



April 02, 2021

Lonna Thelen, AICP, LEED AP BD&C  
Principal Planner  
30 S. Nevada Ave., Suite 105  
Colorado Springs, CO 80901

Re: **Peak Technology Campus – Initial Review Comments – SWENT Comments added 1/29  
AR CP 18-00709-A3MJ20 & AR DP 20-00865**

The following list is to address each review comment made regarding the Concept Plan and Development Plan submittal review. The referral agency comments are in italics. Our response is in bold text.

## **CONCEPT PLAN**

### Land Use Review General Modifications

6. *On the new page 4 (currently page two of the set submitted) make the following changes:*
  - b. *Show the building and landscape setbacks on the periphery of the office park development.*  
*Partially addressed, include the landscape setback on the south property line.*

**Response:** Please see the attached updated concept plan in which sheet 4 of 4 has been revised to include the missing setback information.

Water Resource Engineering (Jonathan Scherer, 719-385-5546)  
*SWENT has no further comment on this item.*

Traffic Engineering (Zaker Alazzeah – 719-385-5468)  
*Traffic Engineering has no comments on this item. It will be recommended to coordinate with CDOT and El Paso County if they have any comments or concerns.*

Enumerations (Amy Vanderbeek, 719-327-2880)

1. *My comments from the last review still stand: I believe the “new private access drive” should be named. None of these lots have direct access to Peak Innovation Pkwy or Powers Blvd. Phase 3 & phase 1 buildings access points are too far away from Embraer Height to be addressed from this street. Sorry that I did not add Bootsy to this comment last time.*

**Response:** We appreciate staff’s patience while the team worked through this comment with the airport staff. Airport has issued a name for the new street: Tech View.

PHONE  
303.738.8877

FAX  
303.738.2294

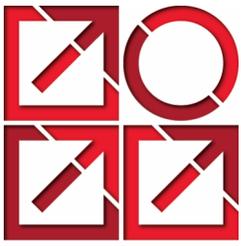
WEB  
www.igarch.com

ADDRESS  
2000 W. Littleton Blvd  
Littleton, CO 80120

El Paso County Development Services  
Engineering Division

*PCD-Engineering, in consultation with the County Engineer, has the following comments:*

*Traffic/Transportation:*



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1. *Regarding traffic impacts of this project on El Paso County roads, including Grinnell Blvd., Fontaine Blvd., and Bradley Road, clarification should be made in the Letter of Conformance that this proposed project was identified in the Phase II trip generation provided in the Master TIS dated May 2020, not Phase I. County Staff understands that an updated Master TIS is in progress and requests notification and to review the updated study when it is complete.*

**Response:** Please see the attached updated Letter of Conformance which has been revised to include the identification requested.

2. *Note: The “Additional Special Conditions” provided by the County Engineer in August 2020 in association with an access permit for the intersection at Grinnell Boulevard at State Highway 21 (Powers Blvd) were specific to the Amazon Distribution Centers (“Project Jungle” (67,000 SF) and “Project Rodeo” (4.2 million SF)). Any changes, based upon existing and/or anticipated future conditions in traffic volumes, drainage, types of traffic, or other operational aspects may render that permit void, requiring a new application to El Paso County for work in the right-of-way and access permits to be submitted for review.*

**Response:** Noted.

*Drainage:*

1. *This project does not appear to directly impact any County drainage infrastructure.*

**DEVELOPMENT PLAN**

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3. *Include a legal description that is only for the 5.78 acres that this development plan covers.*

**Response:** A legal description of phase I has been added to the cover sheet along with the full parcel.

4. *Under the development info section include “TSN – 5500000430” and “Address - \_\_\_\_\_”.*

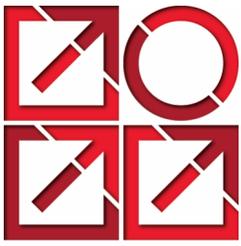
**Response:** We appreciate staff’s patience while the team worked through this comment with the airport staff. Airport has issued a name for the new street: Tech View, and an address is added to the cover sheet.

10. *Update the concept plan file number on page 1 (AR CP 18-00709-A3MJ20).*

**Response:** Please reference updated Development Plan Sheet 1 of 16 which has been revised to reflect the updated concept plan file number as request.

Landscape (Daniel Gould, 719-385-5375).

3. *Based on other projects within the Peak Innovation Industrial Park, the proposed ROW landscape and irrigation improvements between the proposed property line and curb were designed and*



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*installed by the Metro District. Please confirm if this would apply to this project. Staff will provide additional comments as needed. Currently the plans are showing that the onsite and ROW landscaping improvements and maintenance will be by the property owner. New Comment – Add the following note to the cover sheet: “The required ROW landscape and irrigation improvements along Embraer Heights and Peak Innovation Parkway will be submitted by the off-site improvement designer and approved by City Staff before any irrigation or landscape construction takes place.*

**Response:** Please reference drawing sheet 1 of 16 which has been revised to include the ROW note requested as item 14 under “NOTES”. The master developer is requiring this project to provide design and installation of the landscape right of way. These plans represent this change.

4. All Landscape Sheets -

- c. *Per the currently revised City of Colorado Springs Stormwater Construction Manual (Dec. 2020), please update the following in the landscape legend for the Native Seed Mixes:*
- *Native Seed – El Paso County All Purpose Low Grow Mix (Open Space Areas). This seed mix will need to be included with the future Final Landscape Plan Submittal. <https://coloradosprings.gov/stormwater-enterprise/page/stormwater-criteria?mlid=6291> (under SCM tab in the manual section). The current Low Grow Mix from Arkansas Valley Seed mix is not currently allowed within the city. New Comment – Highlight / Mark the required seeding rate on the seeding mix table, staff is assuming the 42 lbs PLS/acre amount will be used (irrigated and hydroseeded).*

**Response:** The rate is now indicated on the plans.

- e. *In the landscape legend, show all proposed landscape ground treatments and amounts (SF) for native, sod and all mulches. Not addressed – in the landscape legend please provide the total amounts (SF) of proposed Fescue Sod, Low Grow Native Seed mix and proposed type of mulch (cobble/rock/wood/etc.) for all shrub bed locations.*

**Response:** Area is provided

- f. *Show all proposed and existing utility easements and linework on the landscape plan. Confirm all proposed trees work with them. Example, there is an existing easement adjacent to Peak Innovation Parkway. New comment – confirm all proposed trees are at least 15’ from all water and wastewater lines (see Preliminary Utility plan). Example, currently there are trees located adjacent to Embraer Heights not meeting this requirement.*

**Response:** Revised as requested.



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5. Final Landscape Plan Comments –

- a. *When will the applicant be providing the final soils analysis report (7.4.315)? With the overall size of the project, the required existing soils analysis report will need to be submitted with the Final Landscape Plan or at the latest with the irrigation plan. If the soils report will be submitted with the irrigation plan, update the soil analysis contractor requirement section on sheet 10 to read -“The required Soil Analysis Report is required to be submitted and approved with the Irrigation Plan submittal and before any landscape construction. This would include completing the soil sampling and submitting the samples to a soils lab for testing. A separate lab test report and soil preparation recommendations (amendment/fertilizer amounts and application rates) for each type of proposed landscaping (Shrub beds/Sod/Native Seed) will need to be provided to City Staff for review and approval.” Contact me with any questions.*

**Response: Revised as requested.**

- b. *Confirm the street name adjacent to the west of the site and update the landscape plan (shown as Cresterra Parkway) and landscape data chart (shown as Sinton Road) as needed. They should match, all the other sheets in the set are showing Peak Innovation Parkway.*

**Response: Revised as requested.**

- c. *Show all proposed grading on the landscape sheets (FLP check list #25/26)*

**Response: Revised as requested.**

Water Resource Engineering (Jonathan Scherer, 719-385-5546)

- *Repeat Comment (i.e., this comment was not addressed): Label all storm sewer pipe and structures with size, material, and type on all applicable sheets. Clarify which structures are private or public. If all structures are private this can be clarified with a note. [Note: all storm infrastructure which is located on airport property should be private]*

**Response: Revised as requested.**

- *Note: The second (2nd) submittal Final Drainage Report has been received in ProjectDox (STM-REV21-0447) and is currently under review. Approval of downstream Stormwater improvements (Pond 700 modifications and proposed storm stub) will need to be approved prior to approval of the FDR. Stormwater Enterprise (SWENT) requests that the DP not be approved prior to the approval of the drainage report.*

**Response: Acknowledged.**

Enumerations (Amy Vanderbeek, 719-327-2880)

1. *My comments from the last review still stand; I believe the “new private access drive” should be named. None of these lots have direct access to Peak Innovation Pkwy or Powers Blvd. Phase 3 & phase 1 buildings access points are too far away from*



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Embraer Height to be addressed from this street. Sorry that I did not add Bootsy to this comment last time.

**Response: The new address is 3930 Tech View.**

*Airport Overlay, Colorado Springs Airport (Kris Andrews)*

*Sheet 1:*

- *Note #5 last sentence, replace property owner with leasing developer.*

**Response:** Revised as requested.

- *Note #12 There are two (2) number twelves, remove one.*

**Response:** Revised as requested.

- *Note #13. Replace “concept plan” with “development plan”*

**Response:** Revised as requested.

*Sheet 3 of 16:*

- *Within Standard Grading and Erosion Control Plans Notes in first paragraph replace, “the owner inspection requirements” with “the leasing developer inspection requirements”.*

**Response:** Revised as requested.

- *Within Site Specific Notes, replace “right-of-way” with Public Improvement Corridor.*

**Response:** Revised as requested.

*Sheet 4 of 16:*

- *Within Site Specific Notes, replace “Right-of-Way” with Public Improvement Corridor.*

**Response:** Revised as requested.

*Sheet 5 of 16:*

- *Within Site Specific Notes, add the following note; Utility plan is acceptable based on CSU’s approval.*



**Response:** Revised as requested.

Sheet 6 of 16:

- Remove (BY AIRPORT) at the Proposed 12" Public Water stub

**Response:** Revised as requested.

- Remove (DEVELOPER INSTALLATION REIMBURSEMENT BY AIRPORT) at the Proposed Public 12" Water Main within the future private drive aisle

**Response:** Revised as requested.

Sheet 7 of 16:

- Change Cresterra Parkway to Peak Innovation Parkway

**Response:** Revised as requested.

Sheet 8 of 16:

- Change Cresterra Parkway to Peak Innovation Parkway

**Response:** Revised as requested.

- Remove R.O.W. and replace with PIC Landscape Design and Installed By Others

**Response:** Revised as requested.

Sheet 9 of 16:

- Within **Landscape Setbacks** table remove Sinton Road and replace with Peak Innovation Parkway as a Principal Arterial with a 25' required setback.

**Response:** Revised as requested.

- Change Cresterra Parkway to Peak Innovation Parkway

**Response:** Revised as requested.

El Paso County Development Services – John Green

Engineering Division

PCD-Engineering, in consultation with the County Engineer, has the following comments:

Traffic/Transportation:

1. Regarding traffic impacts of this project on El Paso County roads, including Grinnell Blvd., Fontaine Blvd., and Bradley Road, clarification should be made in the Letter of Conformance that this proposed project was identified in the Phase II trip generation



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*provided in the Master TIS dated May 2020, not Phase I. County Staff understands that an updated Master TIS is in progress and requests notification and to review the updated study when it is complete.*

**Response: Acknowledged. The letter of Conformance is not based on Phasing. The Airport will provide an updated master Traffic Impact Study when complete.**

- 2. Note: The "Additional Special Conditions" provided by the County Engineer in August 2020 in association with an access permit for the intersection at Grinnell Boulevard at State Highway 21 (Powers Blvd) were specific to the Amazon Distribution Centers ("Project Jungle" (67,000 SF) and "Project Rodeo" (4.2 million SF)). Any changes, based upon existing and/or anticipated future conditions in traffic volumes, drainage, types of traffic, or other operational aspects may render that permit void, requiring a new application to El Paso County for work in the right-of-way and access permits to be submitted for review.*

**Response: Acknowledged. The Airport will provide an updated master Traffic Impact Study when complete.**

*Drainage:*

- 1. This project does not appear to directly impact any County drainage infrastructure.*

**Response: Noted.**

Thank you for your comments and review.

Sincerely,

Bill Smith, AIA  
Architect