

Airport Development and Related Infrastructure Update

City Council Work Session
January 25, 2021

Bob Cope, Economic Development Officer
Troy Stover, Assistant Director of Aviation,
Business and Finance
Travis Easton, Public Works Director
Brian Whitehead, System Extensions Manager
Peter Wysocki, Director of Planning and Community Development



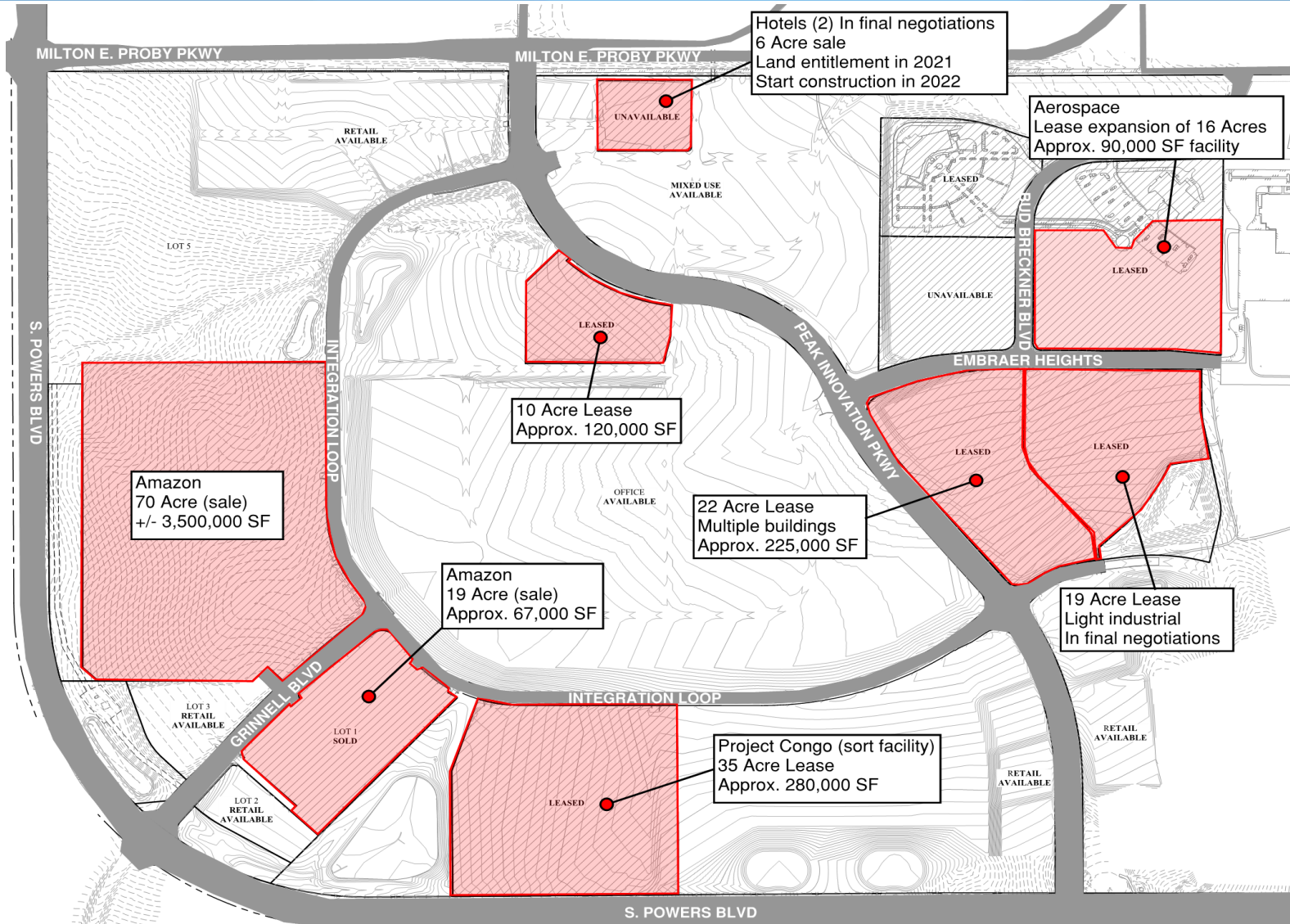
Airport Development and Related Infrastructure Update



Presentation Overview

1. Airport Development Overview - Troy Stover
2. Peak Innovation Park Roadway Infrastructure Improvements - Troy Stover
3. Future Powers Infrastructure Improvements - Travis Easton
4. Colorado Springs Utilities Related Infrastructure - Brian Whitehead
5. Active Airport Area Entitlements - Peter Wysocki
6. Questions

Peak Innovation Park Land Development



Peak Innovation Park Land Development & Transactions



Airport Land Sale Transactions

- Approx. 95 acres of land sold since 2019 and/or in final negotiations, with approximately 4 million square feet of vertical construction

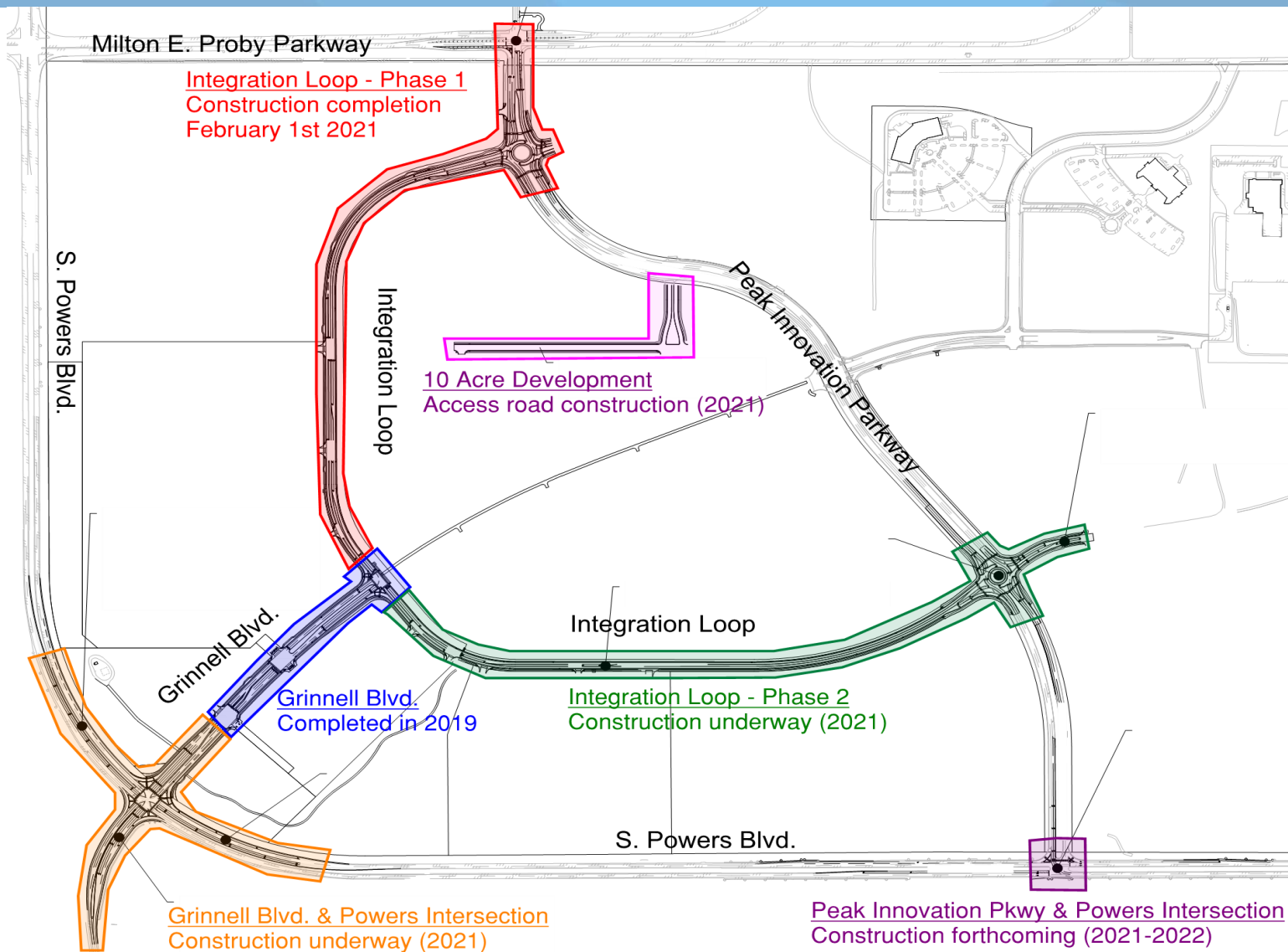
Airport Executed Leases in 2020

- Over 102 acres of land has been leased or in final negotiations with more than 800,000 square feet of vertical construction

Room for Growth

- There are over 600 acres of land remaining for development in Peak Innovation Park

Peak Innovation Park Roadway Infrastructure Improvements



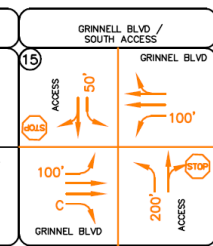
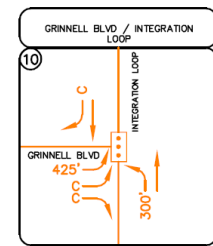
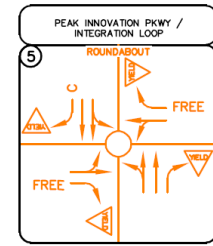
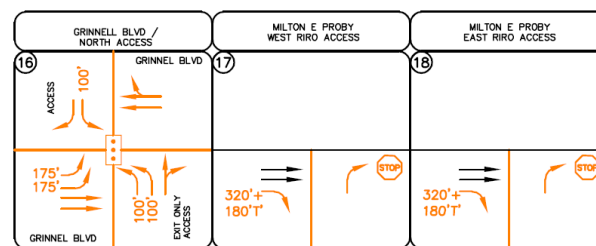
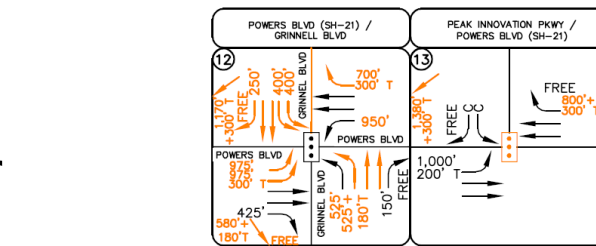
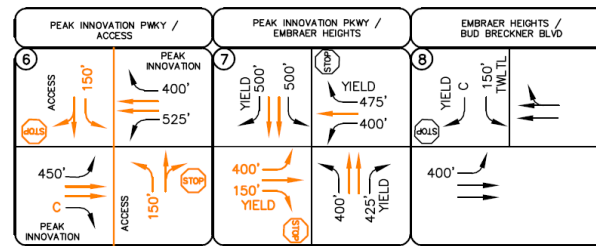
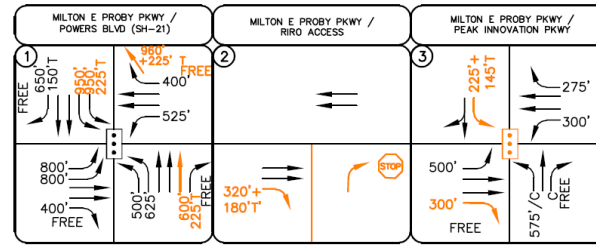
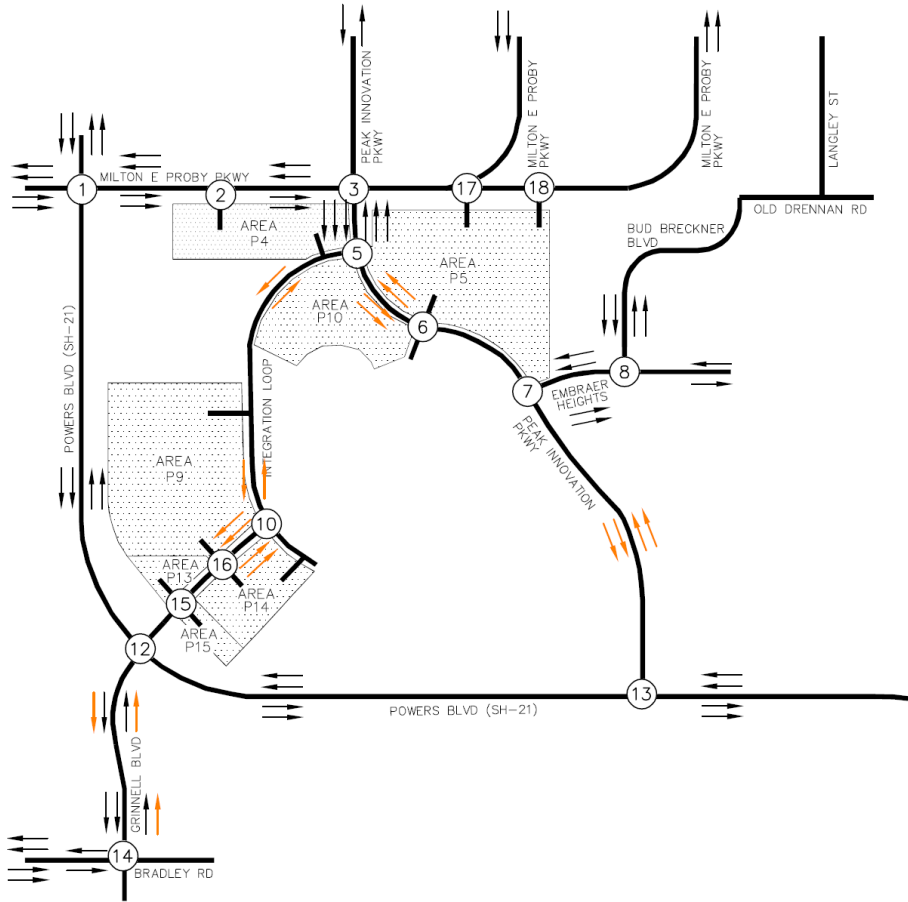
Peak Innovation Park Infrastructure Improvements



Road Development (2019-2021)

- Over 2 miles of road built and/or under construction
 - Grinnell Blvd extension and Integration Loop
- Intersection Improvements
 - 2 roundabouts added to Peak Innovation Parkway
 - 3 lighted intersections
 - 3 intersection upgrades for access to Amazon, 10-acre land development and future retail sites

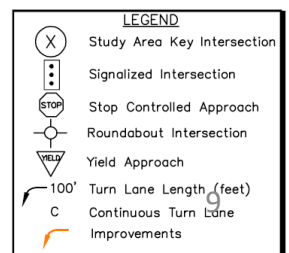
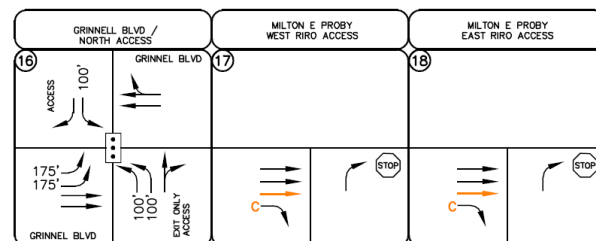
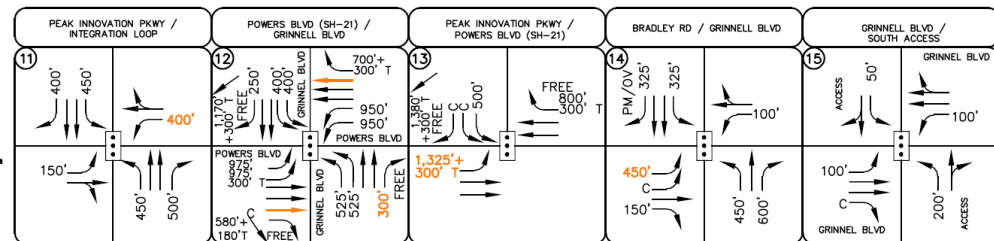
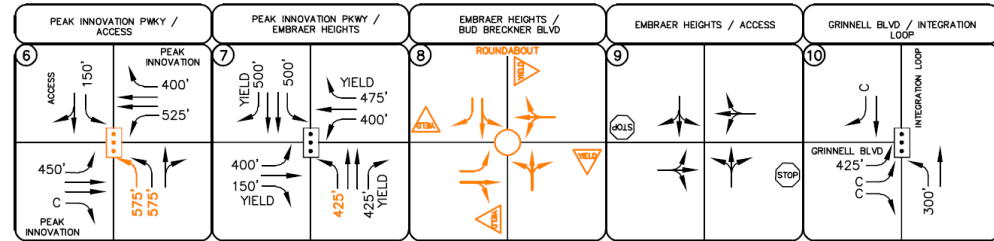
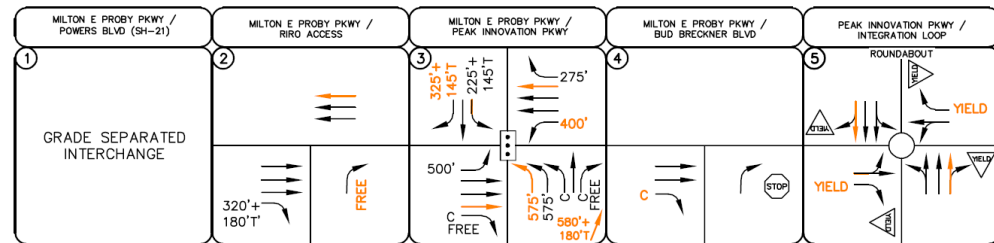
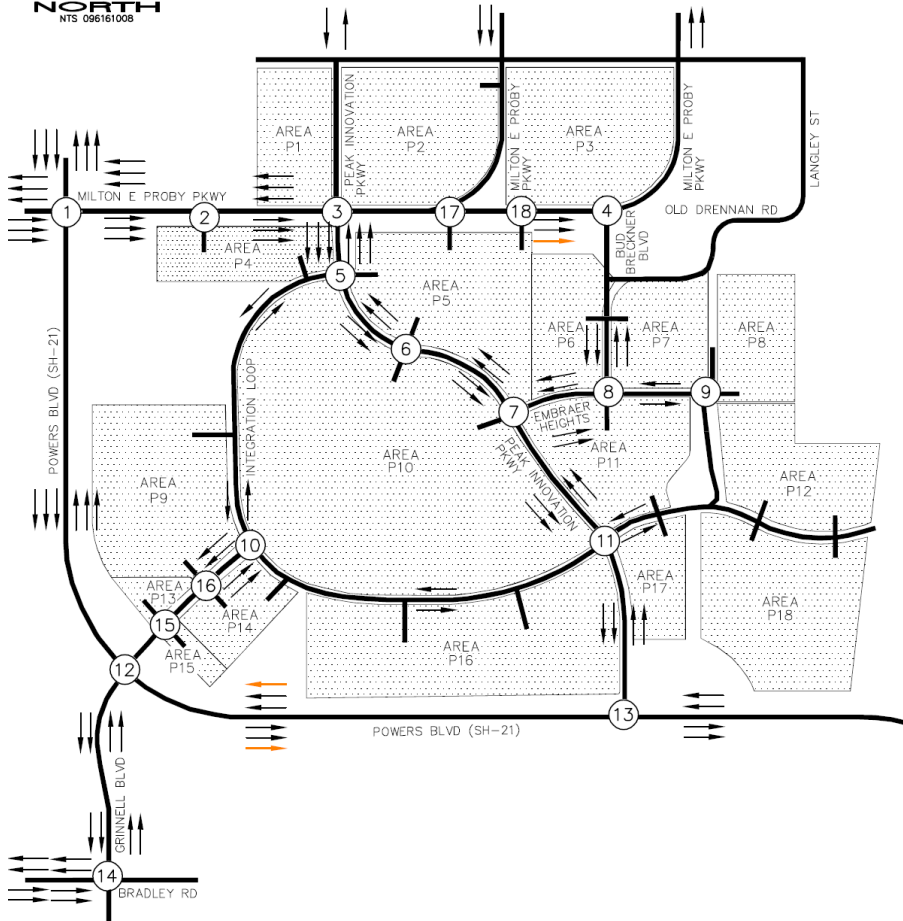
2020-2022 Peak Innovation Park Roadway Intersection Improvements



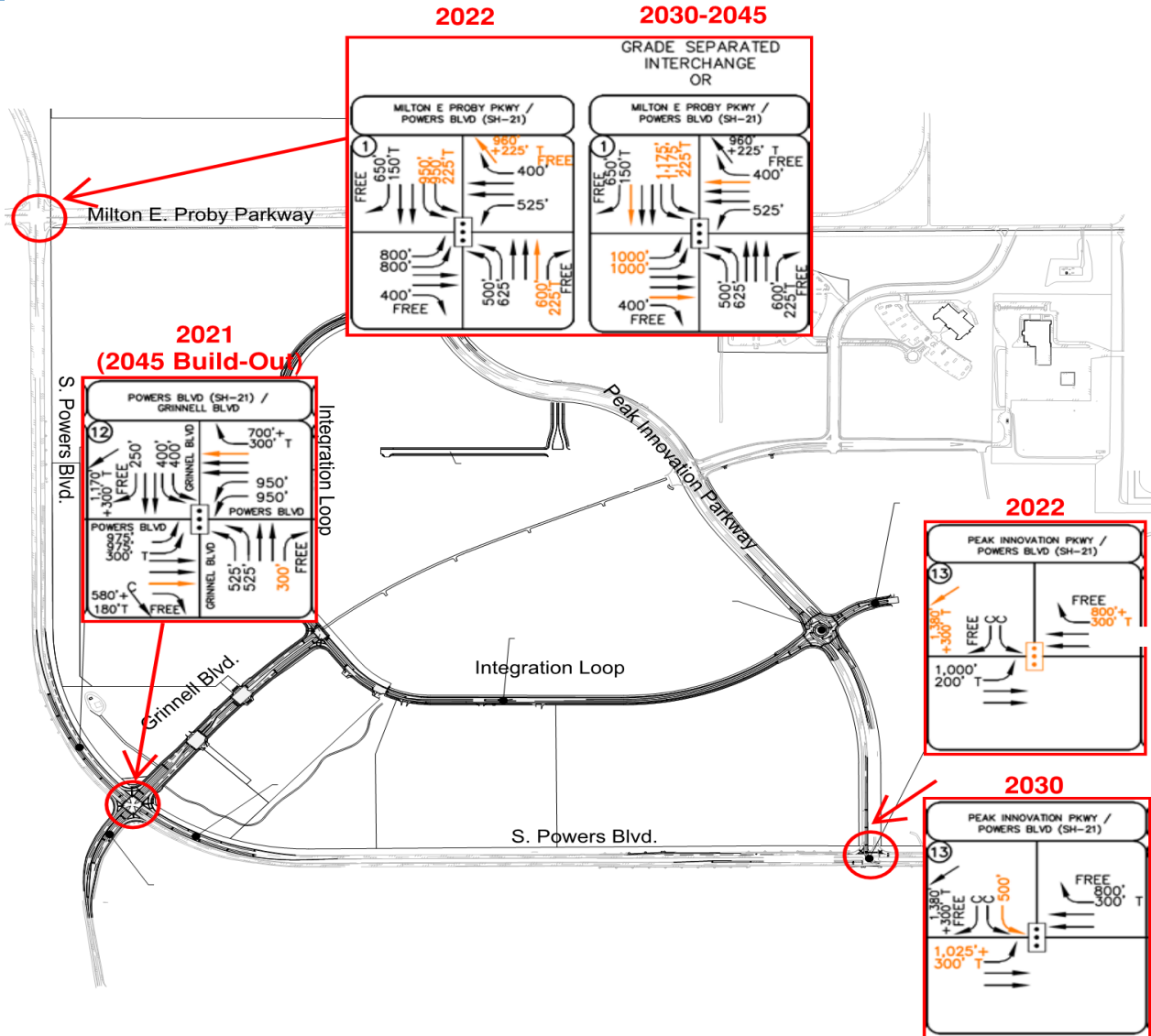
LEGEND

- (X) Study Area Key Intersection
- Signalized Intersection
- Stop Controlled Approach
- Roundabout Intersection
- Yield Approach
- 100' Turn Lane Lengthy (feet)
- C Continuous Turn Lane
- Improvements

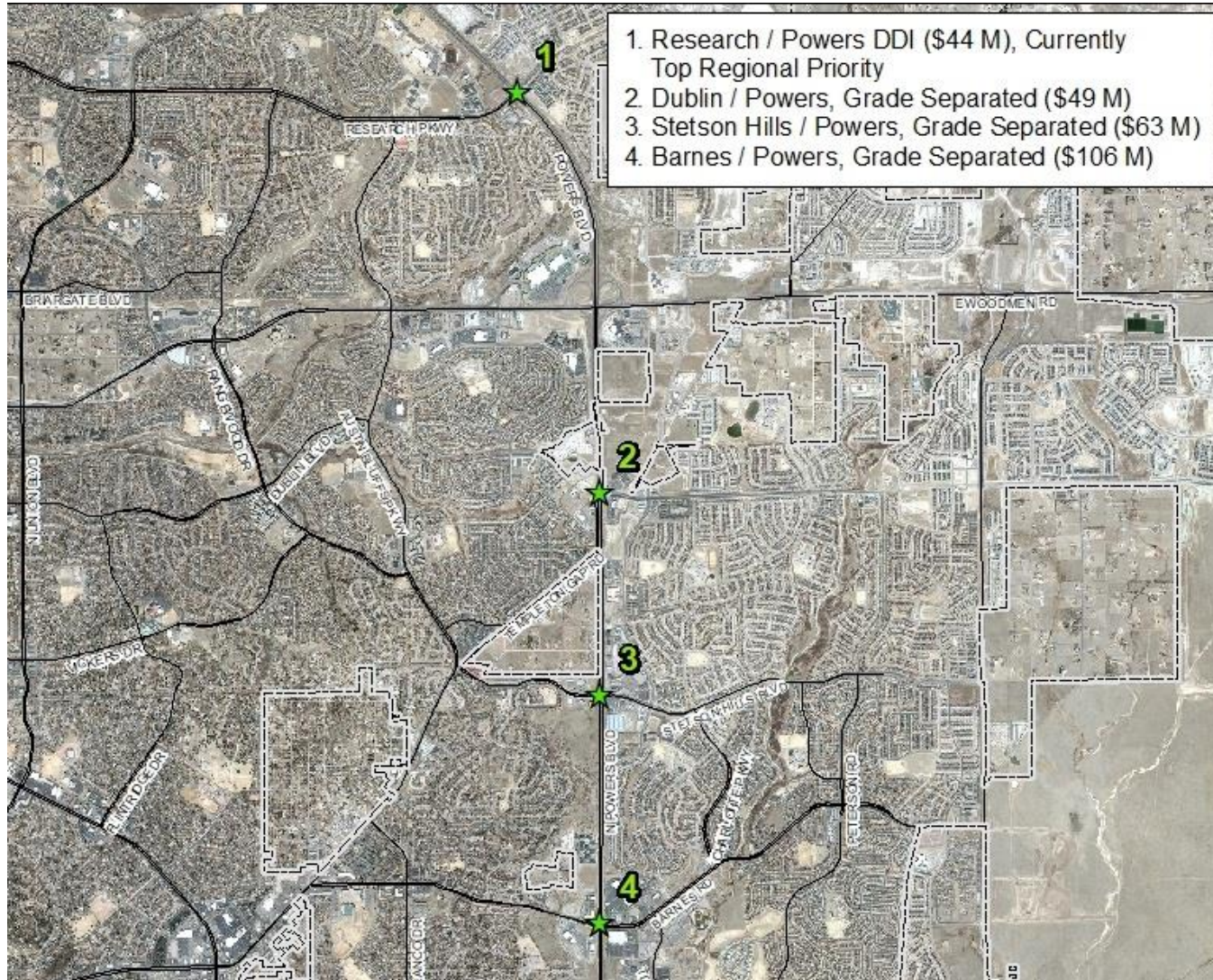
2045 Peak Innovation Park Roadway Intersection Improvements



Powers Blvd. Improvements



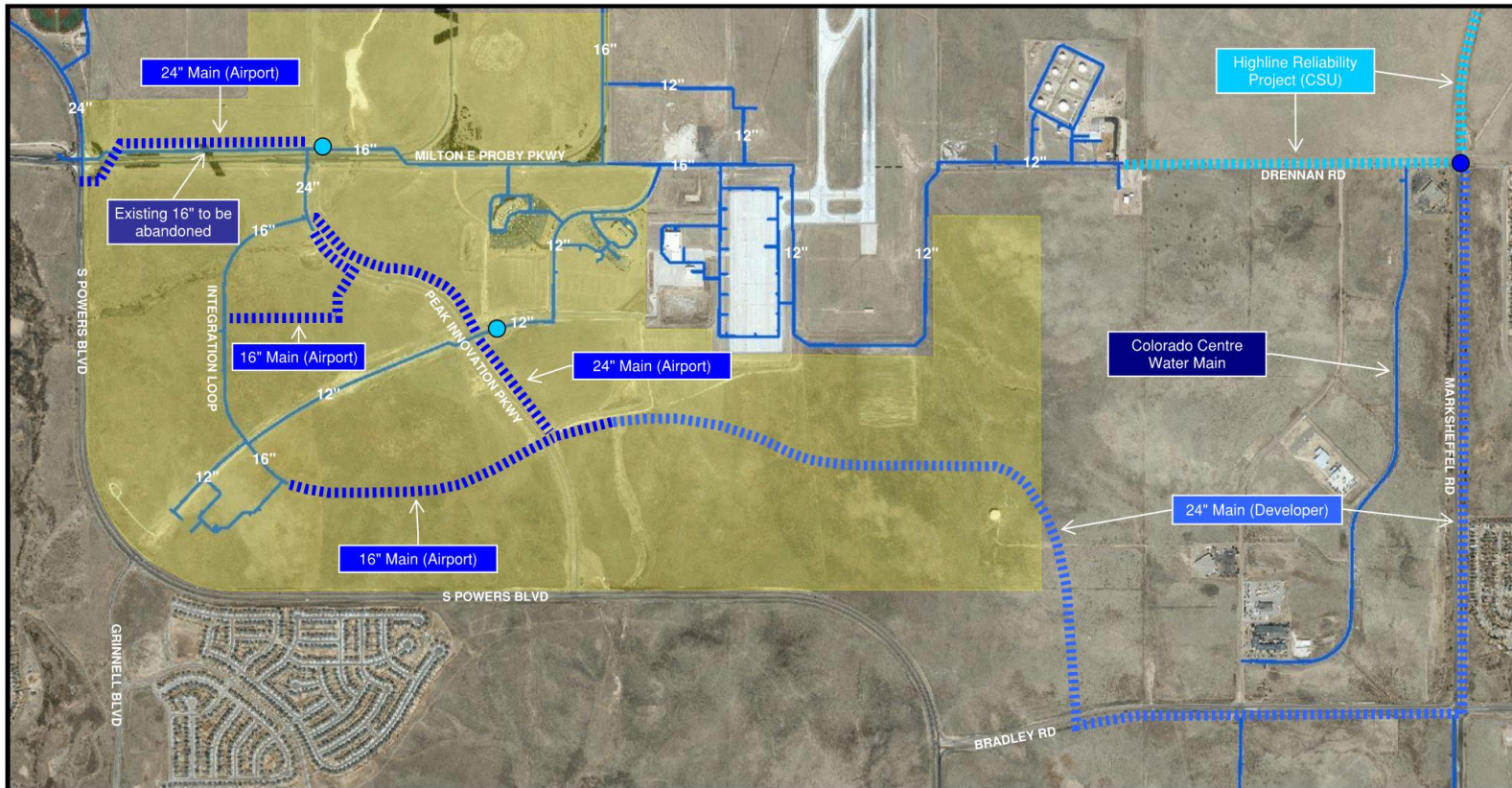
Public Works - Roads



Utilities



Colorado Springs Airport | Peak innovation Park Utility Exhibit | Water



Legend	
Existing Water Mains	
Future Water Mains	
Existing Pressure Reducing Valve	
Future Pressure Reducing Valve	
Peak Innovation Park	



Utilities



Colorado Springs Airport | Peak Innovation Park Utility Exhibit | Wastewater



Legend	
Existing Wastewater Mains (Gravity)	Existing Lift Station
Existing Wastewater Mains (Force)	Peak Innovation Park
Future Wastewater Mains (Gravity)	Future Lift Station
Future Wastewater Mains (Force)	Colorado Centre Metro District Infrastructure



Utilities



Colorado Springs Airport | Peak Innovation Park Utility Exhibit | Electric



Legend	
Existing Electric (12.5 and 34.5kV)	- - - - - Existing Substation ●
New Electric	————— Future Substation ●
Future Electric	Peak Innovation Park □



Utilities



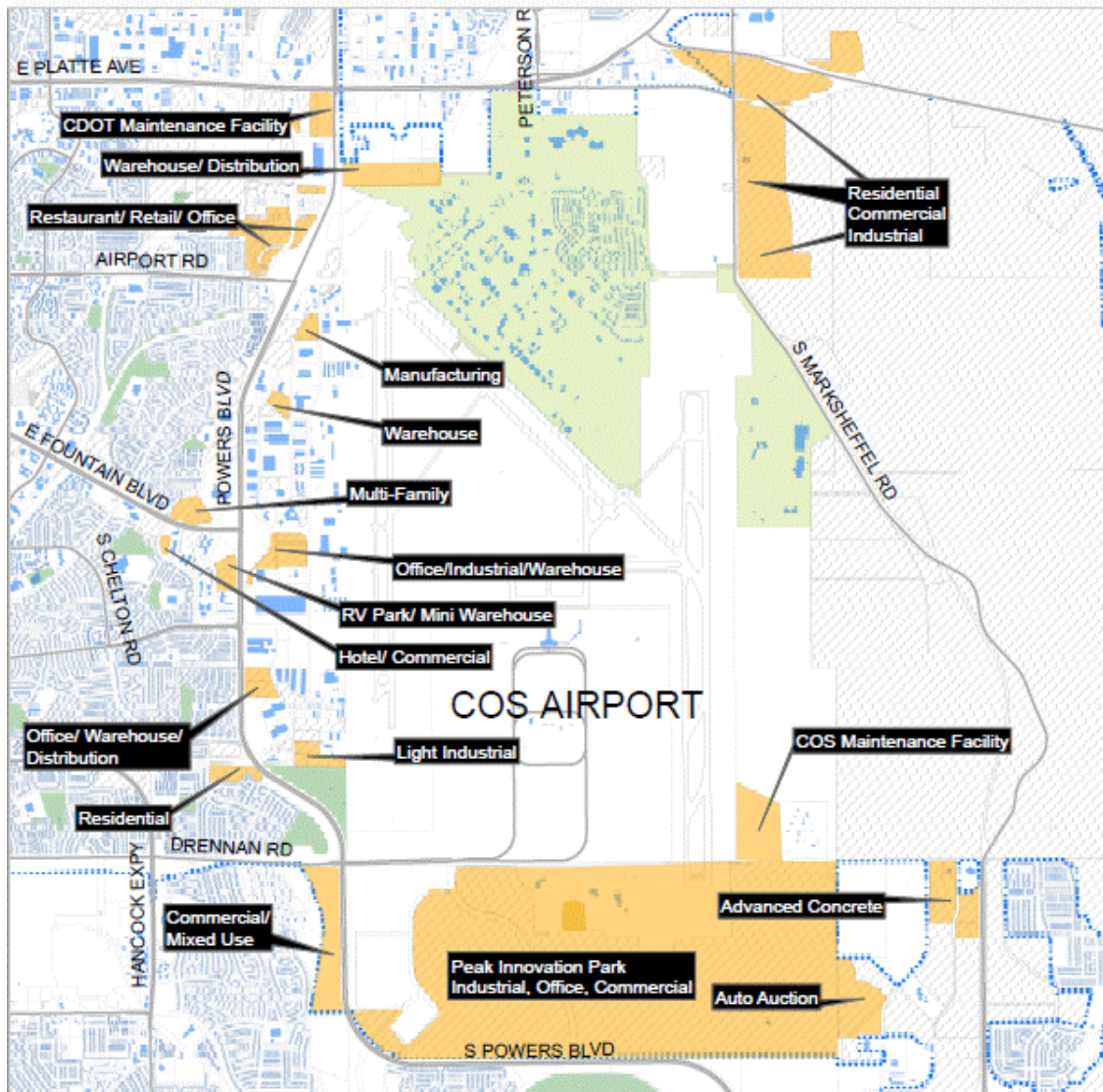
Colorado Springs Airport | Peak Innovation Park Utility Exhibit | Gas



Legend	
Existing Gas Main	—
Future Gas Main	-----
Existing Pressure Regulator	●
Future Pressure Regulator	●
Peak Innovation Park	▭



Active Airport Entitlements



Active Airport Entitlements

- Vacant Land
- Plan Intake Projects
- Buildings*
- City Parcels
- City Boundary
- Military

*may not be up-to-date



Questions?