



**Project Statement
For
Vineyards Research Park Subdivision**

July 7, 2026

DEVELOPMENT PLAN and SUBDIVISION PLAT

Description:

Vineyards Research Park Subdivision is a proposed 33.790-acre research park development containing two (2) buildings and ancillary support facilities including mechanical yards, vehicular private drive aisles, parking and service truck docks and is generally located south of existing Executive Drive and east of the existing Janitell frontage road. More specifically, the site is:

- North of the existing public roadway terminus of Vineyard Park Drive. Vineyards Research Park Subdivision will extend public Vineyards Park Drive into the site to a proposed public cul-de-sac bulb. Future development parcels also site south of the proposed site as reflected on the Vineyard Park Concept Plan (CPC CP 07-00221-A4MN21).
- West of existing unplatted "A" agriculture zoned property comprised of floodplain, floodway and remnants of the prior use of the site as a golf course.
- East of platted, but undeveloped Lot 1, Harrison Park Filing No. 17, developed industrial Lots 1 and 2, Siplovic Subdivision, and also east of existing developed Lot 1, T5 at Colorado Springs Filing No. 2.
- South of the existing Colorado Springs Youth Sports Complex facility (athletic fields, in-line hockey rink, parking lots and private drive aisles). Existing industrial developments to the north of the proposed site include Lots 1 and 2, Stocks Subdivision, Lot 2 and 3 Tranix Subdivision, and Lot 1, Harrison Park Filing No. 1.

The site is currently zoned BP. The proposed two buildings on two lots also occupy two previously approved Development Plan areas known as:

1. Vineyard Commerce Park Filing No. 1 (2/14/2011)
 - This Development Plan reflected a 90,900 SF data center facility that was not constructed.
2. T5 at Colorado Springs Filing No. 1 (5/17/2015) – AR DP 14-00348
 - This Development Plan reflected a 110,043 SF data center facility that was not constructed.

The following applications are proposed:

1. **Development Plan** to reflect the lotting and building layout for this area of the development to reflect the proposed research and testing facilities.
2. **Subdivision Plat** to reflect the proposed:
 - 2 lots
 - Public R.O.W. (Vineyard Park Drive)

- Tract A for private shared north access drive
- Tract B for easterly floodplain
- Tract C for private stormwater treatment
- Tract D for future area

The proposed development of the site will support the following use.

A global technology company will use this building as a test laboratory for new Graphic Processing Unit (GPU) hardware. Before any new chip generation reaches the market, engineering teams put pre-production units through months of benchmarking, burn-in, and thermal and reliability testing. The work happens in modular test halls located within the proposed buildings. Teams install the hardware, run a test campaign, collect the data, then tear the setup down and rebuild for whatever testing comes next.

No two product generations test the same way. A new GPU draws different voltages, rejects more heat, or connects through different distribution gear than the prior version. So, between campaigns, crews rework the test floor and potentially the mechanical yards. Busways move. Liquid cooling loops get re-piped. Benches and rack rows are shifted to accommodate the incoming new equipment. The building itself is a flexible industrial shell around a test floor in regular turnover to accommodate testing requirements. A research and development laboratory or industrial testing classification best describes this proposed use.

The Vineyards Research Park Subdivision project is not a data center. A data center sells computing or storage to customers and runs around the clock to keep those services alive. Nothing in this building serves an outside customer, nor is this a 24-hour facility. The racks on the floor are the product under test, not infrastructure, and once a campaign ends, they are removed from the building. The closest industry comparison is a burn-in or NPI (New Product Introduction) lab that the chip makers operate before high-volume manufacturing proposed. Staff are engineers and technicians that occupy the office portion of the building while they monitor the testing of facilities in the larger portion of the building. The output is test data and a qualified product, not a hosted service. Products are NOT produced on site nor shipped from this site. A research and development laboratory or industrial testing classification best describes the proposed use. The lab facility will use a closed-loop cooling system. Water stays inside sealed piping. There is no continuous withdrawal from the city supply for heat rejection. Daily water use for cooling is near zero during steady-state operation. The facility's primary water usage will be limited to domestic needs, such as sinks and toilets.

The facility will support Colorado Springs' economic growth by generating high-earning engineering and technician roles. This research and development laboratory supports Colorado Spring's drive to innovate, as a global technology company will be testing next generation technology.

What is a Testing Laboratory?

- Modular test halls for pre-production computing hardware
- Staffed by engineers and technicians running test campaigns
- Floor is reworked between generations — busways, cooling loops, and racks move
- Output is test data and qualified hardware
- Fits a research-and-development / industrial-testing use

What a Testing Laboratory is NOT?

- **Not** a public-serving data center
- Sells **no** compute or storage to outside customers
- The racks are the product under test, **not** infrastructure — removed when a campaign ends
- Does **not** run around the clock to keep a hosted service alive
- Closest comparison: a semiconductor new-product-introduction (NPI) / burn-in lab

Justification

The proposed Research and Development Testing Lab is a continuation of the anticipated industrial development of this campus. The change in overall development configuration for this proposal does not conflict with the previously approved Development Plan areas and building size and meets the intent of development for this campus, as it adds onto the existing public roadway and utilized existing utility infrastructure previously anticipated and installed.

In accordance with the Development Plan review criteria, the application for review includes addressing and adhering to the following criteria:

- A. All decision-making criteria in Section 7.5.409 (General Criteria for Approval) associated with compliance with the City UDC, all other applicable regulations, engineering and utility standards and prior approvals are met.
- B. All applicable use specific standards in UDC part 7.3.3 are met.
- C. All proposed buildings and site elements are compatible and harmonious with the adjacent industrial sites, including meeting the UDC Elevation Articulation Standards.
- D. There are no significant off-site impacts associated with this proposal.
- E. This proposed use complies with all applicable plans for the site, including the approved Master Plan and Concept Plan, as described above.
- F. The proposal meets all applicable dimensional standards of this zone district.
- G. The proposal adheres to all applicable stormwater criteria (City, State, Federal).
- H. The proposal adheres to all development standards of Article 7.4 including Access and Connectivity, Landscaping and Green Space requirements. Due to the unique proposed research and testing use, parking and loading requirements in Part 7.4:10 are adhered to for the office component of the building only. As the office employees will be the same staff conducting and monitoring the larger building area testing, no additional parking is needed for ancillary larger testing area.
- I. This site is not a part of any overlap district.
- J. There are no identified sensitive or hazardous natural features associated with this site.
- K. Utilization of existing public water and wastewater facilities will be connected to in order to finalize the previously planned public looped water system. The existing public wastewater outfall to the CSU trunkline will also be used.
- L. The proposed site conforms to the previously anticipated trip generation. More specifically, utilizing Employee Baseline ITE Land Use Code 760 from the ITE Trip Generation Manual, with the 30-employee count per building, that would generate:
 - a. Daily Trip Rate: 1.2 trips per employee/day
 - b. AM Peak Rate In (7-9 am): 10 trips (both lots)
 - c. PM Peak Rate Out (4-6pm): 10 trips (both lots)
 - d. Total Daily Trips: 70-92 (both lots)

The prior approved Development Plans reflected:

- a. 90,900 GSF Data Center – Vineyard Commerce Park Filing No. 1
- b. 110,043 GSF Data Center – T5 at Colorado Springs Filing No. 1
- c. Per the previously accepted Vineyards Commerce Park Traffic Impact Analysis dated June 13, 2007, 250,000 GSF of Phase 1 Industrial Use generated 1,988 average weekday trips.
- d. AM Peak Rate In: 207 trips
- e. PM Peak Rate Out: 191 trips

As the prior approved data center approved uses are similar in size to the proposed uses (200,943 GSF versus 220,000 GSF), and the ITE Trip Generation for Research and Development and Data Centers are the same (1.2 trips per day), we feel the proposed Research and Development will generate less trips than previously anticipated.

The facility will support Colorado Springs' economic growth by generating high-earning engineering and technician roles. This research and development testing lab supports Colorado Spring's drive to innovate, as a leading global technology company will be testing next generation technology.

Issues List:

No significant issues were raised during the pre-application process, as this proposed use is a logical continuation of prior approved Concept and Development Plans for this area. The few items raised were addressed as follows:

1. **Floodplain-** The existing FEMA 100-year Floodplain is proposed to be contained within proposed Tract B. The Floodplain reflected is from FEMA, as well as reflected on the PPRBD Floodplain Administration "Current Effective Floodplain Map". The approach proposed was discussed with the Floodplain Administrator and accepted.
2. **Trip Generation-** This Project Statement includes a simple comparison of the trip generation associated with the prior two approved Data Center Development Plans and the proposed use. Please see above.
3. **Mechanical Yard Screening-** While no outdoor storage is proposed, the testing facility will require mechanical units to be installed within the mechanical yard areas. These areas will be contained within a proposed 7' height precast concrete wall as reflected on the proposed Development Plan.
4. **Mechanical Yard Storage-** These external areas house specialized equipment required to keep the facility at a specific temperature. These yards are dedicated strictly to equipment in operation and will not be utilized for general storage.

We respectfully request your approval on the above items.