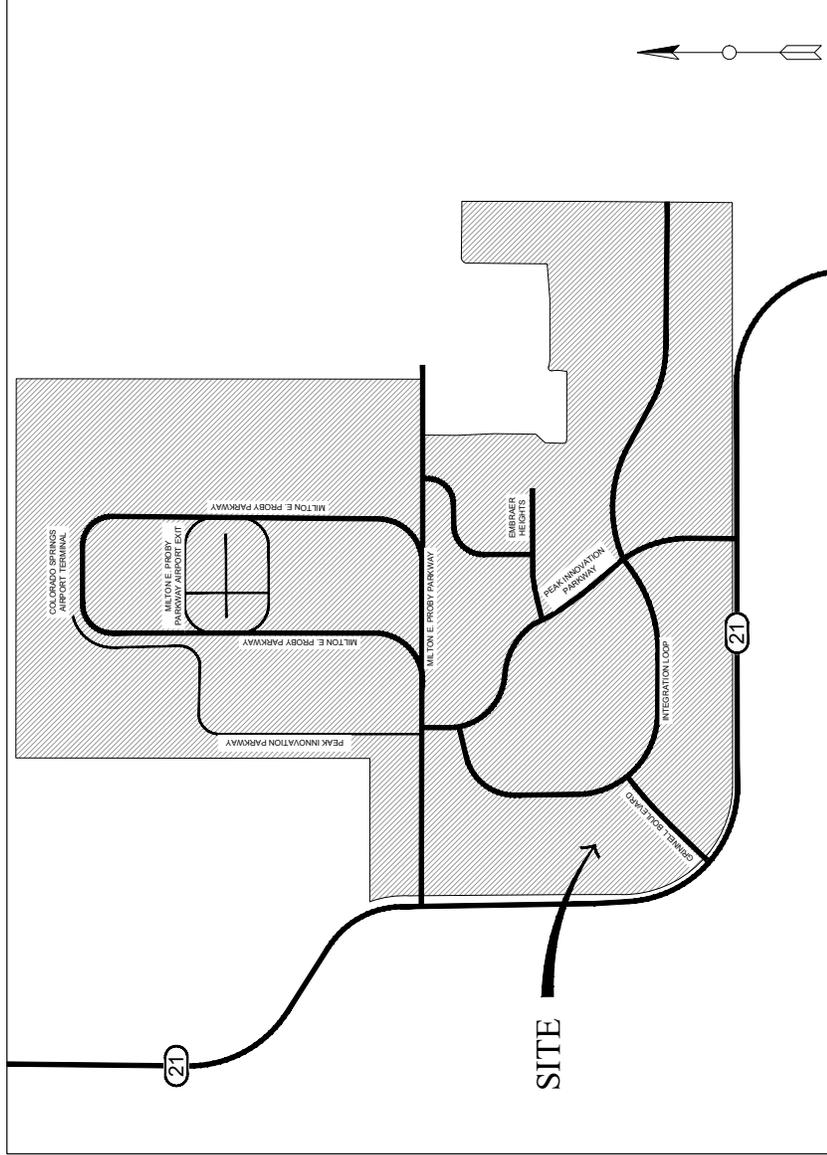


# PEAK INNOVATION PARK

## CONCEPT PLAN AMENDMENT 4

TRACTS OF LAND LOCATED IN SECTIONS 31, 32, TOWNSHIP 14 SOUTH, SECTIONS 4, 5, AND 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
SCALE 1"=1,000'

AMENDMENT NO.	FILE NUMBER	CHANGE TO THE PLAN
1	AR CP 18-0070-A-AM10	SUBDIVISION OF THE SITE INTO LOTS AND TRACTS
2	AR CP 18-0070-A-AM19	AN AMENDMENT TO SHOW A LOT LINE CHANGE BETWEEN LOT 4 AND LOT 5.
3	AR CP 18-0070-A-AM20	CONCEPTUAL LAYOUT OF FOUR OFFICE BUILDINGS WITH 40,000 TO 60,000 SQUARE FEET OF OFFICE SPACE IN EACH BUILDING.
4	AR CP 18-0070-A-AM21	REPLACEMENT OF CONCEPTUAL LAYOUT OF OFFICE BUILDINGS TO CREATE LOTS 11, 12 OF THE COLORADO SPRINGS AIRPORT FILING NO. 18
5	AR CP 18-0070-A-AM22	REPLACED LOT 1 OF THE COLORADO SPRINGS AIRPORT FILING NO. 18 TO CREATE LOTS 11, 12 OF THE COLORADO SPRINGS AIRPORT FILING NO. 18

UVAR-22-0002

AMENDMENT REVISION	NO.	<p>1 ADDITION OF CO SPRINGS AIRPORT FILING 10 LOT INFORMATION.</p> <p>2 LOT INFORMATION.</p> <p>3 CONCEPTUAL LAYOUT OF FOUR OFFICE BUILDINGS WITH 40,000 TO 60,000 SF OF OFFICE SPACE.</p> <p>4 ADDITION OF CO SPRINGS AIRPORT FILING 1E LOT INFORMATION.</p> <p>5 ADDITION OF CO SPRINGS AIRPORT FILING 1G LOT INFORMATION.</p>	<p>COVER SHEET</p> <p>PEAK INNOVATION PARK CONCEPT PLAN COLORADO SPRINGS, COLORADO</p>
		  	
		<p>VERIFICATION SCALE</p> <p>DATE OF PREPARATION: [REDACTED]</p> <p>DATE: AUG. 12, 2022</p>	<p>1 OF 5</p> <p>SHEET</p>

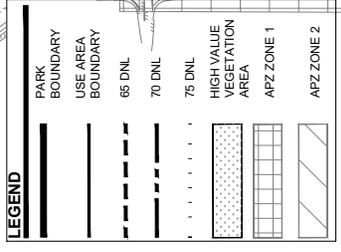
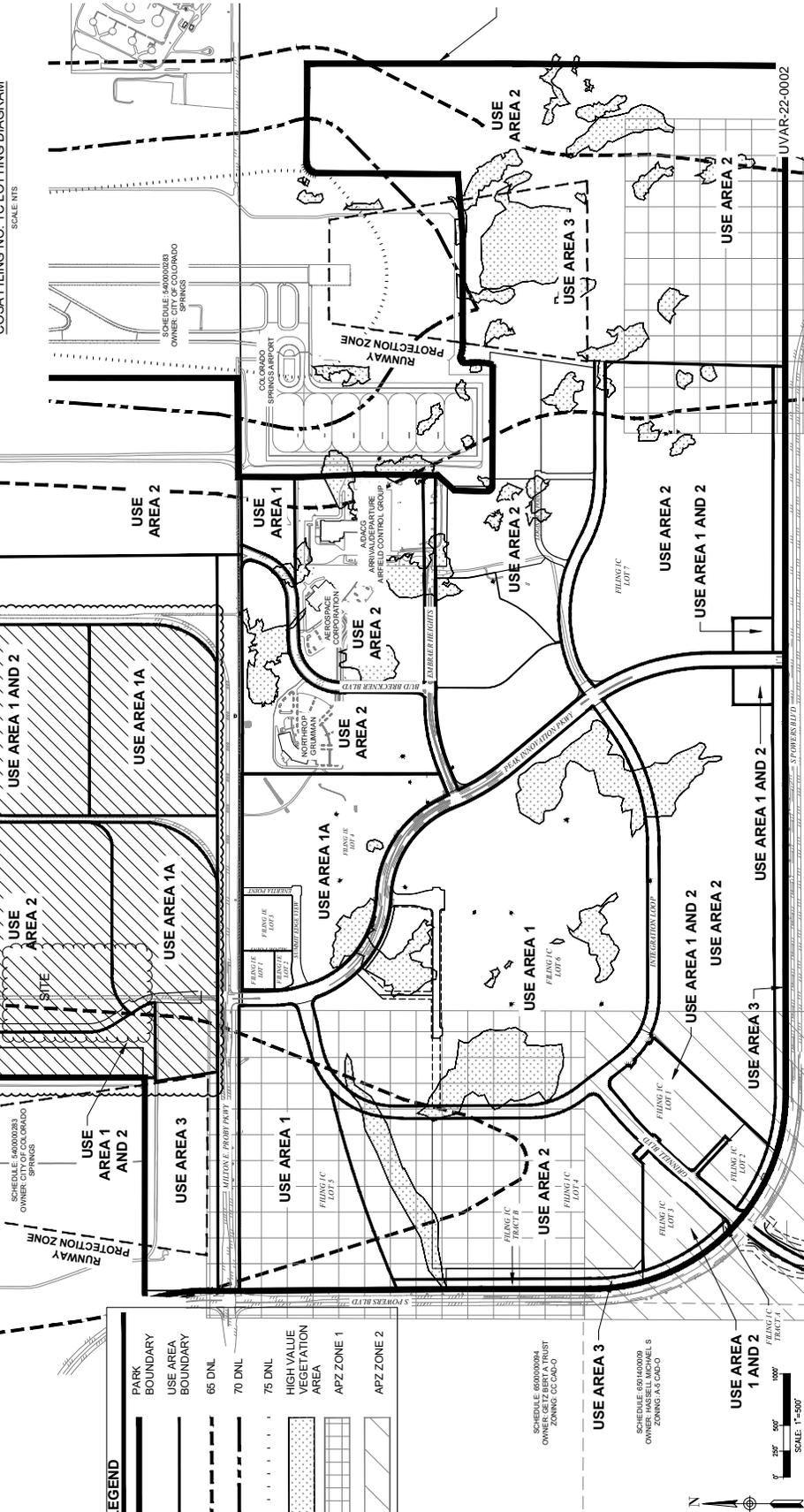
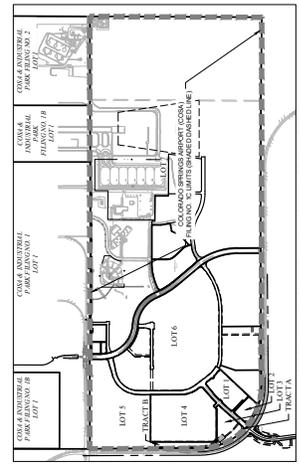
# PEAK INNOVATION PARK CONCEPT PLAN AMENDMENT 4

TRACTS OF LAND LOCATED IN SECTIONS 31, 32, TOWNSHIP 14 SOUTH, SECTIONS 4, 5, AND 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P. M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

**PEAK INNOVATION PARK ROADWAY CHART**

NAME	PAVEMENT WIDTH (FT)	OWNERSHIP	CLASSIFICATION
MILITON E. PROBY DRIVE	72	PRIVATE	PRINCIPAL ARTERIAL
PEAK INNOVATION PKWY	72	PRIVATE	PRINCIPAL ARTERIAL
GRINWELL BOULEVARD	60	PRIVATE	PRINCIPAL ARTERIAL
INTEGRATION LOOP	58	PRIVATE	MINOR ARTERIAL
EMBRATER HEIGHTS	48	PRIVATE	MINOR ARTERIAL
BOB BRECKNER BLVD	48	PRIVATE	INDUSTRIAL COLLECTOR

\* PAVEMENT WIDTHS ONLY INDICATED CONSIDER FOR TRAVEL & BIKE LANES.



NO.	AMENDMENT REVISION
1	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION.
2	PROPERTY BOUNDARY ADJUSTMENT TO CO SPRINGS AIRPORT FILING 1D LOT INFORMATION.
3	CONCEPTUAL LAYOUT OF FOUR OFFICE BUILDINGS WITH 40,000 TO 60,000 SF OF OFFICE SPACE.
4	ADDITION OF CO SPRINGS AIRPORT FILING 1E LOT INFORMATION.
5	ADDITION OF CO SPRINGS AIRPORT FILING 1G LOT INFORMATION.

PEAK INNOVATION PARK  
CONCEPT PLAN  
COLORADO SPRINGS, COLORADO

USE AREA PLAN

URBAN FRONTIER  
ENERGIA CONSULTING  
COLORADO SPRINGS AIRPORT

VERIFY SCALE  
BASED ON ELEVATION  
DATE: AUG 12, 2022  
SHEET: 2 OF 5



# PEAK INNOVATION PARK CONCEPT PLAN AMENDMENT 4

TRACTS OF LAND LOCATED IN SECTIONS 31, 32, TOWNSHIP 14 SOUTH,  
SECTIONS 4.5, AND 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

## DEVELOPMENT STANDARDS - USE AREA 1, 2, 3

ALL STANDARDS LISTED BELOW ARE MINIMUMS. ADDITIONAL STANDARDS WILL BE ADMINISTERED BY THE COLORADO SPRINGS AIRPORT ARCHITECTURAL CONTROL COMMITTEE (ACC) THROUGH ADOPTED DESIGN GUIDELINES AND COVENANTS. ANY IMPROVEMENT NOT REQUIRING A DEVELOPMENT PLAN APPLICATION WILL BE ALSO EVALUATED AGAINST THE STANDARDS BELOW AND THE ACC'S ADOPTED COVENANTS.

### LOT SIZE

MINIMUM LEASE OR LOT AREA, NO MINIMUM

### SETBACKS

DESCRIPTION	BUILDING	LANDSCAPE/SURFACE PARKING	SIGNAGE
FRONT SETBACK:			
FREEWAY	40 FEET	25 FEET	20 FEET**
EXPRESSWAY (POWERS)	40 FEET	25 FEET	20 FEET**
PRINCIPAL ARTERIAL	25 FEET	25 FEET	15 FEET**
MINOR ARTERIAL	25 FEET	20 FEET	15 FEET**
COLLECTOR	25 FEET	10 FEET	5 FEET**
SIDE SETBACK:	20 FEET*		
REAR SETBACK	20 FEET		

\*MAY BE REDUCED TO ZERO (0) FEET IN USE AREA 1 WHEN MIXED USE DEVELOPMENT IS PROPOSED

\*\*PER SIGHT DISTANCE REQUIREMENTS FOR SPECIFIC ROADWAY AND USE AREA

### BUILDING HEIGHT

BUILDING HEIGHT WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN AND SHALL BE IN COMPLIANCE WITH CFR 14 PART 77 AS REVIEWED AND APPROVED BY THE DIRECTOR OF AVIATION.

### LOT COVERAGE

MAXIMUM LOT COVERAGE SHALL BE 80% WITH A MINIMUM OPEN SPACE REQUIREMENT OF 20%.

### LANDSCAPING

- LANDSCAPING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.
- HIGH VALUE VEGETATION MANAGEMENT PLAN IS REQUIRED TO BE PROVIDED AT DEVELOPMENT PLAN STAGE.
- THE DESIGNATED HIGH VALUE VEGETATION SHALL BE PROTECTED, RELOCATED AND/OR RESTORED IN ACCORDANCE WITH A HIGH VALUE VEGETATION MANAGEMENT PLAN AND THE PEAK INNOVATION PARK GUIDELINES.

### LIGHTING

- LIGHTING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE.
- POLE HEIGHTS WILL BE RESTRICTED BASED ON ADJACENT BUILDING HEIGHT. POLES MAY BE PLACED ON A CONCRETE BASE NO MORE THAN 24 INCHES IN HEIGHT WHEN LOCATED IN A PAVED AREA.

### BUILDING HEIGHT DESCRIPTION

BUILDING HEIGHT DESCRIPTION	MAXIMUM POLE HEIGHT
1-2 STORIES	25 FEET
3-4 STORIES	40 FEET
LIGHT INDUSTRIAL/DISTRIBUTION	50 FEET

### SIGNAGE

- SIGNAGE REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.
- SIGNAGE WITHIN AIRPORT ROADS MAY INCLUDE FREE-STANDING MONUMENTS OR STRUCTURAL POLES, ETC., CATENARY SIGNAGE SPANNING AIRPORT ROADS, PROJECT LOGOS, BANNERS ON LIGHT FIXTURES, ETC.
- FOR MIXED-USE DEVELOPMENT PROJECTS THAT DESIRE FLEXIBILITY AND CREATIVITY IN THE DESIGN OF FREE-STANDING SIGNAGE THAT VARIES FROM THE CITY'S SIGN CODE AND/OR PROJECTS THAT WOULD LIKE A UNIFIED COMMERCIAL CENTER SIGNAGE MAY APPLY FOR A **COORDINATED SIGN PLAN (CSP)** FOR THE ENTIRE SITE BASED ON THE CITY'S ADOPTED REQUIREMENTS. A CSP SHALL INCLUDE THE DESIGN, COLOR, SIZE, HEIGHT, LIGHTING, LOCATION, NUMBER AND CONSTRUCTION TYPE OF ALL FREE-STANDING SIGNS PROPOSED FOR THE CSP. EACH CSP SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ACC AND THE CITY.
- THE LEASE LINES WILL SERVE AS PROPERTY LINES FOR LEASED PARCELS FOR THE PURPOSE OF DETERMINING SIGNAGE ALLOTMENT PER CITY CODE.

### PARKING

PARKING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.

### ARCHITECTURE

ARCHITECTURAL REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.

NO.	AMENDMENT REVISION
1	ADDITION OF CO SPRINGS AIRPORT FILING TO LOT INFORMATION.
2	PROPERTY BOUNDARY ADJUSTMENT TO CO SPRINGS AIRPORT FILING TO LOT INFORMATION.
3	CONCEPTUAL LAYOUT OF FOUR OFFICE BUILDINGS WITH 40,000 TO 60,000 SF OF OFFICE SPACE.
4	ADDITION OF CO SPRINGS AIRPORT FILING TO LOT INFORMATION.
5	ADDITION OF CO SPRINGS AIRPORT FILING TO LOT INFORMATION.



PEAK INNOVATION PARK  
CONCEPT PLAN  
COLORADO SPRINGS, COLORADO

DEVELOPMENT STANDARDS (1)

VERIFY SCALE  
DATE AUG. 12, 2022  
SHEET 4 OF 5

UVAR-22-0002

# PEAK INNOVATION PARK CONCEPT PLAN AMENDMENT 4

TRACTS OF LAND LOCATED IN SECTIONS 31, 32, TOWNSHIP 14 SOUTH,  
SECTIONS 4.5, AND 6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

## DEVELOPMENT STANDARDS - USE AREA 1A

ALL STANDARDS LISTED BELOW ARE MINIMUMS. ADDITIONAL STANDARDS WILL BE ADMINISTERED BY THE PEAK INNOVATION PARK ARCHITECTURAL CONTROL COMMITTEE (ACC) THROUGH ADOPTED DESIGN GUIDELINES AND COVENANTS. ANY IMPROVEMENT NOT REQUIRING A DEVELOPMENT PLAN APPLICATION WILL ALSO BE EVALUATED AGAINST THE STANDARDS BELOW AND THE ACC'S ADOPTED COVENANTS.

**LOT SIZE**  
MINIMUM LEASE OR LOT AREA: NO MINIMUM

**SETBACKS**  
(AS MEASURED FROM RIGHT-OF-WAY FOR ADJACENT PUBLIC STREETS AND FROM AIRPORT ROADWAYS WHERE THEY OCCUR)

DESCRIPTION	BUILDING	LANDSCAPE/SURFACE PARKING	SIGNAGE
FRONT SETBACK:	25 FT	25 FT	15 FT (2)
PRINCIPAL ARTERIAL (Milton E. Proby Pky)			
MINOR ARTERIAL (Peak Innovation Pky)	25 FT	20 FT	15 FT (2)
COLLECTOR			
FRONT SETBACK:	20 FT (1)	10 FT (1)	5 FT (2)
SIDE SETBACK:	15 FT (1)	15 FT (1)	
REAR SETBACK:	20 FT (1)	25 FT (1)	

LOCAL/INTERNAL DRIVE (Same as Collector)

### NOTES:

- (1) MAY BE REDUCED TO ZERO (0) FEET IN USE AREA 1A WHEN MIXED-USE DEVELOPMENT IS INCORPORATED [see Definition Note 3] WITH ACC AND CITY APPROVAL
- (2) PER SIGHT DISTANCE REQUIREMENTS FOR SPECIFIC ROADWAY AND USE AREA
- (3) FRONT, SIDE AND REAR SETBACKS FOR LOTS CONTAINED WITHIN A UNIFIED DEVELOPMENT SHALL BE DETERMINED IN CONJUNCTION WITH REVIEW OF THE DEVELOPMENT PLAN. NO STRUCTURES ARE ALLOWED IN EASEMENTS.

### BUILDING HEIGHT

BUILDING HEIGHT WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN AND SHALL BE IN COMPLIANCE WITH CFR 14 PART 77 AS REVIEWED AND APPROVED BY THE DIRECTOR OF AVIATION.

### LOT/BUILDING COVERAGE

MAXIMUM LOT/BUILDING COVERAGE SHALL BE 80%. COVERAGE MAY BE INCREASED TO 100% WHEN MIXED-USE DEVELOPMENT (PER DEFINITION BELOW) IS INCORPORATED WITH ACC AND CITY APPROVAL. OPEN SPACE WITHIN USE AREA 1A SHALL BE CALCULATED ON THE AGGREGATE OF ALL PARCELS AND TRACTS WITH A REQUIRED MINIMUM OF 20% OPEN SPACE SHALL INCLUDE LANDSCAPED AREAS, PATIOS, COURTYARDS, SIDEWALKS, LANDSCAPED DETENTION PONDS, ETC.

### LANDSCAPING AND GREEN SPACE

- LANDSCAPING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.
- HIGH VALUE VEGETATION MANAGEMENT PLAN IS REQUIRED TO BE PROVIDED AT DEVELOPMENT PLAN STAGE.
- THE DESIGNATED HIGH VALUE VEGETATION SHALL BE PROTECTED, RELOCATED, AND/OR RESTORED IN ACCORDANCE WITH A HIGH VALUE VEGETATION MANAGEMENT PLAN AND THE PEAK INNOVATION PARK GUIDELINES.

### EXTERIOR LIGHTING

- EXTERIOR LIGHTING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH USE TYPE AND THE LIGHTING MASTER PLAN AND GUIDELINES.
- LIGHTING WITHIN AIRPORT ROADWAYS MAY INCLUDE SPECIALTY FIXTURES SUCH AS CATENARY LIGHTING SPANNING THE ROADWAY, TREE UPLIGHTING, LIGHTING WITHIN DESIGN ELEMENTS SUCH AS BENCHES AND PLANTER WALLS.
- POLE HEIGHTS WILL BE RESTRICTED BASED ON ADJACENT BUILDING HEIGHT. POLES MAY BE PLACED ON A CONCRETE BASE NO MORE THAN 24 INCHES IN HEIGHT WHEN LOCATED IN A PAVED PARKING AREA.

### BUILDING HEIGHT/DESCRIPTION

DESCRIPTION	MAXIMUM POLE HEIGHT
1 - 2 STORIES	25 FEET
3 - 4+ STORIES	40 FEET

### SIGNAGE

- SIGNAGE REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH USE TYPE AND IN ACCORDANCE WITH DESIGN GUIDELINES AND COVENANTS.
- SIGNAGE WITHIN AIRPORT ROADWAYS MAY INCLUDE FREE-STANDING MONUMENTS OR STRUCTURAL ELEMENTS, CATENARY SIGNAGE SPANNING AIRPORT ROADS, PROJECT LOGOS, BANNERS ON LIGHT POLES, ETC.
- FOR MIXED-USE DEVELOPMENT PROJECTS THAT DESIRE FLEXIBILITY AND CREATIVITY IN THE DESIGN OF FREE-STANDING SIGNAGE THAT VARIES FROM THE CITY'S SIGN CODE AND/OR PROJECTS THAT WOULD LIKE A UNIFIED COMMERCIAL CENTER SIGNAGE MAY APPLY FOR A **COORDINATED SIGN PLAN (CSP)** FOR THE ENTIRE SITE BASED ON THE CITY'S ADOPTED REQUIREMENTS. A CSP SHALL INCLUDE THE DESIGN, COLOR, SIZE, HEIGHT, LIGHTING, LOCATION, NUMBER AND CONSTRUCTION TYPE OF ALL FREE-STANDING SIGNS PROPOSED FOR THE PROJECT. THE CSP WILL BE REVIEWED BY THE ACC AND APPROVED BY THE CITY OF COLORADO SPRINGS.
- THE LEASE LINES WILL SERVE AS PROPERTY LINES FOR LOASED PARCELS FOR THE PURPOSE OF DETERMINING SIGNAGE ALLOTMENT PER CITY CODE.

### PARKING AND LOADING

PARKING REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH USE TYPE AND IN ACCORDANCE WITH ACC DESIGN GUIDELINES AND COVENANTS.

### ARCHITECTURE BUILDING DESIGN AND SITE FEATURES)

ARCHITECTURAL REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH USE TYPE AND IN ACCORDANCE WITH ACC DESIGN GUIDELINES AND COVENANTS.

NO.	AMENDMENT REVISION
1	ADDITION OF CO SPRINGS AIRPORT FILING 1C LOT INFORMATION
2	PROPERTY BOUNDARY ADJUSTMENT TO CO SPRINGS AIRPORT FILING 1D
3	CONCEPTUAL LAYOUT OF FOUR OFFICE BUILDINGS WITH 40,000 TO 60,000 SF OF OFFICE SPACE
4	ADDITION OF CO SPRINGS AIRPORT FILING 1E LOT INFORMATION
5	ADDITION OF CO SPRINGS AIRPORT FILING 1G LOT INFORMATION





PEAK INNOVATION PARK  
CONCEPT PLAN  
COLORADO SPRINGS, COLORADO

DEVELOPMENT STANDARDS (2)

VERIFY SCALE  
DATE: AUG. 12, 2022

SHEET  
**5 OF 5**