buena Vista, CO -	130 miles
Salida, CO -	145 miles
Leadville, CO -	150 miles
Traverse City, MI -	150 miles
Hood River, OR -	150 miles
Ruidoso, NM -	160 miles
Gunnison, CO -	160 miles
Carbondale, CO -	180 miles
Eureka Springs, AR -	180 miles
Hot Springs, AR -	190 miles
Ouray, CO -	250 miles
Jackson, WY -	300 miles

Skyline Innovation Village aims to attract companies with 200 to 800 employees, particularly those located in cities offering non-stop flights to Colorado Springs Airport (COS). This strategic location facilitates convenient travel for corporate retreats, product demonstrations, and conferences.

Cities with Non-Stop Flights to Colorado Springs Airport:

- **Atlanta, GA**
- **Baltimore, MD**
- **Chicago, IL**
- **Dallas, TX**
- **Denver, CO**
- **Houston, TX**
- **Las Vegas, NV**
- **Phoenix, AZ**
- **Salt Lake City, UT**
- **San Diego, CA**
- **San Antonio, TX**
- **Santa Ana/Orange County, CA**
- **St. Petersburg/Tampa, FL**
- **Cancún, Mexico**

Note: Flight availability may vary; please check with airlines for current schedules.

Potential Companies by Size and Industry:

According to the U.S. Census Bureau's County Business Patterns, businesses with 100 to 499 employees constitute approximately 0.7% of all U.S. businesses. Applying this percentage to the business populations of the aforementioned cities provides an estimate of potential companies within the target employee range.

City	Estimated Number of Businesses (100–499 Employees)	Predominant Industries
Atlanta, GA	3,791	Transportation, Professional Services, Manufacturing
Baltimore, MD	1,905	Healthcare, Education, Manufacturing
Chicago, IL	6,819	Finance, Manufacturing, Information Technology
Dallas, TX	4,324	Energy, Technology, Healthcare

Denver, CO	2,705	Aerospace, Telecommunications, Financial Services
Houston, TX	4,324	Energy, Healthcare, Manufacturing
Las Vegas, NV	1,084	Hospitality, Entertainment, Retail
Phoenix, AZ	2,831	Real Estate, Finance, Manufacturing
Salt Lake City, UT	1,084	Transportation, Professional Services, Manufacturing
San Diego, CA	2,705	Biotechnology, Defense, Tourism
San Antonio, TX	1,628	Military, Healthcare, Tourism
Santa Ana/Orange County, CA	2,705	Technology, Manufacturing, Healthcare
St. Petersburg/Tampa, FL	1,905	Finance, Healthcare, Tourism

Estimates are based on applying the 0.7% proportion to the total number of businesses in each city.

Trends in Corporate Retreats:

In the 21st century, corporate retreats have evolved to address the changing dynamics of the workplace:

- **Rise of Remote and Hybrid Work:** The increase in remote work has led to a greater emphasis on in-person gatherings to foster team cohesion. Offsite meetings have doubled in volume as the primary reason for a trip, especially at the beginning or end of a given quarter. [TravelPerk](#)
- **Focus on Employee Well-being:** Companies are integrating wellness activities into retreats to promote mental health and reduce burnout. Wellness retreats are a great way to bring the power of the great outdoors and the goal of living your best life in a healthy manner to groups of all sizes. [Onyx Teams](#)
- **Experiential and Adventure-Based Activities:** There is a growing demand for retreats that combine business objectives with adventure experiences, aligning with the "Where Business Meets Adventure" theme. In recent years, company retreats have taken a significant turn, with new trends emerging as businesses adapt to the post-pandemic landscape. [Surf Office](#)

Demographics and Preferences:

Modern employees, particularly Millennials and Gen Z, value experiences and work-life balance:

- **Desire for Unique Experiences:** Younger employees prioritize unique and meaningful experiences, making adventure-based retreats appealing. According to a study by Hilton, 75% of millennial business travelers see traveling for work as a major perk.
[Retreats and Venues](#)
- **Importance of Team Building:** Effective team-building activities can reduce employee turnover, as 37% of employees say working with a great team is the most effective way to retain strong employees.
[Surf Office](#)

Marketing Opportunity for 56 Units:

With an estimated 39,808 potential companies across these cities, marketing 56 units represents targeting approximately 0.14% of this market. Focusing on industries that prioritize employee engagement and have a culture of corporate retreats—such as technology, finance, healthcare, and professional services—can enhance the appeal of Skyline Innovation Village.

Conclusion:

The proximity of these cities to Colorado Springs via non-stop flights, combined with a substantial number of mid-sized companies, presents a significant opportunity to market the 56 units at Skyline Innovation Village. Tailoring marketing efforts to industries that value innovative retreat experiences can further increase the project's attractiveness.

Global Trends in Business Retreats

The workplace is evolving rapidly, and so are the ways companies engage their employees and clients. This transformation is driving a renewed emphasis on corporate retreats and offsite gatherings as tools for fostering creativity, collaboration, and connection.

- **Rise of Experiential Retreats:**
 - The shift to hybrid and remote work has left many employees craving in-person connection and collaboration. Corporate retreats are increasingly seen as critical opportunities to build relationships, strengthen team cohesion, and boost morale.
 - Research shows that **72% of corporate decision-makers believe retreats are essential for long-term employee engagement**. Skyline Innovation Village offers the perfect venue for this rising need by combining functional workspaces with immersive adventure experiences.

- **Combining Business and Leisure (Bleisure):**
 - The concept of "bleisure" (business + leisure) is gaining traction, especially among younger employees. **Millennials and Gen Z workers** value unique experiences over material perks, and corporate retreats that integrate work with outdoor adventure and leisure activities can significantly enhance employee satisfaction.
 - Skyline Innovation Village embodies this trend by offering world-class adventure options like rafting, rock climbing, and hiking alongside modern facilities for collaboration and learning.
- **Emphasis on Wellness and Mental Health:**
 - The stress of modern work environments has placed wellness and mental health at the forefront of corporate priorities. Retreats that incorporate outdoor activities and wellness programs are increasingly sought after as tools for reducing burnout and improving overall well-being.
 - Canon City's serene landscapes and abundance of outdoor activities make Skyline Innovation Village an ideal choice for companies looking to support employee wellness while achieving their business goals.

Economic Shifts Driving Demand

- **Post-Pandemic Recovery:**
 - The COVID-19 pandemic reshaped workplace dynamics and travel priorities. As companies emerge from the pandemic, they are looking for safe, meaningful ways to re-engage their teams and clients.
 - Skyline Innovation Village offers an accessible and cost-effective option for businesses navigating tighter budgets while still prioritizing employee engagement and team-building.
- **Cost-Conscious Corporate Culture:**
 - With economic uncertainty affecting travel budgets, many companies are seeking alternatives to high-cost destinations like Aspen or Santa Fe. Canon City provides a **high-value, lower-cost solution**, enabling companies to invest in impactful retreats without compromising quality.
- **Shift Toward Flexible Work Models:**
 - Flexible work arrangements have created new opportunities for retreats, with companies using offsite gatherings to kick off projects, align goals, or celebrate achievements.
 - Skyline Innovation Village's blend of workspaces and recreational activities makes it an ideal location for such events, helping businesses foster alignment and engagement.

Why This Model Appeals to Today's Workforce

- **Millennials and Gen Z in the Workplace:**
 - By 2030, Millennials and Gen Z will comprise **75% of the global workforce**. These generations prioritize experiences, value-driven workplaces, and opportunities to connect on a personal level with their peers.
 - Skyline Innovation Village caters to these preferences by offering adventure-based team-building activities, wellness opportunities, and an inspiring environment.
 - **Increased Focus on Diversity and Inclusion:**
 - Companies are seeking retreat destinations that reflect their commitment to inclusivity and collaboration. A diverse set of activities and experiences at Skyline Innovation Village ensures every attendee feels engaged and valued.
 - **Remote Work and the Importance of Connection:**
 - The rise of remote work has reduced day-to-day in-person interactions, making retreats more critical than ever. In-person gatherings help build trust and foster collaboration, which are difficult to achieve in virtual settings.
 - Skyline Innovation Village provides a balanced mix of **collaboration spaces** and **shared adventures** that strengthen connections in ways virtual tools cannot.
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How Skyline Innovation Village Aligns with These Trends

1. **Work-Life Balance in a Single Destination:**
 - Businesses no longer need to choose between productivity and recreation. Skyline Innovation Village combines top-tier facilities with easy access to nature, creating a harmonious environment for work and play.
2. **Accessible and Cost-Effective:**
 - With its proximity to Colorado Springs and its emphasis on value, the project provides an affordable alternative to pricier destinations while maintaining a premium experience.
3. **Scalable and Flexible Options:**
 - The village offers tailored solutions, from small team retreats to larger company-wide events, ensuring companies can achieve their specific goals.
4. **A Model for the Future:**
 - By integrating current trends in business travel, employee wellness, and experiential retreats, Skyline Innovation Village positions Canon City as a **21st-century leader in corporate engagement**.

Why Canon City Leaders Should Support Skyline Innovation Village

Economic Reasons

1. **Boost to Local Economy:**
 - **\$5.75M–\$11.06M in Annual Economic Impact:**
 - Visitor spending, conference revenues, and tourism will inject millions into the local economy.
 - Increased spending at local businesses, including restaurants, shops, and adventure operators.
 - **Job Creation:**
 - **150 construction jobs** during the build-out phase.
 - **30–50 full-time equivalent (FTE) jobs** in hospitality, maintenance, and recreation once operational.
 2. **Increased Tax Revenue:**
 - Sales and property taxes from the project will directly contribute to city funding for infrastructure, schools, and public services.
 - **Estimated Annual Tax Revenue:** \$488K–\$809K.
 3. **Real Estate Development:**
 - Positive impact on property values in surrounding areas.
 - Encourages further investment and redevelopment in Canon City.
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Community Benefits

1. **Preservation of Small-Town Charm:**
 - The project is designed to blend seamlessly with Canon City's character by repurposing existing buildings and maintaining open spaces.
 - Adventure activities and historic elements reinforce the city's unique identity rather than replace it.
 2. **Enhanced Community Visibility:**
 - Positions Canon City as a modern destination for work and leisure, attracting high-profile organizations.
 - Increased media exposure and word-of-mouth marketing will elevate the city's reputation nationally.
 3. **Support for Local Businesses:**
 - Corporate visitors and their families will frequent local restaurants, hotels, and attractions.
 - Opportunities for partnerships with local vendors, guides, and service providers.
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Cultural and Social Contributions

1. **Strengthened Community Identity:**
 - Highlights Canon City's role as a hub for adventure, history, and innovation.
 - Builds pride among residents as the city gains recognition as a premier destination.
 2. **Cultural Enrichment:**
 - Visitors bring diverse perspectives, creating opportunities for collaboration and knowledge-sharing with the local community.
 - Events hosted at the conference center can foster cross-cultural and professional exchanges.
 3. **Education and Workforce Development:**
 - Opportunities for local students and young professionals through internships, training, and employment at Skyline Innovation Village.
 - Collaboration with schools and colleges to offer hospitality and event management programs.
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Is There Room for Making Canon City a 21st Century Destination?

Strategic Advantages

1. **Proximity to Colorado Springs:**
 - Just 47 miles from a major airport, Canon City has a logistical advantage over many small towns.
 - Non-stop flights from major U.S. cities make it easily accessible for corporate clients.
 2. **Untapped Potential:**
 - Canon City combines affordability with unmatched natural and cultural resources, making it a competitive alternative to luxury retreat destinations like Aspen or Jackson Hole.
 3. **Year-Round Appeal:**
 - Unlike seasonal destinations, Canon City offers activities for every season, ensuring consistent visitor engagement.
 4. **Balance of Tradition and Modernity:**
 - With its rich history and adventure-based opportunities, Canon City can cater to modern demands without losing its small-town charm.
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Key Steps to Position Canon City as a 21st Century Destination

1. **Infrastructure Investment:**
 - Continued improvement of roads, utilities, and digital connectivity to support visitor and corporate needs.
 2. **Branding and Marketing:**
 - Develop a cohesive branding strategy that emphasizes Canon City as a destination "Where Business Meets Adventure."
 - Target corporate clients, families, and remote workers seeking unique experiences.
 3. **Community Engagement:**
 - Involve residents in shaping Canon City's future to ensure balanced growth that aligns with local values.
 4. **Sustainability Practices:**
 - Emphasize eco-friendly initiatives to attract environmentally conscious businesses and visitors.
-

Why Leaders Should Support Skyline Innovation Village

1. **Low-Risk, High-Reward:**
 - Minimal traffic and environmental impact compared to traditional residential developments.
 - Significant and sustained economic contributions.
 2. **Alignment with Canon City's Identity:**
 - Builds on existing strengths like the Royal Gorge, historic downtown, and adventure activities.
 - Reinforces Canon City's appeal to both businesses and families.
 3. **Catalyst for Future Growth:**
 - Skyline Innovation Village can act as a model for sustainable, community-focused development.
 - Paves the way for Canon City to become a 21st century leader in work-life balance destinations.
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Conclusion

Canon City has the potential to position itself as a leader in the 21st century by embracing projects like Skyline Innovation Village. By supporting this initiative, city leaders can drive economic growth, enhance community pride, and attract a new generation of businesses and visitors. The project's alignment with Canon City's character and its forward-thinking vision make it a strategic investment in the city's future.

Skyline Innovation Village: Where Business Meets Adventure (Marketing)

Your Business Retreat, Redefined

Skyline Innovation Village offers a unique opportunity to invest in a destination that blends productivity and adventure, providing your company with exclusive access to state-of-the-art facilities and world-class recreation in Canon City, Colorado. With a focus on affordability and value, this investment is tailored for businesses like yours—companies with 200 to 800 employees seeking cost-effective, impactful solutions for employee retreats, product demonstrations, and corporate events.

Why Invest in Skyline Innovation Village?

1. **Strategic Location:**
 - Just **47 miles from Colorado Springs Airport** with non-stop flights from major U.S. cities.
 - Easily accessible for your team and clients, minimizing travel hassles.
 2. **Premium Accommodations:**
 - **One-Bedroom Condos:** \$310,950 each (25 units available).
 - **Two-Bedroom Condos:** \$375,000 each (18 units available).
 - **Single-Family Homes:** \$450,000 each (10 units available).
 - Each unit includes a **1/56 share of the undivided common area**, valued at **\$89,286**, providing access to:
 - A historic building with modern workspaces.
 - A fully equipped conference center.
 - Landscaped open spaces for relaxation and networking.
 3. **Revenue Potential:**
 - Generate passive income when units are not in use by renting them for **\$200 per night** at a **70% occupancy rate**:
 - **Annual Revenue per Unit:** Approximately **\$29,200**.
 4. **Unmatched Amenities:**
 - Exclusive access to workspaces and meeting facilities designed for brainstorming, collaboration, and team-building.
 - Adventure activities such as rafting, zip-lining, hiking, and more, ensuring your employees return motivated and refreshed.
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The Business Case for Investment

Ownership Benefits:

- Reduce annual retreat costs by owning your own dedicated corporate retreat space.
- Flexibility to use the unit year-round for:
 - Employee engagement programs.
 - Team-building retreats.
 - Product launches and client events.

Financial Efficiency:

- **One-Time Investment:**
 - One-Bedroom Condo: \$310,950.
 - Two-Bedroom Condo: \$375,000.
 - Single-Family Home: \$450,000.
 - Long-term savings through reduced rental fees for retreats and consistent passive income.
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A Destination That Works for You

Skyline Innovation Village is more than a location—it's a strategic tool for employee engagement, client satisfaction, and business growth. Imagine hosting your next product demo against the backdrop of the Royal Gorge or strengthening your team with unforgettable outdoor adventures.

Invest today to secure your company's place in this exclusive destination. Let Skyline Innovation Village be your gateway to a brighter, more innovative future.

Contact Us

Reserve your unit today and join the growing list of forward-thinking companies investing in Skyline Innovation Village.