



EES

**Entitlement and Engineering
Solutions, Inc**

December 6, 2017

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, Colorado 80910

**RE: Visual Impact Analysis for Lot 1 of Academy Gateway Subdivision Proposed 7-Eleven
Proposed Gas Station, Convenience Store, and associated parking**

Dear Ms. Parsons,

Lot 1 of Academy Gateway Subdivision Filing No 1. is located on the hard northwest corner of North Gate Boulevard and Struthers Road. The site lies within the Tri-Lakes area and I-25 Corridor. Of particular emphasis in the I-25 corridor is the preservation of the natural character of the corridor. The I-25 visual overlay further emphasizes efforts to cluster development in order to preserve open space and viewsheds to the Front Range and eastern plains, providing screening for parking, minimizing large parking fields visible from I-25, reducing adverse impacts from signage, and promoting the use of low-level lighting, and the native landscaping.

The proposed development lies on the eastern edge of the subdivision along Struthers Rd. and will have limited visibility if any from I-25. The 2,940 SF building is limited in height to 24'-4". The elevation of the site and low building height maintain views to the Front Range from the Ridge Pointe Apartments. The location does not allow for views to the eastern plains because of the existing topography and apartments directly to the east of the site. Due to these existing conditions, concerns regarding views to the eastern plains are applicable for this development.

The parking lot consists of spaces for 14 cars including an ADA van accessible space. Landscaping along North Gate Blvd and Struthers Road will provide screening of the building, parking, and trash enclosure from the residential property across Struthers per the El Paso County Land Development Code. Landscape species proposed in the landscape plans were selected from the Academy Gateway Design Guidelines and consists of a mix of native and naturalized plantings appropriate for area and in harmony with the I-25 Corridor visual overlay goals.

Proposed signage for the site includes one monument sign for branding and pricing, along with building mounted and canopy fascia signage. The monument sign is proposed to be generally located near the intersection of Struthers Road and North Gate Boulevard. The final location is yet to be determined. The sign will be constructed according to the Academy Gateway Design Guidelines and El Paso County Code.

No up-lighting is proposed and all site lights, canopy lights and building mounted lighting will be low level, full cutoff fixtures per the Academy Gateway Design Guidelines.

In conclusion, the proposed 7-Eleven design meets the goals set forth in the I-25 Corridor visual overlay plan by maintaining the natural character of the corridor, providing for native and naturalized landscaping, screening the parking lot, building and canopy, utilizing low impact signage, and employing low level lighting while maintaining the views to the Front Range.

Respectfully Submitted,

Sean McIntosh, PE, LEED AP
EES – Senior Civil Engineer