

# A Rail-Served Economic Initiative

## Project Update for Q1 2023

### **2023 OBJECTIVES: A LAND DESIGN & BENEFIT-COST ANALYSIS IN ANTICIPATION OF FUNDING OPPORTUNITIES (NOFO) WITH THE FEDERAL RAIL ADMINISTRATION**

➤ **Talking Points:**

- A. Rail Spur Trackage Agreement and reciprocal easements executed by and between Edw. C. Levy Co. and the City of Colorado Springs/ Utility *(effective February 2023)*
- B. New Fort Carson Garrison Commander and Deputy Public Works project debriefing *(February 2023)*
- C. Regional Freight Study analysis/coordination with Pikes Peak Area Council of Governments (PPACG) and stakeholders *(March – October 2023)*

➤ **Next Steps:**

- 1. Fort Carson military installation coordination alignment of the exact rail spur crossing point on behalf of secondary future Army railhead
- 2. Prepare Benefit-Cost Analysis as required under Federal Rail Administration Infrastructure Grant *(NOFO September, 2023)*
- 3. Land use, environmental review, and Department of Defense Public Works division for defined access, NEPA, and grant opportunities evaluation
- 4. Transportation nexus with Region 2 State of Colorado Department of Transportation (CDOT) and PPACG for commercial vehicular access, military Gate 19 access, and future South Powers Boulevard regional bypass and I-25 connect master plan

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**Oversight Committee**

**Steve Weiner**  
 Vice President  
 Edw. C. Levy Company

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 City of Fountain

**Longinos Gonzalez Jr.**  
 County Commissioner, District 4  
 El Paso County

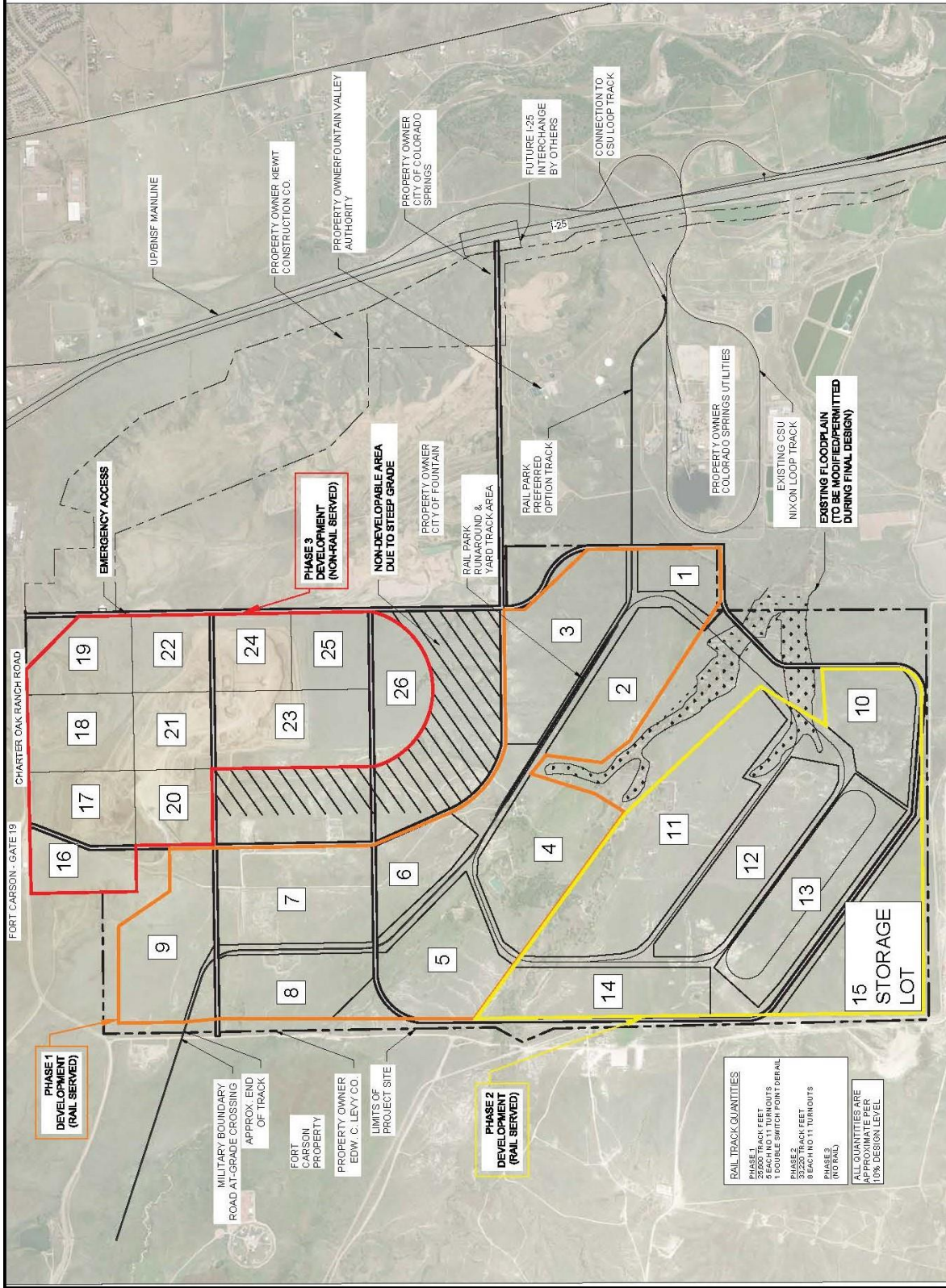
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 President & Chief Executive Officer  
 Colorado Springs Chamber & EDC

**Tom Strand**  
 President  
 Colorado Springs City Council

**Wayne Williams**  
 Chairman  
 Colorado Springs Utilities Board of Directors

U.S. Economic Development Administration Technical Assistance Grant Scope of Work
<b>Task #1 Work Force</b>
<b>Task #2 Local Infrastructure Capacity</b>
Local Infrastructure definition
Transportation definition
Highway/rail logistics Pro & Con
US Army industry specific transportation needs
Electric Generation
Biomass Pro & Con
Biomass Watershed benefits
Carbon Credit Potential
<b>Task #3 Dual Service &amp; Private Rail Capacity</b>
Rail Capacity
Dual Service Benefits
Rail Operations at Park
Rail Benefits/Market/Biomass
Rail Competition/Passenger Benefits
<b>Task #4 Integrated Report</b>
<b>Task #5 Fiscal Agency</b>

Completed  
MAY 2022



PARCEL NUMBER	USE TYPE	AREA (AC)	DEVELOPMENT PHASE	POTENTIAL PRODUCT
1	Industrial Yard	37	1	Steel Products
2	Industrial Yard	92	1	Forest Products
3	Heavy Industrial	119	1	Manufacturing
4	Light Industrial	119	1	Warehouse / Rail Served
5	Light Industrial	100	1	Warehouse / Rail Served
6	Heavy Industrial	54	1	Manufacturing
7	Heavy Industrial	125	1	Manufacturing
8	Light Industrial	76	1	Manufacturing
9	Light Industrial	102	1	Warehouse / Rail Served
# Acreage:				624 acres
10	Heavy Industrial	75	2	Chemicals / Apparel Plant
11	Industrial Yard	210	2	Aggregate Products
12	Light Industrial	108	2	Manufacturing
13	Light Industrial	126	2	Warehouse / Rail Served
14	Light Industrial	89	2	Manufacturing
15	Light Industrial	120	2	Warehouse / Rail Served
# Acreage:				728 acres
16	Commercial	43	3	Retail
17	Commercial	60	3	Retail
18	Commercial	68	3	Office
19	Industrial / Warehouse	57	3	Warehouse / Through Deck
20	Industrial / Warehouse	48	3	Warehouse / Through Deck
21	Heavy Industrial	50	3	Business / Warehouse / Through Deck
22	Industrial / Warehouse	50	3	Warehouse / Through Deck
23	Industrial / Warehouse	100	3	Warehouse / Through Deck
24	Light Industrial	50	3	Warehouse / Through Deck
25	Light Industrial	50	3	Warehouse / Through Deck
26	Light Industrial	57	3	Manufacturing
# Acreage:				633 acres
2 & 3 Total:				2,185 acres



SERIES OF

ISSUE	DATE	DESCRIPTION

**FOUNTAIN RAIL PARK**  
**COLORADO SPRINGS, CO**

REVISIONS:  
 CHECKED: MDR: RB  
 DRAWING: MDR: NS  
 CHECKED: MDR: RB  
 DATE: DECEMBER 7, 2021  
 RAPP: XXXXX  
 DESIGNED: MDR: CB  
 SET NO: XXXXX

FILENAME: EIParea\_Rail Parking.dwg  
 SCALE: 1" = 1000'

CONCEPTUAL LAND USE PLAN  
 SHEET 1 OF 1

