

A Presentation to the

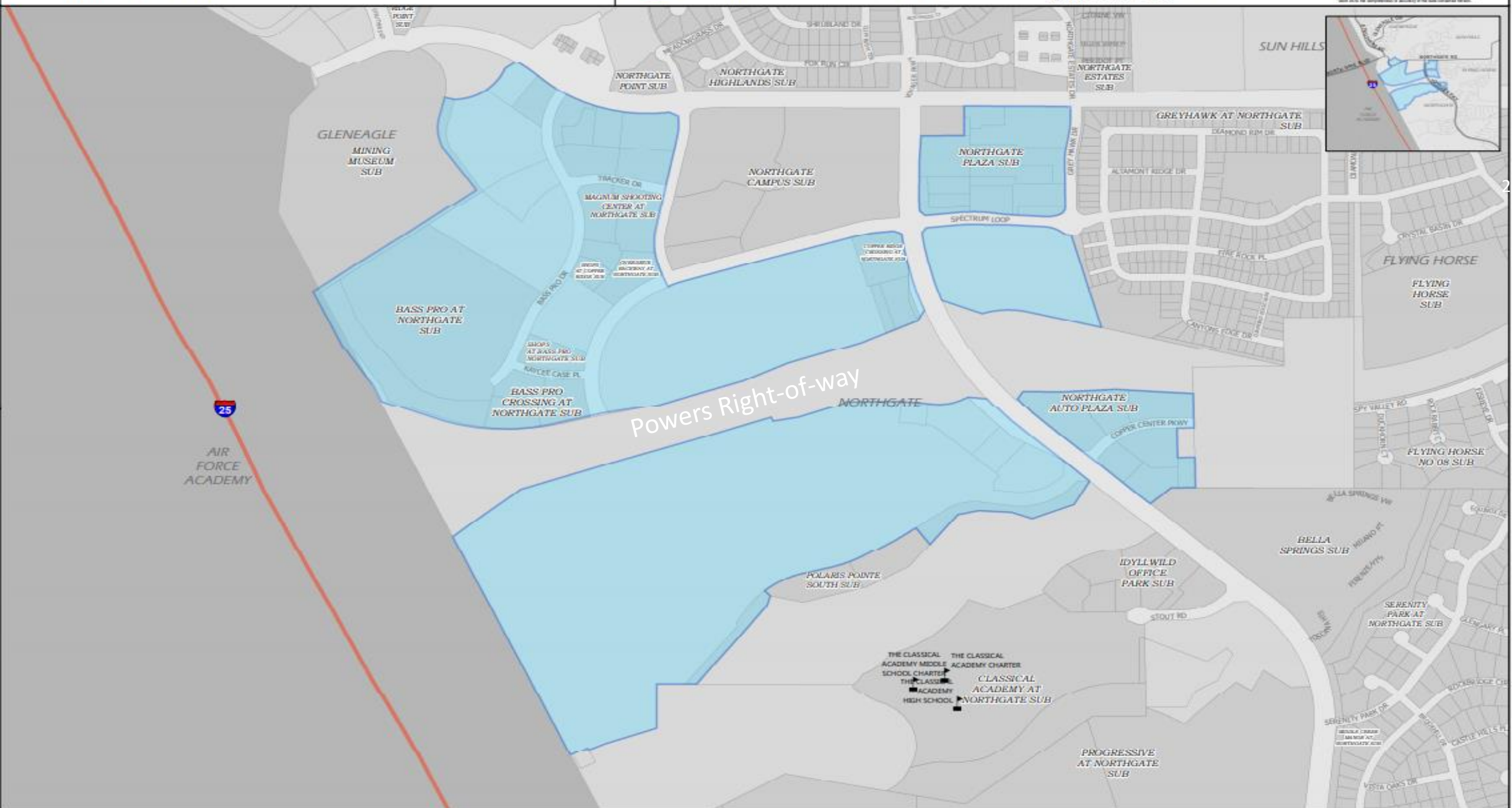
City of Colorado Springs Urban Renewal Authority

Polaris Pointe update

Tim Mitros, P.E.

Copper Ridge Metropolitan District

January 27, 2021



Acreage in Polaris Pointe

Total acreage in Polaris Pointe	277.99	100.00%
Total acreage left to Plat	97.33	35.01%
Platted lots	104.10	37.45%
Undevelopable acres	15.55	5.59%
ROW Powers	45.26	16.28%
ROW Public Streets	15.75	5.67%

Square Footage of building space in Polaris Pointe

Built(occupied/leased)	574,289 sf
<u>Built(vacant)</u>	<u>21,829 sf</u>
Total Built	592,118 sf
Under Construction (Commercial)	80,773 sf
Under Construction (Residential)	378,541 sf
<u>Construction Anticipated next year</u>	<u>150,520 sf</u>
Total built, under construction, anticipated	1,205,952 sf



Goal is to complete Powers from I-25 to SH83

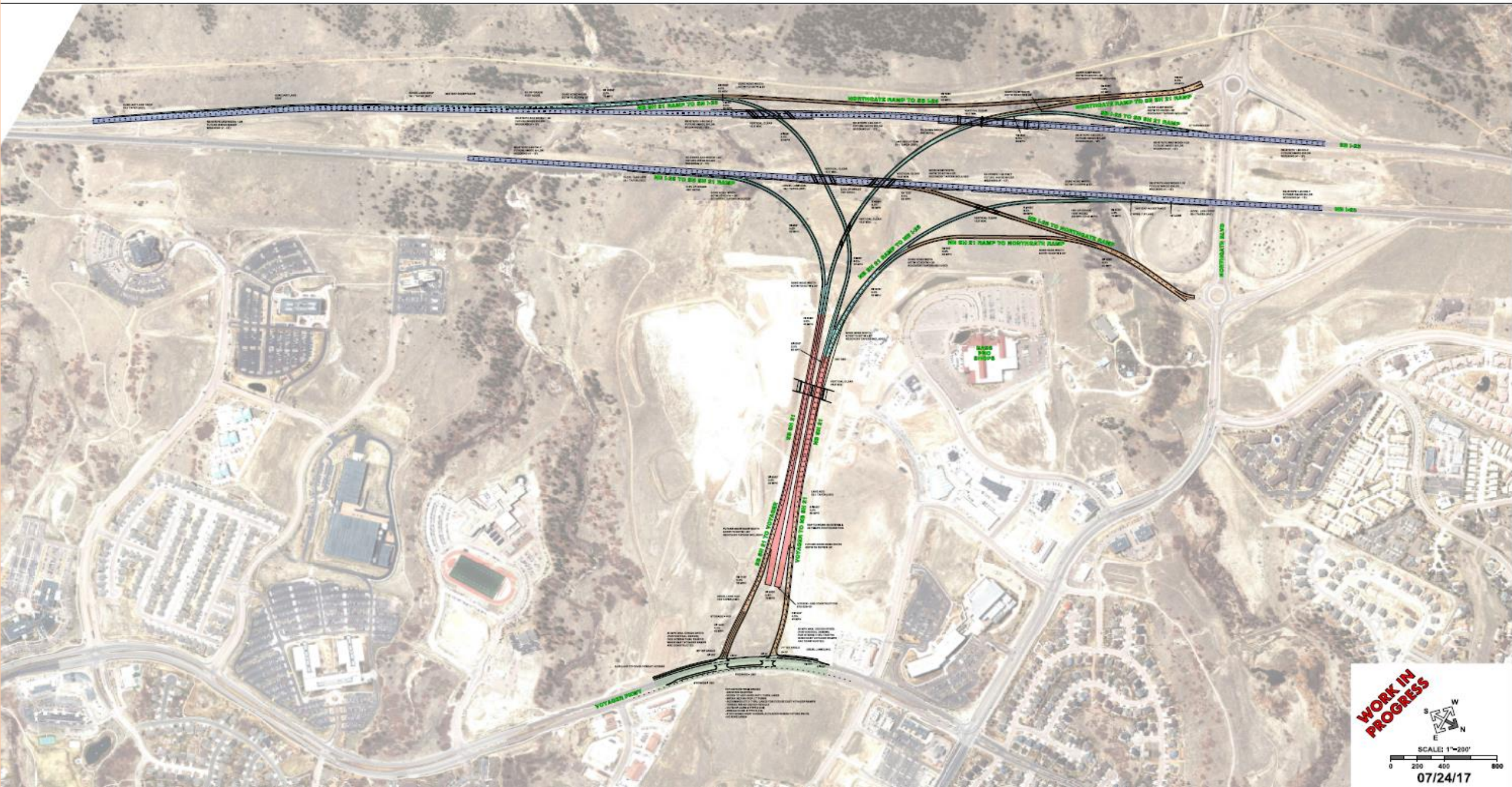
To be constructed in two phases

Phase 1 – I-25 to Voyager

Phase 2 – Voyager to State Highway 83



Polaris
Pointe
Shops



WORK IN PROGRESS

SCALE: 1"=200'

0 200 400 800

07/24/17

Phase 1

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

7

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

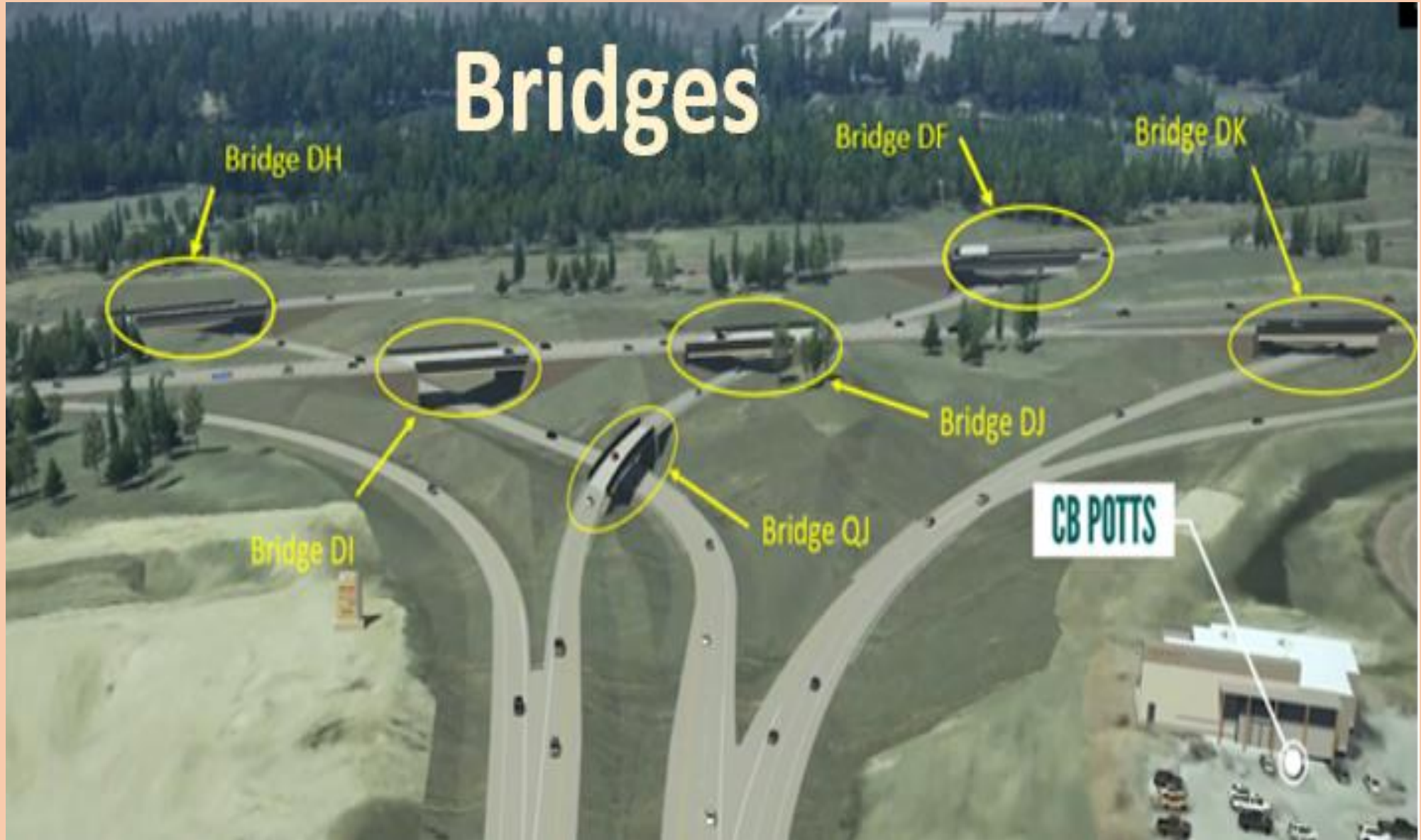
Highlights:

Approxiamtely 1,500,000 cubic yards of dirt has been moved

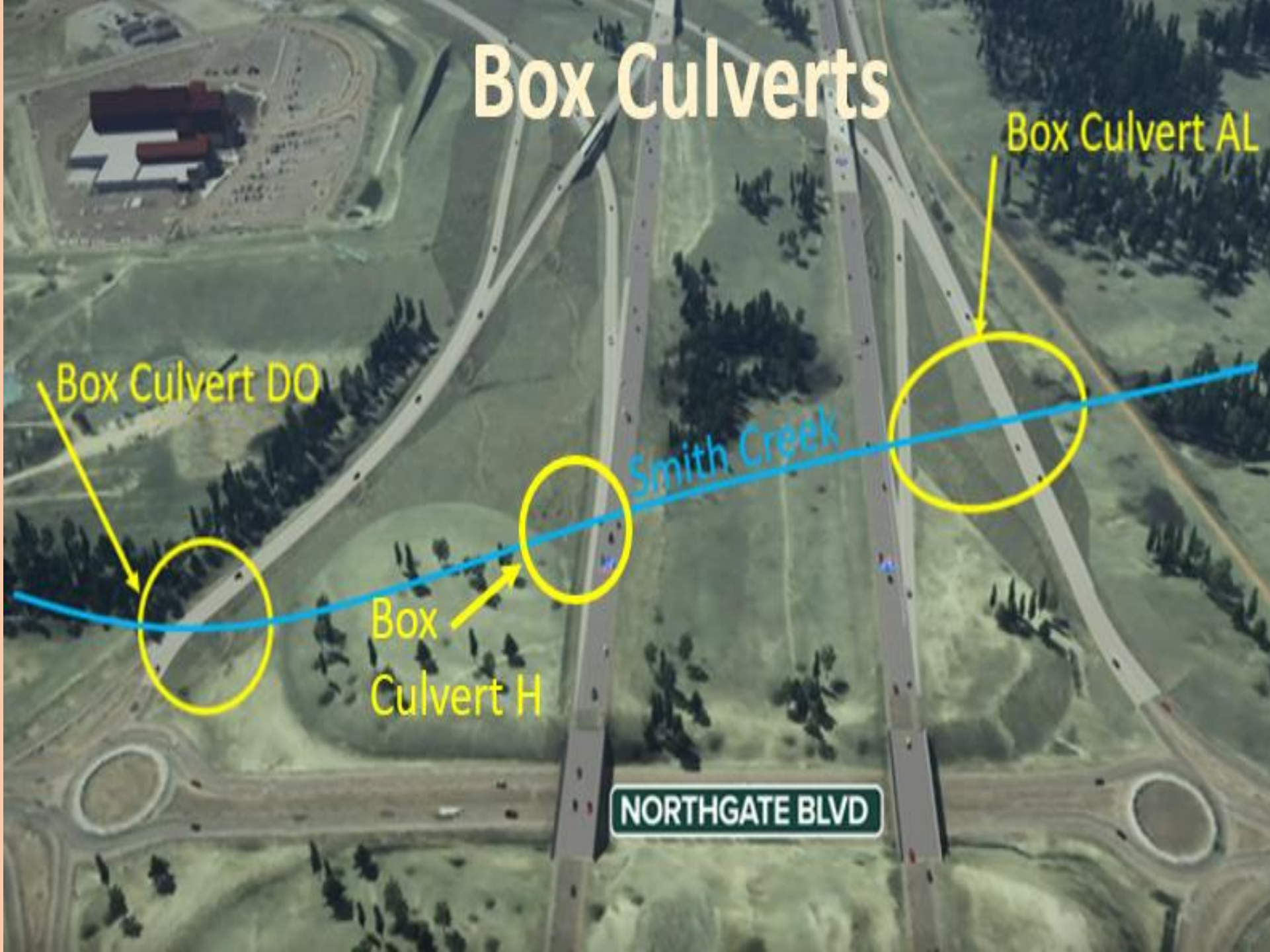
All six bridges will be completed in February

Southbound I-25 opened first of April

Bridges



Box Culverts



Box Culvert AL

Box Culvert DO

Smith Creek

Box
Culvert H

NORTHGATE BLVD

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





Eastbound Powers on ramp

Southbound I-25 on ramp



Eastbound Powers on ramp from southbound I-25 & North Gate Blvd

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



Eastbound Powers on ramp from southbound I-25 & North Gate Blvd

Southbound I-25 on ramp from westbound Powers



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

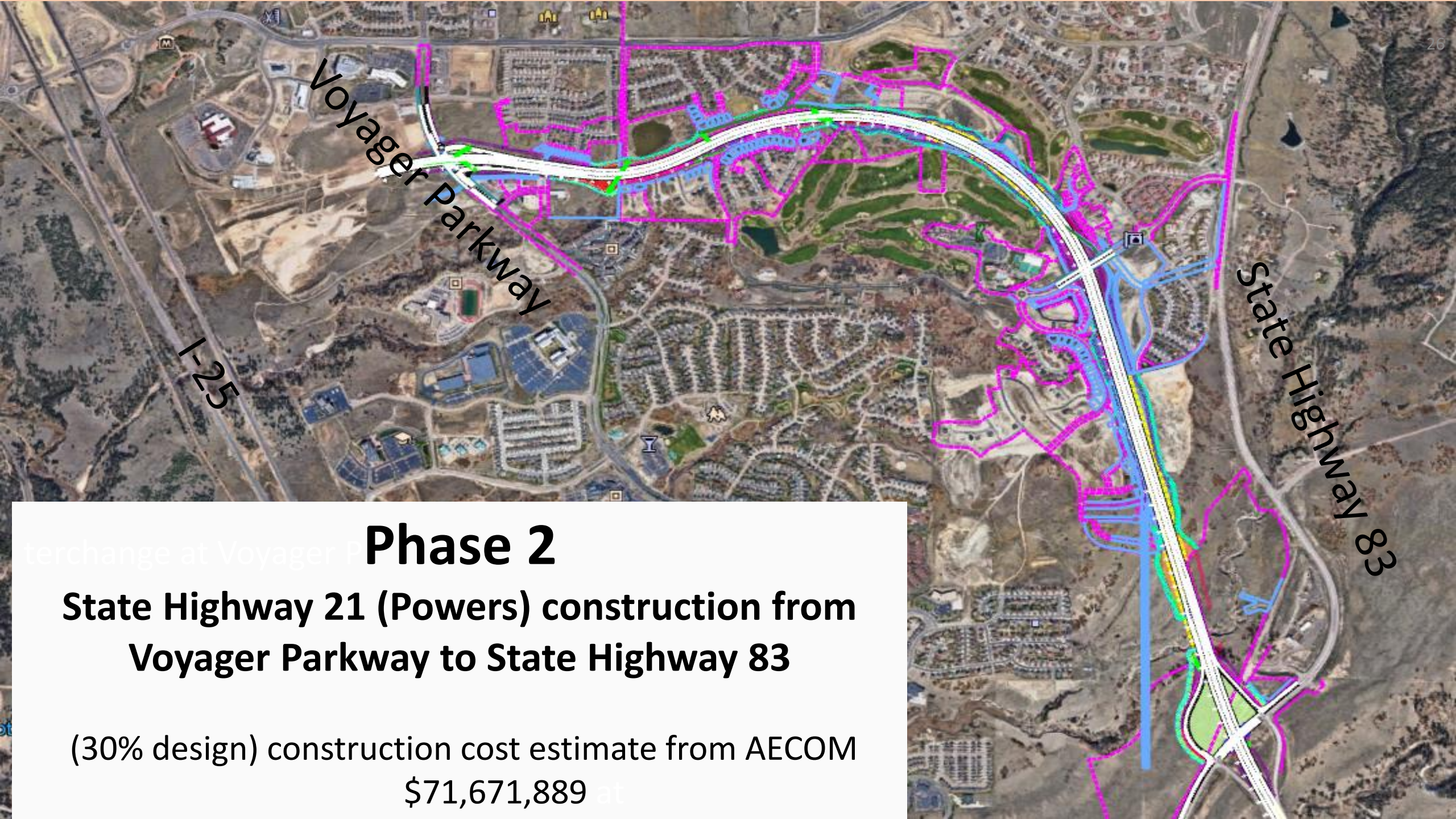


The last bridge deck was poured on January 22nd by Lobato Construction from Westminster, Colorado



The southbound I-25 bridge will be heated and insulated to help the concrete cure





I-25

Voyager Parkway

State Highway 83

Interchange at Voyager Parkway
Phase 2
State Highway 21 (Powers) construction from Voyager Parkway to State Highway 83
(30% design) construction cost estimate from AECOM
\$71,671,889 at

Polaris Pointe At Northgate

DINING

ENTERTAINMENT

SHOPPING

WWW.POLARISPOINTSHOPS.COM

60 existing shops

Chick-fil-A Bass Pro Shops
 Northgate Car Wash Sprouts Farmers Market
 Kneaders Bailey's Orthodontics Dog Haus Beasts & Brews Overdrive Raceway Go Karts
 D-Station Spine & Joint Solutions LLP and Wildflower Medispa LLP Fantastic Sams
 CB and Potts Magnum Shooting Center Bourbon Brothers Caliber Collision Domino's Pizza
 PeakMed Thuy's Nail Salon Home Care Assist Karate Studio T-Mobile Store
 Brass Tap Springs Pediatric Dental Care Loaf N Jug #2 Carl's Junior Tire World Auto Service
 Take a Peak Consignment MOD Super Fast Pizza Newton Wine and Spirits Safe Splash
 Broken Bones Ace Hardware Loaf N Jug #1 Fire Station #22
 Boot Barn Bentley's Pet Stuff Sport Clips Earthwise Pet Supply The Joint Chiropractic
 UHealth - Integrity Urgent Care Decadent a Desert and Coffee bar
 Costa Vida Wendy's Forza Pilates Jimmy Johns Bourbon Brothers Presents Northgate Self Storage
 Cyclebar

New in 2020

Mugi Ramen & Poke Mama Pearl's Buttermik a breakfast eatery
 Vitality Bowls Vanguard Dermatology Cajun Kitchen
 Dental Nook

Coming Soon

Realty One FiiZ Drinks IFLY Indoor Skydiving
 Air City 360 Adventure Park Crush Golf Driving Range
 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 - Soar 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