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October 8, 2021

Erin Powers
30 S. Nevada Ave., Suite 401
Colorado Springs, CO 80903

RE: Patriot Park East – Concept Plan

Dear Mrs. Powers,

As part of our Concept Plan submittal to rezone Parcel 6412400018 to add residential use to the existing zoning we are sending the previously approved MDDP for the property. The MDDP was prepared utilizing the current City Stormwater Criteria and provided concepts for a full spectrum detention basin to serve the property. The report also addressed the required four step process.

The proposed Concept Plan is covered by the A basins within the approved MDDP. The basins were prepared utilizing a 95% impervious to encompass the previous planned use of commercial office. The Concept Plan proposes to split the property into two uses: multifamily residential on the north, and flex industrial on the south. The previous planned percent impervious over estimates the runoff for the new proposed use. This means that the full spectrum detention pond is oversized and the footprint can be reduced with future drainage reports while maintaining the approved release rate. The pond location identified in the MDDP will remain the same in the proposed concept.

Because the MDDP was approved in 2017 the basin fees have changed. The basin fees will be updated specific for the property being developed at the time of Preliminary/Final Drainage Report submittal.

The new planned use is in conformance with the previously approved MDDP. The MDDP for Patriot Park was prepared using the criteria and methods as described in the City of Colorado Springs Drainage Criteria Manual Volumes 1 & 2. The downstream facilities within Space Center Drive are adequate to convey the runoff proposed from the site. The site runoff will not adversely affect the downstream and surrounding developments.

Sincerely,
GALLOWAY



Scott Brown, P.E.
Project Manager
ScottBrown@GallowayUS.com 10/08/2021

cc:

