



July 14, 2016

City of Colorado Springs, Land Use Review Division
Catherine Carleo, MURP, MArch
30 S. Nevada Ave, Suite 105
Colorado Springs, CO 80903

RE: Response to “**Watermark at Briargate– Initial Review Comments**”, dated July 14, 2016
File No.: **CPC ZC 16-00082; CPC CP 16-00083; AR R 16-00406**

Dear Ms. Carleo,

Please find below the responses to the aforementioned comment letter. In response to the Neighbors’ letters received, there were topics raised that were similar between many of them.

1. School Capacity

This application was submitted to Academy School District 20 for review. Their response indicates no comment pertaining to the proposed residential use.

“Academy School District is in receipt of the files referenced above for a zone change and approval of the concept plan for Watermark at Briargate. Academy School District 20 typically opposes any proposed zone change from commercial to residential as it hinders the district’s long range planning process to accommodate students generated by new residential development within a given master plan. However, because of the location of this parcel and the fact that other areas of Cordera that are zoned for multifamily, which may or may not be developed, the district has no comment on the proposed zone change. Future requests for zone changes within the district will be reviewed on an individual basis.”

2. Traffic

As Union Boulevard is classified and constructed as a principal arterial adjacent to the site, it has always been anticipated to accommodate up to 25,000 average daily trips (ADT). Per the Trip Generator letter prepared by LSC Transportation Consultant, Inc. for this submittal, the change in zoning from PBC to OC (comparing the previously approved 87,000 SF of big box retail to the proposed apartment use) will result in a 61% reduction in average weekday traffic (4205 trips (approved retail) to 1616 trips (proposed apartments). The proposed use significantly reduces the overall traffic generation.

3. Apartment Use

As defined by the Briargate Master Plan, The HC Commercial designation for this site includes apartments as a use specifically allowed in this area. The proposed OC (Office Commercial) zoning designation also includes apartments as a permitted use.

The previously approved Development Plan for this site reflected three (3) Big Box retail buildings with the loading docks and service areas backing to Union Boulevard. The four-sided architecture associated with the proposed use along with the larger building setback from Union is another advantage this site has over the prior Development Plan.

4. Views/Elevations

The existing round-a-bout at Union Boulevard and Nautilus Point is at an elevation of approximately 7055. The previously approved Big Box Retail Center reflected finished floor elevations sitting well below the grades of Union and the round-a-bout (7031). This "stepping down" of the site significantly reduces the overall perceived height along Union Boulevard, further justifying the additional building height request where the site could possibly be raised.

5. Lack of Retail Market

The past and current market demand has proven the highest and best use for this site is multifamily. For the past 10 years, this site has been unsuccessfully marketed for retail development. There are several appealing tracts of land currently available and more suitable for retail development, reinforcing the future lack of retail interest in this site.

6. Property Values

The value for this Class "A" multifamily asset will total over \$50,000,000 when completed, bringing significant value to the community. In addition, the residents of our project will support the existing and future retail development, effectively creating a highly desirable mixed-use environment for the overall Briargate Community.

Please do not hesitate to contact me with any further comments you may have regarding this project.

Best regards,



Kyle R. Campbell, P.E.
Division Manager