



## THOMPSON THRIFT

### Venetucci Boulevard

**Subject:** 2024 Rezone Neighborhood Meeting  
**Date:** February 13, 2024  
**Location:** Pikes Peak State College Centennial Campus, 5675 S Academy Boulevard, Colorado Springs, CO 80906, Room A-167  
**Attendees:** NES (Andrea Barlow, Kim Johnson, Tyler Knab, Emma Troller), Thompson Thrift (Donald Dungu, Jo Ryan - virtual), El Paso County (Kari Parsons), Stratmoor Hills Fire Protection District 10 (Dottie Barrett), 10 Members of the Public

#### Notes:

- The Neighborhood Meeting consisted of a PowerPoint presentation given by Donald Dungu and Andrea Barlow to describe the history and philosophy of Thompson Thrift as well as the project proposal.
  - Approximately 150 neighbors within 500' of the project site were notified of the Neighborhood Meeting. An initial notification letter was sent on January 23, 2024. A follow-up letter was sent on February 1, 2024 to include a Zoom link as a contingency in the event of inclement weather forcing the College to close.
- Public comments (with responses in italics) included:
  - Questions:
    - Do residents have any say in whether this project is approved?
      - *This meeting, as well as the Planning Commission and BoCC public hearings, are their opportunity to make their voices heard. The County takes these comments into account when issuing a decision.*
    - How do residents get notified of how the project is progressing?
      - *The project team follows the guidance of the County in notifying residents within 500' of the project site. We can also send notification directly to attendees of the Neighborhood Meeting who leave their contact information. Residents can track the project at any time on EDARP.*
    - Will Thompson Thrift fix the intersection at Venetucci Boulevard and B Street? Heading north on Venetucci, there is a no left turn sign (SW) onto B Street. A median bisects B Street, which one resident said they simply drive over. Many people on this street take a U-turn on B Street, which is unsafe and not legal.

- *A Traffic Impact Study will be conducted as part of the project. The findings of that study will be reviewed by the County, which may issue requirements for the developer to conduct off-site improvements.*
- There was originally a plan from the City of Fountain to put in a rotary at B Street and Venetucci Boulevard. Why did this not happen?
  - *A critical landowner who owns a portion of the area on which the rotary would be constructed increased their selling price, making the purchase unfeasible.*
- Why are the buildings sited where they are? Can they be located more to the north or east?
  - *Siting is impacted by grades and floodplain. The current location is the only buildable portion of the property.*
- Other construction on the hill (Walmart & Sam's Club) has caused problems for the single-family homeowners in the neighborhood west of the creek (particularly with foundations). Who will be responsible and/or held accountable if these problems are exacerbated during or after the construction of this project?
  - *Geological studies are required throughout the process. Because the constructed buildings will be three stories and substantially larger/heavier than single-family homes, it behooves the developer to ensure stable conditions. The design plans will incorporate retaining walls, which will likely improve the conditions along the creek.*
- What types of units will the project contain? How expensive will they be?
  - *The buildings will contain 1, 2, and 3-bedroom units. A 1-bedroom unit is expected to cost ~\$1,700.*
- Why is this project being built if an apartment was just constructed down the road?
  - *Colorado Springs is experiencing significant growth, and current market demand supports multiple projects. This project will provide Class A units, which are higher quality and represent a current market gap.*
- Who will be the point of contact if neighbors have complaints or concerns?
  - *During the approval process, the public can comments to the County. After the project has been constructed, there will be a facility manager who can address any maintenance or management concerns.*
- Will the project involve excavating or digging?
  - *No.*
- What is the buffer between construction and the neighborhood to the west?
  - *Anticipate this will be 250-300'.*
- What is the construction timeframe?
  - *Anticipate starting construction in mid-2025 with a 24-month buildout.*
- How many exits and entrances will there be to the property? Will it be gated?

- *There will be two access points – the existing light at Sams Heights and at the traffic circle. The project is not planned as a gated community at this time. A landscape buffer will be provided around garage areas.*
  - Are the buildings apartments or townhomes? How many units?
    - *There will be nine buildings containing a total of 336 units. This is a reduction from the 400+ units approved in the prior PUD.*
  - How do engineers survey the creek? What is their input in the development and/or approvals process?
    - *Thompson Thrift has a contractual agreement with the current landowner to conduct concurrent creek improvements. The landowner will submit these plans to the County through a separate application. Additionally, a detention pond will be required on-site to capture 100% of the property's stormwater before slowly releasing it.*
  - What will be in the remaining open space to the north? Will there be parking?
    - *The County has met with the landowner and has not yet reached an agreement about how this area will be used. They have been discussing the property for some time but do not yet know if it will be a County park or privately managed and maintained, although the area is highlighted in the El Paso County Master Plan. The building permit will be tied to improvements for this final tract and the open space commitments.*
  - When will the public find out about the open space proposal?
    - *This information will be presented during the final plat, during which the County will have criteria conditions. Approval will be granted within the overall context of development, not in a vacuum. The County will collateralize improvements to ensure the creek improvements and open space move forward concurrently with the development.*
- Additional comments:
  - There has been talk about developing this property for years. Glad to see that there is finally forward progress.