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November 11, 2022

Mr. Austin Cooper
Planner II- South Team
30 S. Nevada Av. #705
Colorado Springs, CO 80903

Mr. Cooper:

In an attempt to address the neighbor comments we received, the following responses are provided. While most of the comments are difficult to answer because of their subjectiveness, there are a couple of repeating comments which can be addressed with some of the data behind the decisions. I believe these will speak to the assumptions being made.

I see three main points from the neighborhood comments:

- It is not necessary, there are already an excess of storage units in the neighborhood
- It will increase traffic
- It will be an ugly eyesore

Concerning an excess of storage units, the average supply of self-storage in Colorado Springs is 12.09 sf/person, and in a 3-mile radius of the site, there is currently half that supply available-- 6.93 sf/person for climate-controlled storage. Four out of the five facilities within a three-mile radius of the site, are at or above a 90% occupancy. Woodmen Mini Storage on Lexington Dr is 99% full, Life Storage on Scarlet Dr is 97% full, and Security Storage on Lee Vance View is 90% full. Plus, the Public Storage on Blue Horizon is 90% occupied and the CubeSmart on Nautilus Point has reached an occupancy of 75% since they opened a year ago. This facility will provide an increasingly needed service to community members, especially with the projected housing growth and fully occupied storage facilities in the area. In 2023/2024 an additional 1,347 multi-family units will be added to the community, and with this will come an increased demand for storage. This area has experienced explosive population growth, growing by 29% over the last ten years, and projected to grow by 6% over the next 5 years (3,600 more community members). Our view is that the need will increase as the community grows.

Point number 2, our project will not be an increase of traffic that is feared in these comments. In fact, there will be very minimal traffic produced by the addition of this project. According to the ITE Trip Generation Manual, 11th Edition—which is the relied upon reference manual in the transportation industry nationwide—12 trips will be generated in the morning (6 coming into the facility and 6 leaving) and 16 trips in the peak hour (8 incoming and outgoing). That is far below the City of Colorado Springs Engineering Criteria Manual (ECM) of 100 trips in the peak hour, to even generate a traffic impact study for the project.

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Trip Generation Worksheet								
ITE CODE	LAND USE	UNIT	QUANTITY	ADT	AM		PM	
					IN	OUT	IN	OUT
151	Mini-Warehouse	100 Units	10	17.96	0.62	0.59	0.84	0.84
				180	6	6	8	8
Total Trips				180	6	6	8	8

Addressing concern #3 of an ugly eyesore, we can state that the project has already gone through numerous iterations with La Plata Communities, which is the master developer, creator of the master plan and the managers of the communities where most of these comments were coming from. They required full approval—which they gave-- to the design and elevations before the project was even allowed to be submitted to Colorado Springs. The project is of materials which are complimentary to other buildings in the area, and at 33' to the top of the parapet, is less in height than the Credit Union across the street.

We should also state that self storage is an allowed conditional use in the OC Zone in which the project is located.

If there are any other questions or concerns we can address, please feel free to contact us.

Sincerely,



Brian Weiss
 Sr. Project Manager
 Ware Malcomb