



CONSULTING. ENGINEERING. CONSTRUCTION.

August 17, 2022

City of Colorado Springs
Planning and Development
30 S. Nevada Ave. Suite 701
Colorado Springs, Colorado 80903

**Centennial Boulevard Townhomes
Letter of Intent**

Dear Planning and Development Department,

Atwell, LLC. has prepared this Letter of Intent on behalf of the Applicant, G Light Equity, LLC. for City of Colorado Springs General Development Application submittal.

The proposed Centennial Boulevard Townhomes in the City of Colorado Springs is for the development of two buildings for a total of 20 townhomes with garage parking, pedestrian walkways, and landscaped areas. The development is platted as Lot 3 Sahin Subdivision. The location is addressed as 4113 Centennial Boulevard, herein referred to as the Site. The Site is located within Section 25, Township 13 South, Range 67 West of the Sixth Principal Meridian, County of El Paso, State of Colorado and is within City jurisdiction. The Site is located at the east of Centennial Boulevard between Holli Springs Lane and High Tech Way, just north of Sinton Trail. The Site is approximately 0.3 mile south of Garden of the Gods Road and 0.7 mile west of Interstate Highway 25.

The 1.62-acre parcel is undeveloped with the exception of some asphalt pavement, concrete curb and gutter, and a landscaped area with existing utilities (electric, water, irrigation). There are existing common access and public utility easement consisting of gas, electric, water, sanitary, and storm sewer utilities.

The Site is to be developed for two buildings, Building A (north) and Building B (south). Building A consists of 11 attached townhomes. Building B consists of 9 attached townhomes. Each townhome unit is approximately 946 square feet, with the exception of the larger fully accessible unit. Garage parking is proposed for the requisite 40 parking stalls, two per townhome. Landscaped areas of river rock are located at the frontage of the units with wrought iron fencing separating each townhome. Shrubs and a grass landscaped area with trees are located in the south area. ADA pathways are designed from both to connect the Creekview Townhomes ADA pathway. A monument sign is to be proposed as a later date by separate permit.

There are several existing public (CSU) utility easements that are to be vacated with the realignment and demolition/replacement of several utility alignments. The realigned and replaced utility mains to service this development are to be placed within new easements by separate instrument. Common access ingress/egress easements are to be replaced to include the new drive aisle widths and alignments. The southern common access easement is to be completely vacated with the permission of the commercial subdivision stakeholders included in the existing agreement. A new 30' utility easement is to be implemented in the south area to allow for utility installations and continued maintenance via a proposed 16' HS-20 rated maintenance path is proposed for CSU access.

The sequence of construction activity in general terms is to consist of initial control measure installation, surface roughening and utility installations including underground detention control measures, overlot grading, foundation installation and vertical construction. Following vertical construction through exterior

finishes, phases that may run parallel with interior finishes include fine grading, flatwork and pavement construction, and final stabilization and landscaping. The only construction outside of the property is for concrete drain pans, to be installed with neighboring Owner permission. Construction fencing with the appropriate erosion and sediment control measures are to be installed surrounding the Site to minimize impact of construction to the surrounding properties.

The use, site design, building location, orientation, and exterior building materials are compatible and harmonious with existing City ordinances and the City's ReTool COS plans for the vicinity in the future. Proximity to the local bus route to access local amenities and outdoor attractions such as Sinton Trail, Jackson Park, Ute Valley Park, and Popes Bluffs are advantageous for multifamily use in this area. Local commercial amenities include Walgreen, Ace Hardware, and a Safeway grocery store.

The project is to pursue a Conditional Use permit which pertains to City code section 7.5.704 Authorization of Findings stating that The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made: a) Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured; b) Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety, and general welfare; c) Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

This development will meet or exceed the architectural and site conditions and appeal of the neighborhood. The architectural elevations can be viewed within the development plan set with material selection and colored renderings of the finishes. The conditional use is consistent with the intent and purpose of the zoning code as the development follows R-5 zoning standards and is adjacent to residential zoning, including townhomes to the southeast that were rezoned from OC/CR to a PUD community. This development is not requesting a rezone. Landscaping is to meet City code as feasible and alternative compliances are to be sought where required to fit site amenities and ADA parking stalls. The request for a conditional use is consistent with the Comprehensive Plan of the City which has similar zoning adjacent to this property. There are proposed zoning code changes with City Council for review that may alleviate PBC conditional use permitting via flex zoning (MX designations) beginning of 2023.

The City code section 7.5.502 Development Plans describes the intent of supplying a development plan for City review regarding the specific impacts of the proposed land use and site design on the adjacent properties, neighborhood, schools, parks, road systems, and existing and planned infrastructure. This code section lists the development plan review criteria within subsection E(1-13) including but not limited to building locations and orientation, dimensional standards such as building setbacks and building height, sound grading and drainage design and control measure section, parking requirements, landscaping criteria, etc. The submittal package includes a comprehensive Development Plan set which includes a Site Layout Plan, Grading and Drainage, Public and Private Utilities Plans, Landscape Plan, Irrigation Design Plans, Photometrics, and Architectural Elevations and Renderings. The development plan set effectively conveys the design intent of the proposed buildings, site, and infrastructure and demonstrates code compliance to meet the conditional use permit standards set forth by the City.

The project's grading, drainage, flood protection, stormwater quality and stormwater mitigation complies with the City's Drainage Criteria Manual and the drainage report prepared for this project. A variance for use of approximately 6.5' height retaining walls around the entire perimeter of the proposed water quality and full spectrum detention basin is to be pursued. All parking requirements, drive aisles, landscaped areas, landscape buffers, and landscape materials meet the location and dimensional standards set forth by the development plan standards and R-5 zoning and alternative compliance will be applied for where needed. The building location and site design provide for safe, convenient, and ADA-accessible pedestrian, vehicular, fire suppression access, and bicycle circulation. These locations will have no negative impact to existing roadways and intersections. The project connects to adequate public utilities to service the multifamily development.

The project is intended to meet City standards and design guidelines for the prescribed zoning standards for multifamily development on the PBC CU parcel. We appreciate the City staff's time and consideration as seek approval of the development application.

Respectfully,
ATWELL, LLC

Richard D. Lyon

Richard D. Lyon, PE
Project Manager