LOCATION GUIDE

Colorado Springs, Colorado

Housing, BAH, schools, check-in and mountain know-how for Fort Carson, Peterson, Schriever, the Air Force Academy and Cheyenne Mountain.

SERIES
CONUS
PCS

FROM
Your current duty station

TO
Colorado Springs, CO

GUIDE
Area

BRANCH
Army · Air · Space Force

BAH AREA
Colorado Springs, CO

INSTALLATIONS
5 covered

INSIDE THIS GUIDE

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WELCOME

Colorado Springs at a glance

Colorado Springs sits at the foot of Pikes Peak, about an hour south of Denver. Five installations share one BAH area and a fast-growing city.

INSTALLATION	AREA	SERVICE	NOTES
Fort Carson	South side, Hwy 115	Army	4th Infantry Division; Evans ACH
Peterson SFB	East side, by the airport	Space Force	NORAD and USNORTHCOM HQ
Schriever SFB	Eastern plains	Space Force	No lodging on base
U.S. Air Force Academy	North end, off I-25	Air Force	Cadets and 10th Air Base Wing
Cheyenne Mountain SFS	Southwest side	Space Force	Inside the mountain

Getting here

OPTION	DETAIL
Colorado Springs Airport (COS)	Next to Peterson; easy and small
Denver International (DEN)	About 1.5 hours north; the most flights and fares
By car	I-25 runs north–south through the city

Altitude is real

The city sits at about 6,000 feet. Plan a couple of easy weeks for kids, pets and PT before you push it.

COUNTDOWN

Before you arrive

Colorado Springs is popular and rentals move fast in summer. Apply for housing early and pick your school district before your house.

As soon as you have orders 90+ DAYS OUT

- [ ] Apply for base housing as soon as you have orders
- [ ] Call the School Liaison about districts
- [ ] Look up your BAH for Colorado Springs
- [ ] Check which district an address is zoned for
- [ ] Request a sponsor from your gaining unit
- [ ] In EFMP? Contact your family center now
- [ ] Request child care on MilitaryChildCare.com
- [ ] Join local military spouse groups

Book the move 60 DAYS OUT

- [ ] Schedule household goods or plan your PPM
- [ ] Start the rental or home search
- [ ] Ask about covered parking for hail
- [ ] Reserve lodging — book early near graduation week
- [ ] Gather school, shot and IEP/504 records

Final prep 30 DAYS OUT

- [ ] Print five copies of orders (Fort Carson asks for them)
- [ ] Book a DEERS/ID card appointment if needed
- [ ] Confirm arrival date with your sponsor
- [ ] Set up utilities and internet at the new address

Give yourself time to adjust

At about 6,000 feet, kids, pets and PT scores all feel the altitude for the first few weeks. Drink extra water and wear sunscreen.

BASE NOTES

Five installations, one city

Fort Carson ARMY · SOUTH SIDE

- 4th Infantry Division and 10th Special Forces Group
- Balfour Beatty housing: (719) 579-1606 — the waitlist goes by application date
- Report to the READY Company, Building 1456, 1783 Nelson Blvd: (719) 526-6961
- Evans Army Community Hospital is on post

Peterson Space Force Base EAST SIDE · NEXT TO THE AIRPORT

- Space Base Delta 1 host; NORAD and USNORTHCOM headquarters
- Tierra Vista housing: (719) 597-7200 · Housing Office: (719) 556-4777
- Duty hours: your unit CSS or the MPF, Building 350: (719) 556-0008
- After hours, report to lodging in Building 1425

Schriever Space Force Base EASTERN PLAINS

- Satellite and GPS operations; about 15–20 minutes east of Peterson
- Falcon and Woodmen Hills give the shortest commute
- No lodging on base — use Pikes Peak Lodge on Peterson: (719) 556-7851

U.S. Air Force Academy NORTH END · OFF I-25

- Cadet training; 10th Air Base Wing is the host
- Hunt housing: (719) 982-4800 · Housing Office: (719) 333-2247
- Required newcomers orientation; spouses encouraged

Cheyenne Mountain Space Force Station SOUTHWEST SIDE

- Alternate NORAD command center inside the mountain
- Broadmoor and the Cheyenne Mountain district are closest
- In-processing and housing through Peterson

WHERE TO LIVE

Housing by neighborhood

Each installation has its own housing company. Off base, the metro average for a 3-bedroom apartment is about $2,000 a month.

Base housing BY INSTALLATION

- Fort Carson: Balfour Beatty Communities
- Air Force Academy: Hunt Military Communities
- Peterson and Schriever: Tierra Vista Communities
- Ask each housing office to review a lease before you sign

Off base PICK BY COMMUTE

AREA	BEST FOR	FEEL
Fountain	Fort Carson	Good value; District 8
Security-Widefield	Fort Carson	Close and affordable; District 3
Powers corridor / Stetson Hills	Peterson, Fort Carson	Newer homes; heavy evening traffic
Falcon / Woodmen Hills	Schriever, Peterson	Newer builds; District 49
Briargate	USAFA, Peterson	North side; District 20
Monument	USAFA	Small-town feel; more snow
Broadmoor area	Cheyenne Mountain, Carson	Upscale; District 12
Old Colorado City / Manitou	Any base	Historic and walkable

THE NUMBERS

2026 BAH and rent vs. buy

Every installation in the area uses the Colorado Springs, CO housing area. Monthly rates below.

GRADE	WITH DEPS	WITHOUT	GRADE	WITH DEPS	WITHOUT
E-1 to E-4	$2,160	$1,689	W-5	$2,754	$2,502
E-5	$2,358	$1,860	O-1	$2,376	$1,959
E-6	$2,433	$1,980	O-2	$2,430	$2,295
E-7	$2,487	$2,166	O-3	$2,595	$2,397
E-8	$2,553	$2,379	O-4	$2,778	$2,484
E-9	$2,646	$2,388	O-5	$2,913	$2,517
W-1	$2,448	$2,103	O-6	$2,934	$2,574
W-2	$2,514	$2,376	O-1E	$2,496	$2,355
W-3	$2,598	$2,394	O-2E	$2,583	$2,385
W-4	$2,664	$2,436	O-3E	$2,679	$2,418

Source: DoD 2026 BAH rates via FedRateCalc

Double-check your rate before you budget — BAH changes every January: travel.dod.mil/Allowances/Basic-Allowance-for-Housing/BAH-Rate-Lookup/

Some high-cost areas also pay CONUS COLA: travel.dod.mil/Allowances/CONUS-Cost-of-Living-Allowance/

Rent or buy?

- Home prices have climbed, but many families still buy for long tours
- Newer east-side homes cost less per square foot but add drive time
- Budget for hail damage — insurance deductibles can be high

Choose the district first

Addresses near district lines can be zoned to a different school district than you expect. Confirm before you sign.

KIDS

Schools and child care

Fort Carson has one DoDEA elementary school. Everywhere else, your address decides which of the area's many districts your kids attend.

DISTRICT OR SCHOOL	SERVES
Fountain-Fort Carson District 8	Fort Carson and Fountain, including schools on post: (719) 382-1300
Widefield District 3	Security-Widefield: (719) 749-2330
Harrison District 2	South-central Colorado Springs: (719) 579-2000
Academy District 20	North side and USAFA; highly rated: (719) 234-1299
Falcon District 49	East side, near Peterson and Schriever: (719) 495-1100
Cheyenne Mountain D12 and Lewis-Palmer D38	Broadmoor area and Monument

DoDEA at Fort Carson

Mountainside Elementary, PreK–5.

Military Interstate Compact

Colorado is a member — it helps with placement and graduation rules.

Colleges nearby

UCCS, Pikes Peak State College and Colorado College.

Child care

- Request care on MilitaryChildCare.com as soon as you have orders
- Youth programs run before and after school
- Family Child Care homes on base fill gaps
- Fee assistance can help with off-base care

FAMILY LIFE

Spouse, family and Colorado rules

Spouse support

- Family centers help with job searches and federal applications
- Colorado offers licensing help for military spouses
- Aerospace, defense and health care are big employers
- MyCAA can fund certificates for eligible spouses

Family programs

- Fort Carson ACS: (719) 526-0457
- Peterson M&FRC: (719) 556-6141
- USAFA M&FRC: (719) 333-3444
- Free counseling through Military OneSource

Colorado rules for military families

TOPIC	WHAT TO KNOW
State income tax	Nonresident service members aren't taxed by Colorado on military pay; CO residents are
Spouse income	Spouses here only because of orders can exclude wages with Form DR 1059
Vehicle registration	Keep home-state plates, or register here and claim the ownership tax exemption (DR 2667)
Driver's license	Service members and dependents with a valid home-state license can keep it
Hazards	Hail, wildfire and sudden snowstorms

OFF DUTY

Living here

You'll need a car. I-25 runs north to south, and Powers Boulevard and Woodmen Road carry most east-side traffic.

Altitude

About 6,000 feet: thin air, strong sun and quick dehydration.

Weather

Sunny most days, with spring hail, summer storms and snow that often melts fast.

Outdoors

Hiking, biking, skiing and camping are all close by.

Day trips

DESTINATION	DRIVE	WHY GO
Garden of the Gods	~15 min	Red rock formations and easy trails
Cheyenne Mountain Zoo	~15 min	Mountainside zoo and giraffe feeding
Manitou Springs and the Incline	~20 min	Quirky town and a famous stair climb
Pikes Peak	~1 hr	Drive or ride the cog railway to the summit
Royal Gorge Bridge	~1 hr	Suspension bridge and rafting
Denver	~1 hr	Museums, sports and shopping
Breckenridge	~2 hr	Skiing and mountain town
Great Sand Dunes National Park	~2.5–3 hr	Tallest dunes in North America
Rocky Mountain National Park	~2.5 hr	Elk, peaks and alpine lakes

KEEP THIS HANDY

Key contacts

Phone numbers change — call ahead to confirm hours before you drive over.

OFFICE	PHONE
Fort Carson Reception	(719) 526-6961
Fort Carson lodging	(719) 526-4832
Fort Carson Housing Services	(719) 238-6458
Peterson MPF	(719) 556-0008
Pikes Peak Lodge (Peterson)	(719) 556-7851

OFFICE	PHONE
Balfour Beatty (Carson)	(719) 579-1606
Tierra Vista (Peterson)	(719) 597-7200
Hunt (USAFA)	(719) 982-4800
Medical appointments	(719) 524-2273
TRICARE West	(888) 874-9378

Add your own

MY UNIT

SPONSOR

SCHOOL LIAISON

VET CLINIC

Links

Peterson-Schriever newcomers · Colorado military tax · El Paso County military vehicles · BAH Rate Lookup · Plan My Move

Sources: Military OneSource installation pages; Peterson-Schriever newcomers and school district list; housing.af.mil; Colorado Dept. of Revenue; Apartments.com (Oct 2026); DoD 2026 BAH rates via FedRateCalc.

READY FOR THE FULL PLAYBOOK?

Go step by step with the kits.

Worksheets, trackers and a complete binder setup for every stage of your move.

pcslikeapro.org

hello@pcslikeapro.org

WORKSHEET

Plan your landing

My housing budget

ITEM	AMOUNT
My monthly BAH	$
Rent or mortgage	$
Utilities (estimate)	$
Renter's or homeowner's insurance	$
Left over (BAH minus costs)	$

Neighborhood comparison

AREA / ADDRESS	RENT OR PRICE	COMMUTE TO BASE	SCHOOL DISTRICT	NOTES

First-week checklist

- [ ] Report to your unit or reception
- [ ] Update DEERS; get dependent IDs
- [ ] Turn in travel and moving paperwork
- [ ] Register with Child and Youth Programs
- [ ] Attend newcomers orientation
- [ ] Enroll in TRICARE
- [ ] Enroll kids in school
- [ ] Find covered parking for hail