



Sterling Design Associates, llc

CIVIL ENGINEERS - LANDSCAPE ARCHITECTS

August 18, 2017

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Letter of Intent for 209 Gleneagle Gate View

Dear Ms. Parsons,

Thank you for the opportunity to submit the attached plans for a Major Commercial Site Development Plan. The following is a narrative of the proposed development and includes further clarifications in response to comments received from the County's first review.

Sterling Design Associates has prepared the attached Major Commercial Site Development Plan submittal on behalf of Vertical Construction Management (VCM). The development is proposed on Lot 2 of the Academy Gateway Subdivision and contains approximately 0.985 acres (42,894 sf) with a newly assigned address of 209 Gleneagle Gate View. The property is zoned CS, Commercial Service. The plan proposes the development of a 2,200 SF Quick Serve Restaurant/Coffee Shop with indoor and outdoor seating and drive-thru service. Five (5) to seven (7) employees are anticipated per shift with hours of operation between 5:30am-9:30pm however final hours are yet to be finalized. The site is located off Struthers Rd. which is designated as a main north/south corridor that runs parallel to I25 and provides mixed-use commercial services for the surrounding neighborhoods. The proposed use and its location meet the intent set forth in Chapter VI, Sub-Area 10 Glen Eagle-Academy View, of the 2000 Tri-Lakes Comprehensive Plan.

The site is an undeveloped pad site within the Academy Gateway Center located at the northwest corner of Struthers Rd. and North Gate Blvd. Adjacent land uses to the site consist of multi-family residential to the north/northeast across Struthers Rd. and vacant land to the south and west. Future mixed-use commercial is proposed within the Academy Gateway Subdivision in these areas. A drive-thru restaurant is compatible with the other proposed uses.

The site's main circulation will come from two access points along Gleneagle Gateview Dr. and the internal private drives connected to Struthers Rd. No direct access is provided to Struthers Rd. A deviation from the Code is requested for the south access to the private drive provided by the master developer. The ECM specifies a minimum distance for driveways from intersections to be 200 ft. This is typical for a public roadway however this is a private drive. It was discussed at the EA meeting that every attempt would be made to maximize the distance to the drive however a 200 ft setback would greatly limit the site to only one (1) access point and not allow for any flexibility in circulation patterns. Furthermore, the turn lane that was added after the EA meeting imposes greater challenges in meeting this requirement. The team has worked to coordinate with the master developer and use to the south

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to align the drives to the greatest extent possible and we respectfully request that the County allow the access as located at 152 ft.

Per Table 6-2 of the LDC the minimum parking required for a restaurant with drive thru/drive in is 1/100 sf, or 22 spaces required with one (1) accessible space required per table 6-3. The site plan provides for 23 parking spaces including one (1) van accessible space, and 12 stacking spaces for the drive-thru service. The drive-thru access has been designed to feed off the internal drives with sufficient room for comfortable vehicle circulation within the site. The drive-thru stacking exceeds the County required minimums and has been designed to provide sufficient stacking for peak times. One (1) bike parking is required (5% of total required parking per LDC) with 6 spaces being provided that exceed the minimum. Direct fire truck access is provided through the site with the access points as designed. Per the Academy Gateway design plans, a proposed fire hydrant is shown at the intersection of Gleneagle Gateview Dr. and the north/south private access drive. An ADA accessible pedestrian connection to the public way is proposed to connect Lot 2 to the 6 foot wide sidewalk along Gleneagle Gateview Dr. that connects to Struthers Rd.

The building design utilizes a variety of materials consistent with the Academy Gateway Center standards. The different materials will provide a well-balanced look through the use of multiple textures and colors. Large windows and an outdoor patio are provided on the west elevation to maximize views of the US Airforce Academy and the Rampart Range. Roof top equipment will be screened by the raised parapets on the building and large trees proposed along the eastern perimeter of the property. The proposed trash enclosure has been located outside the main circulation and view corridors adjacent to the drive-thru lane and service area. The enclosure will be constructed of similar materials and colors that complement the building and will be screened by landscaping on 3 sides. An access gate will be provided and painted a color complimentary to the building.

Landscaping is proposed in conformance with the Academy Gateway Design Standards and the El Paso County LDC and is comprised of a mixture of native and naturalized evergreen and deciduous plantings that will provide seasonal interest throughout the year. Irrigated native seed mix areas are proposed along the street frontage and internal drives and will provide a comfortable transition from the surrounding natural landscape. 10 foot perimeter buffer plantings are provided along all sides and a 25 foot buffer is proposed along Struthers Rd. per the LDC to screen the building, parking, drive-thru, and trash enclosure from the residential property across Struthers. Shade trees and low shrubs are proposed within the parking islands to soften the building and parking areas. Smaller ornamental trees are proposed along the west end of the parking to further frame and accent the views to the US Airforce Academy and Rampart Range to the west. An automatic irrigation system will be provided with highly efficient overhead rotary spray heads for the native seed areas and drip irrigation for the shrub and perennial areas.

Very minimal noise or odors are anticipated. The order point contains a digital order confirmation screen for ordering efficiency and the speaker is screened with evergreen trees and shrubs to minimize impact on adjacent residential property. Minimal odors are anticipated as there is very limited to no food preparation proposed.

As outlined in Resolution 16-454, Traffic Impact Fees in the amount of \$17,850 (\$8,114/ 1,000 SF Convenience Commercial Use) will be due at the time of the building permit.

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Should you have any questions, please do not hesitate to contact me at (303) 794-4727 x.205. We look forward to your feedback and working with you to develop an exceptional project for VCM, Academy Gateway Center, and El Paso County.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathan Spencer', followed by a horizontal line.

Jonathan Spencer, PLA
On behalf of Sterling Design Associates, LLC

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