

## **PROJECT STATEMENT – TRUE NORTH COMMONS** ANNEXATION, MASTER PLAN, CONCEPT PLAN AND ZONE CHANGE

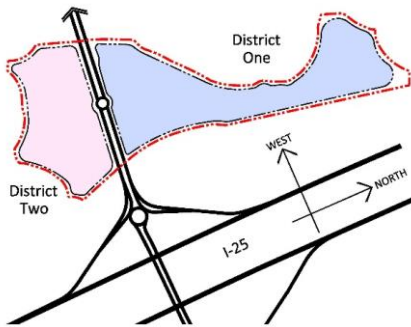
True Commons North is located on 57.8 acres of undeveloped land located on the west side of Interstate 25 along Northgate Boulevard. The site is owned by the United States Air Force Academy (USAFA) and is currently being annexed into the City of Colorado Springs. Blue & Silver Development Partners, LLC will be entering into a long-term lease agreement with USAFA to develop the property including a new Visitors Center for the Air Force.

The vision for True North Commons is to seamlessly embrace the overall character and history of the Academy campus while providing an architectural and national treasure to residents, visitors and cadets. The experience that the visitor has in this location should reference the dignity and the architectural character of the campus they are about to visit. Our vision reflects that philosophy as it presents itself at the intersection of Northgate Boulevard and Interstate 25.



The Site Plan envisions the creation of two distinct districts, bisected by Northgate Boulevard traversing roughly mid-site just west of the existing north gate to the Academy. The two sites that straddle Northgate Boulevard closest to the interstate are the designated locations for the Visitor Center and a site for two hotels. The two districts work together, organized on a 28-foot module, with formal vehicular approaches to both the Visitor Center and the hotels that creates a dramatic entry sequence for the visitor. Plaza spaces surround both the Visitor Center and the hotels which are connected across

Northgate Boulevard by a pedestrian bridge. The formal landscape treatment around the Visitor Center and hotels makes an abrupt transition to the natural landscape of the surrounding site which emphasizes the distinction between the man-made and the natural, typical of the main campus area.



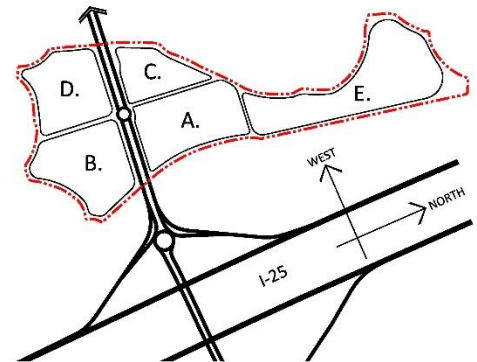
*Project Districts*

District Two is on the south half of the site and features market driven uses with an office complex to the west and hotels to the east. The site plan is organized with parking access off the north/south boulevard and the buildings toward the west with frontage and views to the scenic Monument Creek drainage. The natural site features, landscape and topography penetrate in between and around the buildings to create a softer edge, providing flexibility for a variety of different market driven building footprints and sizes.

The architecture of the new development is intended to recall the mid-century modern design of the main campus with an emphasis on horizontal lines and a rigorous building module. Site design and architectural design guidelines have been established for the project and will be reviewed by a design review committee, which includes the USAFA Campus Architect.

The Site Plan is a multi-faceted program intended to develop a new Visitor Center for the USAFA, complimented by supporting and market driven private sector uses which will be developed to create a critical mass of activity at the project location.

The Site Plan is divided into five (5) distinct parcels. The developed condition of the site will include the Visitors Center (Parcel A), two hotels (Parcel B), retail and entertainment (Parcel C), office (Parcel D) and future development (Parcel E).



*Development Parcels*



The applicant requests approval of the following development applications:

- Annexation
- Master Plan
- Concept Plan
- Zone Change

#### Additional Materials

The following documents have been provided in support of the aforementioned applications:

- Wastewater Master Facilities Request Form
- Hydraulic Grade Line Request Form
- Master Development Drainage Plan
- Traffic Impact Study
- Geological Hazards Study

#### Justification Statement

The applicant submits the following as justification for approval of the aforementioned applications:

- The applications are consistent with the goals and policies of the City's Comprehensive Plan.
- The proposed development is aligned with current market trends.
- The proposed development has been planned to take advantage of natural topography and to protect areas of natural vegetation where possible.
- The proposed land use is consistent with adjacent development within the City.
- The transportation system takes into account issues such as USAFA business traffic, traffic speeds, pedestrian safety and accessibility, and landscaping.
- A pedestrian circulation system has been planned to functionally separate pedestrians from vehicular traffic and provide easy access to open space and recreational facilities.
- Public facilities have been planned in conjunction with the proposed development
- The capacities of planned streets, utilities, and parks will not be overburdened.