



May 16, 2017

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

RE: Letter of Intent for Lot 2, Academy Gateway

Dear Ms. Parsons,

What are the hours of operation? How many employees are anticipated?

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 items included in the attached submittal.

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 (currently awaiting BOCC approval) and contains approximately 0.985 acres (42,894 sf). 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. 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.

Please address any shortages in this paragraph.

The site's main circulation will come from two access points along the proposed Glen Eagle Gateview Dr. and the internal private drives connected to Struthers Rd. No direct access is provided to Struthers Rd. The site plan provides for 23 parking spaces including one (1) 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. Fire truck access is provided through the site. Per the Academy Gateway design plans, a proposed fire hydrant is shown at the intersection of Glen Eagle 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 provided along Glen Eagle Gateview Dr. that connects to Struthers Rd.

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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.

Per the submittal matrix outlined in Early Assistance Meeting Letter dated January 4, 2017, we have provided the following plans and documents in the attached submittal:

- Letter of Intent
- Landscape Plan
- Photometric Plan
- Site Plan (Preliminary Sign/Parking Plan)
- Building Elevations
- Drainage Letter
- Grading and Erosion Control Plans

The following items are not included in the attached submittal:

- Transportation Memorandum- Multiple attempts have been made to obtain a copy of the overall subdivision study without success.
- Title Commitment- the property has not officially been platted yet.
- Commitment Letters- these were requested from Donala Water and Sanitation District and Mountain View Electric Association and we were told that those will come after the overall subdivision has requested service.

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Sterling Design Associates and VCM plan to comply with the County requirements and anticipate that once the Academy Gateway Subdivision is approved by the BOCC, the requested information will be provided in order for us to address any outstanding items.

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 long horizontal line extending to the right.

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

Jay M. Newell, PE  
Wayne T. Sterling, RLA, LEED AP

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# Markup Summary

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## dsdparsons (2)

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subject: [redacted]  
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What are the hours of operation? How many employees are anticipated?

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Please address any shortages in this paragraph.