

WATER FEASIBILITY REPORT

SOUTHERN COLORADO RAIL PARK

SKETCH PLAN

PREPARED BY

Garald Barber

PREPARED FOR

Edw. C. Levy Co.

September 2023

Introduction

The proposed Southern Colorado Rail Park project is currently not located within the boundaries of an existing water service provider. It is anticipated that the project area will be annexed into the City of Fountain where it will be in Fountain Utilities' water service territory. With a focus on continuing to meet the community's water needs the City of Fountain completed a Water Master Plan in 2021. Multiple water service alternatives have been developed for further evaluation by Fountain for water service.

Project Description

The Southern Colorado Rail Park will be located along the front range on over 3,000 acres of rural land situated west of Interstate 25 between the Colorado Springs Nixon Power Plant (CSU) and Fort Carson Military Reservation. The Rail Park area is located south of the City Limits of Fountain with plans to annex into the City of Fountain. The foundational premise of the project is to extend an existing CSU dual service rail spur (UP and BNSF) that will provide a catalyst for commercial development and job creation under a public-private partnership (P3) and strengthen the military resiliency of Fort Carson, whereas availing a secondary rail service access on behalf of rapid deployment capabilities.

The Rail Park area is currently undeveloped and contains approximately 1,140 acres of planned heavy industrial, 680 acres of light industrial, 9 acres of commercial, and 104 acres of commercial services development. Location of streets and water infrastructure is yet to be determined. The Rail Park area is shown on Attachment 1.

Water Supply

It is estimated that there is a potential for 1,927,151 square feet of heavy industrial floor space at buildout and there is potential for 2,959,641 square feet of light industrial floor space at buildout. The combined total industrial floor space is 4,886,792 square feet. At this time the type of industrial development is unknown making it difficult to estimate water usage. A survey performed by the United States Energy Information Administration indicated an average water demand of 20 gallons/square foot per year. This results in an estimated 98 million gallons per year, or a potential water demand of 301 acre-feet of water per year.

The projected commercial development would have 76,666 square feet of floor space and the projected commercial services development would have an estimated 682,151 square feet of floor space. The combined commercial floor space is 758,816 square feet. Colorado Water Wise used water demand survey information to determine a range of 170–210 gallon/square foot per year for commercial usage such as restaurants. Using this information commercial demand is estimated to be 356-489 acre-feet per year for the Project. The combined industrial and commercial water usage at buildout is 657–790 acre-feet per year for the Project at full buildout, or an average estimated water use of 723.5 acre-feet per year.

Depending on the type of industrial use, non-potable water may be an option. The primary source of supply for the project is anticipated to be from surface water rights, with the specific source of supply yet to be determined. Industrial development that is water intensive will likely be required to participate in the purchase of needed water rights and supply. Access to existing water supplies may be available from Fountain or other water suppliers.

Water System

The Southern Colorado Rail Park is currently not located within the boundaries of a water service provider. Water supply for the Rail Park area is currently limited to water service for the City of Fountain's Utilities Operations Center. Fountain's water infrastructure adjacent to the Project site includes the following components:

- ▶ The three-million-gallon Southwest Treated Water Tank.
- ▶ A flow and pressure control vault connecting the Southwest Tank to the 39-inch Fountain Valley Authority treated water transmission pipeline.
- ▶ Water distribution pipelines connecting the Southwest Tank to Fountain's water distribution system.
- ▶ A booster pumping station and 12-inch pipeline that provide service to Fountain's Utilities Operations Center.

Subject to annexation Fountain has identified multiple water service alternatives for the Rail Park area that will require further evaluation.

A letter of commitment from Fountain to provide electric and water services, with an attached map of Fountain's current Electric and Water Service Territories, is included as Attachment 2.

Form GWS-76, Water Supply Summary is included as Attachment 3.

Attachment 1 Rail Park Project Area



NES

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 4000 N. Quaker Avenue, Suite 200
 Colorado Springs, CO 80907
 Tel: 719.481.1000
 www.nesusa.com
 Email: info@nesusa.com

DUAL-SERVICE RAIL PARK OF SOUTHERN COLORADO

SKETCH PLAN

LEAD BY: NAY GARDEN, PART OF F27, SOUTH OF CENTRAL AVENUE, COLORADO

DATE: 11/20/2013
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 APPROVED BY: [REDACTED]

SCALE: 1" = 100'

GRAPHIC SCALE

0 100 200 300 400 500 600 700 800 900 1000



Attachment 2 Commitment Letter and Service Territory from Fountain

June 1, 2023

Edw. C. Levy Co.

c/o Gary Barber, Project Manager Dual-Service
Rail Park

P.O. Box 1976
Colorado Springs, CO 80904

Re: El Paso County Sketch Plan

Dear Gary:

The proposed rail project is located within the City of Fountain electric service territory and is immediately adjacent to the City of Fountain water service area. Sanitary sewer collection and treatment services for the City of Fountain are provided by multiple special districts. The attached map from the City of Fountain website shows the electric service territory and water service area (<https://fountainco.maps.arcgis.com/>).

The City of Fountain will provide electric service to the rail park property in accordance with the City's rules, regulations, policies, and procedures as they exist at the time electric services are requested. The City of Fountain will provide water service to the rail park property, if the property is annexed into the City of Fountain in accordance with the City's rules, regulations, policies, and procedures as they exist at the time water services are requested, including the current "first come, first served" approach to allocating the City's remaining existing water capacity. To address capacity beyond the City's current unused water rights, we are working on a policy that would require landowners/developers to obtain water rights that are consistent with the City's existing water rights portfolio.

The City of Fountain is a partner in the community initiative to bring a second rail connection to Fort Carson and has been engaged in this effort for over a decade.

Sincerely,

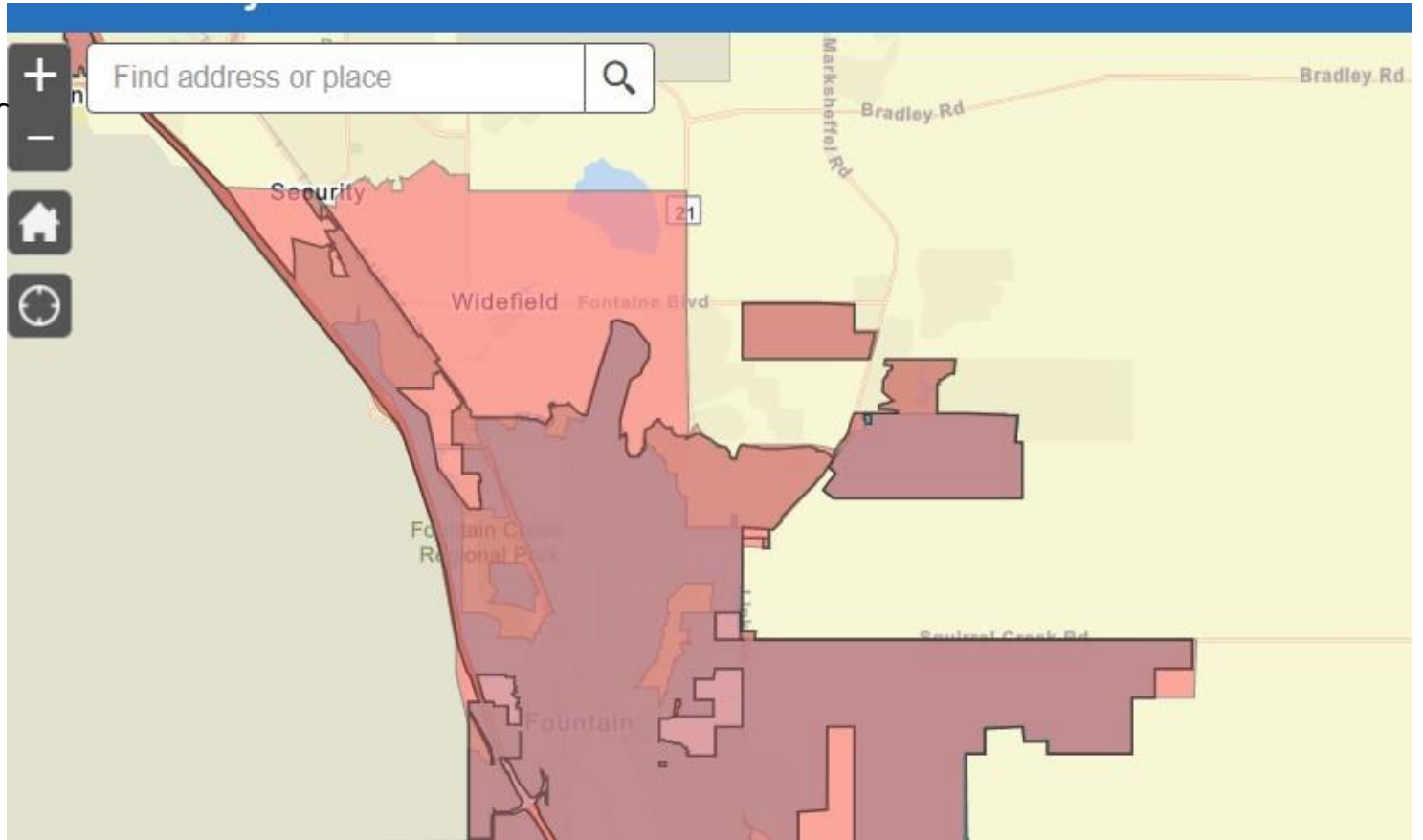
City of Fountain Utilities Department



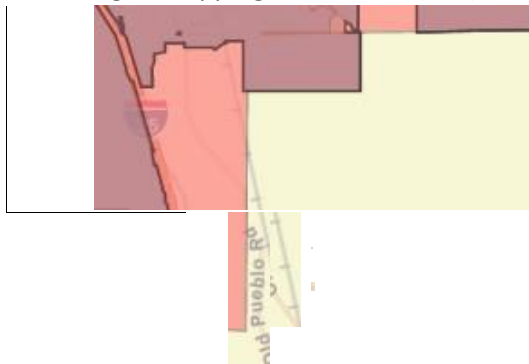
Dan Blankenship
Director

City of Fountain Utilities Department
116 South Main st, Fountain, CO 80817 www.fountaincolorado.org

Fountain



Utility Service Areas For more information on starting or stopping service, call (719) 322-2010.



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Attachment 3 Water Service Summary