

March 17, 2021

Emily Lashlee
5003 Petrified Forest Trail
Colorado Springs, CO 80924

Re: Caliber at Briargate

Dear Ms. Lashlee:

The City of Colorado Springs Planning department has shared your March 16, 2021, email with us and asked that we respond to the concerns you raised regarding our proposed project, Caliber at Briargate with a location of 9292 Grand Cordera Parkway.

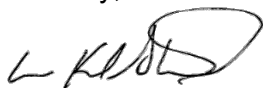
The master plan for the Briargate area was approved in June of 2007. This site was approved with a Planned Business Center (PBC) zoning classification in which allows for a variety of commercial, industrial and institutional uses including multifamily residential. We have designed our project to meet or exceed all Colorado Springs design standards.

We have placed our Clubhouse and associated amenities at the main entry to the project, which is located off of Grand Cordera. We will also be installing a landscaping along Grand Cordera which will serve to buffer both views and noise. Within our lease agreement we have language that requires residents to maintain a respectful noise level both in their unit and when using the community amenities.

The dog park is a small amenity for use by our residents. The size of the dog park (roughly 3,300 SF) is intentional to not attract a large crowd of residents and pets at a single time. For comparison, Rampart Dog Park is nearly 100,000 SF. Our standard community rules and regulations require residents to have dog approval for use of the facility, require owners must be in the park and within voice contact of their dog and identify the hours of operation for the dog park as dawn to dusk. The dog park is located closer to the living area of our residents (80') than the single-family homes across the street (150'). Any noise generated will be most disruptive to our own residents and handled by our on-site property management team.

I hope this response has provided you with additional information regarding the project. If you have additional questions on the project, I would be happy to arrange a time to discuss them with you.

Sincerely,



Karl Stout
Senior Development Manger

March 15, 2021

Rey Perez
9376 Wolf Pack Terrace
Colorado Springs, CO 80920

Re: Caliber at Briargate

Dear Mr. Perez:

The City of Colorado Springs Planning department has shared your March 10, 2021, email with us and asked that we respond to the concerns you raised regarding our proposed project, Caliber at Briargate with a location of 9292 Grand Cordera Parkway.

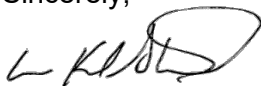
The master plan for the Briargate area was approved in June of 2007. This site was approved with a Planned Business Center (PBC) zoning classification in which allows for a variety of commercial, industrial and institutional uses including multifamily residential. We have designed our project to meet or exceed all Colorado Springs design standards.

Colorado Springs requires that any light generated by our project not bleed off of our site. We have submitted a photometric plan to the City and it has been reviewed and determined to be in compliance with City standards. Additionally, as required, we will be using cut off fixtures that direct all light downward.

Your letter also mentioned an increase in sound. If this is due to vehicles traveling on Powers Boulevard our project has been reviewed against the traffic anticipated to be generated by the site and we fall within the amounts anticipated when the Mater Plan and zoning were approved in 2007.

I hope this response has provided you with additional information regarding the project. If you have additional questions on the project, I would be happy to arrange a time to discuss them with you.

Sincerely,



Karl Stout
Senior Development Manger

March 3, 2021

Jeff Osborne
4001 Horse Gulch Loop
Colorado Springs, CO 80924

Re: Caliber at Briargate

Dear Mr. Osborne:

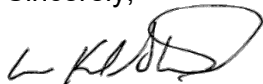
The City of Colorado Springs Planning department has shared your February 26, 2021, email with us and asked that we respond to the concerns you raised regarding our proposed project, Caliber at Briargate with a location of 9292 Grand Cordera Parkway.

The site is currently zoned Planned Business Center (PBC). Residential uses are permitted under this zoning classification and we have designed our project to meet to exceed the PBC standards. We have also submitted the plans to the Briargate Crossing Design Review Board and received their approval in December 2020. The Briargate Crossing Design Guidelines, as published in 2004, state "Briargate Crossing is envisioned as an integrated, mixed-use activity center with a strong emphasis on high quality design, compatibility of uses and pedestrian orientation." We have worked to execute that vision through our planning.

Our 200-unit project features two residential buildings and a clubhouse. We will offer a variety of on-site amenities for our residents including a pool, clubhouse and dog park. The project architecture features high quality, durable and timeless materials (masonry and fiber cement siding) and colors.

I hope this response has provided you with additional information regarding the project. If you have specific concerns or questions on the project, I would be happy to arrange a time to discuss them with you.

Sincerely,



Karl Stout
Senior Development Manger



January 22, 2021

Matthew Alcuran, Planner II
City of Colorado Springs
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903

Re: CPC CU 20-00171 – Responses to 1st Development Plan Comments

Dear Matthew:

Please find attached our formal responses to comments regarding the above referenced project:

Land Use Review (Matthew Alcuran, 719-385-7347)

General:

1. Please add file number CPC CU 20-00171 to the bottom right corner of all development plan sheets.

R&R Response: Revised as Requested.

2. Please ensure a space is provided for City stamp in the bottom right corner.

R&R Response: Revised as Requested.

3. Please revise the tax schedule to list 62362-06-023 as only one TSN number is listed for this 7.65 acre parcel.

R&R Response: Revised as Requested.

4. Please darker property lines shown on sheet 2 of 28.

R&R Response: Revised as Requested.

5. Please add a note "Not a part" for Tract B and Lot 4 on sheet 2 & 3 of 28.

R&R Response: Revised as Requested.

6. Please provide a roof top trellis for the proposed trash enclosures to prevent wind-blown debris.

HPLA Response: This enclosure surrounds a self-contained compactor which renders a roof unnecessary. There will be no wind-borne debris from the enclosure.

Landscape (Daniel Gould, 719-385-5375)

1. General Comments:

a. Provide a signed and completed "Certification of Professional Qualifications" form. This will establish the project Designer of Record and who is to perform the landscape and irrigation inspections for the site. (Preliminary Landscape Check List Checklist #1.a)

https://coloradosprings.gov/sites/default/files/planning/ad_pq_form.pdf

TGC Response: Provided with submittal.

b. Please revise/add the following notes clarifying who will own and maintain all landscape improvements on the cover sheet of the Development Plan (if ever there is a question or enforcement action necessary - Preliminary Landscape Check List item 1.1).

- Revise Development Plan note 1 to read: "Landscape improvements and maintenance shall be the responsibility of Owner, and/or their assigns".

TGC Response: Revised as requested.

- Add the following note: "Street trees, streetscape improvements, and vegetation within the City ROW shall be maintained by the abutting property owner."

TGC Response: Revised as requested.

c. Provide a Schematic Landscape Diagram including hydrozones. (Preliminary Landscape Plan Check list item

1.F and Appendix E in landscape Manual)

TGC Response: Revised as requested.

2. All Landscape Sheets:

a. Based on the overall size and complexity of this project, staff would ask that a scale of 1"=30' be used for the landscape sheets.

TGC Response: Revised as requested.

b. Please refer to the following check list and provide all the required information with your next submittal. Staff will provide more detail comments with the next submittal.

https://coloradosprings.gov/sites/default/files/planning/prelim_ls_plan.pdf

TGC Response: Revised as requested.

c. Code does not allow high water use turfgrass as an infill material and should be planned as an amenity (7.4.317.C) and those areas considered as an amenity areas, only 50% of high water use turf can be used (7.4.317.C2). Also, all proposed sodded areas can have a maximum of 6:1 slope. Update the plans to reflect these requirements, contact me with questions.

TGC Response: Revised as requested.

d. Provide the total amounts (SF) for proposed all mulches (shrub beds/rock and cobble areas) and native seeds (if used) to the legend. (Preliminary Landscape Plan Check list item #1.k)

TGC Response: Revised as requested.

3. Sheet 10 – Landscape Notes and Details:

a. The provided Briargate Crossing Data Guideline tables will need to be removed and provide the required City Site Category Calculation Charts. Update the plans to reflect these requirements. See Landscape Code and Policy Manual (Site Category Requirements section and Appendix F). Contact me directly on this if needed, staff can provide an example if needed. Staff will provide overall comments with the next submittal. - <https://coloradosprings.gov/sites/default/files/planning/landscape.pdf>

TGC Response: Revised as requested.

b. Add the following note to this sheet: "A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT." (Prelim. Landscape Plan Check list item #5.c)

TGC Response: Revised as requested.

Land Surveyor (Cory Sharp, 719-385-5098)

Development plan comments:

1. Please add "notes 9 & 12" from the recorded plat to the note section.

R&R Response: Notes added to cover

2. Please revise the "Air Force notice" on the plan with the language from plat note 14.

R&R Response: Revised as requested.

3. Please depict and label the existing lot line easements (5' & 7' public utility and drainage easements) near the northeast corner that are noted on the replat to be vacated by separate document (unless they have been vacated and if so please add the reception no. of the vacation).

R&R Response: Easements are now shown.

Engineering Development Review (Joel Dagnillo, 719-385-5412)

Engineering Development Review has the following comments:

1. Please add the following Note to the Cover Sheet: "All existing curb, gutter, pedestrian ramps and crosspans posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current City Engineering Standards along Grand Cordera Pkwy. adjacent to the site will need to be removed and replaced prior to issuing the certificate of occupancy (C.O.). An on-site meeting can be set up with the Engineering Development Review Inspector to determine what, if any, improvements are required. The Inspector can be reached at 719-385-5977."

R&R Response: Note added to cover sheet

2. Label and call out the existing curb, gutter and pedestrian ramps in placed adjacent to Grand Cordera Pkwy.

R&R Response: Labels added to Site Plan.

3. Call out the 8' wide sidewalk that will be installed adjacent to Grand Cordera Pkwy. next to this lot.

R&R Response: Sidewalk is now labelled.

5. Grand Cordera Pkwy. had a City 2C pavement overlay in 2018, therefore is under a moratorium until the end of 2023. If any excavations are going to be made into this street before the moratorium expires, consult the Streets Department as additional pavement repairs will be required.

R&R Response: Acknowledged. No street cuts are proposed at this time, but that may change depending on the exact location of the existing gas main.

6. On the Utility Plan Sheet, label all existing storm sewer on this site as Public or Private.

R&R Response: Revised as requested.

7. Add a note on the Cover Sheet stating that no direct vehicular access to or from this lot shall be allowed onto Powers Blvd.

R&R Response: Plat Note #9 has been added to cover sheet.

Water Resources Engineering and Management (Anna Bergmark, 719-385-5613) Comments on the Development Plan:

1. On the cover sheet, include a note that states that Full Spectrum Detention is being provided by the sub-regional facility located directly east of this site.

R&R Response: Note added.

2. On the preliminary utility sheet, label all proposed storm facilities with size, type, and private. Several of the smaller pipes were not labeled.

R&R Response: Added more notes for storm infrastructure.

3. Show the storm sewer on the preliminary grading plan.

R&R Response: Revised as requested.

Informational Comments (please note, several standard comments/requirements have changed):

1. A Final Drainage Report was reviewed and returned to the engineer. Sizing calculations for inlets and pipe were not included, subsequent reviews could result in required updates to the development plan.

R&R Response: Sizing calculations to be included with the FDR resubmittal.

2. The proposed project disturbs greater than an acre and will therefore require a separate Grading, Erosion, and Stormwater Quality Control Plan (GESQCP). This plan will need to meet the requirements listed in the City's New Stormwater Construction Manual (SCM) and should be submitted directly to the Stormwater Enterprise for review and approval. Assurances in the amount of the total cost of the temporary BMPs will be required prior to the approval of the GESQCP. The plans should be submitted directly to the SWENT reviewer. These must be approved and included in the building permit set prior to the issuance of a building permit for this project

R&R Response: Acknowledged.

3. Construction Plans for the proposed storm sewer larger than 12 inches will need to be submitted to Engineering Development Review and Stormwater Enterprise for review and approval prior to construction

R&R Response: Acknowledged.

4. All submittals to the Stormwater Enterprise (SWENT), Engineering Development Review Division (EDRD) and Traffic, must be submitted online via the new ProjectDox software. Information, including a user manual and the link to the website can be found here: <https://coloradosprings.gov/stormwater-enterprise/page/electronic-review-system>. Please note that this does NOT change the Planning department's submittal process in any way.

R&R Response: Acknowledged.

Fire (Steven Smith, 719-385-7362)

COMMENT 1: In order to achieve the required access within the courtyard area, provide a note on the plans that a hose valve, connected to the required buildings standpipes, will be provided on the ground floor in the stair wells that open up to the courtyard, in addition to the other required locations.

R&R Response: Note added to Utility Plan

COMMENT 2: Fire lane markings required along the curb south of the detached garages located west of the clubhouse.

R&R Response: Revised as requested.

COMMENT 3: The divided entry on the east side of the site must be a minimum of 16-ft wide. However since the gate is so close to the intersection, the drive lanes may need to be wider to accommodate fire apparatus turning movements.

R&R Response: Due to space constraints, the gated access has been removed.

Colorado Springs Utilities (Kyle Schelhaas, 719-686-8126, kschelhaas@csu.org) Action Items:

Modify the Preliminary Utility and Public Facility Plan to address the following comments:

1. Please submit a hydraulic grade line (HGL) form to waterplanning@csu.org. Link is <https://www.csu.org/CSUDocuments/requesthydrauliclinegrade.pdf>. Once the report has been received, it will be used to determine if additional modeling, utility reconfigurations, and/or additional mainline extensions are required. If all requirements from the resulting reports are met, this action item will have been addressed.

R&R Response: HGL form has been submitted, and the findings have been included with this submittal for reference.

2. Show and label the existing wastewater easement along the West side of the property.

R&R Response: Revised as requested.

3. Please label all watermain as Public. The plan shows the main within easement but no ownership designation is shown.

R&R Response: Revised as requested.

4. Minimum separation for water and storm sewer is 10'. Please revise.

R&R Response: Layout has been revised to provide min. separation.

5. Watermain cannot run under parking stalls for access and maintenance reasons. Please revise the layout.

R&R Response: Revised as requested.

6. Remove all private storm sewer from public easement.

R&R Response: Private storm has been removed from public easement, except for locations that the storm sewer must cross the easement.

Public Works Operations & Maintenance Division (Michael Hensley, 719-385-6856)

GRAND CORDERA PKWY is under moratorium thru 2023.

If infrastructure construction, storm sewer, or utility tie-in work impacting either GRAND CORDERA PKWY, developer needs to be familiar with the City's degradation fee schedule and restoration specification. Restoration limits and degradation fees will be defined in the field based on extent of impact. Degradation fees are graduated based on area of impact and the age of the current roadway surface treatment. For a more detailed explanation of these fees and how they are calculated, please contact City Right-of-way management at 385-5977.

R&R Response: Acknowledged. No street cuts are proposed at this time, but that may change depending on the exact location of the existing gas main.

Pikes Peak Regional Building Department, Enumerations Plans Examiner (Brent Johnson, 719-327-2888)

Regarding a request for Caliber at Briargate, Enumerations has the following comments:

1. This parcel was platted with a range of addresses along Grand Cordera Pkwy. Unless Bootsie Jones with the Colorado Springs Public Safety/Street Naming office wants the internal roadway to be a named street, both buildings and all associated secondary structures will receive addresses from Grand Cordera.

R&R Response: Acknowledged.

2. Once this development plan is approved, submit a copy of this development to Enumerations so that addresses can be assigned to be used when submitting building plans for review/permit. Show the locations of all secondary structures which will require separate addresses and permits such as garages, carports, pavilions, etc., so that a comprehensive addressing plan can be created.

R&R Response: Acknowledged.

Comcast (Jason Jacobsen, 719-442-4730)

Please be aware.

Comcast has UG COAX on the northeast corner of the project area. Thank you.

R&R Response: Acknowledged.

Academy District 20 (Don Smith, 719-234-1222)

Academy District 20 is in receipt of the file referenced above for approval of the Caliber at Briargate Conditional Use Development Plan.

Academy District 20 is requesting fees in lieu of land dedication per the existing City Code for all residential units included in the Caliber at Briargate residential development.

R&R Response: Acknowledged.

Steve Toohey - Resident

Regarding the Caliber at Briargate development proposal. Non-concur. Development in this area should be townhouse type housing as being developed in the area near Grand Cordera and Research.

R&R Response: The proposed residential buildings on this development match the size and scale of the existing developments that neighbor the subject property to the northwest and southeast. Additionally, townhomes are not a by-right use within the PBC zone.

Please feel free to contact me with any questions or concerns.

Sincerely,
John Loughrey, PE
Project Manager
R&R Engineers-Surveyors, Inc.