




CATALYST
CAMPUS
FOR TECHNOLOGY & INNOVATION



Our Vision is to be a Mission Focused Collaboration and Innovation Ecosystem for Private Industry, Academia, Government, and Allies by Serving as a Trusted Agnostic Partner to Accelerate Solutions for the Execution of the National Defense Strategy, Advancement of Civil Programs, and Economic Development of Communities.



Catalyst Campus Colorado Springs

12 Acres / 200,000 sq ft

Ice House

- 27,000 SF
- R&D Lab Space

Bldg 545

- 24,000 SF
- Offices
- Classrooms
- CoLab Space

Bldg 455

- 37,000 SF
- Executive Offices

Toshiba Bldg

- 6,000 SF
- Offices
- Lab Space

Future Expansion

- R&D
- Operations

Bldg 557

- 27,000 SF
- R&D Lab Space
- 300 Person Auditorium

Bldg 555

- 45,000 SF
- Offices
- Classrooms
- CoLab Space

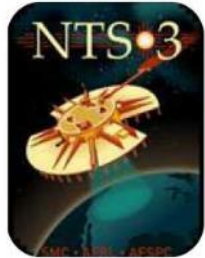
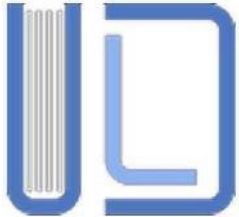
Bldg 559

- 35,000 SF
- Executive Offices



Catalyst at Work

The concept of public-private interface is meritorious, but the proof is seeing those engagements in action. Catalyst Campus is enabling these activities and more.



Catalyst Community



Economic Impact & Growth

Independent Economic Study Performed by the UCCS Economic Forum

1. Catalyst Campus - 2019
2. Catalyst Accelerator - 2020



1,193 jobs were attributable to Catalyst Campus in 2019



These jobs generated \$89.3 million in labor income for workers



The net increase in goods & services to the region (GMP) was \$134.8 million



In 2019, there was \$271.6 million more circulating in the economy because of Catalyst Campus



This activity generated \$26 million in local, state & federal taxes.



THE **CATALYST**
ACCELERATOR
AT CATALYST CAMPUS FOR TECHNOLOGY AND INNOVATION



138 Contracts Resulting in \$122M+



180+ New Jobs Created



Estimated \$11.4M+ in New Wages

*Data from first five cohorts

Catalyst Campus Colorado Springs 2030 Plan



Catalyst Campus Proprietary Information

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Notable Public Improvements

- Removal of Costilla Street rail overpass.*
- Flood mitigation, realignment, enhancement and public activation of Fountain Creek corridor.*
- Extension of E. Cucharras Street with pedestrian/vehicular crossing.*
- Extension of Shooks Run trail and realignment alongside Fountain Creek.*
- New public parking, sidewalks, wayfinding signage, curb and gutter, streetscape, public art, lighting, stormwater, and wet utilities.

****Specific improvements aligned with the Envision Shooks Run Master Plan***

Alignment with Envision Shooks Run Master Plan

G. ECONOMIC VITALITY & REDEVELOPMENT

In line with anticipated changes in land uses, efforts undertaken by the City and various stakeholders to promote economic development and redevelopment along both sides of the corridor and in the greater downtown area, should be supported.

Forecasts for future development along the corridor are generally optimistic. Based on market conditions and regional economic trends, the economic analysis completed as part of the Envision Shooks Run project revealed that the Shooks Run study area could support the development of up to 2,400 new apartment units and 2,400 townhome or condominium units over the next 25 years. The area could also support the development of around 200,000 to as much as 600,000 square feet of office space over the next 20 years, and around 100,000 square feet of additional retail space.

The Shooks Run Corridor is likely to attract and support a good deal of additional residential development as the amenities and facilities along the corridor are completed, and as the revitalization of the downtown area continues to move forward.

The area is somewhat less likely to serve as a focus for retail growth, given its more isolated location in the region, compared to locations in the heart of the downtown area. It is more likely to emerge as an area of new office development, given the projects currently underway at the Catalyst Campus. This economic development will produce significant fiscal benefits to the City of Colorado Springs over the next several decades, which will support the public investment made to stimulate and improve the corridor's environment (see Appendix B: Economic Analysis).

OFFICE

- Office development downtown and in the Shooks Run area should remain less prominent compared to residential development over the next few decades.
- The potential growth of the Catalyst Campus could significantly fuel office and employment growth in the downtown and Shooks Run areas.

RESIDENTIAL

- Assuming that residential projects in the downtown area gain success in the local market, this should provide momentum and further market support for residential development along Shooks Run.
- As the residential market in Colorado Springs becomes more expensive, and the trend toward maintenance-free living becomes more popular, higher density, attached residential living and apartment living may become more prominent.

RETAIL

- Retail growth may occur "organically" as the Downtown area continues to add to its residential base over time.
- Restaurants will continue to create vitality in support of other land uses and residential downtown living.
- Grocery stores, pharmacies and other outlets selling "everyday use items" are needed and would likely be successful retail expansions.

SUPPORT OF PRIVATE REDEVELOPMENT

An important purpose and intent of this plan is to foster and encourage the participation of the private and non-profit sectors in reinvestment and redevelopment of properties in appropriate locations along the corridor. To achieve this, the expectation is that this FMP and the accompanying Sustainable Infrastructure Plan (SIP) will be used and applied in an adaptive and development-supportive manner. Financial responsibility associated with identified improvements, and particularly the recommended enhancements, should be consistent with City Code. Funds should be fairly allocated among project-specific, corridor-wide and City-wide projects. Both public and private investment is encouraged.

D. ONGOING & FUTURE PROJECTS & PLANS

The City is committed to investing in infrastructure improvements in the Shooks Run area. This FMP will help provide a stronger road map for ongoing and planned investments. Rather than piecemeal projects with a more single focus purpose, the corridor projects will be coordinated under the benefit of this FMP, ensuring communication and cooperation among various departments. Currently, the City is working on, or has funding for, a number of other improvement projects and plans in the Shooks Run Corridor area. These projects and plans were considered during the creation of the FMP.

KEY PROJECTS:

CUHARRAS AREA IMPROVEMENTS

Currently under construction, this Issue 2C project is addressing roadway and drainage issues near the intersection of Cucharras and Corona Streets on the west side of Shooks Run.

PASEO OVER SHOOKS RUN BRIDGE REPLACEMENT

Design of this bridge replacement is nearing completion and construction is planned to start in the next year. The funding for this project is PPRTA II A-List.

LEGACY LOOP: SHOOKS RUN TRAIL CONNECTION

The project is currently under design and will complete the Shooks Run Trail connection from Lower Shooks Run Park to the Greenway Trail at the south end of the Shooks Run Corridor.

PIKES PEAK IMPROVEMENT PROJECT

This project is nearing the end of design and will improve Pikes Peak Avenue between Nevada Avenue and east of Corona Street. The project includes reconfiguration of the intersection of Pikes Peak and Corona to a partial roundabout.

CITY STORMWATER IMPROVEMENT PROGRAM

The City has committed to perform \$9 million of stormwater improvements on Shooks Run. These improvements are currently being scheduled over the next 20 years.

SHOOKS RUN BRIDGE REPLACEMENTS

A pool of \$13 million was established for bridge replacements over Shooks Run, currently funded in the PPRTA II B-List (these projects start after PPRTA II A-List projects are completed). PPRTA II funding extends through 2024.

Alignment with Envision Shooks Run Master Plan

INFRASTRUCTURE IMPROVEMENTS

- Costilla Street bridge replacement.
- New landmark bicycle and pedestrian bridge south of Vermijo Avenue connected with the urban park that terminates at Vermijo Avenue.
- New Cucharras Street bridge.
- Removal of Costilla Street Railroad bridge.
- Colorado Avenue pedestrian/bicycle bridge.
- Retain existing Pikes Peak Avenue bridge.
- Create a feature that recirculates water in the Urban Waterway Promenade portion of the channel, in order to increase the level of water in Shooks Run.
- Continuous stream level multi-use trail with grade separated crossings.
- Street level promenade.
- Urban waterfront park.
- Landmark pedestrian bridge on E. Vermijo Avenue at street level, completing the east-west connection.
- Extension of park areas to locations of nearby mixed-use development.
- Landmark pedestrian bridge on E. Vermijo Avenue at street level, completing the east-west connection.
- Extension of park areas to locations of nearby mixed-use development.
- Expanded park programs and activities.
- Park trails connecting from the Shooks Run channel to surrounding neighborhoods and the downtown area.
- Shooks Run low flow channel improvements.
- Channel side-slope grading, stabilization and retaining.
- Channel realignment, including a meandering of the channel to enhance the qualities of the greenway.
- Reconstruction of the channel gradient and profile.
- Installation of various drop structures within the channel.
- Maintenance access to the Shooks Run channel.



Proposed Districts

Catalyst Campus Metro Districts 1 & 2

Two residential metropolitan districts each using a 30-mill property tax levy to provide for the planning, design, acquisition, construction, installation, relocation, and redevelopment of the Public Improvements. Each district will also utilize a 10-mill property tax levy for operations and maintenance.

Anticipated bond capacity of \$90M and \$68M in estimated public improvement costs.

Catalyst Campus Business Improvement District (CCBID)

A proposed BID that will use a 50-mill property tax levy to fund the acquisition, construction and maintenance of public improvements that may include:

water services, safety protection devices, sanitation services, street improvements, curbs, gutters, culverts, drainage facilities, sidewalks, parking facilities, paving, lighting, grading, landscaping and storm and wastewater management facilities and associated land acquisition and remediation.

Catalyst Campus Expansion Phasing

Phase 1

- Building 1 (residential): Four story, 66-unit building with 150 structured parking stalls.
- Building 2 (commercial): Six story, 110k square foot office building with 900 seat war games auditorium.
- Bridge removal, Phase 1 utilities, roads, stormwater and streetscapes.

Phase 2

- Building 3 (commercial): Four story, 80k square foot office building with 800 structured parking stalls.
- Shooks Run mitigation
- Acquisition of Transit Mix property

Phase 3

- Building 4 (commercial): Six story, 96k square foot office building.
- Building 5 (residential): Three story, 42-unit residential building with 57 structured parking stalls.
- Building 6 (mixed-use): Five story, 120-unit residential building with 16k square feet of ground floor retail and 182 structured parking stalls.

Phase 4

- Building 7 (dual commercial): Three story, 26k square foot south office tower; Six story, 90k square foot north office tower, and 514 stall parking garage between the towers.
- Building 8 (commercial): Five story, 125k square foot office building with 485 structured parking stalls.
- Building 9 (residential): 4 story, 68-unit residential building with 97 structured parking spaces.

Phase 5

- Building 10 (commercial): Six story, 106k square foot office building with 371 structured parking stalls.
- Building 11 (commercial): Four story, 44k square foot commercial building with 160 structured parking stalls.