

# CSU ADVANCED TECHNOLOGIES CAMPUS FACILITIES MASTER PLAN

8655 DRENNAN ROAD, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

**LAND AREA:**

6,971,779 SQ. FT. OR 160.050 ACRES MORE OR LESS

**LEGAL DESCRIPTION**

LOT 1 OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, AND A PORTION OF NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**PROJECT DESCRIPTION**

- PHASE 1: HORIZON SUBSTATION AND FULL SPECTRUM DETENTION POND
- PHASE 2: ADVANCED TECHNOLOGIES CAMPUS, INNOVATION AND COLLABORATION PARK
- PHASE 3: SOLAR FIELD, AERODERIVATIVE CT'S, HYDROGEN CELL, MICROGRID PLATFORM
- PHASE 4: LABS
- PHASE 5: SERVICE CENTER

**BUILDING/STRUCTURE TOTAL S.F.**

- PHASE 1: 871,200 S.F. (37.38 AC LAND AREA)
- PHASE 2: 43,000 S.F. (31.45 AC LAND AREA)
- PHASE 3: 1,085,330 S.F. (74.78 AC LAND AREA)
- PHASE 4: 54,000 S.F. (7.81 AC LAND AREA)
- PHASE 5: 30,000 S.F. (8.63 AC LAND AREA)

**LAND USE**

EXISTING LAND USE: VACANT LAND  
PROPOSED LAND USE: PUBLIC FACILITY

**ZONE DISTRICT**

EXISTING ZONE DISTRICT: EL PASO COUNTY 1-2/A-5/CAD-0

PROPOSED ZONE DISTRICT: CITY OF COLORADO SPRINGS PF/AO

**GENERAL NOTES**

1. THE ADVANCED TECHNOLOGIES CAMPUS (ATC) WILL BE UTILIZED AS A PLATFORM TESTING NEW TECHNOLOGIES, PILOTS AND PROOF OF CONCEPTS.
2. THE ATC WILL CONSIST OF MULTIPLE LABS INCLUDING BUT NOT LIMITED TO THOSE SHOWN.
3. NOTE THAT THE LAYOUT OF THE PROPOSED LABORATORIES IS PRELIMINARY AND FOR CONCEPTUAL USE ONLY.
4. BUILDING AND STRUCTURE SQUARE FOOTAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT PLAN PROCESS OF EACH PHASE.

OWNER: CITY OF COLORADO SPRINGS  
PARCEL ADDRESS: 0 33-14-65  
ZONE: APD APZ1 AO APZ2  
VACANT LAND

OWNER: CASE RANDE W II  
0 S. MARKSHEFFEL ROAD  
ZONE: PIP2/CR M2/CR APZ1 AO APZ2  
VACANT LAND

OWNER: BLH NO. 1 LLC  
0 S. MARKSHEFFEL ROAD  
ZONE: PIP2/CR M2/CR APZ1 AO APZ2  
VACANT LAND

OWNER: RUYBAL ERMAND  
3570 AEROSPACE BLVD.  
PARCEL: 5503207001  
ZONE: PIP2/CR AO APZ2  
VACANT LAND

OWNER: BL 8955 DRENNAN LLC  
8955 DRENNAN ROAD.  
PLAT NO: 7648  
ZONE: I-2  
OFFICE BUILDING

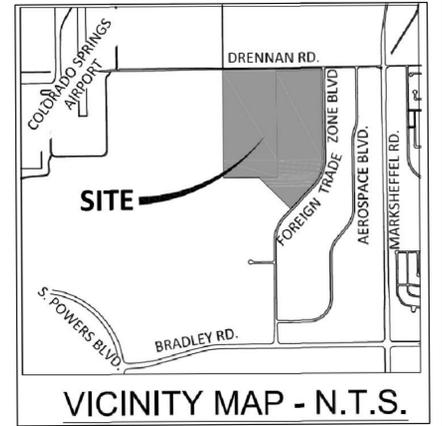
OWNER: RUYBAL ERMAND  
3570 AEROSPACE BLVD.  
PARCEL: 5503200010  
ZONE: PIP2/CR AO APZ2

OWNER: RUYBAL ERMAND  
0 SEC 3-15-65  
PARCEL: 5503200003  
ZONE: PIP2/CR AO  
VACANT LAND

OWNER: COSMIC REAL ESTATE LLC  
FOREIGN TRADE ZONE BLVD.  
ZONE: PIP2/CR SS AO APZ2  
VACANT LAND

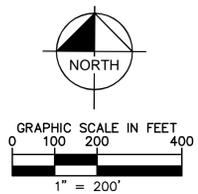
OWNER: VENWEST DEV. LTD PARTNERSHIP I  
S. MARKSHEFFEL ROAD  
ZONE: PIP2/CR AO SS  
VACANT LAND

OWNER: IMPORT COURT INDUSTRIAL LLC  
0 FOREIGN TRADE ZONE BLVD.  
ZONE: M2/CR AO  
VACANT LAND



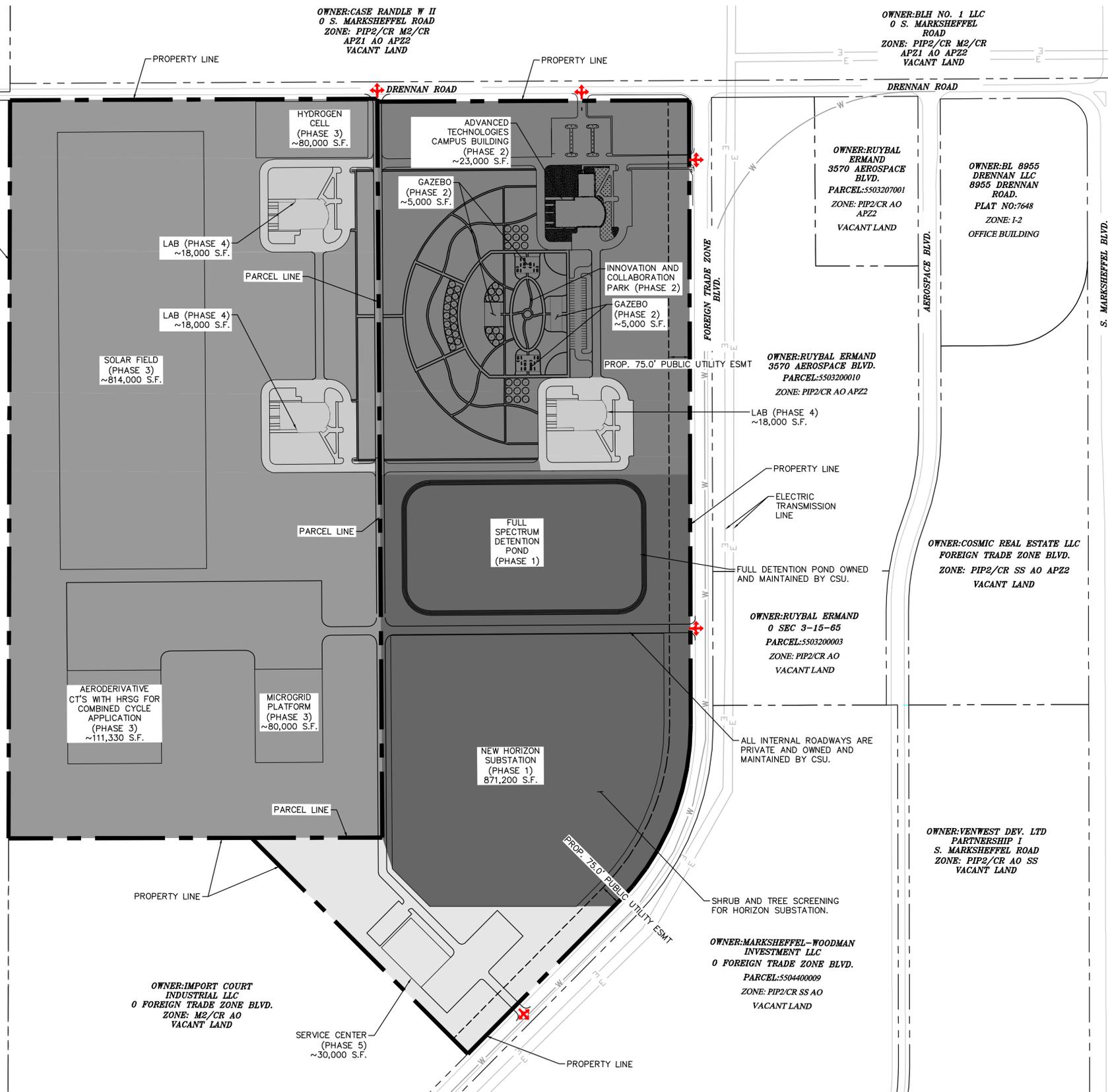
**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5



CITY APPROVAL:

MASTER PLAN  
SHEET 1 OF 1



PREPARED: 1/28/2021



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2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180