



Streamside Review Statement:

***Regarding the proposed EquipmentShare Development in The Sands Industrial Park
8026 Iron Tower Court, Colorado Springs, Colorado
Project No. CUDP-23-0002***

Dear Ms. Tamara Baxter,

We are submitting this statement as a formal response to ongoing conversations between the streamside review department, applicant/property owner, and project design team regarding the streamside review comments for the EquipmentShare project. Specifically, the following comment:

“Site design layout was not changed and still does not achieve Streamside Criteria #2. The building is separated from the Streamside corridor and does not offer up integration or connectivity. Refer to SS Manual page 14. Please contact kerri.schott@coloradosprings.gov for a meeting to further discuss options prior to resubmittal”.

After meeting with EquipmentShare, members of the City Review Staff, The Sands Metro District, and receiving public feedback regarding the project and the site layout; it is our opinion that the application of Figures 17 & 18 of the Streamside Criteria to this project is not supported by the context of the surrounding Industrial Park, nor is it in the best interests of the property owners located adjacent to the project in the neighboring residential subdivision.

Therefore, we are resubmitting this Conditional Use Development Plan with the site layout as originally proposed. We are screening the industrial use from the residential properties via landscaping and a masonry screen wall. In efforts to meet the intent of the Streamside Criteria, we are offering integration with the streamside area by providing an amenity area within the streamside landscaping which will be accessible via a landscaping trail that connects the streamside to the southern property line, on-site parking areas, public right-of-way (sidewalk) and proposed building.

It is our hope that city staff find this proposal amenable for the client, city, and public residents who may be impacted by this development.

Thank you for your time and review.

Grant Petik, EIT
Civil Analyst

Mitchell Hess, P.E.
Project Engineer