

Kari Parsons, El Paso County
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO



August 2, 2017

RE: Visual Impact Analysis for the proposed My Place Hotel, Lot 3, Academy Gateway Filing No. 1

Dear Ms. Parson:

The site for the proposed My Place Hotel is located in the Tri-Lakes area and within the I-25 corridor. It is within the Academy Gateway subdivision on the corner of Struthers Road and Gleneagle Gateway, lying between I-25 and Struthers Road. Due to its location within the I-25 corridor, particular attention was given to the appearance of the proposed landscape and buildings, as well as its impact on the views from the corridor.

The views of the Front Range to the west and the plains to the east were considered in the design of this site. The proposed development is east of I-25 and will have no impact on the view of the Front Range. It is located at a sufficient distance east of the freeway so as to blend in with existing development around it. The proposed 3-story hotel is under 29 feet in height to the roof truss bearing level and under 42 feet to the peak of the roof. The neighboring apartments to the east are also 3 story structures but have a base elevation that is considerably higher than the proposed hotel. The natural topography of the area and existing neighboring structures limits any views of the plains to the east; therefore this project does not limit any views from the freeway corridor.

The landscape for this project was designed to help preserve the unique character of I-25 and limit conspicousness of the proposed development. Plants used in the landscape planting plan were selected from the plant list provided in the Academy Gateway Design Guidelines. They consist of native and water-wise plants that fit in with the natural surroundings. Trees were placed in locations to screen and soften building structures, parking areas, and utilities. The parking lot is laid out in a way that provides landscaping to break up the surface and provide screening and cover.

The number of trees provided on the site meets the requirements set forth by the El Paso County Code for trees along roadways (15 required, 15 provided) and exceeds the requirements for parking lots (5 required, 10 provided). The amount of landscape provided exceeds the minimum requirements for non-residential development by providing 34% of the lot landscaped, compared to the 5% required.

It is concluded that the proposed My Place Hotel and its associated site and landscape are consistent with the guiding principles of the I-25 corridor visual overlay through preserving the unique character, providing visual enhancement, and preserving important viewsheds along the corridor.

Thank you,
LEGACY DESIGN GROUP

Craig B. Larsen, P.E.
President