CSU ADVANCED TECHNOLOGIES CAMPUS
FACILITIES MASTER PLAN
8655 DRENNAN ROAD, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

MASTER PLAN

LAND AREA:

6,971,779 SQ. FT. OR 160.050 ACRES MORE OR LESS

LEGAL DESCRIPTION:

LOT 1 OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011) – EPOCH 2010. THE BEARING OF THE LINE BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 4 MONUMENTED BY 2–1/2 INCH ALUMINUM CAP – ILLEGIBLE – 0.3' UNDER ASPHALT AND NORTHEAST CORNER OF SAID SECTION 4, MONUMENTED BY 3–1/4 INCH ALUMINUM CAP – ILLEGIBLE – 0.5' UNDER ASPHALT IS NORTH 89°24'39" EAST 2,628.19 FEET (GROUND DISTANCE).

COMMENCING AT SAID NORTH QUARTER CORNER;

THENCE SOUTH 0°13'33" EAST, A DISTANCE OF 30.00 FEET COINCIDENT WITH THE NORTH–SOUTH CENTERLINE OF SAID SECTION 4, TO THE EXISTING SOUTHERLY RIGHT–OF–WAY OF DRENNAN ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE EASTERLY ON SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING (3) COURSES:

1. NORTH 89°24'44" EAST, A DISTANCE OF 1,314.70 FEET;
2. SOUTH 0°17'13" EAST, A DISTANCE OF 9.99 FEET;
3. NORTH 89°24'38" EAST, A DISTANCE OF 1,114.88 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FOREIGN TRADE ZONE BOULEVARD (80' WIDE);

THENCE SOUTHERLY COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES:

1. SOUTH 0°28'58" EAST, A DISTANCE OF 2,225.02 FEET;
2. ON A NON–TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°00'01", A RADIUS OF 890.00 FEET AND A CHORD WHICH BEARS SOUTH 22°00'58" WEST;
3. SOUTH 44°31'18" WEST, A DISTANCE OF 762.52 FEET;

THENCE DEPARTING FROM SAID WESTERLY RIGHT OF WAY LINE, NORTH 45°29'06" WEST, A DISTANCE OF 1,090.18 FEET TO THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 4;

THENCE COINCIDENT WITH THE SOUTH LINE OF SAID NE1/4, SOUTH 89°31'06" WEST, A DISTANCE OF 870.53 FEET TO THE NORTH–SOUTH CENTERLINE OF SAID SECTION 4;

THENCE NORTH 0°13'33" WEST, A DISTANCE OF 2,628.16 FEET COINCIDENT WITH THE NORTH–SOUTH CENTERLINE OF SAID SECTION 4, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 6,971,758 SQUARE FEET OR 160.050 ACRES OF LAND MORE OR LESS.

PROJECT DESCRIPTION

PHASE 1: HORIZON SUBSTATION AND FULL SPECTRUM DETENTION POND

PHASE 2: ADVANCE TECHNOLOGY CENTER BUILDING (ATC ENERGY INNOVATION BUILDING) HOUSING MULTIPLE TESTING LABS FOR ELECTRICAL ENHANCEMENTS AND STUDIES. THE PROPOSED LABS AND USE CASES FOR THIS BUILDING INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: POWER SYSTEM LAB, DISTRIBUTED ENERGY LAB (DER), ELECTRIC VEHICLE LAB, CYBER SECURITY LAB, ADVANCED METERING INFRASTRUCTURE LAB (AMI). PHASE 2 WILL ALSO INCLUDE GRADING OF THE NORTHEASTER PORTION OF THE SITE AS WELL AS INSTALLATION OF UTILITIES FOR THE ATC ENERGY INNOVATION BUILDING AND THE SUBSEQUENT PHASES OF FUTURE BUILD OUT. PHASE 2 WILL ALSO INCLUDE AN INNOVATION PARK CONSISTING OF OUTDOOR PAVILION AREAS TO INSPIRE AND CREATE AN ATMOSPHERE FOR CREATIVITY AND INNOVATION IN THE FIELD OF UTILITIES.

PHASE 3: SOLAR FARM, HYDROGEN FUEL CELL, RELOCATION OF AERODERIVATIVE GAS TURBINES (TURBINES THAT WILL BE LOCATED AT THE DRAKE POWER PLANT SITE 2021/2022 AND THEN RELOCATED HERE IN 2025) AND FUELING WITH HYDROGEN FUEL, MICROGRID, AND ASSOCIATED. INTERCONNECTIONS TO PHASE 1 AND 2.

PHASE 4: GAS, WATER/WASTEWATER AND IT/SCADA LABORATORY BUILDINGS TO ALLOW FOR TECHNOLOGY TESTING PRIOR TO IMPLEMENTATION OF EACH FEATURED UTILITY.

PHASE 5: NEW SERVICE CENTER FOR CSU. THE SERVICE CENTER WILL BE AN OFFICE AND HUB TO HOUSE LOCALIZED UTILITY CREWS FOR NEW INSTALLATIONS AND MAINTENANCE WORK FOR EASTERN COLORADO SPRINGS.

BUILDING/STRUCTURE TOTAL S.F.

PHASE 1:	871,200 S.F. (37.38 AC LAND AREA)
PHASE 2:	43,000 S.F. (31.45 AC LAND AREA)
PHASE 3:	1,085,330 S.F. (74.78 AC LAND AREA)
PHASE 4:	54,000 S.F. (7.81 AC LAND AREA)
PHASE 5:	30,000 S.F. (8.63 AC LAND AREA)

ZONE DISTRICT

EXISTING ZONE DISTRICT: EL PASO COUNTY 1–2/A–5/CAD–O

PROPOSED ZONE DISTRICT: CITY OF COLORADO SPRINGS PF/AO

PREPARED: 2/24/2021

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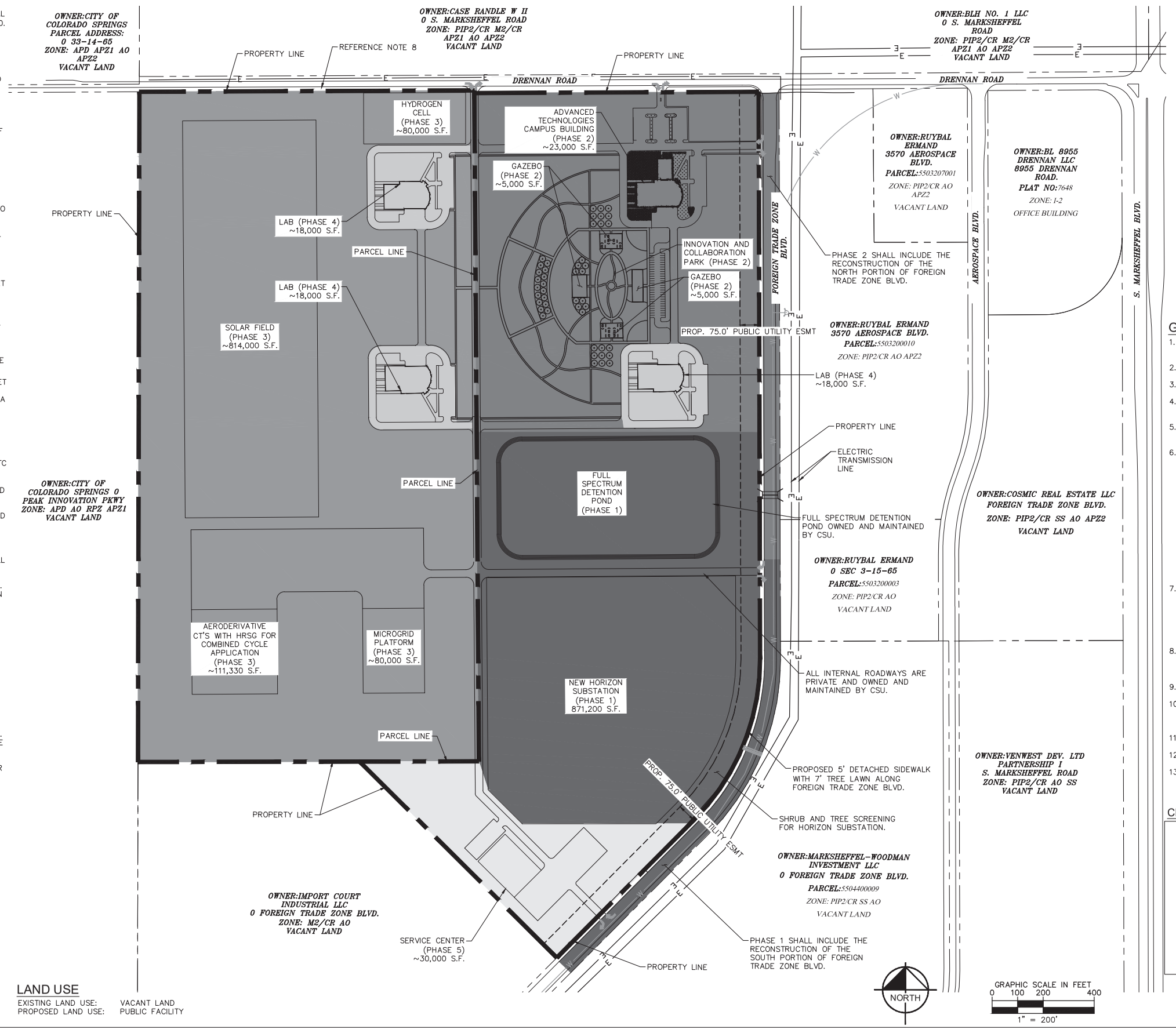
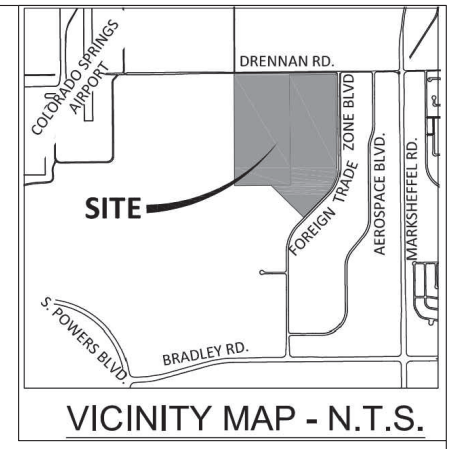


LAND USE

EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: PUBLIC FACILITY



VICINITY MAP - N.T.S.

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5

GENERAL NOTES

1. THE ADVANCED TECHNOLOGIES CAMPUS (ATC) WILL BE UTILIZED AS A PLATFORM FOR TESTING NEW TECHNOLOGIES, PILOTS AND PROOF OF CONCEPTS.
2. THE ATC WILL CONSIST OF MULTIPLE LABS INCLUDING BUT NOT LIMITED TO THOSE SHOWN.
3. NOTE THAT THE LAYOUT OF THE PROPOSED LABORATORIES IS PRELIMINARY AND FOR CONCEPTUAL USE ONLY.
4. BUILDING AND STRUCTURE SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT PLAN PROCESS OF EACH PHASE.
5. FUTURE DEVELOPMENTS WILL NEED TO REMOVE AND REPLACE ANY DAMAGED C&G ADJACENT TO THE PROPOSED DEVELOPMENT.
6. FOREIGN TRADE ZONE BLVD RIGHT–OF–WAY IS WITHIN THE CITY OF COLORADO SPRINGS LIMITS AND THE EXISTING ROADWAY IS MISSING THE TOP MAT OF ASPHALT AND THE BOTTOM MAT IS IN VERY POOR CONDITION. THEREFORE, THIS DEVELOPMENT IS REQUIRED TO REMOVE THE EXISTING ASPHALT AND FULLY RECONSTRUCT THE SUBGRADE AND ASPHALT IN FOREIGN TRADE ZONE BLVD ADJACENT TO THIS DEVELOPMENT. FOREIGN TRADE BLVD WILL BE FULLY RECONSTRUCTED TO MEET CITY OF COLORADO SPRINGS STANDARDS. A COST RECOVERY FOR HALF OF THE ROADWAY IMPROVEMENTS CAN BE FILED AGAINST THE PROPERTIES EAST OF FOREIGN TRADE BLVD. FOREIGN TRADE ZONE BLVD SHALL BE RECONSTRUCTED IN TWO PHASES. DURING PHASE 1 THE ROAD SHALL BE RECONSTRUCTED SOUTH OF THE HORIZON SUBSTATION. THE REMAINING ROAD TO THE NORTH WILL BE RECONSTRUCTED DURING PHASE 2.
7. THE DEVELOPMENT WILL ALSO REQUIRE THE INSTALLATION OF 5' DETACHED OR 6' ATTACHED SIDEWALK ALONG FOREIGN TRADE ZONE BLVD ADJACENT TO THE DEVELOPMENT. THE 5' DETACHED SIDEWALK WILL REQUIRE AT LEAST A 7' TREE LAWN AREA. FUTURE DEVELOPMENT PLANS FOR EACH PHASE ARE REQUIRED TO SHOW AND CALL OUT THE REQUIRED SIDEWALK AND TREE LAWN.
8. THE DEVELOPER SHALL DEDICATE APPROXIMATELY 10 FEET OF ROW ALONG THE NORTH SIDE OF LOT (TSN#5504100001) ON DRENNAN ROAD. THIS DEDICATION MUST BE CONSISTENT WITH THE EASTERN PROPERTY (TSN#5504101001) LINE ROW.
9. EDRD HAS REVIEWED THE GEOLOGIC HAZARD WAIVER AND FOUND IT ACCEPTABLE.
10. ALL INTERNAL ROADWAYS ARE PRIVATE AND THEREFORE WILL BE OWNED AND MAINTAINED BY CSU. A SECURED ACCESS WITH KNOX BOX WILL BE LOCATED AT THE ENTRANCE OF THE HORIZON SUBSTATION.
11. THE PROPOSED SITE SHALL BE SCREENED USING SHRUBS AND TREES IN ACCORDANCE WITH CITY LANDSCAPING CRITERIA.
12. NO SUBSTANTIAL NOISE IMPACTS ARE ANTICIPATED FOR THE PROJECT.
13. THE FUTURE PHASE 3 SHALL BE ACCOMPANIED BY AN EVALUATION REGARDING POTENTIAL EXHAUST PLUME IMPACTS AND ANY POSSIBLE ADVERSE EFFECTS TO LOW FLYING AIRCRAFT.

CITY APPROVAL:

MASTER PLAN
SHEET 1 OF 1