

March 3, 2022

Mr. Tefertiller  
Colorado Springs Planning Department  
30 S Nevada Ave., Suite 105  
Colorado Springs, CO 8090

**RE: Creekwalk North Development Plan and Plat Projects  
AR DP 21-00551 and AR FP 21-00552**

Dear Mr. Tefertiller,

Kimley-Horn and Associates represents the planning and engineering team for Creekwalk North Development Plan and Plat projects (City Numbers: AR DP 21-00551 and AR FP 21-00552). In response to the January 20, 2022 appeal letter submitted to the City, the following responses have been provided.

Related to the underground detention, the proposed systems are allowed on a case-by-case basis under the most recently amended City Drainage Criteria Manual (DCM). Kimley-Horn has submitted the required system variance request to the City, who then provided it to the City of Pueblo for review and approval. The technical review committees reviewed and approved the request per the criteria. The project includes full spectrum 100-year detention and water quality per the DCM and reduces the developed runoff to equal or be less than historic values, thereby minimizing the impact to downstream drainage infrastructure per the criteria. This includes modeling, protecting and considering the downstream creek conditions.

The approved application meets the criteria. The proposed system meets the criteria and introduces a stormwater system and stormwater improvements into the redevelopment area, which were non-exist historically. The improvements will further support the creek environmental redevelopment efforts as well.

Related to the overall development plan the following responses have been provided:

1. The Development Plan and Plat Will Result in Unreasonable Amounts of Water Pollution
  - *Response: The existing and historic development pattern and standards did not meet any of the water quality or stormwater standards required today.*
  - *The proposed development and design standards do protect the neighborhood and creek environment. By default, the current design criteria approved with this project will improve the water quality associated with the project neighborhood.*
  - *Yes, the project recognizes the location of the project and related 100-year and 500-year floodplain. The project has been designed per the local development standards and approved by City Engineering and the regional Floodplain Administrator.*
2. The Development Plan and Plat Will Result in Unreasonable Auto Traffic
  - *Response: The development plans for both Creekwalk North and South have actively worked City traffic and CDOT to address traffic access and level of service concerns in the area, improving the current conditions. This includes the addition of a new traffic lane on Cheyenne road, the reduced number of access point along Cheyenne Road and South Nevada Ave, and the study of signalization in the area.*

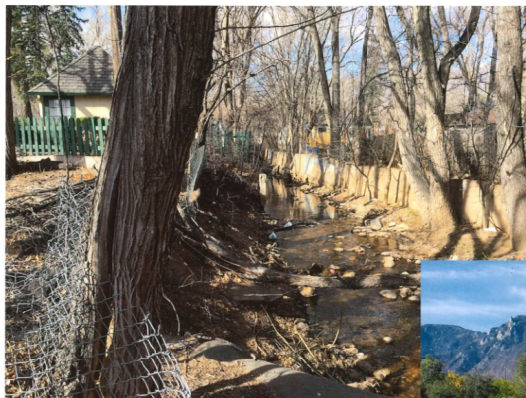
While not all of the signalization work is completed with the Creekwalk Development Plans, the projects will have made improvements with the signals at Cheyenne road and Roanoke St., and the alignment at

Ramona Ave. The project is also making large improvements in pedestrian facility and access with streetscape improvements along Cheyenne Road and South Nevada Ave and through the extension and development of public access along Cheyenne Creek.

The following response reflects the previous questions/comments raised by Protect Colorado Springs from December 2, 2021.

## Additional Questions, Protect Colorado Springs

3. How/when the Creekwalk Business Improvement District (BID) is going to get involved with the underground water detention system.
  - *Response: The BID has been working with the City on the use and design of the Creekwalk South and North systems since 2018. The first system (Creekwalk South) was installed and completed in 2020. All of the systems are built and will be maintained per city standards by the BID.*
  - *The BID funds and maintains the systems base on taxes generated by the project.*
  
4. Has the five criteria set forth in the Colorado Springs "Policy Clarification" entitled "Criteria for Underground BMPs," dated April 12, 2017, had been met with respect to the proposal.
  - *Response: Yes, the systems (North and South) have been designed and will be installed and maintain per the latest criteria within the current Drainage Criteria Manual Volume. This also means that the systems and designs have been reviewed and approved by the City of Colorado Springs and the City of Pueblo as part of the approval process.*
  
  - *The following images capture the successful creek redevelopment work completed to date associated with Creekwalk South:*



**BEFORE**



**AFTER**

We appreciate your review of these responses to concerns raised. Please contact me at 719-284-7280 or [jim.houk@kimley-horn.com](mailto:jim.houk@kimley-horn.com) should you have any questions.

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Jim Houk', with a stylized flourish at the end.

Jim Houk  
Planner