A Presentation to the
City of Colorado Springs Urban Renewal Authority

Polaris Pointe update

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Copper Ridge Metropolitan District

January 27, 2021
### Acreage in Polaris Pointe

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total acreage in Polaris Pointe</td>
<td>277.99</td>
<td>100.00%</td>
</tr>
<tr>
<td>Total acreage left to Plat</td>
<td>97.33</td>
<td>35.01%</td>
</tr>
<tr>
<td>Platted lots</td>
<td>104.10</td>
<td>37.45%</td>
</tr>
<tr>
<td>Undevelopable acres</td>
<td>15.55</td>
<td>5.59%</td>
</tr>
<tr>
<td>ROW Powers</td>
<td>45.26</td>
<td>16.28%</td>
</tr>
<tr>
<td>ROW Public Streets</td>
<td>15.75</td>
<td>5.67%</td>
</tr>
</tbody>
</table>

### Square Footage of building space in Polaris Pointe

<table>
<thead>
<tr>
<th>Description</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built(occupied/leased)</td>
<td>574,289 sf</td>
</tr>
<tr>
<td>Built(vacant)</td>
<td>21,829 sf</td>
</tr>
<tr>
<td>Total Built</td>
<td>592,118 sf</td>
</tr>
<tr>
<td>Under Construction (Commercial)</td>
<td>80,773 sf</td>
</tr>
<tr>
<td>Under Construction (Residential)</td>
<td>378,541 sf</td>
</tr>
<tr>
<td>Construction Anticipated next year</td>
<td>150,520 sf</td>
</tr>
</tbody>
</table>

**Total built, under construction, anticipated:** 1,205,952 sf
Goal is to complete Powers from I-25 to SH83

To be constructed in two phases

Phase 1 – I-25 to Voyager
Phase 2 – Voyager to State Highway 83
Phase 1

Interstate 25/State Highway 21 (Powers) Interchange, State Highway 21 (Powers) construction from Interstate 25 to Voyager

Construction started November 2019
Completion expected June 2021
Series 2019 Bonds sold: $63,365,000
Wildcat Construction (Powers & I-25 Interchange): Bid: $54,518,826.00
End of 2020: Total Cost to Date: $31,539,539.19 or approximately 58% of the bid

Wildcat Construction (Monument Branch channel restoration): Bid: $1,918,747.12

Highlights:
Approximately 1,500,000 cubic yards of dirt has been moved
All six bridges will be completed in February
Southbound I-25 opened first of April
Looking West at Interchange from the Spectrum Loop Bridge
Looking northwest toward North Gate Boulevard intersection
Monument Branch, looking east from beneath Santa Fe Trail
Looking west from Santa Fe Trail at the Monument Branch Stream Restoration Project being done by Wildcat Construction from Colorado Springs
Looking east from Santa Fe Trail toward the box culvert extension, which will accommodate the southbound I-25 on ramp. Water Quality pond construction in the median.
Southbound I-25 on ramp from westbound Powers
Paving by Pyramid Construction from Colorado Springs
Architectural texturing being done by Summit GeoStructures from Lindon, Utah
One of the two new I-25 southbound bridges
Northbound I-25 off ramp to North Gate Boulevard

Powers to northbound I-25 on ramp
Southbound I-25 on ramp from westbound Powers.

Eastbound Powers on ramp from southbound I-25 & North Gate Blvd.
Over 1,500,000 CY of dirt has been moved by Dwire Earthmoving from Colorado Springs

Dwire also removed existing asphalt on I-25 for the new bridges
Over 1,000,000 yards of material has been placed at the Regional Retail site located in Polaris Pointe.
The last bridge deck was poured on January 22nd by Lobato Construction from Westminster, Colorado.
The southbound I-25 bridge will be heated and insulated to help the concrete cure.
Phase 2
State Highway 21 (Powers) construction from Voyager Parkway to State Highway 83

(30% design) construction cost estimate from AECOM
$71,671,889
60 existing shops

- Vanguard Dermatology
- Jimmy Johns
- Costa Vida
- Dog Haus
- Beasts & Brews
- Loaf N Jug #2
- Bass Pro Shops
- Boot Barn
- Brass Tap
- MOD Super Fast Pizza
- Safe Splash
- Overdrive Raceway Go Karts
- Northgate Car Wash
- Spine & Joint Solutions LLP and Wildflower Medispa LLP
- Bourbon Brothers
- Newton Wine and Spirits
- Decadent a Desert and Coffee bar
- Karate Studio
- Caliber Collision
- Carl’s Junior
- T-Mobile Store
- Take a Peak Consignment
- Spine & Joint Solutions LLP and Wildflower Medispa LLP
- Home Care Assist
- Loaf N Jug #2
- Sport Clips
- Earthwise Pet Supply
- Bourbon Brothers Presents
- Ace Hardware
- Spring Pediatric Dental Care
- Forza Pilates
- Bourbon Brothers Presents
- Bentley’s Pet Stuff
- Sport Clips
- Northgate Self Storage
- Ace Hardware
- Spring Pediatric Dental Care
- Bentley’s Pet Stuff
- Ace Hardware
- Spring Pediatric Dental Care
- Bentley’s Pet Stuff
- Ace Hardware
- Spring Pediatric Dental Care

New in 2020

- Mugi Ramen & Poke
- Vitality Bowls
- Vanguard Dermatology
- Mama Pearl’s Cajun Kitchen
- Buttermik a breakfast eatery

Coming Soon

- Realty One
- Air City 360 Adventure Park
- FiiZ Drinks
- Crush Golf Driving Range
- IFLY Indoor Skydiving
- Polaris Junction Apartments
- Heart of Jerusalem Cafe
- Vaqueros
- Luxury Senior Living at Polaris Pointe
Coming Soon – Luxury Senior Living at Polaris Pointe
Crush Golf – opening June 2021
Polaris Junction Apartments opening September 2021
AirCity 360 Adventure Park opening April 2021
AirCity 360 Adventure Park

The 360 air-coaster - Sore through 500-ft of airspace

SkyTower - A 26’ vertical climbing obstacle course.

360Apex - a 6500' mega inflatable touching the rafters. Race with a friend on the

360Launch – a 60’ dual zipline.
Questions