

May 12, 2022

Caleb Jackson
Senior Planner
Community Planning - City of Colorado Springs

RE: Pike View Master Plan Amendment, Zone Change and Concept Plan—Public Comment Response
File No.: CPC MPA 04-00043-A9MJ22, CPC PUZ 22-00052, CPC PUP 22-00053

Dear Mr. Jackson:

Thank you for forwarding the public comments received during the initial review of the Pike View master Plan Amendment, Zone Change and Concept Plan. We have given consideration to these comments and would like to supply more details to address some of the concerns and misconceptions about the proposed project. We would be grateful if you could send this letter to the individuals who commented on the application. Some of the comments were primarily focused on broader growth and development issues in the general area, the extension of Centennial Boulevard to Fontanero Street, parking requirement reductions being considered by the City, which are more appropriate issues to be address by the City of Colorado Springs. Public comments related specifically to this development include the following concerns:

Traffic and Lack of Transportation

One commenter encouraged City Planning to put their heads together with developers in general to promote public transit, encourage walkability, and maintain the current landscape. Other comment focused on a lack of support for a density of 500 units, exhaust fumes and noise that interrupt the natural environment and history.

The project statement for this development mis-stated the number of units proposed on the property as 560 units. The actual number of units being proposed is 360 or few units.

The site is conveniently located adjacent to existing mobility options including transit, bike, and trail facilities. Mountain Metropolitan Transit operates two routes with stops close to the site, providing residents with cost-effective access to transit services. The stops are within walking distance of the proposed residential community. The property is adjacent to bike lanes on both sides of Fillmore Street east and west of Centennial and on Centennial Boulevard, north of Fillmore Street. Sidewalks will be provided within the development, a 6-foot sidewalk will be provided along the south side of E. Fillmore Street; and there is a 10-foot trail on the west side of Centennial Boulevard. These mobility options will contribute and provide connections to the retail, service and jobs within this Thriving Activity Center, and reduce the need for automobile transportation. If those living in the development choose take

advantage of these alternative mobility options, there will be less contribution to traffic noise and exhaust emissions.

This development retains 14.1-acres of open space to protect the creek and retain habitat, serve as an amenity for the development as well as the neighborhood, and act as a buffer between this development and adjacent existing development.

Please let me know if there is any additional information we can provide to alleviate the neighbors' concerns about this project. We are confident this development will be a compatible neighbor and have a positive impact on the community.

Regards,

A handwritten signature in black ink that reads "Kimberly Johnson". The signature is written in a cursive, flowing style.

Kimberly Johnson, AICP
Planner

May 31, 2022

Caleb Jackson
Senior Planner
Community Planning - City of Colorado Springs

RE: Pike View Master Plan Amendment, Zone Change and Concept Plan—Additional Public Comment Response
File No.: CPC MPA 04-00043-A9MJ22, CPC PUZ 22-00052, CPC PUP 22-00053

Dear Mr. Jackson:

Thank you for forwarding the additional public comments received during the second review of the Pike View Master Plan Amendment, Zone Change and Concept Plan. We have given consideration to this additional comment and would like to supply more details to address the new concerns about the proposed project. We would be grateful if you could send this letter to the individual who further commented on the application.

The follow up comments indicate that this individual has not changed opinion related to the development or the previous stated concerns, and expresses a new concern about wildfire risk being intensified by the new development.

The subject property is within the Wildland Urban Interface as depicted on the City of Colorado Springs Wildland-Urban Interface (WUI) Map, and the property will meet the requirements of City Code for such properties. The Fire Department was provided an opportunity to comment on the project and responded with no comments of concerns. The project meets the requirements of the Fire Access Code, regarding adequate access for emergency vehicles, as it has two points of access from and onto Centennial Boulevard, one at the north end of the site and one at the middle of the site. There are three points of egress from the site, one right out only on W. Fillmore Street, and two on Centennial Boulevard. There is no need for emergency services or traffic from this development to use neighborhood streets for ingress or egress at the site. It should be noted that emergency evacuation is not a review criterion for the Master Plan Amendments, Zone Changes, or Concept Plans.

The site will be developed with adequate maneuvering space for emergency vehicles, and buildings will be constructed to modern Fire Code standards for the specific type of construction. Further, development of this property and on-going property management will deter continued presence of

individuals experiencing homelessness and associated illegal open fires and trespassing on the site and in the area of the stream, which will help to reduce the risk of wildfire.

Regards,

A handwritten signature in black ink that reads "Kimberly Johnson". The signature is written in a cursive, flowing style.

Kimberly Johnson, AICP
Planner