

## Impact Identification Statement – Citizen on Constitution Final Plat

- A. **AIR QUALITY:** The proposed multifamily development use will not negatively impact air quality. required air quality permits from the CDPHE will be obtained and adhered to during construction activities. Proposed trip generation from the use is not anticipated or projected to negatively impact air quality through increased vehicular emissions. the site is located close to shopping opportunities within walking/bicycling distance which, should residents choose non-vehicular modes, lessen automobile use and reduce vehicular emissions.
- B. **WATER QUALITY:** Proposed stormwater management incorporates water quality in the design to meet current water quality and treatment standards.
- C. **NOISE:** The site is impacted by traffic noise generated by the adjacent Constitution Ave and Marksheffel Road which are major east/west and north/south (respectively) transportation corridors. The site is within the Colorado Springs Commercial Aviation Development Overlay (CAD-O) and Part 77 surfaces. The site lies outside of any ADNL (noise impact) or APZ (accident potential) zones. The site is impacted by potential overhead flight activities associated with the Colorado Springs Airport and Peterson Airforce Base. Noise impacts generated by operations at Peterson Airforce Base and Colorado Springs Airport are mitigated through the regulatory requirements of the overlying CAD-O. Additional mitigation is achieved through industry standard multifamily construction methods and materials as well as by building placement, massing, and orientation. See the noise/sound impact study for complete analysis and mitigation recommendations
- D. **VEGETATION & WILDLIFE:** Site vegetation consists of a sparse cover of grasses, weeds, and cacti. No significant or otherwise endangered flora or fauna have been identified or observed on the site.
- E. **DRAINAGE / FLOODPLAINS:** The site currently lies within the Sand Creek Drainage Basin. Drainage improvements will be constructed in accordance with the approved Final Drainage Report and Construction Documents as applicable, including detention and water quality. The site does not lie within jurisdictional waters of the United States. See Final Drainage Report for complete analysis and recommendations.
- F. **SIGNIFICANT HISTORICAL AND ARCHEOLOGICAL SITES:** There are no known historical or archeological sites identified in the site.
- G. **GEOLOGIC & SOIL HAZARDS:** Geotechnical evaluation of the site was performed by CTL Thompson, Inc, November 16, 2021. The most significant constraint to development from a geotechnical standpoint is the presence of undocumented fill. The report recommends the retention of CTL Thompson to provide observation and testing services during construction to allow us the opportunity to verify whether soil conditions are consistent with those found during this investigation.

