



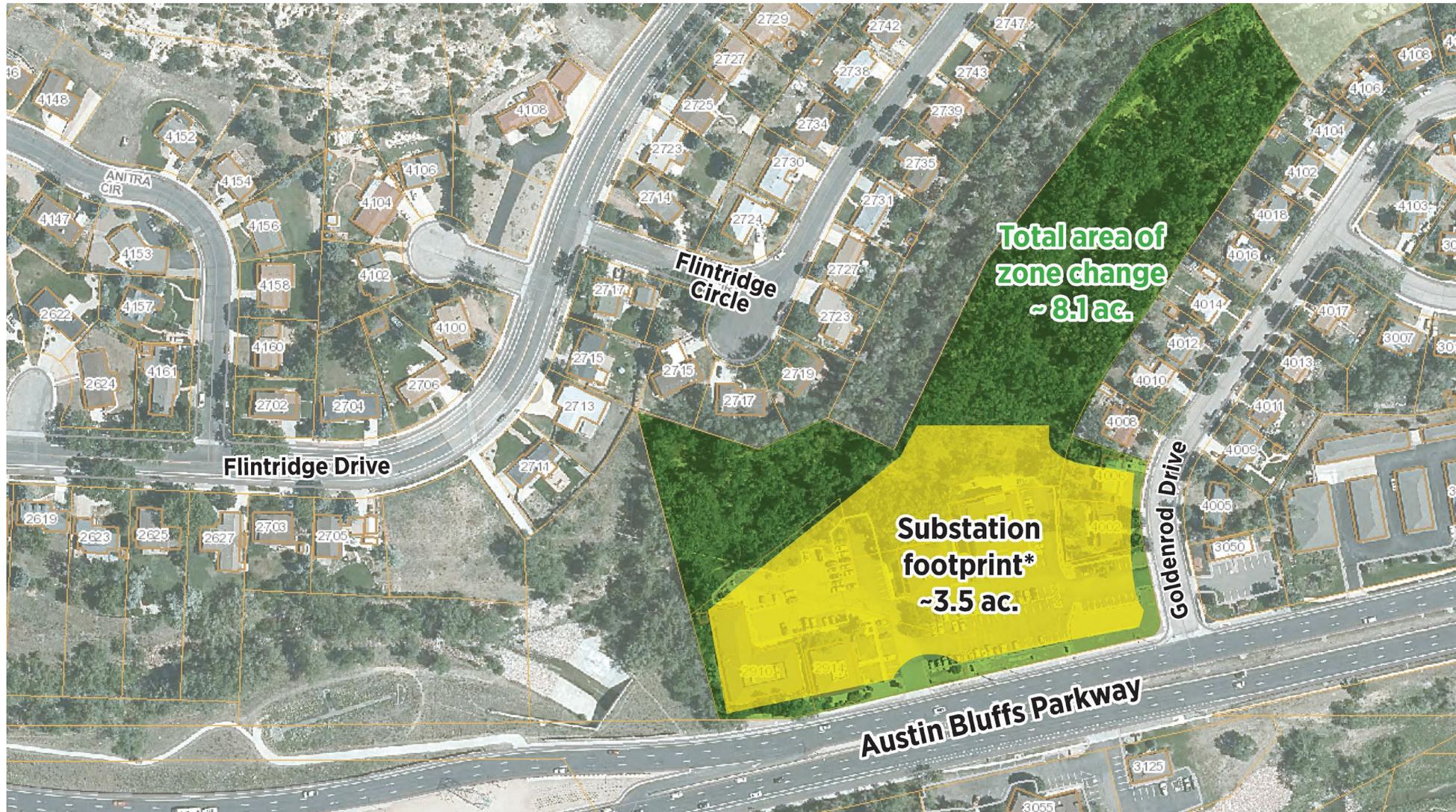
Colorado Springs Utilities
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Central Bluffs Substation Rezone

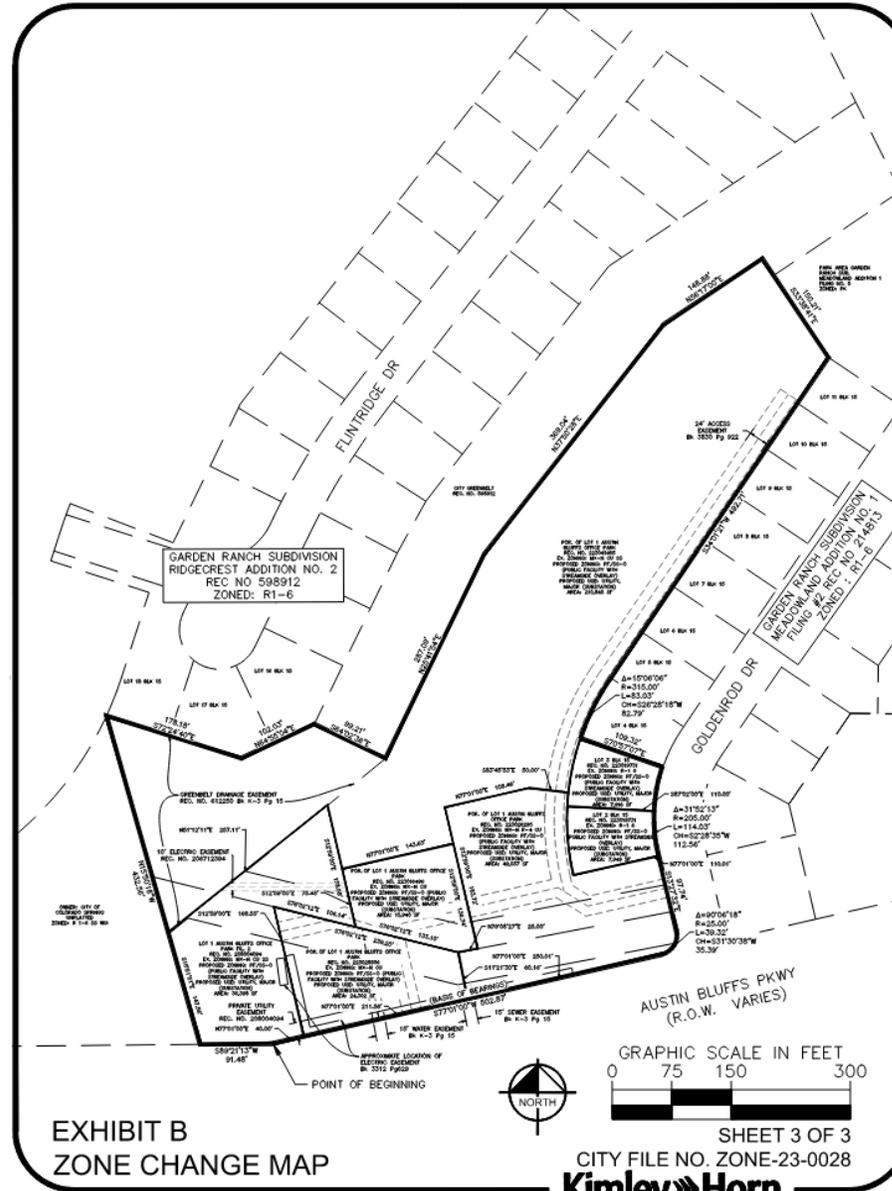
City Council

July 9, 2024

Rezoning Application



Rezoning Map



Rezone Criteria #1

The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).

- The proposed rezoning will occur in the Garden Ranch Neighborhood, an established Suburban Neighborhood as established on the *Vibrant Neighborhoods Framework Map of PlanCOS*.
- The proposed rezoning aligns with *Strategy VN-1.A-3: Support the location of City and County services and amenities within or near neighborhoods that need them the most and along/near bus services of PlanCOS*. Once the property is rezoned and developed, electrical facilities will be provided near the neighborhoods that need them the most.

Rezone Criteria #1

- One of the existing substations that can be decommissioned once commissioning of the proposed substation occurs, is a substation located on the north end of Palmer Park. This existing substation is within the Regional Parks and Open Space area as identified on the *Majestic Landscapes Framework* Map found within *PlanCOS*. Removal of the existing substation will allow the land to eventually be returned to open-space, park, or recreational uses (excepting the easement retained for the existing transmission line).
- In addition, the proposed substation will support a more reliable and robust electrical network, which supports *Strategy ML-4.C-2: Evaluate and align investments in long-term multimodal transportation solutions such as mass transit, self-driving car technologies, electric vehicle charging stations, and bicycle and walking trails to support improvements in air and water quality*. Development of the proposed substation associated with the proposed rezoning will provide improvements to the electrical grid required for continued adoption of electrical vehicle charging as discussed in Chapter 5 of *PlanCOS* and *Strategy SC-1.E-5*.

Rezone Criteria #2

The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.

- The proposed rezoning is not anticipated to be detrimental to the public interest, health, safety, convenience, or general welfare. Allowing the rezoning to occur will allow Colorado Springs Utilities to provide newer and more reliable electrical infrastructure to the community. Additionally, development of the land in the future into a new substation will allow CSU to decommission three existing substations and consolidate operations from all three substations into one location. When the development plan is prepared for the site, appropriate screening and fencing measures will be designed to provide for public interest, health, safety and welfare.
- The majority of the existing developed land within the rezone boundaries consists of commercial uses. When the land is rezoned to the PF District, the amount of traffic entering the site will decrease significantly compared to the traffic currently seen traveling to/from the commercial businesses along Austin Bluffs Parkway. This will allow pedestrians on the north side of Austin Bluffs Parkway safer access to the trail system next to Templeton Gap Floodway due to a reduction in traffic in this area entering the site and crossing public sidewalk crosswalks.

Rezone Criteria #3

The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

- As stated in *Section 7.2.501 PF: Public Facilities* of the *Colorado Springs Unified Development Code*, “The PF zone district is provided for land that is, for example, used or being reserved for a governmental, utility, or telecommunication purpose by the City of Colorado Springs, El Paso County, the State of Colorado, the Federal government, a public utility, a telecommunications provider, or a private provider of a traditional government function. Generally, the existing or proposed use is a unique governmental or utility service or a governmental function.”
- Colorado Springs Utilities, a municipal utility, has identified that the land associated with the rezone is appropriate for the public facilities zoning and that it will adequately support the proposed use of a substation facility. The future substation use will be reviewed by the City in a future development plan submittal.

Rezone Criteria #4

If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height density, and multimodal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.

- The proposed application includes rezoning 8.09 acres of land. Although the size, scale and height density of the future facility are unknown at this time, it has been determined by CSU that the proposed land is adequately sized for a future substation and there is enough land to provide landscape buffers and screening anticipated to be required as part of the development plan process. Additionally, the site is bordered by public streets on two sides and a drainageway and streamside overlay on another side which limit the size and scale of the proposed facility. Furthermore, there will be some tall elements (power poles and electrical infrastructure), but the density of these elements is much less than multi-story commercial and residential buildings.
- The proposed rezoning will require less multimodal traffic options as trips generated by the rezoned site will decrease significantly due to the removal of commercial businesses. Once the facility is constructed, trips to the site are only anticipated to be made by employees of CSU performing inspections and maintenance at the facility.

Rezone Criteria #5

If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.

- The proposed application includes rezoning 8.09 acres of land. CSU has already purchased the land associated with the proposed rezoning and has provided tenants and occupants of the properties assistance with required relocations. The proposed rezoning will support at least three *PlanCOS* strategies as outlined above within Criteria 1.

Rezone Criteria #6

If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in in Subsection 7.5.514C.3 (Land Use Plan Criteria).

- As allowed by code, a land use statement can accompany a rezone application for rezoning to the Public Facilities Zone District. Before development of the land discussed in the rezone application, a development plan will be submitted for approval of the proposed public facilities.

Rezone Criteria #7

The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.

- The applicant is not aware of any existing/approved concept plans in the area for which the map is being amended.

Rezone Criteria #8

If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.

- The proposed map amendment does not include creation of an ADS-O District.

Rezone Criteria #9

If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.

- The proposed map amendment does not include rezoning to a PDZ District.

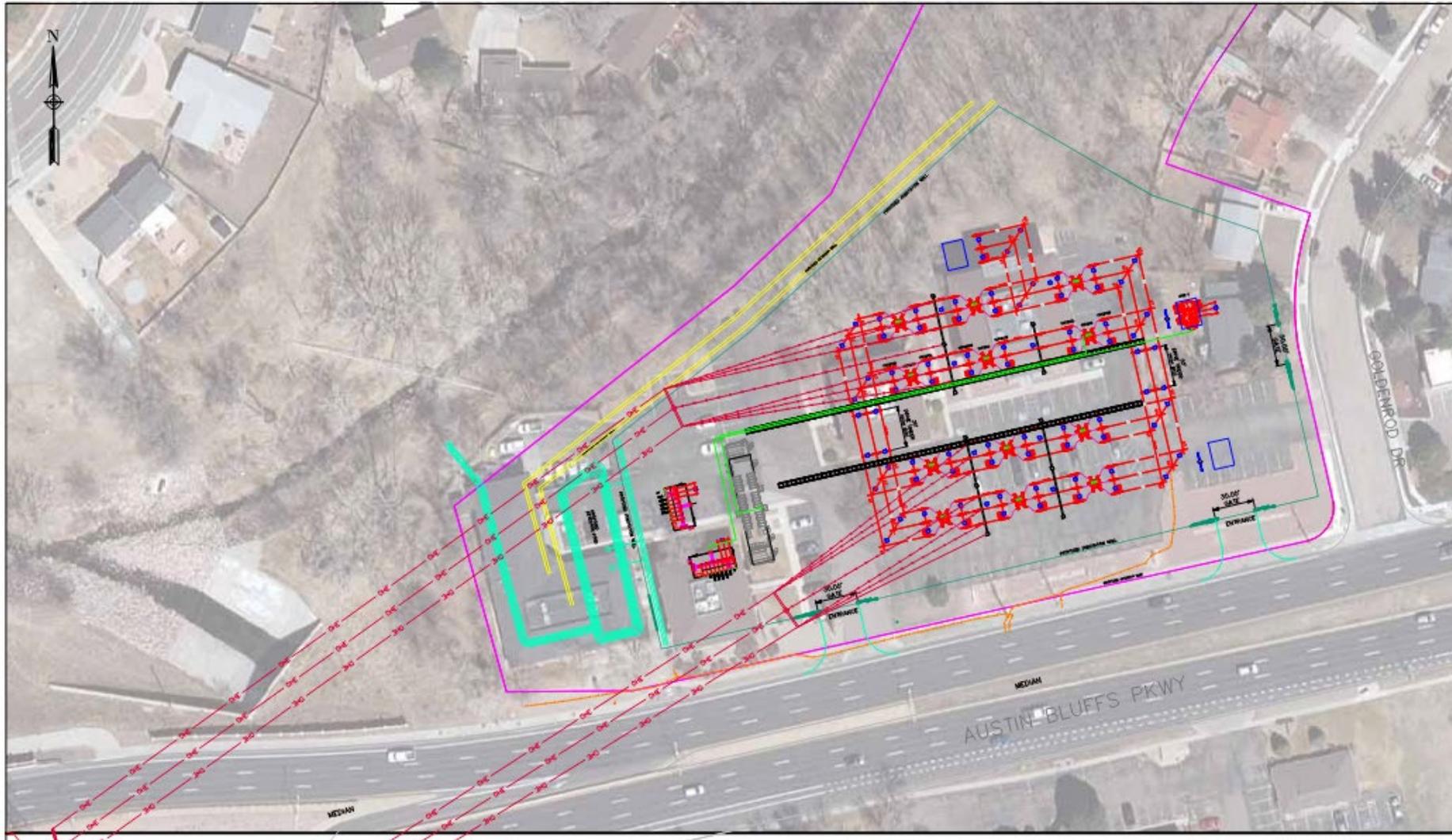
Rezone Criteria #10

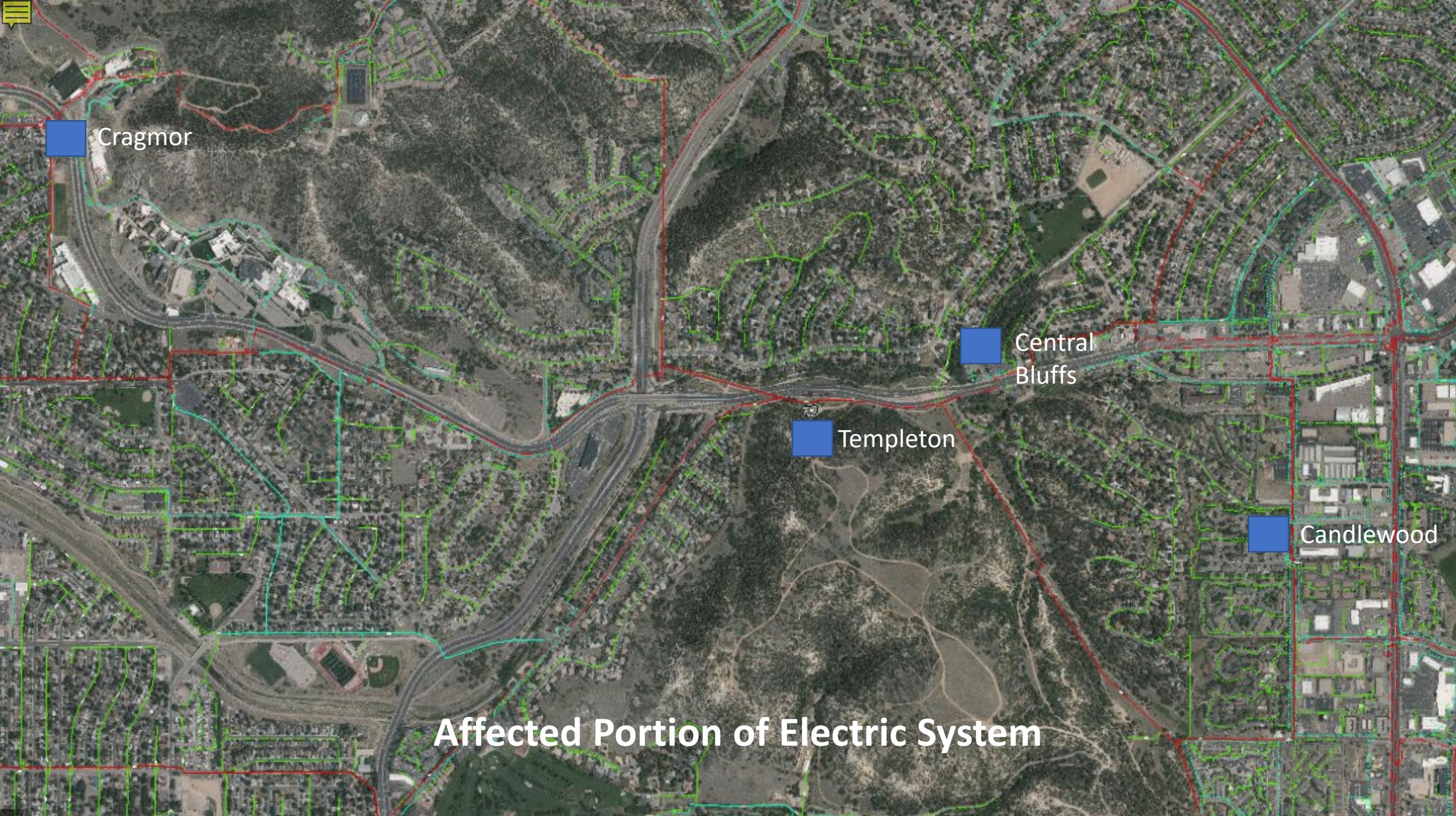
Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).

- When the development plan is prepared for the site additional standards relating to the uses of the land as well as overlay district standards will be met as required by City Code.

Questions?

Project Overview





Cragmor

Central Bluffs

Templeton

Candlewood

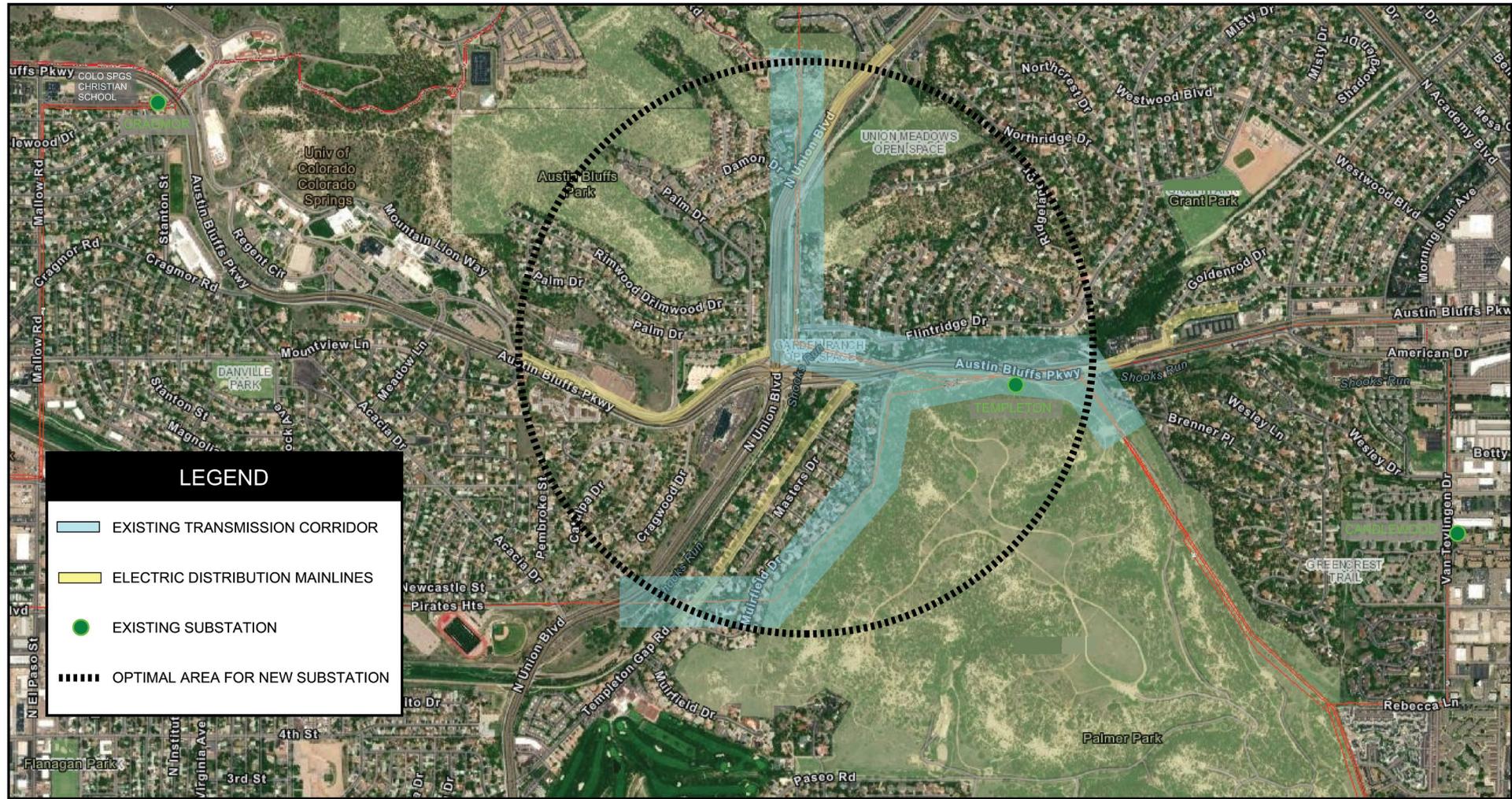
Affected Portion of Electric System



Siting Considerations

- Community impact
- Electrical system reliability
- Ability to transmit and distribute long-term, dependable energy
- Operational compatibility, flexibility
- Cost
- Accessibility

Project Siting



Trails and Trees

- We intend to keep as much of the healthy vegetation in the unused areas as possible.
- We want to honor the request of surrounding residents to keep the bike trails for public use. Within the next 12 months we intend to subdivide the undeveloped wooded area that we do not need for the proposed substation. We will follow the City of Colorado Springs Procedure Manual for the Acquisition and Disposition of Real Property Interests to advertise a request for qualifications to transfer the subdivided parcel to a nonprofit organization for the purpose of community Benefit.

Environmental and Wildlife

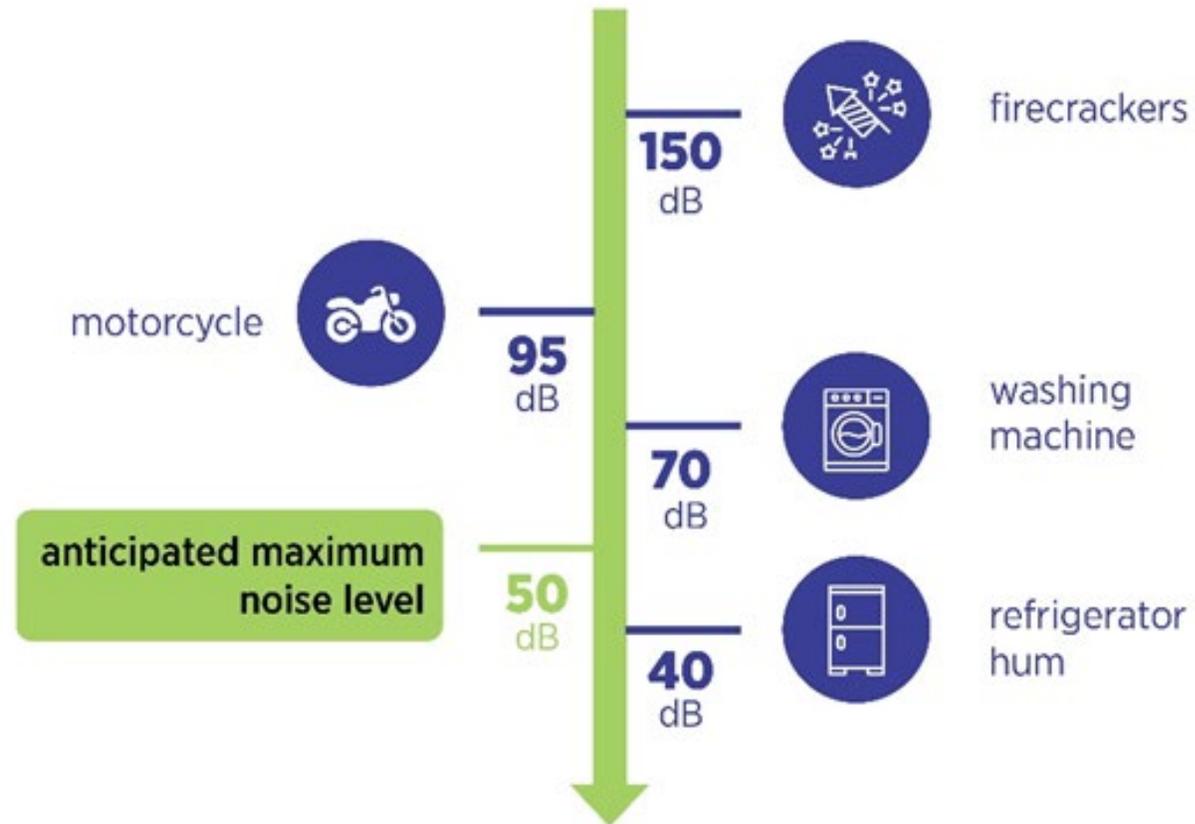
- An environmental assessment (EA) is complete for this site.
- We intend on keeping as much healthy vegetation as possible.
- Utilities has a well-developed raptor protection program.
- Prior to construction, we perform a nesting survey.
- Under the federal Migratory Bird Treaty Act, trees that have nests cannot be removed during the nesting season.



Noise

Audible noise

Typical noise levels encountered in common settings measured in decibels (dB).

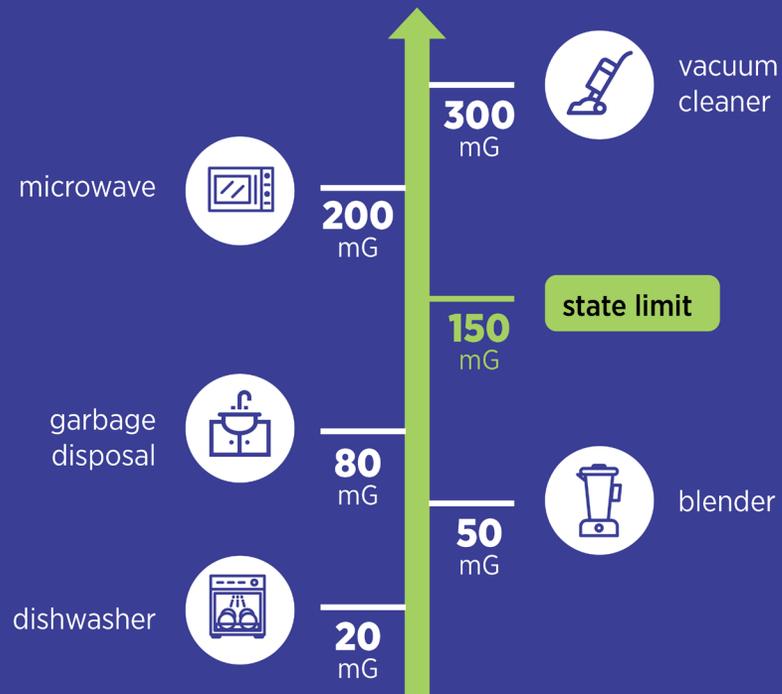


Electromagnetic Fields (EMF)

Magnetic fields

Electromagnetic fields (EMF), measured in milliGauss (mG), are produced by electric current and only exist when an electric appliance is turned on. The strength of an EMF and noise levels dissipate rapidly as you move away from its source.

The power line serving your neighborhood produces EMF just like household appliances such as your microwave, blender and dishwasher. Business equipment such as computers, copiers and fluorescent lights also produce EMF.



Typical magnetic fields six inches from common home appliances measured in milliGauss (mG).

Construction and Traffic

- Safety
- Construction days/times
- Access
- Traffic
- Noise
- Dust
- Wall Design



Project Timeline

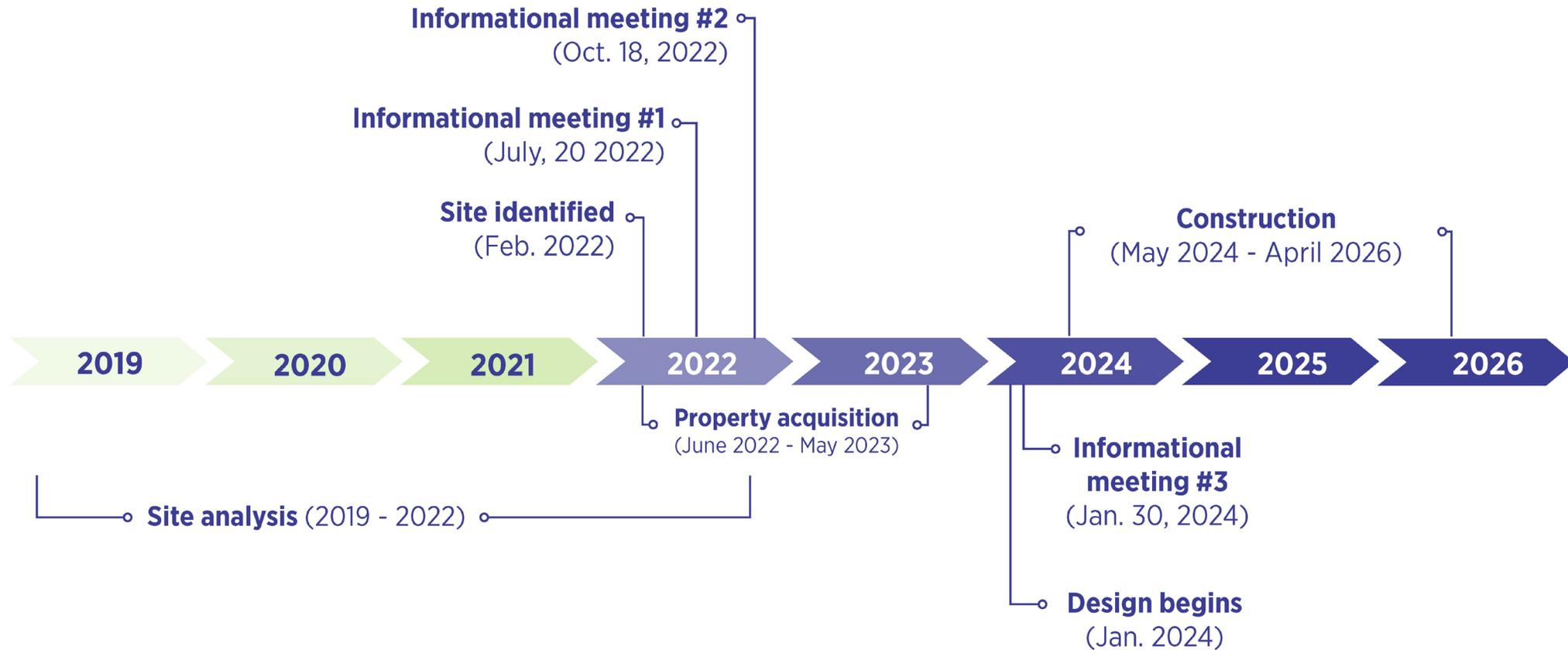


Photo Area 1 – Existing View from Austin Bluffs and Goldenrod



Photo Area 1 – Concept Rendering View from Austin Bluffs and Goldenrod



Photo Area 2 – Existing View from Goldenrod looking South



Photo Area 2 – Concept Rendering View from Goldenrod looking South



Photo Area 3 – Existing View from Austin Bluffs looking West



Photo Area 3 – Concept Rendering View from Austin Bluffs looking West



Photo Area 4 – Existing View from Goldenrod and Fireweed



Photo Area 4 – Concept Rendering View from Goldenrod and Fireweed



Photo Area 5 – Existing View from Flintridge Circle Backyard



Photo Area 5 – Concept Rendering View from Flintridge Circle Backyard



Photo Area 6 – Existing View from Flintridge Drive Elbow



Photo Area 6 – Concept Rendering View from Flintridge Drive Elbow



Concept Rendering Map





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