



CONSULTING. ENGINEERING. CONSTRUCTION.

04/29/2022

City of Colorado Springs
Planning and Development
30 S. Nevada Ave. Suite 701
Colorado Springs, Colorado 80903

**North 30th Street Apartments – 5075 N. 30th Street
Letter of Intent**

Dear Planning and Development Department,

Atwell, LLC. has prepared this Letter of Intent on behalf of the Applicant, G Light Equity, LLC. for City of Colorado Springs General Development Application submittal.

The proposed North 30th Street Apartments in the City of Colorado Springs, Colorado is for the development of an 85-unit multifamily apartment building with surface parking, pedestrian walkways, and landscaped areas. The development is currently platted as Lots 1, 2, & 3 Centennial Centre Filing No. 1 (amended) and is to be replatted as a single lot. The location is addressed as 5075 North 30th Street, herein referred to as the Site. The Site is located within Section 23, Township 13 South, Range 67 West of the Sixth Principal Meridian, County of El Paso, State of Colorado and is within City jurisdiction. The Site is located at the southwest corner of the intersection of North 30th Street and Centennial Boulevard, approximately 0.5 of a mile north of Garden of the Gods Road and 1.3 miles west of I-25.

The 2.75-acre parcel is currently empty and undeveloped with the exception of right-of-way improvements with public sidewalk on the northwest and northeast lot boundaries, asphalt paved drive aisles within the access easements, a bus stop to the north along North 30th Street, and existing parking stalls along the southwest property boundary. There are existing pedestrian curb ramps and cross pans at drive aisle crossings.

The Site is to be developed for an approximately 25,345 square foot, 4-story multifamily apartment building consisting of 9 studio/efficiency units, 55 one-bedroom units, and 21 two-bedroom units totaling 85 units. There is lower level floor with apartment units on the east side of the building. Surface parking is proposed for the requisite 123 parking stalls including 6 handicap stalls (1 van accessible). A total 10 percent reduction in the parking requirement is included; 5 percent for a bus stop adjacent to the development and 5 percent for proximity to a major City trail (Ute Valley Park). Landscaped areas are primarily at the common space between the wings of the building and north of the building up to the public right-of-way. ADA pathways are designed from both the North 30th Street right-of-way and the Centennial Boulevard right-of-way which may access the lower level units as well as access the building frontage via an ADA-compliant walkway with landings. A monument sign is to be proposed as a later date by separate permit.

There is an existing 30' private access and utility easement along the southwest property boundary, 15' of which falls within the Site. This drive access is to be reconstructed but will not alter the grading pattern. There is an existing 50' private access and utility easement along the southeast property boundary where existing asphalt paved drive and concrete curb and gutter exist adjacent to an elevation drop and trees within the adjacent property. There is a single private 8" sanitary main within this easement. It is proposed that the easement be reduced as allowed by Colorado Springs Utilities and Real Estate Services. It is proposed that this drive aisle be reconstructed for compact parking stalls and a reduce drive aisle width of 26' to meet fire code. The drive is to be minimally regraded with a crown to maintain historical drainage

patterns of the off-site adjacent properties to the south west while still maintain on-site water quality capture and full-spectrum detention for the development.

The sequence of construction activity in general terms is to consist of initial control measure installation, surface roughening and utility installations including underground detention control measures, overlot grading, foundation installation and vertical construction. Following vertical construction through exterior finishes, phases that may run parallel with interior finishes include fine grading, flatwork and pavement construction, and final stabilization and landscaping. The only construction outside of the property is for utility taps within North 30th Street for water service and Centennial Boulevard for sanitary service connection and storm drain connection to the public systems. Construction fencing with the appropriate erosion and sediment control measures are to be installed surrounding the Site to minimize impact of construction to the surrounding properties.

The use, site design, building location, orientation, and exterior building materials are compatible and harmonious with existing City ordinances and the City's ReTool COS plans for the vicinity in the future. Proximity to the local bus route to access local amenities and outdoor attractions such as Ute Valley Park, Popes Bluffs, and Mountain Shadows Open Space are advantageous for multifamily use in this area.

The project is to pursue a Conditional Use permit which is subject to R-5 zoning. There are two building corners within the 25' building setbacks that within the 15 percent allowable encroachment for administrative relief. Landscaping is to meet City code as feasible and alternative compliances are to be sought where required. Administrative relief for the building height is also being sought for a total building height of 50'-9" which is within the 15 percent administrative relief height restriction (51'-9"). Administrative relief forms are submitted as a part of the application.

The project's grading, drainage, flood protection, stormwater quality and stormwater mitigation complies with the City's Drainage Criteria Manual and the drainage report prepared for this project. A variance for use of a private permanent underground water quality and detention via Contech Engineering Solutions products is being sought. All parking stalls, drive aisles, waste removal areas, landscaped areas, landscape buffers, and landscape materials meet the location and dimensional standards set forth by the development plan standards and R-5 zoning and alternative compliance will be applied for where needed. The building location and site design provide for safe, convenient, and ADA-accessible pedestrian, vehicular, and bicycle circulation. There is an ingress/egress from North 30th Street as it exists today and a right-in right-out only along Centennial Boulevard with a dedicated right turn lane as it exists today. These locations will have no negative impact to existing roadways and intersections. The project connects to adequate public utilities to service the multifamily development.

The project is intended to meet City standards and design guidelines for the prescribed zoning standards for multifamily development on the PBC CU parcel. We appreciate the City staff's time and consideration as seek approval of the development application.

Respectfully,
ATWELL, LLC

Richard D. Lyon

Richard D. Lyon, PE
Project Manager