

Kim Johnson

From: Baxter, Tamara <Tamara.Baxter@coloradosprings.gov>
Sent: Sunday, July 21, 2024 7:04 PM
To: Brandon Loveridge GWK; Kirk Johnston; Andrea Barlow; Kim Johnson; Tyler Knab; Nicholas Jokerst; dmorrison@goodwinknight.com
Subject: RE: LDTC_Old Ranch Road_Goodwin Knight MF project

Dave,

As a follow up to our conversation on Friday, the reference to “compact lot” has been stricken out of my notes.

Have a nice week.



Tamara Baxter
Planning Supervisor – North Area Team
Planning and Neighborhood Services
City of Colorado Springs
Main Office: (719) 385-5905
Direct: (719) 385-5621
Email: tamara.baxter@coloradosprings.gov

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From: Baxter, Tamara
Sent: Thursday, July 18, 2024 2:06 PM
To: Brandon Loveridge GWK <bloveridge@goodwinknight.com>; Kirk Johnston <kjohnston@goodwinknight.com>; Andrea Barlow <abarlow@nescolorado.com>; Kim Johnson <kjohnson@nescolorado.com>; Tyler Knab <tknab@nescolorado.com>; Nicholas Jokerst <njokerst@allterraineng.com>; dmorrison@goodwinknight.com
Subject: LDTC_Old Ranch Road_Goodwin Knight MF project

Andrea, David et al-

Here are my notes from LDTC to supplement your notes.

Let me know if you have any questions

Here is a snapshot of the contact provided in the chat

— Last read —

Stefan Manning (External) 9:19 AM

SM Joe Reuter - CSU Electric Field Engineer
jreuter@csu.org
719-668-7885

smanning@csu.org

Smith, Steven D. 9:37 AM



Fire Construction Services 719-385-5982, Option 2

Contact them regarding multi-purpose sprinkler systems and if they would be a good fit for this project.

Engineering Review (Joel Dagnillo, joel.dagnillo@coloradosprings.gov; (719)385-5412)

1. Notes from Joel were emailed to your team separately

Traffic Engineering (Zaker Alazzeah, 719-385-5468, zaker.alazzeah@coloradosprings.gov)

- Road to align with Otero
- Traffic Study with new number of units
- East turn lane required off Old Ranch Road. Right turn lane dependent on traffic study
- 13' ROW dedication along Old Ranch Road

Stormwater Enterprise (SWENT) (Jonathan.scherer@coloradosprings.gov; 719-385-5549)

- Drainage report – 4-step process
 - 3 step is channel improvement.
 - Channel site visit was already done with Erin Powers.
 - Need to reach out to Erin to confirm fees in Lieu of improvements. Jonathan can facilitate that conversation.
- Floodplain – permitting with the Corp of Engineers

Scherer, Jonathan 9:05 AM



I confirmed that Kettle Creek is a closed fee basin. No drainage fees would be due at the time of platting 1

Fire (Steve Smith, steven.smith@coloradosprings.gov)

- For multi-family over 100 units, need two points of access.
 - Medium access point off old ranch road will not meet fire code standards
 - There is an exemption to the two points of access if all units are sprinklered including club house
- The units on the site plan in yellow are out side of hose reach.
- Discuss about future access to the north of the lot will require additional conversations with County. Fire requires that Kettle Creek Road to be paved.
- A multi-purpose system, less expensive, is an option and acceptable.

- Road to meet the fire truck loading requirements.
- Coordinate landscape plan with utility plans

CSU (Stefan Manning; 719-668-8259; smanning@csu.org)

- Gas onsite
- Electric – not in the vicinity – main line extension required. Contact field engineer (information provided above)
- 12” water main in Old Ranch Road along the northside. Looped system. Connection to manhole on Otero
 - Will need to provide two stubs for future service to properties to the north. Need to be in useful locations.
- Wastewater – Kettle Creek Lift station (to the south). It is close to capacity
 - Developer driven design and upgrade
 - Advance fee recovery cover for upgrades to it.

Landscape (Gregory Stachon – Gregory.stachon@coloradosprings.gov; 719-385-5613)

1. ~~Compact lot development~~
 - a. 10% active green space and 5% passive green space
2. Streamside landscape requirements

Parks (Caroline Miller, PLDO, caroline.miller@coloradosprings.gov, 719-385-5232)

1. PLDO/School/CDI estimate attached.
2. Regarding the Park Fee section and when fees are determined: at time of final plat the determination should be made by Parks whether land dedication, fees, or alternative compliance is desired. When fees are determined, they are to be paid by the time of Building Permit issuance, 7.4.307.C.1 & 2. As referenced in the [PLDO Criteria Manual](#) Section 2-1.E: The fee schedule in effect at the time that a building permit application is complete will apply.
3. Regarding the CDI Fee section 7.5.532.A.6: CDI Fees shall be collected prior to issuance of a building permit, or, if no building permit is required for the project, upon approval of a development plan, final plat or other entitlement authorizing the use. As for amount of fees: 7.5.532 The fees provided for in this part shall be recalculated by the Mayor on an annual basis. Fees were evaluated and implemented for 2024 in January 2024.
4. The amount of school fees due are based upon density and specified in 7.4.308.D.1.a & b and the procedure for Payment of School Fee-in-Lieu 7.4.308.D.4: Where fees are required, such fees shall be paid at the time of platting. With Park and CDI fees being processed at time of Building Permit, School Fees have also been organized to be and accepted and tracked with the building permit application.

USFA: Email sent to separately



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