



January 28, 2021

Katie Carleo, AICP  
City of Colorado Springs  
30 S. Nevada Ave., Suite 105  
Colorado Springs, CO 80901

**RE: CSU – Advanced Technology Campus Initial Review Comments  
File No. CPC A 20-00143, CPC ZC 20-00159, CPC MP 20-00160**

Thank you for the comments on December 8, 2020 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of master plan, we have summarized your comments and our responses below.

## **COMMENT RESPONSE LETTER**

**CITY PLANNING DEPARTMENT  
CATHERINE CARLEO / 719-385-5060 / [KATIE.CARLEO@COLORADOSPRINGS.GOV](mailto:KATIE.CARLEO@COLORADOSPRINGS.GOV)  
Broad Project Input**

1. The proposed project is a request by Colorado Springs Utilities, with representation by Kimley-Horn – John Heiberger, for proposed annexation of the area to be established as the Advanced Technology Campus. If approved the proposed application would allow for annexation of the property from El Paso County into the City of Colorado Springs with establishment of the PF (Public Facility) zone district and associate master plan. The site is located at the southwest corner of Drennan Road and Foreign Trade Zone Blvd consisting of 160.05 acres currently within El Paso County zoned I-2, A-5 and CAD-0. Staff finds that the application is largely acceptable; however, the following technical modifications must be completed.
  - *Response: Noted. Thank you.*

### **Technical and Informational Issues**

1. Address the comments and make corrections which are listed below. A detailed letter needs to accompany the revisions. The letter must address each comment in this review letter. If necessary, contact the appropriate department directly if clarification is needed. Be advised that due to necessary changes or proposed revisions to the subject plan, plat or other support documents, that new comments may be added to the review letter. Please resubmit updated documents to the Dropbox shared folder (ensure documents are labeled with appropriate resubmittal name, are flattened and saved no larger than 25MB). Please note that the case planner will not be automatically notified when items are uploaded to Dropbox; once all items are uploaded to the shared folder email the case planner to notify them of the resubmittal.
  - *Response: Noted. Thank you.*
2. Supplemental Information
  - A. Drainage Report: Comments on the MDDP have been returned to the engineer directly. MDDP must address routing of run-on from offsite areas, and comments may impact

the preliminary extended detention basin sizing.

- *Response: MDDP comments have been received and comments have been addressed.*

B. Posting Affidavit: Affidavit was submitted to Planning on 12/8/2020 pursuant to City Code Section 7.5.902.

- *Response: Noted, Thank you.*

**ANNEXATION  
 LAND USE SURVEYOR  
 KATIE CARLEO, 719-385-5060**

1. File Number – add the file number to each sheet of the plan in the bottom right-hand corner.

- *Response: File number added.*

2. Ensure a clear and dedicated space for City approval stamp, this should be the same location on each page.

- *Response: Area for City approval stamp is in the City approval block.*

**LAND USE SURVEYOR  
 CORY SHARP**

1. Please add the platted lot information to the legal description preamble.

- *Response: The platted information was added to the legal description.*

2. Please add the platted lot information to the calls within the legal description.

- *Response: The platted information was added to the legal description.*

3. Please revise the reception number for Colorado Centre Foreign Trade Zone and Business Park Filing No. 1 too #1463836.

- *Response: The reception number was updated.*

4. Please add "Addition No. 1" to the title of the plat (Advanced Technology Campus Addition No. 1).

- *Response: This was added to the title.*

5. Please revise the owner statement:

- A. The City of Colorado Springs, Colorado, a home rule city and Colorado Municipal Corporation, (insert if this is applicable: on behalf of its enterprise, Colorado Springs Utilities, acting by and through John W. Suthers, Mayor) has executed this instrument this \_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_  
 John W. Suthers,  
 Mayor

Attest:

\_\_\_\_\_  
 City Clerk

- *Response: The owner statement was updated per the above.*

6. Please revise the City Approval block:

A. City Approval:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying annexation plat of "\_\_\_\_\_".

\_\_\_\_\_  
City Planning Director Date

\_\_\_\_\_  
City Engineer Date

The annexation of the real property shown on this plat is approved pursuant to an ordinance made and adopted by The City of Colorado Springs, El Paso County, Colorado, by actions of The City Council of The City of Colorado Springs at its meeting on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_  
City Clerk Date

- *Response: The city approval block was updated per the above.*

**ANNEXATION NOTES**

1. Informational Items:

- A. There is no annexation agreement with a City property; no agreement will be drafted from the City.
  - *Response: Noted, Thank you.*
- B. The subject property is identified not being part of the Southeastern Colorado Water Conservancy District (SECWCD) at this time. Acceptance by the Bureau is required prior to moving items forward to public hearing.
  - *Response: Noted, thank you. Kimley-Horn submitted the NEPA questionnaire and is awaiting a response regarding SECWCD's review of the application, and confirmation from staff or SECWCD that the application can now be considered by the Bureau.*
- C. Staff notes that the NEPA questionnaire has been filed with the SECWCD. From information provided by the district this item will be heard by their district board on January 21, 2021 and the forwarded to the Bureau of Reclamation. The Owner is responsible for providing staff with a copy of the Letter of Inclusion from the Southeastern Water Conservatory District once received.
  - *Response: Noted, thank you. Kimley-Horn submitted the NEPA questionnaire and is awaiting a response regarding SECWCD's review of the application, and confirmation from staff or SECWCD that the application can now be considered by the Bureau.*
- D. In accordance with the Southeastern Colorado Water Conservancy District the owner shall supply the Southeastern District and Bureau of Reclamation the final ordinance from the City of Colorado Springs after approval.
  - *Response: Noted, Thank you.*

2. Mineral Estate:

- A. The Mineral Estate Owner Notification Certification Affidavit was completed and no separate mineral estate owners are identified for this property.
- *Response: Noted, Thank you.*

**COLORADO SPRINGS FIRE PREVENTION  
STEVEN SMITH / 719-385-7362**

1. Information Notes:

- A. An approved water supply that is capable of providing the needed fire flows for the required durations for all buildings that may be built or are currently located within this site is required to be established.
- *Response: Noted. Colorado Springs Utilities has multiple water main extensions proposed for this area, including a HighLine extension through Drennan road. CSU has confirmed, through conversations with Brian Whitehead and the Highline design team, that this project can rely on two points of connection into the existing 12" water main within Foreign Trade Zone Boulevard, and that that main is to provide water for this project through and intergovernmental agreement (IGA) with Colorado Centre Metro District. Furthermore, the first phase of this project is only for the electrical substation and a stormwater detention facility, and in accordance with how prior CSU electrical substations have been designed and permitted, water and hydrant service to this substation is not required since the electrical fires are fought through chemical or other means. The water main loop through the site will be designed and constructed at a future date when Phase 2 of the master plan is designed and constructed.*
- B. This annexation will be required to provide compensation for future fire suppression resources, which may not be directly brought upon by this specific annexation, but future annexations that will require these resources.
- *Response: Noted.*

**COLORADO SPRINGS UTILITIES  
MIKE GACKLE / 719-668-8262 / [MGACKLE@CSU.ORG](mailto:MGACKLE@CSU.ORG)**

1. Remove words "a portion of" from 2nd line of sub-title block.
- *Response: Removed.*

**TRAFFIC ENGINEERING  
ZAKER ALAZZEH**

1. The developer shall dedicate approximately 11 feet of ROW along the north side of lot (TSN#5504100001) on Drennan Road. This dedication must be consistent with the eastern property (TSN#5504101001) line ROW. This shall be incorporated with the replat accompanying the future development plan.
- *Response: Noted. The previously submitted plat is for annexation into Colorado Springs. A separate subdivision plat has now been submitted with this master plan re-submittal, which combines the parcels and includes the dedication of ROW.*
2. See Engineering notes below for further roadway improvements required.
- *Response: Noted.*

## **EL PASO COUNTY DEVELOPMENT SERVICES**

**Engineering Division – Jeff Rice, 719-520-7877**

### **Traffic/Transportation**

1. Note: Portions of Foreign Trade Zone Blvd. south of the site remain to be annexed by the City.
  - *Response: It was confirmed that Foreign Trade Zone Boulevard is all public ROW. The GIS system was inaccurate. Rich and Rafael with CSU surveying are working with the County to update the GIS.*

### **Technical and Informational Issues**

1. This project does not appear to directly impact any County drainage infrastructure.
  - *Response: Noted.*

### **BUDGET OFFICE**

**IAN PETERSON**

1. The budget office will be preparing a Fiscal Impact Analysis for this annexation. This will be completed prior to scheduling for any public hearing and will be forwarded to the owner/applicant as soon as completed.
  - *Response: Noted.*

### **ZONE CHANGE**

#### **LAND USE REVIEW**

**KATIE CARLEO, 719-385-5060**

1. File Number – add the file number to each sheet of the plan in the bottom right-hand corner.
  - *Response: File Number added to all sheets.*
2. Ensure a clear and dedicated space for City approval stamp, this should be the same location on each page.
  - *Response: Area for City approval stamp is in the City approval block.*
3. For the zone change please make sure you have a legal description prepared with 'Exhibit A' at the top of the page. Also prepare a legal depiction of the boundary, this should have 'Exhibit B' at the top of the page. These should be separate documents.
  - *Response: The legal description is Exhibit A and the Annexation Plat is Exhibit B.*
4. Some place on the legal depiction/exhibit there should be the following information:
  - A. Current Zoning
  - B. Proposed Zoning: PF/AO (Public Facility with Airport Overlay)
  - C. Proposed Use
    - *Response: Zone information added to Exhibit A.*

### **LAND USE SURVEYOR**

**CORY SHARP**

1. Please add the platted lot information to the legal description preamble.
  - *Response: Added.*
2. Please add the platted lot information to the calls within the legal description.
  - *Response: Added.*
3. Please revise the reception number for Colorado Centre Foreign Trade Zone and Business Park

Filing No. 1 too #1463836 on any calls using the reception number.

- *Response: Updated.*

4. Please add the City File No. CPC ZC 20-00159 in the lower right hand corner of exhibit A and exhibit B.

- *Response: File no. added to both exhibits.*

5. Please provide a legal description depiction (drawing) on a separate 8-1/2" x 11" sheet, (appears that the vicinity map might have meant to be an exhibit).

- *Response: A legal depiction was submitted and called out as Exhibit B – Zone Change.*

6. Please title the sheet Zone Change Exhibit B at the top of the sheet.

- *Response: Title changed.*

7. Please label the exterior boundary with bearings, distances and curve data that follows the legal description (most of the same data as shown on the annexation plat.

- *Response: Exhibit B includes this information.*

**AIRPORT ADVISORY COMMITTEE, COLORADO SPRINGS AIRPORT  
KRIS ANDREWS**

1. **Aviation Easement:** An aviation easement is requested or provide proof of previous recording (book/page or reception number) on future development plan and plat.

- *Response: A note has been added to the subdivision plat for an aviation easement. The subdivision plat has been submitted with this master plan re-submittal.*

2. **APZ-2:** A portion of the proposed development is within the Accident Potential Zone 2 (APZ-2) subzone of the Commercial Airport Overlay District. The proposed use associated with this development appears to be permissible in the APZ-2 subzone.

- *Response: Noted.*

3. **Noise:** Due to the proximity of the development in relation to the 65 DNL. The Airport Advisory Commission recommends the developer include sound mitigation construction techniques consistent with best practices for any office space use.

- *Response: Noted.*

4. **FAA Form 7460-1:** Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction of Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before the commencement of construction activities; FAA's website (<http://oeaaa.faa.gov/oeaaa/external/portal.jsp>).

- *Response: Form 7460-1 will be submitted to the FAA shortly, along with this master plan re-submittal.*

**MASTER PLAN  
LAND USE REVIEW  
KATIE CARLEO / 719-385-5060**

1. **File Number –** add the file number to each sheet of the plan in the bottom right-hand corner.

- *Response: File No. added.*

2. Ensure a clear and dedicated space for City approval stamp, this should be the same location on each page.
  - *Response: Approval box in right hand corner of plan.*
3. Site Data/Land Use – add or correct the following to the site data on sheet one of the plan:
  - A. Update the legal description per surveyor comments
  - B. Add existing zone district: El Paso County I-2/A-5/CAD-O
  - C. Add proposed zone district: City of Colorado Springs PF/AO (Public Facility with Airport Overlay)
    - *Response: Zone District has been added and Legal Description updated.*
4. Since there is no annexation agreement with this City annexation Planning staff would like to see a notes section added to the Master Plan to reflect items below to include:
  - A. Add a notes section to reflect all notes as identified below from City Engineering and Traffic
    - *Response: Traffic notes added.*
  - B. Add a note that all internal roadways will be private and owned and maintained by CSU. (Can you also clarify if this property will have secured access? This may change comments from CSFD.)
    - *Response: Note added. Only secured access will be to the horizon substation.*
  - C. Add notes to clarify the intent of the property to be screened/ buffered.
    - *Response: Shrubs and trees will screen the substation. Note added to plan sheet.*
  - D. Staff wants to clarify if there would be any significant noise created from any portions of the facilities operating on site, if so add a note so it is clear to future surrounding development the potential noise impacts
    - *Response: There will be no significant noise impacts to surrounding developments.*
5. Add access arrows to show future access points from Drennan Road, Foreign Trade Zone Blvd, and future internal roadways.
  - *Response: Access arrows added to all road intersections.*
6. Please remove floorplan data from plan.
  - A. If preferred more detailed line work can be removed across the depictions. Most important are access, use and a general understanding of building/layout.
    - *Response: Floorplan was removed from the building.*
7. Include zone districts and land uses on adjacent properties
  - *Response: Zone districts and land use added adjacent properties.*
8. The Geological Hazard Waiver was completed and has been accepted by the City. Please see the enclosed copy of the signed waiver.
  - *Response: Noted, Thank you.*
9. For staff's better understanding and moving forward to public hearing can you please share further details for each project phase as listed on the plan. You can update that information here in the response letter and if see fit elaborate on the plan notes.



- *Response: We will provide a separate write-up further describing each phase. CSU is still defining some of the uses/facilities.*

## **LAND USE SURVEYOR CORY SHARP**

1. Please revise the legal description to match the description on the annexation plat and any revisions per comments.
  - *Response: Legal description updated.*

## **ENGINEERING DEVELOPMENT REVIEW PATRICK MORRIS / 719-385-5075**

1. Foreign Trade Zone Blvd right-of-way is within the City of Colorado Springs limits and the existing roadway is missing the top mat of asphalt and the bottom mat is in very poor condition. Therefore, this development is required to remove the existing asphalt and fully reconstruct the subgrade and asphalt in Foreign Trade Zone Blvd adjacent to this development. Add a note to the plan that states Foreign Trade Zone Blvd will be fully reconstructed to meet City of Colorado Springs standards. A cost recovery for half of the roadway improvements can be filed against the properties east of Foreign Trade Zone Blvd.
  - *Response: Acknowledged. Per our phone conversations, CSU would like to phase the Foreign Trade Zone Boulevard re-construction so as to design and construct only the portion necessary to serve the Phase 1 substation and detention pond and then defer the rest of the construction of the road north to Drennan until Phase 2.*
2. Future developments will need to remove and replace any damaged C&G adjacent to the proposed development.
  - *Response: Noted.*
3. The development will also require the installation of 5' detached or 6' attached sidewalk along Foreign Trade Zone Blvd adjacent to the development. The 5' detached sidewalk will require at least a 7' tree lawn area. Show and callout the required sidewalk on future development plans.
  - *Response: The required sidewalk will be provided on the master plan and designed/installed in phases consistent with the Phase 1 and Phase 2 split construction of Foreign Trade Zone Boulevard.*
4. The developer shall dedicate approximately 11 feet of ROW along the north side of lot (TSN#5504100001) on Drennan Road. This dedication must be consistent with the eastern property (TSN#5504101001) line ROW.
  - *Response: Noted. The previously submitted plat is for annexation into Colorado Springs. A separate subdivision plat has now been submitted with this master plan re-submittal, which combines the parcels and includes the dedication of ROW.*
5. EDRD has reviewed the geologic hazard waiver and found it acceptable.
  - *Response: Noted, Thank you.*

## **SWENT – STORMWATER ENTERPRISE ERIN POWERS**

1. Label Full Spectrum Detention Pond as being maintained by Colorado Springs Utilities.
  - *Response: Note added.*



2. If Foreign Trade Zone Blvd is being modified with this development, drainage infrastructure along roadway must be analyzed and potentially improved.
  - *Response: Acknowledged. Per our phone conversations with Patrick Morris and Renee, CSU would like to phase the Foreign Trade Zone Boulevard re-construction so as to design and construct only the portion necessary to serve the Phase 1 substation and detention pond and then defer the rest of the construction of the road north to Drennan until Phase 2. Roadside drainage infrastructure will be designed and included in public roadway civil CDs to be submitted in the near future.*
  
3. Note: Comments on the MDDP have been returned to the engineer directly. MDDP must address routing of run-on from offsite areas, and comments may impact the preliminary extended detention basin sizing.
  - *Response: MDDP comments have been addressed and the MDDP will be re-submitted very soon.*

**COLORADO SPRINGS UTILITIES**

**MIKE GACKLE, 719-668-8262, MGACKLE@CSU.ORG**

1. This Development will be served via the LOLN pressure zone. Initial review indicates that service pressures will range from about 120 to 160 psi across the site.
  - *Response: Noted.*
  
2. Significant offsite improvements must be constructed to provide looped water service to the parcel. Some of these offsite improvements are currently under design and planned for construction soon. The map below identifies current state of pipelines and facilities to serve the Advanced technology campus.
  - A. Some of these pipelines are currently being designed for development plans already submitted.
    - *Response: Noted. Multiple calls with CSU have taken place to keep us updated on the water main extensions and improvements. CSU has confirmed, through conversations with Brian Whitehead and the Highline design team, that this project can rely on two points of connection into the existing 12" water main within Foreign Trade Zone Boulevard, and that that main is to provide water for this project through and intergovernmental agreement (IGA) with Colorado Centre Metro District. Furthermore, the first phase of this project is only for the electrical substation and a stormwater detention facility, and in accordance with how prior CSU electrical substations have been designed and permitted, water and hydrant service to this substation is not required since the electrical fires are fought through chemical or other means. The water main loop through the site will be designed and constructed at a future date when Phase 2 of the master plan is designed and constructed.*
  
  - B. Future 30" and 16" HILN reliability Main Expected construction 2022.
    - *Response: Noted.*
  
  - C. PRV from HILN to OLN and 12" or 16" along Drennan Rd required for looping.
    - *Response: Noted.*
  
  - D. Existing CCMD Pipeline. Either incorporate 16" into CSU distribution system, or construct

new parallel CSU main (16" or 12").

■ *Response: Noted.*

E. Planned 24" LOLN extension by others.

■ *Response: Noted.*

F. New 12" or 16".

■ *Response: Noted.*

## **CITY TRAFFIC DIVISION**

**ZAKER ALAZZEH, 719-385-5468**

1. The developer shall dedicate approximately 11 feet of ROW along the north side of lot (TSN#5504100001) on Drennan Road. This dedication must be consistent with the eastern property (TSN#5504101001) line ROW. Show/ label this on the master plan.

■ *Response: Noted. The previously submitted plat is for annexation into Colorado Springs. A separate subdivision plat has now been submitted with this master plan re-submittal, which combines the parcels and includes the dedication of ROW.*

## **PARKS, RECREATION, AND CULTURAL SERVICES DEPT.**

**CONNIE SCHMEISSER**

1. No comment on this non-residential project; this has no PLDO, Trail or SIMD comment. Forestry will respond to the Development Plan as needed regarding public street trees as applicable. The closest trail, the El Paso County Trail sits south of Bradley Road.

■ *Response: Noted.*

We appreciate your review and approval of these final plans. Please contact me at 719-453-0180 or [John.Heiberger@kimley-horn.com](mailto:John.Heiberger@kimley-horn.com) should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John Heiberger, P.E.  
Project Manager / Associate