

Application Comment Report

Application No. DEPN-22-0222

Description : A new 53 unit apartment complex
Address : 0 8th ST Colorado Springs CO 80905
Record Type : Development Plans

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Wesley Wilkerson	Wesley.Wilkerson@coloradosprings.gov	-
Joel Dagnillo	Joel.Dagnillo@coloradosprings.gov	-
Matthew Alcuran	Matthew.Alcuran@coloradosprings.gov	-

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
51	Wesley Wilkerson : CSPD	Open	<p>Current crime trends in the proposed building location revealed incidents of both property & persons crimes, to include burglary (primarily commercial), trespassing, motor vehicle theft, minor vandalism, theft of property, criminal mischief, & assaults. In addition, this area has a known high-density population of persons experiencing homelessness. Options for consideration at this time:</p> <ul style="list-style-type: none"> -Installation of signage on premises to indicate that the property is for residents/guests only & that trespassing is prohibited per City Ordinance 9.6.102; consider installation near the main vehicle entrances on S. 8th St., proposed picnic/dog run, & especially along the vulnerable open space backing to Bear Creek Park. -Locking or keypad mechanism on community trash enclosure to prevent unauthorized access by persons & wildlife (proximity to Bear Creek Park could invite numerous visits by wildlife & homeless persons looking for items of interest in the trash). -Installation of signage that indicates parking is for residents/guests of the complex only; consider contracting a private property tow company as non-resident visitors to Bear Creek Park might utilize the complex for parking purposes. -Restricted access positive locking mechanisms & anti-pry plates on all exterior doors & entryways, specifically the proposed exterior, ground-level doors & stairway entry/exits; recommend window pinlocks & patio slider Charlie Bars for all patio doors, especially proposed ground-level patio sliders. 	

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			<p>-Increased lighting around the proposed structure that offers 360-degrees of ambient lighting to deter criminal activity, particularly along the Bear Creek Park approach.</p> <p>-Plans currently indicate standardized bicycle storage options (racks) that provide adequate safeguards against theft; consider installation of signage at/near racks encouraging residents to properly secure a bicycle even for short durations as nearby similar structures have experienced numerous bicycle thefts due to improper/inadequately secured bicycles.</p> <p>-Installation of lockable covers/boxes on all exterior utilities to prevent unauthorized access of utilities (ie., electrical outlets & water faucets).</p> <p>Ofc. W. Wilkerson, Crime Prevention Officer, Gold Hill Division, wesley.wilkerson@coloradosprings.gov</p>	

Corrections in the following table need to be applied before a permit can be issued

Document: 3rd Submittal_Development Plan

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
52	1	Callout	Matthew Alcuran : Planning	Open	<p>El Paso County Park Comments:</p> <p>When construction commences, no construction activity may take place outside of the apartment property or the access easements we are providing. This means that staging, overburden, construction traffic, and workman egress cannot take place on EPC Park property. EPC parks understands that a retaining wall and other amenities will be located close to the property line. If Viceroy needs a temporary access agreement for construction activities, please advise EPC as soon as possible. This agreement would allow (for instance) perhaps a 10-foot buffer around the property and the affected ground restored and reseeded. Erosion control measures would need to be utilized so construction material does not migrate into Bear Creek Park or the Equestrian Skills Course, which lies very close to the northwest corner of the property. EPC wants to ensure the property is protected and the project can move forward with no issues.</p>	
57	1	Callout	Matthew Alcuran : Planning	Open	Please provide a response to CGS per the attached response letter	

Document: 02.14.2023 Rev5.pdf

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61	1-2of11-1of11	Note	Joel Dagnillo : City Engineering Dev Review	Open	All EDRD comments on the development plan addressed. Any additional comments will be made on forthcoming construction plans. The revised geological hazard report will be reviewed by CGS and will be approved once all of their comments have been addressed.	