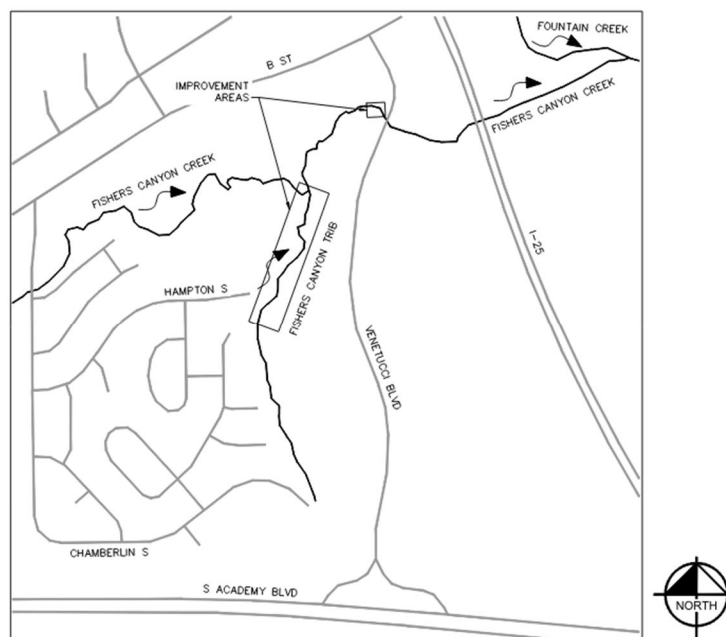




June 23, 2025

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

RE: *CDR Fishers Canyon Channel - Letter of Intent – Stream Improvements to Fishers Canyon Creek and Tributary to Fishers Canyon Creek*



Prepared By:
Kimley-Horn and Associates

Developer/ Owner:
CS 2005 Investment, LLC
1480 Humboldt Street
Denver, CO 80218

Applicant/ Consultant
Kimley-Horn and Associates
2 N Nevada Avenue, Suite 300
Colorado Springs, CO 80903

SITE LOCATION, SIZE, ZONING

The Project is located approximately 5 miles south of downtown Colorado Springs within Section 4, Township 15 South, Range 66 West of the 6th Principal Meridian, County of El Paso, State of Colorado ("the Site"). The Site is located on a parcel which is bounded by College View Estates Filing No. 1 on the west, South Academy Boulevard on the south, Venetucci Boulevard to the east, and several commercial lots along B Street to the north.

The Site is currently owned by CS 2005 Investment LLC and per Zone Map 652.04 is zoned as a Planned Unit Development (PUD). A portion of the parcel to the south will be rezoned and replatted through a partnership between Peak Development LLC and Thompson Thrift. The rezoning and replat efforts, otherwise known as the "onsite" development, are being submitted and coordinated separately with the County, and is considered a separate project under the County's Electronic Development Application Review Program (EDARP). This includes project numbers P247, SF2431, and PPR2444.

REQUEST

The applicant is requesting that the County review the channel improvement plans and the associated channel design report.

JUSTIFICATION

The proposed channel improvements have been designed per the Criteria from the El Paso Drainage Criteria Manual ("DCM"), Engineering Criteria Manual ("ECM"), and the Mile High Flood District's Urban Storm Design Criteria Manual (USDCM). The channel improvements will be constructed per the construction drawings submitted for review. Channel improvements to Fishers Canyon Creek and the Tributary to Fishers Canyon Creek are limited in scope based on a stream stability assessment performed by Kimley-Horn in October 2023, which identified channel invert stabilization structures from the Drainage Basin Planning Study (DBPS) that were necessary to maintain channel stability. Laying back side slopes to improve conveyance while helpful for water quality was not classified as required for invert stability.

CONSTRUCTION SCHEDULE

Once the plans and submittal has been approved, the construction of the project will commence within six months. This will follow a procurement period where the project is solicited to multiple contractors and contracting is put in place. Relative to the subdivision that is being designed in tandem with these improvements, the channel improvements will be constructed by the same contractor and will either be completed before, during, or after construction of the subdivision. Current discussions lean towards construction prior to the construction of the subdivision with some overlap. Any interim erosion control will be maintained if constructed at the same time as the subdivision.

DEVIATIONS REQUESTS

There are no deviation requests for this project. A no-rise certification will be provided for this project and a LOMR will not be required.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS

Existing site characteristics:

The existing site is vacant/undeveloped and consists of native grasses and shrubs. The existing topography consists of some high terraces to the south that are 40- to 50-feet above the channel invert, with a narrow valley along the Tributary to Fishers Canyon Creek. To the north the topography opens up more with floodplain benches that are 10- to 20-feet above the channel invert along Fishers Canyon Creek as it flows east towards I-25 and the confluence with Fountain Creek. There are a few minor storm sewer discharges upstream of the project along Fishers Canyon Creek and the Tributary to Fishers Canyon Creek.

Proposed Infrastructure and Utilities

Proposed improvements consist of the following for each of the proposed crossings:

- Three (3) 3-foot diameter grouted boulder drop structures with drop heights up to 4-feet.
- Ten (10) constructed riffles with boulder cross-vanes.
- Five (5) sheet pile cutoff walls at the crest of boulder drop structures and placed periodically to stabilize the constructed riffles.
- Channel armoring using void-filled riprap where velocities exceed 5- to 7-feet per second.
- Creation of floodplain benching on the Tributary to Fishers Canyon Creek to bring overbanks within County criteria.

PROPOSED USES

The channel improvements will provide protection for the channel invert to slow the progress of channelization and head-cutting in the watershed, while protecting critical infrastructure such as the sanitary sewer upstream of the channel improvements.

OWNERSHIP AND MAINTENANCE

Ownership and maintenance of the channel improvements is intended to be the responsibility of the Owner (CS 2005 Investments LLC) and their successors. The County will be granted a perpetual easement on the designated tracts in the maintenance agreement for the purposes of accessing, inspecting, construction, cleaning, maintenance, and repair of any stormwater facilities.