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RE: KinderCare Cordera Project Statement

EIG14T Development is proposing to develop a KinderCare day care center on Parcel BGXE-3 (TSN 62-00000636) in the Powers Office Park. The facility will be an 11,992 sq ft day care center on a 1.37-acre parcel zoned PBC. The facility will serve children from 6 months through school age. Playground facilities will be provided and broken into 3 age groups. All play areas will be fenced in for safety. Parking and landscaping are being provided in excess of the required quantities.

Review Criteria Responses:

1. A Day Care Center will be harmonious and support the significant residential developments to the east and the south.
2. The proposed day care will support residents in the neighborhoods to the east and south and will not overburden the existing public facilities. Utilities have been designed in accordance to the existing approved facilities. The day care would work to support the local schools and will provide on site playgrounds for registered children.
3. As this is an approx. 12,000 sq ft center on a 1.37-acre parcel, there should be little to no impact on adjacent parcels. The site was designed according to all Colorado Springs bulk regulations.
4. All screening, lighting, fencing and landscaping has been designed in a manner to reduce negative influences on adjacent properties. Photometric and grading plans have been prepared with intent to limit impact to within the property lines.
5. This project is small in nature and traffic to and from the facility is directly into the parking lot from the office park private drive. There is one driveway to and from the center.
6. The private drive provides access to the site from the east and also wraps around to the south into the commercial developments.
7. There is one driveway into the site, and it feeds directly into the parking lot. There is no ability for through traffic to use the site.
8. Parking spaces are provided in a size that meets Colorado Springs design requirements.
9. Code required accessible parking is provided directly in front of the main entrance. Van loading is provided, and ADA compliant ramps are also provided for.
10. The driveway and parking area meet the requirements of the code and provide for the smallest amount of asphalt.
11. The only pedestrian walkways are the sidewalk that wraps the building and connects the parking area to the main entrances and then also the street frontage required sidewalks. No other pedestrian walkways are designed through this site.
12. As the site is currently vacant and devoid of significant vegetation, our landscape plan provides for a substantial amount of landscape planting. There are no significant natural features to this parcel. We are incorporating a small retaining wall on the east corner of the lot as the grade increases to the east.

FIGURE 2