



August 12, 2016

City of Colorado Springs – Land Use Review Division
30 S. Nevada Avenue, Suite 105
Colorado Springs, CO 80903

ATTN: Conrad Olmedo, Planner II

RE: Traditions at Colorado Springs – Response to Neighborhood Comments

Dear Conrad,

Based upon the Formal City Comments dated August 1, 2016, there were only four neighborhood comments received as a part of the notification process.

E-mails received were from:

- Ed Kissel
- Henry Chaskelis
- Kathy Lakatosh
- Jean Rickert

The main concerns raised in all four comments can be summarized as:

- Building height
- Traffic
- Residential use next to Powers
- Powers noise
- Drainage
- Views

The response to these comments are as follows:

1. Building Height

The existing maximum building height for this site is 45'. The proposed building height of the apartment building is just under 45' per City calculations, so it conforms to the previously approved zoning. No height variances are being requested. It was suggested by neighbors that since the existing office buildings to the north are two-story, that this site should not exceed that. There is no Condition of Record attached to the site limiting development to a two-story building.

2. Traffic

The intersection of Tutt Blvd. and Snowy River Drive was primarily focused on by the neighbors, as well as the traffic volumes. This development will be required to escrow \$75,000.00 for their Pro-rata share of a future signal at the intersection. It is the City's decision as to the installation schedule based upon specific warrants being met.

A Trip Generation Letter is also attached that reflects a significant decrease in traffic generation from the previously approved Restaurant/Retail development to a 55+ Apartment Community.

3. Residential Use Next to Powers

We feel the proposed apartment use is a very appropriate use next to Powers Blvd. It provides a transitional use from the easterly townhomes, as well as single-family to northeast and southeast. There are numerous examples of similar residential uses along Powers, including Bonaventure of Colorado Springs (Cordera) and Creekside at Palmer Park (Palmer Park and Powers) that provide a similar transitional use.

4. Powers Noise

Full adherence to the "City Planning Policy Regarding Mitigation of Noise Impacts Where Residential Development is Located Adjacent to Arterial Streets" design requirements is being proposed including well exceeding minimum building setbacks and including sound walls and garages to create a noise barrier along Powers similar to other projects along the Powers corridor (Creekside at Palmer Park). The existing easterly neighbors should see a positive change in noise patterns with the construction of this project.

5. Drainage

Full adherence to the previously approved Master Development Drainage Plans is proposed. Current surface routing will be collected, treated and discharged into appropriately sized facilities within Tutt Blvd.

6. Views

As mentioned in 1) above, a 45' maximum building height, as calculated by City Standards, is permitted on this site. No view easements are located on the subject property.

Please let us know if you have any questions regarding the responses above, or if you need further clarification.

Sincerely,



Kyle R. Campbell, P.E.
Division Manager

Attachment: LSC Traffic Letter

Sm/N:/241780/Letters/Response to Neighborhood Comments