
PROJECT TAURUS: DEVELOPMENT PLAN MODIFICATION

PROJECT STATEMENT

MARCH 2026

PROJECT LOCATION

The property is located at 1565-1625 High Tech Way and is part of the Corporate Ridge industrial campus located west of Centennial Boulevard and south of Garden of the Gods Road. Project Taurus is to be situated on Lot 4 of Corporate Ridge Filing No. 1, which was originally planned for as a microchip fabrication facility for Intel.



ENTITLEMENT HISTORY

The original Development Plan for Corporate Ridge was approved in April 2000 (AR DP 00-00177). A Non-Use Variance was approved in November 2000 for construction of one 80' and two 60' vent stacks where the zoning allowed maximum height of 45' (HO NV 00-00141). The Final Landscape and Irrigation Plans for the site were approved in February 2001 (AR DPA 00-00177).

Since that time, several Development Plan amendments, modifications and variances have been approved. A non-use variance to allow parking for Lot 4 to be provided on other lots via a cross-parking agreement was approved in March 2010 (AR NV 10-00090). In 2020, a minor amendment to the

Development Plan was approved for the addition of storage containers as a screen and noise buffer for the mechanical equipment at the rear of the building on Lot 4. This amendment was prompted by noise complaints from the Chelsea Glen neighborhood to the south, associated with the Bitcoin manufacturing operation on the site at that time.

PROJECT DESCRIPTION

The request is for a modification to the most recently approved Development Plan for Corporate Ridge Filing No. 1, specific to Lot 4. Project Taurus will utilize the existing 451,217 SF building on the property as a data center. Approximately 16,000 SF of the building will be used as office space. No additional freestanding buildings or square footage is proposed, and no lot lines or City easements are to be relocated with this amendment.

It is proposed to demolish some of the smaller existing buildings, including the Central Power Supply building (7,401 SF), the Central Utility Building (22,407 SF) and the Mechanical Plant (12,057 SF). The existing Tote building, mechanical equipment and stacked shipping containers at the rear of the main building, and the concrete pad for the former tent structure, will also be removed.

The Development Plan Modification proposes the addition of electrical, mechanical and Information Technology equipment to support the data center. New emergency generators will be installed to the rear of the main building. A chiller unit yard will be installed on the site of the demolished Central Utility Building and Mechanical Plant in the center of the site. The tallest chillers are expected to be about 20 feet tall and the generators will be approximately 42 feet tall.

NOISE MITIGATION:

In view of past concerns by neighboring residents regarding noise from site mechanical equipment, the Applicant commissioned a noise study to evaluate noise impacts and to recommend mitigation measures. The Mechanical Noise Study prepared by D. L. Adams Associates is included with the Development Plan Modification submittal. Noise measurements were taken on site to evaluate the anticipated exterior noise levels from the planned equipment based on sound power data provided by the mechanical engineer. The calculations include the effect of all equipment running at full capacity simultaneously, which would represent the worst-case scenario for disturbance to the nearby residential area. The calculated sound levels were used to determine how much additional attenuation for noise levels to be compliant with the City of Colorado Springs noise ordinance.

The chiller units will run continuously, while the generators will only run as needed during power outages, as well as during periodic maintenance testing. The generators will produce higher noise levels, but are further from the residential area, while the chillers produce less noise per unit, but are more numerous, and closer to the residences. The study recommends the installation of sound walls at least 12" taller than the equipment at each pad and a barrier system that includes sound absorptive material within the panels. The noise study also recommends scheduling any generator testing between 3 p.m. and 6 p.m. when background noise is at its highest during the rush hour period.

ACCESS: Project Taurus will not relocate any points of access. The existing access off High Tech Way will continue to be the primary entrance to Lot 4.

PERMITTED USE: The proposed data center use is defined as Light Industrial, which is a permitted use in the BP zone. The currently approved Development Plan identifies the use of the principal 451,217 SF building as “FAB 23 - OFFICE/DATA CENTER”. This building is the proposed location for Project Taurus, and the proposed data center use is consistent with the allowed use. Accordingly, there will be no change or intensification of the approved use for this building.

ZONING STANDARDS: The subject property is currently zoned BP. When originally and most recently approved, the property was zoned PIP-1 under former Chapter 7. The past Development Plan approvals met all the required PIP-1 zoning standards. A comparison of the old and current zoning district standards is below.

Zoning Standards Comparison

	PIP-1	BP
Building Height	45'	45'
Lot Coverage	30%	N/A
Front Setback	50'	20'
Side Setback	30'	10'
Rear Setback	50'	25'
Setback to Residential Use	100'	100'
Parking Setback	N/A	20'

The BP zone setback and lot coverage standards are overall less stringent than the previous PIP-1 standards. Project Taurus will not result in a decrease of any building setbacks, either under the former PIP-1 zone or the current BP zone.

Building height did not change with the new UDC and Project Taurus will not increase the height of existing buildings. As Project Taurus is not proposing to add new buildings, it will continue to meet all the previous PIP-1 and current BP zoning standards.

The only new standard under the BP zone is a 20 FT parking setback. There is no parking within 20 FT of the front setback of Lot 4. The minimum Setback to Residential Use is maintained as the southern perimeter wall of the developed portion of Lot 4 is 150' – 200' from the perimeter fence of the residential Chelsea Glen neighborhood to the south, with the Douglas Creek drainage and trail corridor in between.

USE SPECIFIC STANDARDS:

The UDC introduced use-specific standards for a “data center office use”, which require a Landscape Buffer 2 when adjacent to single-family residential, and a parking ratio of 1 space per 1,000 of GFA.

LANDSCAPING: The former Chapter 7 required the same landscape buffer standards for light industrial adjacent to residential as the current UDC. The required 15’ landscape buffer distance is substantially exceeded, and the buffer landscape trees that were installed at the time of the original development are still in place and meet the former and current code standards.

The approved Final Landscape and Irrigation Plans have been reviewed for compliance with the approved Development Plan and current UDC standards. All existing landscape areas meet the requirements of the approved Development Plan and the current UDC landscape code. No additional landscaping is required to meet these standards. Proposed improvements include the reestablishment of the planter beds in front of the primary building entrance, and the reseeding of disturbed areas associated with the new stormwater infiltration area and demolition of the tent pad. Per the approved irrigation plan, the existing system can be expanded to provide irrigation to these areas. Irrigation system improvements will be field verified by the contractor and coordinated with the owner.

PARKING: The UDC parking standard of 1 space per 1000 GFA is less stringent than the previous 1 space per 750 GFA required by the former zoning code. It also now only applies to the data center office use, not the entire data center building. The demolition of 4 buildings also reduces the parking requirements for Lot 4. The revised parking requirement is set out below.

LOT 4 Revised Parking Requirement

Approved Development Plan				Development Plan Modification			
Use	Building Size	Parking Ratio	Spaces Required	Use	Building Size	Parking Ratio	Spaces Required
Office/Data Center	451,217 SF	1/750 SF	602	Data Center Office Use	16,000 SF	1/1000 SF	16
Central Power Supply	7,401 SF	1/750 SF	10	Demolished	N/A	N/A	0
Mechanical Plant	12,057 SF	1/750 SF	16	Demolished	N/A	N/A	0
Central Utility Building	22,497 SF	1/750 SF	30	Demolished	N/A	N/A	0
Tote Storage	2,907 SF	1/750 SF	4	Demolished	N/A	N/A	0
TOTALS	539,030 SF		675				16

New onsite parking has been provided on the east side of the main building adjacent to the primary entrance, including one ADA space to meet UDC requirements. While the cross-parking agreement with other lots in Corporate Ridge is still in effect, all required parking is now provided on site. Lot 5 of Corporate Ridge Filing No. 5 is under the same ownership and provides an additional 743 parking spaces.

STORMWATER: The Development Plan modification proposes to add Planned Infiltration Area (PIAs) for stormwater quality as required to meet current City drainage criteria. Details are provided in the submitted Drainage Letter prepared by Classic Consulting.

FENCES: A new security fence is proposed in the southwest corner of the property. This will include a gate for fire department access. The fence will be 12' high and is located approximately 40 feet from the west property boundary and outside the side setback.

CITY-WIDE DEVELOPMENT IMPACT FEES: Per City Code 7.5.532, CDI fees are payable "whenever new developments are constructed or existing developments are converted to a more intensive use". As noted above, the approved Development Plan identifies the use of the principal 451,217 SF building as "FAB 23 - OFFICE/DATA CENTER". This building is the proposed location for Project Taurus, and the proposed data center use is consistent with the allowed use. Accordingly, there will be no change or intensification of the approved use for this building.

No new freestanding buildings or building square footage is proposed. It is proposed to demolish some of the smaller existing buildings, including the Central Power Supply building (7,401 SF), the Central Utility Building (22,407 SF) and the Mechanical Plant (12,057 SF) and existing Tote building. It is also proposed to demolish the existing generator yard at the rear of the building, the existing enclosed mechanical yards around the central utility building, and the concrete slab for the approved tent structure. City staff suggests that the proposed mechanical equipment areas should be included in the CDI fee calculation as they constitute "utility facilities". We disagree with this assessment, as the mechanical equipment is solely ancillary to and supportive of the primary use of the building and do not comprise independent "utility facilities".

Notwithstanding, the table below calculates the square footage currently existing on the site compared to the resultant square footage proposed with this modification. If the proposed generator and chiller yards are to be included, as staff suggests, then the existing mechanical and generator yards to be demolished should also be included in this analysis. The outcome is that the proposed modification does not result in an increase in building square footage or "utility facilities" from that which is already approved on this property. Therefore, the proposed Development Plan modification will not create "a substantial need for additional public services" and payment of CDI fees is not warranted.

Approved Development Plan		Development Plan Modification	
Use	Building Size	Use	Building Size
Office/Data Center	451,217 SF	Office/Data Center	451,217 SF
Central Power Supply	7,401 SF	Demolished	0
Mechanical Plant	12,057 SF	Demolished	0
Central Utility Building	22,497 SF	Demolished	0
Tote Storage	2,907 SF	Demolished	0
Existing Generator yard	33,410 SF	Demolished	0
Existing Mechanical yard	17,431 SF	Demolished	0
Existing tent slab	17,637 SF	Demolished	0
New Generator yard			41,915 SF
New chiller yard			66,150 SF
TOTALS	564,557 SF		559,282 SF

PROJECT JUSTIFICATION

The proposed modification to the Corporate Ridge Filing No.1 Development Plan complies with the criteria for approval in UDC 7.5.516.D as follows:

- ***Complies with the provisions of this UDC and all applicable City regulations.***

The proposed modification complies with all the zoning, use, parking and landscape standards of the UDC. The proposed modification to address stormwater quality complies with the City’s drainage criteria.

- ***Is consistent with any conditions in the approval or permit proposed to be modified, unless the decision-making body that imposed that condition modifies that condition;***

There are no conditions of approval associated with the current development plan. The non-use variance for parking is still in effect, but the modification includes sufficient onsite parking to meet UDC standards.

- ***Does not create more adverse impacts on surrounding properties than the development approval or permit proposed to be modified;***

The proposed data center use of the main building is consistent with the approved use. Noise mitigation will be designed specifically for the proposed site improvements. The new

mechanical equipment will be surrounded by fencing that will visually screen all the equipment and provide noise abatement in compliance with the City's noise ordinance. The emergency generator will only run as needed during power outages, as well as during periodic maintenance testing.

- ***Is consistent with the Colorado Springs Comprehensive Plan, other plans adopted by City Council, and the intent of the zone district in which the property is located.***

Reinforcing the light industrial use of this property is consistent with the goals of PlanCOS. The Garden of the Gods corridor is identified on the Thriving Economy Framework Map as a hub for multiple economic sectors including Cornerstone Institutions, Industry Icons and Spinoffs & Startups. Goal TE-2 encourages the diversification of the local economy by fostering a range of business types and sizes. Policy TE-2.A seeks to preserve and strengthen the city's Industry Icons and Strategy TE-2.A-4: encourages screening or other mitigation to reduce impacts on nearby residential areas. Strategy TE-2.A-1 promotes supportive zoning for key sites for industrial uses with good multimodal access. PlanCOS identifies the Garden of Gods Road and Centennial Boulevard intersection as transit hub and Sinton Trail alongside Douglas Creek is a major trail corridor.

The site lies within a larger campus zoned BP. The intent of the BP zone is to accommodate professional, administrative, research, manufacturing, and light industrial uses with operations that are quiet and clean to ensure the creation and maintenance of an environment that will protect the occupants of the business park from unintended adverse traffic, noise, or performance impacts. The proposed use and associated modifications to accommodate ancillary mechanical equipment are consistent with the intent of the BP zone, as the proposed noise mitigation measures together with operational procedures will ensure a continued quiet and clean environment for the Corporate Ridge industrial campus and for nearby residents.