

July 27, 2022

Tamara Baxter
Senior Planner
Community Planning - City of Colorado Springs

RE: Initial Review Letter- Burgerworks E Fillmore Steet
File No.(s): CPC ZC 22-00094; CPC DP 22-00095; CPC R 22-00096; AR FP 22-00281

Dear Ms. Baxter:

Thank you for forwarding the public comments received during the initial review of the East Fillmore Street, Zone Change and Development Concept Plan. We have given consideration to these comments and we 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. Public comments focus on the following concerns:

Support for the Project

There were two comments in support of the project, one expressing appreciation for a new business in the area recognizing the potential for them and the neighborhood, and one expressing the opinion that the redevelopment is a good use of this parcel and improves the appearance along Fillmore.

Thank you for your support.

Impact to Area Streets

There are concerns that Grandview in particular, but also Second, and Prospect cannot safely take on more traffic, and that any design that uses Grandview as the entrance or exit for a high-volume business, like fast food, will cause undue stress on the surrounding residential streets, which are already struggling with the volume of cars and parking. One commenter expressed a concern that additional traffic congestion will make it ever harder for those in the neighborhood who don't use a car for their primary transportation to get around. This is already a congested neighborhood. A representative of a neighborhood group that has met with City Planning and Engineering expressed the following concerns:

- Traffic flow from Fillmore entering and exiting restaurant on Grandview Street
- Grand View would become the main thoroughfare for restaurant
- Safety concerns for special needs children, children, and elderly residing on Grandview Street
- Emergency vehicle access to the Colorado Springs Senior Homes, Inc.
- 2nd Street is not designed to be a viable street outlet
- The creation of an entry point via easement
- A request will be made to look at redesign of entry points and traffic study for Grandview Street and 2nd Street.

The development site has historically been occupied by multiple businesses and has had uncontrolled access at Grandview Street. Redevelopment of the site will require the provision of additional right of way for Grandview Street, installation of a 6-foot sidewalk with pedestrian ramps, a designated accessible route from the public right of way to the new use, and curb, gutter, and curb cuts to direct traffic ingress and egress of the site. These improvements will provide better mobility and access for those living in and visiting the neighborhood, including those who are elderly or have special needs.

A Traffic Impact Study (TIS) has been completed for the project as requested by the City's Traffic Engineering Department. The TIS addresses capacity, geometry, and control requirements associated with the new development, as well as projected future growth. The TIS analyzes existing traffic conditions, proposed project traffic, future traffic conditions (2024 and 2042) with and without the project; and identifies project impacts at the intersections of N El Paso Street with E Fillmore Street, 1st Street, and 2nd Street, as well as the Grandview Street with E Fillmore Street and 2nd Street intersections.

Analysis of future traffic conditions indicates that the addition of site-generated traffic is expected to create no negative impact to traffic operations for the existing and surrounding roadway system upon consideration of the various roadway and intersection control improvements assumed within the analysis. The study intersections are projected to operate at future levels of service comparable to Year 2042 background traffic conditions. Proposed site accesses have long-term operations at LOS B or better during peak traffic periods and upon build-out. The TIS analyses Level of Service (LOS) operations at key intersection in the development area with current traffic, 2024 projected traffic with and without the development; and 2042 projected traffic with and without the development. LOS is a measurement used by transportation professionals to quantify a driver's perception of travel conditions such as travel time, number of stops, and stopped delay. LOS ranges from "A", which indicated little, if any delay, to "F" which indicates a level of operation considered to be unacceptable.

Some queueing at the intersection of E Fillmore Street and Grandview Street was indicated. The greatest off-site queue length anticipated occurs during either peak hour. The queue length is approximately six vehicles for the southbound left and right turn movements. It is however noted that given the minor volumes along Grandview Street, this queue can be accommodated along the available roadway length without any anticipated negative impacts to other study roadways or intersections. It is however noted that these queues may have the potential to temporarily block Access C during peak hours. Typically, vehicles will self-regulate when encountering lengthy vehicle queues and will utilize alternative routes in order to avoid delay and drivers may provide openings for turning vehicles. It is recommended that as site development occurs, vehicles queues continue to be monitored in order to determine when potential mitigation or additional signage or striping to assist in driver navigation may be needed.

Regarding the suggestion of alternative site design with having site ingress access from El Paso and egress access from Grandview to avoid traffic queueing along Fillmore Street, the site plan has been modified to provide for two-way traffic ingress and egress at the existing alley, which is to remain. The

TIS found no need for site modifications to accommodate traffic. The TIS shows that turning movements at Site Access B (north access on Grandview) range from 0 to 8 vehicles during peak a.m. and p.m. hours.

Land Use

Commenters expressed concerns that there are too many fast-food restaurants in the E. Fillmore Rd corridor, and no full-service grocery store, bank or dentist or doctor's offices.

The property, except for one of the four parcels is currently zoned C-5, which allow a range of permitted restaurant, retail, office, service, and commercial uses. Much of the surrounding area and the Fillmore corridor is zoned for business use. There is a Walgreens within 1/3 of a mile to the west, several medical facilities within a mile east of the site, a grocery store within two miles to the west, and several service and retail businesses to the east, west and south.

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,

Kimberly Johnson, AICP
Planner

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