

Date: July 08, 2022
Project: Costilla 10-Plex
Location: 703 E. Costilla St.
Colorado Springs, CO 80903
To: Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs, CO 80910

Public Comment Responses:

- Bob & Josie Rodriguez "We do not want to see a 10 -plex at the proposed 703 E. Costilla, as it is now a very busy street on El Paso, 550 S. El Paso 419 S. El Paso and then we have the School down the street coming up to El Paso, along with all the traffic coming from 520 S. El Paso, there is a blind spot at that corner, which is S. El Paso and Cimarron street, with the 10-plex it will be even worse, people driving are not obeying stop signs in this neighborhood as it is now. Along with poor drainage on these two streets, no we don't want to see this happening. But of course if the city wants it they will make it happen anyway. This is just our opinion, you asked for. Thanks for your time."

Response: We have reviewed this project with City Engineering and Traffic and they both felt comfortable with the existing City Street's ability to support this small infill project. We have also completed our City Stormwater review and have been approved in regards to drainage on the site. The existing vacant site does not comply with current City Stormwater standards so we will be improving the overall drainage situation for this area.

- Neal Rabin "I object to developers being allowed to put up buildings without being required to provide enough parking for the people who will be in them. You've got ten units here, and only seven spots? And so the residents with cars and no place to park (there will be more than just three) will have to park on the street, along with their guests, along with employees of local businesses. Then, sometimes people who own homes in the neighborhood won't be able to park in front of their own houses. This isn't as big a deal as the dumpster fire the city created by allowing the Robson Arena, but it's part of the same problem: city decision-makers allow millionaire developers to get away with providing inadequate parking so they can make more profit, and We The People get stuck living with the consequences."

Response: The proposed project consists of 10 units (8 of which are studio or "efficiency" units). The City requirement for parking this project is 11 stalls. We are providing 9 stalls on site in addition to 4 adjacent on-street parking stalls and 11 bicycle parking stalls (8 of which are protected). It is likely that this project will utilize adjacent on-street parking along El Paso Street, most likely directly in front of the project. All adjacent properties on this block of El Paso are commercial use and El Paso is largely unparked. It is highly unlikely that any street parking from the proposed project will spill out to single family residential properties nearby. This is a small infill project that we believe will provide a much needed alternate housing option that is easily walkable/bikeable to the Downtown Core and makes great use of an underutilized space. Thank you for your feedback.

Respectfully,
Echo Architecture, LLC



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