

POLARIS POINTE SOUTH FILING NO. 4 PDZ DEVELOPMENT PLAN MAJOR MODIFICATION (FORD AMPHITHEATER)

PROJECT STATEMENT

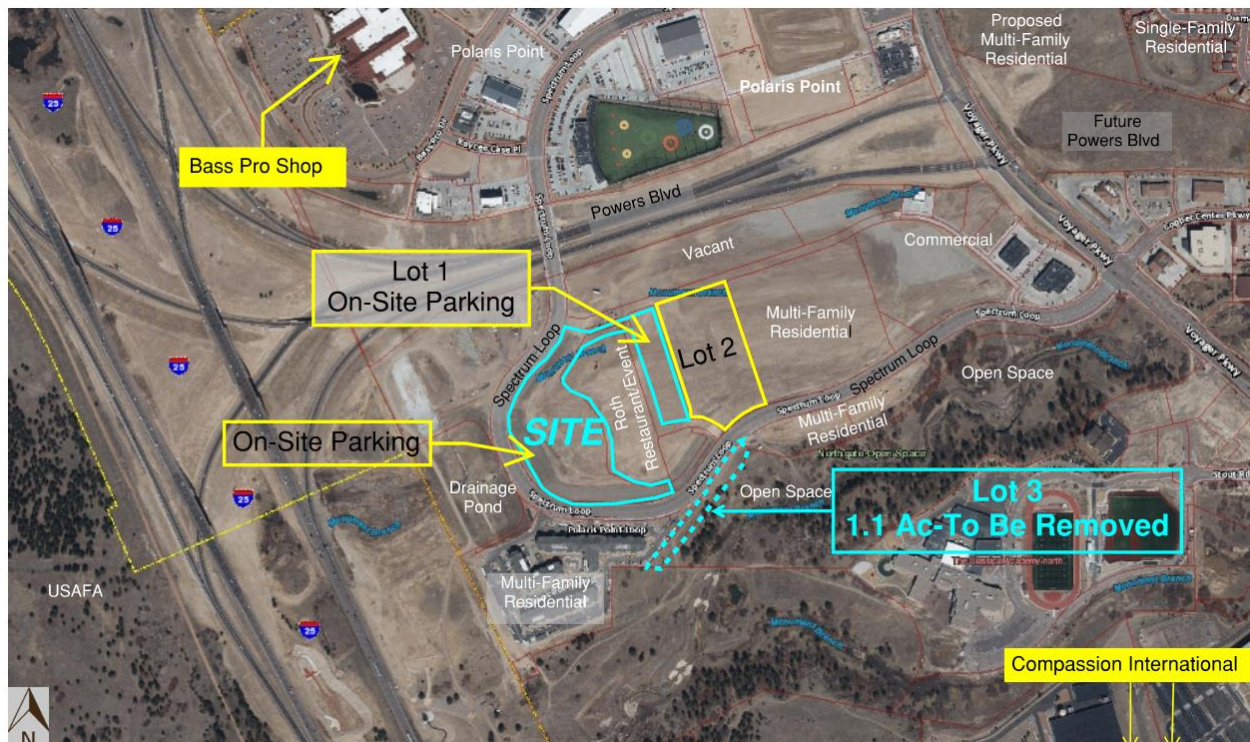
AUGUST 2025

REQUEST

N.E.S. Inc., on behalf of Notes CS I DST, requests approval of a PDZ Development Plan Major Modification for Polaris Pointe South Filing No. 4 (Ford Amphitheater) to remove the 1.1-Acre off-site parking lot (58 spaces) from the Development Plan required parking provisions, including an updated LSC Traffic Technical Memorandum For Polaris Pointe South Filing No. 4 (2/6/24) and Kimley-Horn Ford Amphitheater-Parking and Access Plan (1/28/2024).

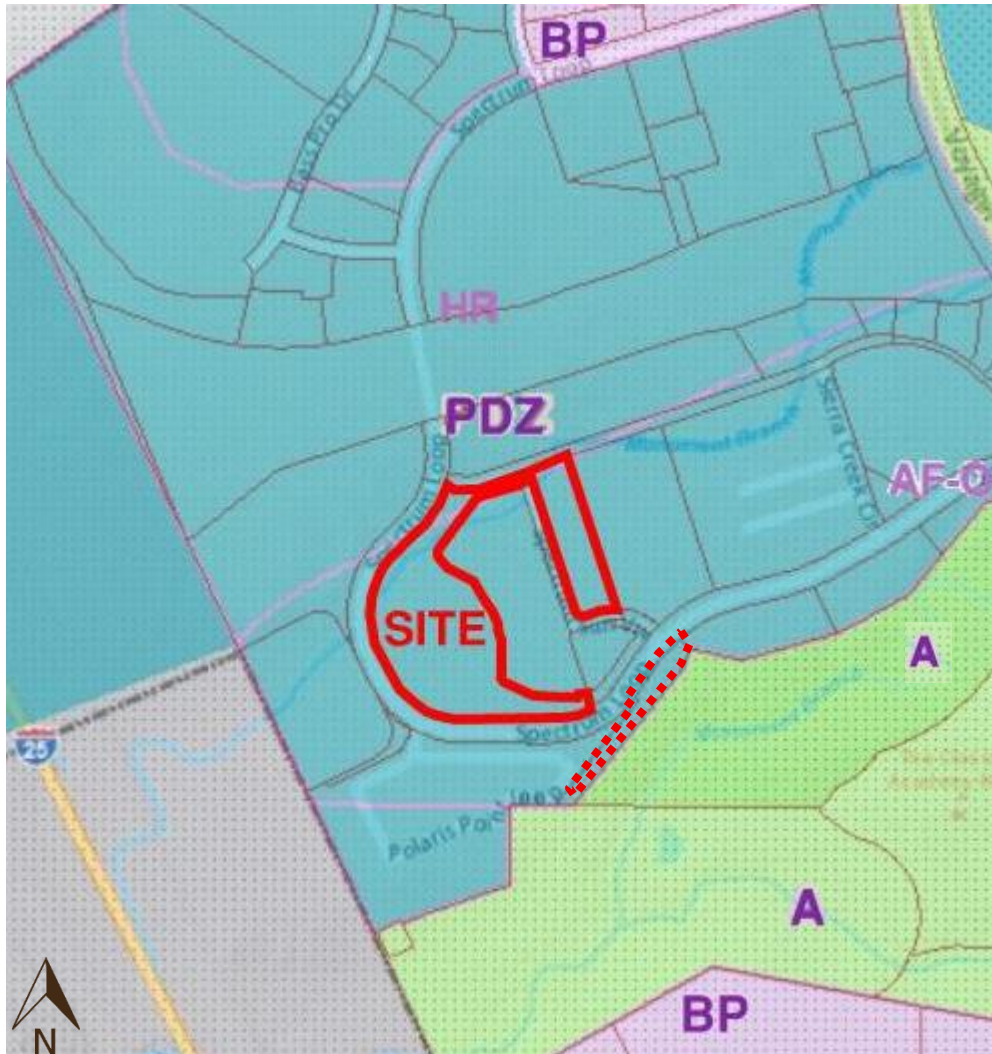
LOCATION

The Polaris Pointe South Filing No. 4 site is comprised of 18.029-Acres and is located west of Voyager Parkway, north of the south leg of Spectrum Loop, and south of Powers Boulevard, at 13045 Spectrum Loop. Parking Lot 3, to be removed is located across Spectrum Loop to the south at 68 Spectrum Loop.



LAND USE AND ZONING

The site is zoned PDZ-Planned Development Zone-Commercial High Rise (120' Maximum Height), and is subject to the Polaris Pointe PUD Plan, which further defines zoning parameters for specific parcels. Surrounding land use includes a master stormwater detention facility to the west, vacant commercial land to the north, vacant commercial land approved for the Roth Restaurant and Event Venue to the east, and multi-family residential and vacant commercial land to the south. Surrounding adjacent zoning in all directions is PDZ-Commercial High Rise (120' Maximum Height).



PROJECT DESCRIPTION

The Ford Amphitheater PDZ Development Plan Major Modification encompasses Lot 1, Polaris Pointe South Filing No. 4, a 9.016 Acre lot occupied by the Ford Amphitheater (formerly Sunset Amphitheater) and associated parking. The modification focuses on the elimination of the 1.1-Acre off-site parking lot (Lot 3) from the required parking provisions for the amphitheater use. The amendment also involves updating the Ford Amphitheater Parking & Access Plan (P & A Plan) and the LSC Traffic Technical

Memorandum (TM) for Polaris Pointe South Filing No. 4, to remove this parking lot and analyze related impacts.

PARKING

Based on the amphitheater capacity of 8,000 seats, City Code requires 2,000 parking spaces. The P & A Plan recommends the Amphitheater provide 2,648 parking spaces. The approved Development Plan provides 2,811 permanent parking spaces which are located on- and off-site, including along Spectrum Loop. There is also a drop-off and pick-up area for ride share passengers. Parking Lot 3 has not been constructed but is included in the total parking count of 2,811 spaces. This lot, if constructed, would be located south of the Ford Amphitheater and provide 58 parking spaces.

The PDZ Development Plan modification eliminates Parking Lot 3 and reduces the parking count to 2,753 spaces, which results in excess parking as compared to UDC requirements (+753 spaces) as well as P & A Plan recommendations (+105 spaces). The application does not include replacement of the 58 spaces being eliminated. The table below provides the new parking count for the Amphitheater Development:

Ford Amphitheater Parking Data Without Lot 3					
Total Parking Provided			Total Parking Required (1 space per 4 seats)	Total Parking Recommended (Kimley-Horn Study)	
2,753			2,000	2,648	
On-site Parking	On-Street Parking	Off-site Parking			
236	439	2,048			

Lot 3 parking was reviewed and approved under a separate PDZ Development Plan. The approved plan will be allowed to expire after approval of the Amphitheater PDZ Development Plan modification.

Parking and Access Plan

A Parking and Access Plan, prepared by Kimley-Horn, was provided with the Amphitheater PDZ Development Plan. This study projected that for a sell-out event the venue would need 2,648 parking spaces. This parking projection factors in a 25% ride-share usage. In conjunction with the Amphitheater PDZ Development Plan and P & A Plan, two Non-use Variances were approved to allow the following:

- 236 on-site parking spaces where 2,000 on-site parking spaces are required, and remote shared parking facilities up to 10,000 feet from the subject property; and
- On-street parking credit to be applied not immediately adjacent to the Amphitheater property.

The approved P & A Plan provides 2,811 permanent parking spaces.

The P & A Plan has been updated based on the Amphitheater PDZ Development Plan Major Modification which continues to propose a combination of on-site parking, on-street Spectrum Loop parking; off-site shared parking in existing parking lots that have extra capacity during event times; and off-site adjacent parking constructed for Amphitheater use.

The proposed revised Parking and Access Plan provides a total of 2,753 parking spaces, where the Unified Development Code requires only 2,000 parking spaces for the 8,000-seat venue, and the parking study recommends 2,648 parking spaces, of which 1,400 spaces must be within ½ mile of the venue.

Off-site Parking

The approved Parking and Access Plan for the Amphitheater includes 1,834 off-site shared parking spaces in four locations, including Bass Pro Shops, Compassion International, adjacent Lot 2 and adjacent Lot 3. There are no proposed changes related to Bass Pro Shops, Compassion International, or Lot 2. Lot 3 has not yet been constructed and will be eliminated with this amendment. Compliance with the required 1,400 parking spaces within ½ mile of the venue is maintained.

The updated P & A Plan which is submitted with this application makes the following findings:

- The 1-acre parcel on the south side of Spectrum Loop, previously referred to as Lot 3 and containing 58 parking stalls, will be removed from the parking plan.
- The Venue will still meet the approved Overall Development Plan (ODP) requirement to supply a minimum of 70% of the code required parking (or 1,400 of the required 2,000 stalls) within a ½ mile radius of the Amphitheater
- For larger concert events, including some anticipated to generate up to 8,000 attendees, the Venue will continue to file a Special Event Permit, which includes plans to utilize off-site parking resources
 - The venue has been operating since August 6, 2024, and has been collecting data on the usage of the overflow shuttle parking lot at Compassion International, containing 1,164 stalls. To date, the maximum overflow usage of this lot was 466 stalls with the typical large concert generating a need for roughly 100 – 200 stalls at the overflow shuttle lot.

The updated Plan concludes that with a combined total of 2,6753 on-site, nearby on-street, and shuttle lot spaces available, the amended Project parking plan meets the City's parking requirements and Kimley-Horn's projected parking demand at the Venue at all anticipated levels of attendance. The operational details included in this Plan provide for sufficient capacity for a dedicated TNC (Uber/Lyft) pick-up and drop-off zone (up to 30 stalls) and appropriate shuttle queuing space and operational capacity for all patrons who park more than 1,200 feet from the Venue at the Bass Pro Shops or Compassion International lots.

With the City's required improvements to pedestrian infrastructure and its commitment to carefully managing the on-site and off-site parking, the Venue will be able to accommodate event visitors without introducing negative impacts to nearby businesses, other parking lots, or residential neighborhoods.

Please see the report for detailed information.

TRAFFIC

A Traffic Technical Memorandum for the Polaris Pointe South Filing No. 4 was completed for the Ford Amphitheater development and off-site shared parking locations. This study made observations, findings and recommendations for traffic control and roadway improvements to area roads. Based on the proposed elimination of Lot 3 (58 spaces), an updated Traffic Technical Memorandum has been

completed. Please see this report for specific methodologies and data. With elimination of Lot 3 (58 parking spaces) all vehicles that were previously assigned to park in that lot during events were reassigned to park at Compassion International remote lots.

The updated Traffic Memorandum made the following findings:

- The loss of the 1-acre lot previously proposed southeast of Spectrum Loops results in either a decrease or very minor increase of the site-generated traffic volumes at all of the study-area intersections except for the intersection of Voyager Parkway and Middle Creek Parkway.
- The intersection of Voyager/Middle Creek Parkway which is the key study-area intersection impacted by this change has been analyzed to determine the updated projected future levels of service and is projected to operate at LOS C or better during the peak event hours.
- The recommendations from the February 2024 memorandum are still valid.
- The eastbound approach (exiting) traffic during the post-event peak hour at Middle Creek/Voyager would increase about seven percent over the projected volumes shown in the February 2024 study. The level of service at that intersection was analyzed based on the updated trip assignment and was found to operate at an overall LOS C or better during the peak event hours.

Please see the updated Memorandum for details.

PROJECT JUSTIFICATION

CONFORMANCE WITH DEVELOPMENT PLAN CRITERIA (CODE SECTION 7.5.516 D.)

1. MAJOR MODIFICATION: A MAJOR MODIFICATION MAY BE APPROVED IF THE APPLICABLE DECISION-MAKING BODY DETERMINES THAT THE REQUEST:

A. COMPLIES WITH THE PROVISIONS OF THIS UDC AND ALL APPLICABLE CITY REGULATIONS;

The proposed PDZ Development Plan modification complies with all provisions of the Polaris Pointe at Northgate PUD (PDZ) Plan and/or UDO, Engineering Policy and Criteria Manuals, and Landscape Policy Manual.

B. IS CONSISTENT WITH ANY CONDITIONS IN THE APPROVAL OR PERMIT PROPOSED TO BE MODIFIED, UNLESS THE DECISION-MAKING BODY THAT IMPOSED THAT CONDITION MODIFIES THAT CONDITION;

There are no conditions on the approved PDZ Development Plan.

C. DOES NOT CREATE MORE ADVERSE IMPACTS ON SURROUNDING PROPERTIES THAN THE DEVELOPMENT APPROVAL OR PERMIT PROPOSED TO BE MODIFIED; AND

As noted above, the proposed modification meets all provisions of the Polaris Pointe at Northgate PUD (PDZ) Plan and/or UDO, including landscaping, access, parking, and setbacks. There were no adverse impacts to surrounding properties anticipated with the approved PDZ Development Plan, and there are no such impacts anticipated with the proposed modifications.

D. IS CONSISTENT WITH THE COLORADO SPRINGS COMPREHENSIVE PLAN, OTHER PLANS ADOPTED BY CITY COUNCIL, AND THE INTENT OF THE ZONE DISTRICT IN WHICH THE PROPERTY IS LOCATED.

The property is zoned PDZ-Planned Development Zone-Commercial High Rise (120' Maximum Height). The approved PDZ Development Plan is consistent with the provisions and requirements of the Northgate PUD (PDZ) Plan, and the proposed PDZ modification Development Plan also continues to be consistent with the PDZ requirements.

The approved PDZ Development Plan as well as the proposed modifications are consistent with PlanCOS. The PDZ Development Plan modifications comply with the Northgate Master Plan and the Polaris Pointe at Northgate PDZ Plan as amended. The development property is part of the Polaris Pointe/Copper Ridge Urban Renewal Plan, which identifies entertainment venues and parking as proposed uses in the district.

Elimination of Lot 3 (58 parking spaces) across Spectrum Loop from the Amphitheater will not negatively impact the surrounding bustling activity center or operations of the Ford Amphitheater, which contributes to the arts and culture of Colorado Springs and draws spectators from around the area, region, state, and beyond. The project provides sound mitigation and additional viewing, listening, and dining options for those interested in the amphitheater venue. The project provides expansion of the tax base, with increased parking and activation of additional commercial land in the area, as the previous plan proposed use of private, non-profit land for parking.