

May 15, 2023

City of Colorado Springs
Planning & Development
30 S. Nevada Avenue, Suite 105
Colorado Springs, CO 80903

**RE: Kum & Go N. Circle Drive and San Miguel Street - Response to Public Comment
COPN-23-0002**

To the City of Colorado Springs:

On behalf of Kum & Go, EES is submitting this letter to respond to community input received regarding the proposed Kum & Go development at the corner of N. Circle Drive and San Miguel Street in Colorado Springs, CO. The concerns are identified and addressed below. Kum & Go and EES hosted a neighborhood meeting on March 22, 2023, where these concerns were also addressed in a public forum. Kum & Go is willing to have an in-person second neighborhood meeting during the Development Plan review process if necessary. Below is a detailed review and response to public feedback received as part of the initial rezone and concept plan submittals in February 2023:

- The proposed project is currently zoned CR/PBC. In a PBC Zone (Planned Business Center) Gas Station/Convenience Food Sales is allowed use by right. The zone change requested is to remove one of the conditions of record that does not allow outdoor sales. The proposed project location is along a commercial corridor (N Circle Drive). Per the zoning map below, most of N. Circle Drive is dominated by commercial institutions starting at San Miguel and N Circle Dr. The commercially zoned property is adjacent to a residential zone district, which is typical within this corridor. The multi-family complex to the west acts as a deliberate buffer from the commercial district to the single-family residential properties.



- A traffic impact study, prepared based on local and national standards, demonstrates that the traffic increase is minimal and there will be no negative impacts because of this development. In addition, Kum & Go is proposing a traffic signal further identified below.
- Neighbors were concerned with the existing traffic conditions in this area; specifically, how unsafe turning onto N Circle can be from San Miguel Street. As a part of this project, Kum & Go will construct a brand new 4-legged traffic signal and right turn lane at this intersection. The City of Colorado Springs will review and approve the traffic signal prior to construction. The signal will allow for residents on both sides of San Miguel to safely navigate onto N Circle, improving the existing condition.
- Sidewalks to ensure safe pedestrian maneuverability will be located along both N Circle and San Miguel as required to promote pedestrian circulation on, and around, the site due to new access points.
- Proposed lighting has been designed per City code. Light candles do not extend 10' outside of the property boundary with a value over 1.0. In terms of lighting, the project will be installing energy-efficient LED lights that are directed downward to minimize light pollution.
- To the west of the proposed building and canopy, there is over 100' of buffer to the adjacent property, far exceeding City code requirements, with landscaping and approximately 7' of elevation drop. This mitigates the impact to the multi-family structure to the west, which sits much higher than this site. Significant landscaping, above code requirements, will be provided within these buffer areas to alleviate the concerns of noise or light pollution from the site.
- Water quality volume will be handled within ADS Underground Detention facility with 80% TSS removal per federal standards. There is currently no city storm infrastructure in close proximity to the site. Runoff now drains approximately 1000' south prior to being captured by any public infrastructure. This will improve the existing conditions.
- Phase I and Phase II reports have been conducted as part of the development application to determine any contaminants within the soil. The Phase II came back showing all soil concentrations were below the Colorado RBSLs (Risk-Based Screening Levels). There was no evidence of petroleum impact within the first five feet of soil on the subject property, therefore at this time, no mitigation measures were recommended.
- The height of the building and canopy are designed to meet the city code and will not exceed those requirements.
- Kum & Go was one of the first retailers to begin offering E85 in the 1990s. The company started adding E15 to its product offering in 2015, and currently offers it at about 40% of stores. Today, Kum & Go builds all new stores with both E85 and E15 at the pump. In 2019, Kum & Go sold more than 72 million gallons of ethanol. E15 and E85 are used to describe a range of gas products containing higher blends of ethanol, a renewable biofuel.

Kum & Go is also partnering with Tesla, ChargePoint, and others to bring electric vehicle charging stations to store locations that fill a network need for the providers.

- There are a large variety of grab-and-go items for folks in a hurry, but you can also get your food made to order. Everything is made fresh in-store and includes plenty of healthy options. This sets them apart from their competition.
- The proposed K&G footprint is the smaller version of the prototypical building (Marketplace Store – 5,620 sf). A Bistro footprint has a 3,968 square foot area and fits within the site. The site area could accommodate the larger footprint, but K&G opted to go with the smaller store to provide the larger buffer to the adjacent multi-family to the west.
- The 10-15 jobs created by Kum & Go are also different than the rest of the retail industry. These are full-time jobs with regular, set schedules and full benefits. There are part-time jobs available for those that want them, but the ability for employees to be able to plan on a regular paycheck each week and a schedule they can depend on for them and their families has been a huge differentiator for Kum & Go. 70% of associates in stores work full-time roles.
- Kum & Go has starting rates at approximately \$15 an hour, which will provide a stable income for employees and is competitive with the active market.
- Kum & Go has been working with local law enforcement to implement extra measures such as “no loitering” signs, security cameras and locks on exterior items given the criminal activity in the area. Kum & Go will continue to work with local law enforcement after the building opens.
- The trash enclosure will include a structure that will be locked to prevent use by others and contain odors. A key or code will be required to access the trash enclosure.
- Kum & Go has not seen property values decrease around new construction. Convenience stores provide amenities that generally bring a positive value to the neighbors.
- There won't be any odor from fuel sales. Kum & Go operates a completely closed system. When the fuel trucks deliver fuel, the vapor from the underground tanks is captured directly into the emptying fuel trucks and pressure is equalized by drawing in external air through vents. The fuel trucks take the vapor back to the fueling centers where they are disposed of properly. When there are small, localized spills (i.e. when a customer dribbles a couple of drops onto the concrete when they pull the dispenser out of their car) it evaporates quickly and doesn't leave a strong lingering smell.
- Kum & Go is an active and committed member of the Colorado Springs community, including donating and participating in multiple charitable events. 2023 marks the 10th annual cause marketing campaign to support Habitat for Humanity. This year will include a partnership with Pikes Peak Habitat for Humanity within Colorado Springs. This year alone, Kum & Go has pledged a minimum of \$500,000 to Habitat for Humanity.

- The proposed site will serve as a fueling station option for consumers traveling north/south along the N Circle Drive corridor. Convenience stores and fueling stations are not classified as a “destination”, rather a “pass-by” location per traffic standards. The corner of San Miguel and N Circle Drive will provide an easy spot for commuters traveling through the N Circle corridor. From the perspective of a commuter traveling south on N Circle Drive, there is a single Maverick gas station approximately 3.5 miles from the project site. All other gas stations require a left turn onto the eastern portion of N Circle. The proposed project has been thoroughly researched to provide competition on the west side of N Circle Drive. While there are additional gas stations in the vicinity, Kum & Go believes this project will provide healthy competition and an easier access point for commuters traveling south on N Circle.

We believe that this project will be an asset to your community, providing easy access to essentials and fuel, and Kum & Go looks forward to being a responsible and respectful neighbor.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Michael Drago

Mike Drago, P.E.

Civil Engineer

Entitlement and Engineering Solutions, Inc.