

**APARTMENTS AT BRADLEY ROAD & LEGACY HILL DRIVE:
DEVELOPMENT PLAN****LETTER OF INTENT, [File No. DEPN-26-0120]****[October 20th, 2026]**

APPLICANT / DEVELOPER:

Dominium Development & Acquisition, LLC

9000 E. Pima Center Parkway, Suite 350

Scottsdale, AZ 85258

Contact: Ben Satterwhite, PE | bsatterwhite@atwell.com | 806.438.6498

Ownership Entity: Colorado Springs Leased Housing Associates I, Limited Partnership

Current Property Owner: WV North 96 Land LLC

CONSULTANT TEAM:

Discipline	Firm
Architect	Todd + Associates
Civil Engineer / Surveyor	Atwell
Traffic & Parking	Bowman Consulting Group Ltd.
Geotechnical	Kumar & Associates, Inc.
Environmental (Phase I ESA)	Braun Intertec Corporation
Landscape Architect	Norris Design

SITE DETAILS

Item	Detail
Tax Schedule No. (APN)	5500000454
Address	Not yet assigned
Site Acreage	±9.56 gross acres (416,434 SF); ±9.20 net acres (400,752 SF)
Zoning (Existing / Proposed)	R-5
Current Use	Vacant

APPLICATION REQUEST

- Dominium Development & Acquisition LLC requests approval of a Development Plan [File No. DEPN-16-0120] for a 213-unit affordable family apartment community on approximately 9.56 gross acres
- Concurrent with the Development Plan, the applicant requests an administrative parking reduction for affordable housing under UDC Section 7.4.1005(A)(2)(B), to provide 355 spaces (1.67 spaces per unit) in lieu of the 399 spaces required by Table 7.4.10-A. See the Parking section below.

SITE LOCATION

The Site is located in the southeast portion of Colorado Springs and within the middle of “Villages at Waterview North” Master Plan (±116.53 acres).

The Site is located on the north side of the future Waterview Drive, a collector roadway within the Master Plan area. Waterview Drive connects to Legacy Hill Drive (running north/south) to the west and Blackmer Street (running north/south) to the east.

Both Legacy Hill Drive and Blackmer Street connect south to Bradley Road. Bradley Road. connects to Powers Boulevard (State Highway 21) to the west and connects to Marksheffel Road to the east.

The surrounding land-uses are as follows:

North: Colorado Springs Airport

West: Remainder of the R-5 Master Plan area, graded and planned for multi-family apartments.

East: Remainder of the Master Plan area, graded and planned for single-family attached residential

South: Waterview Drive and a planned ±3.5 acre park

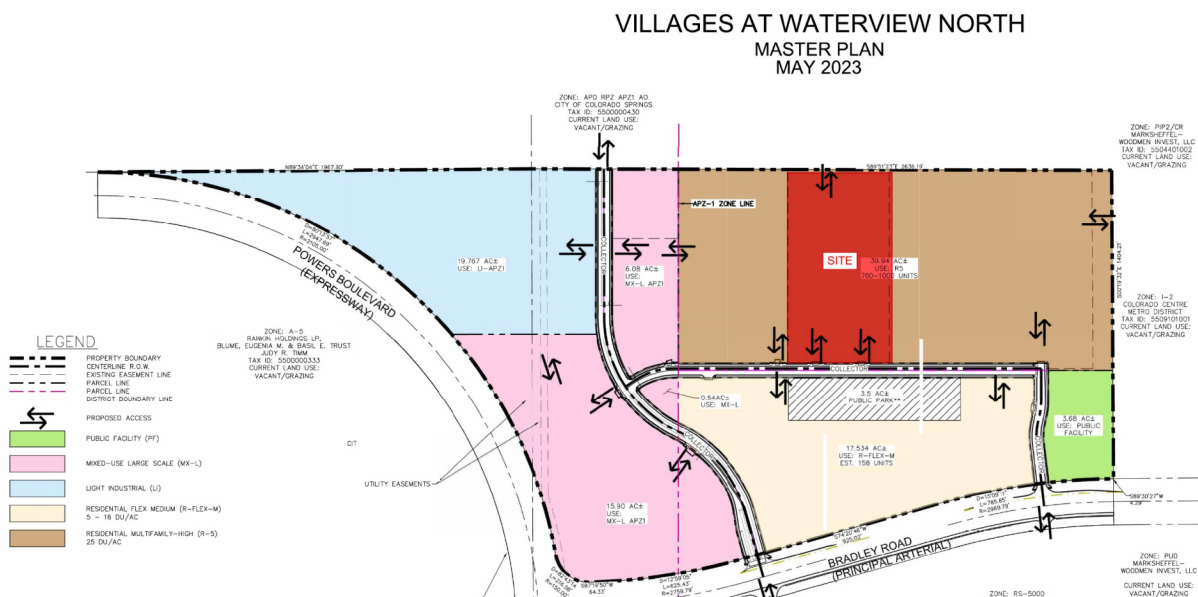


Figure 1: Villages at Waterview North Master Plan (May 2023) – site context

PROJECT DESCRIPTION & CONTEXT

The proposal is to develop the Site as an affordable three-story multi-family apartment community. It will have 213 dwelling units in six (6) - three-story residential buildings; two (2) - 3 and 4 story building (4-story building side on the low side of the site); and a separate one (1) story Leasing/Clubhouse building that includes leasing office/reception area/workroom, club room, fitness center, restrooms and laundry room. Units will be income- and rent- restricted under the 4% Low-Income Housing Tax Credit (LIHTC) program (at or below 60% AMI).

Unit Mix

Unit Type	Share	Dwelling Units
2 Bedroom / 2 Bath	25.35%	54
3 Bedroom / 2 Bath	48.36%	103
4 Bedroom / 2 Bath	26.29%	56
Total	100%	213

Zoning:

The site is zoned R-5, and no zoning change is requested.

Standard	Allowed / Required	Proposed
Density (gross)	25.0 DU/AC	22.3 DU/AC
Building Height	50 feet	45 feet



Amenities & Open Space

The Amenity areas will include the following items:

- A. Club Room and Fitness Center within the Leasing/Clubhouse
- B. Swimming pool
- C. Outdoor play areas (tot lot)

- D. Ramada/shade structure(s) and barbeque facilities.
- E. Combined Mail Kiosk/Bus Shelter along Waterview Drive
- F. Good pedestrian connection throughout the site.
- G. Site is directly across from the Future City Park.

Access:

The vehicular access to the site will come from the following roads:

1. Power Boulevard (State Highway 21) is classified as a Freeway and is a regional corridor that has a center median and a posted speed limit of 60 miles per hour. This road is west of the site.
2. Bradley Road is classified as a Minor Arterial roadway and is a primary east/west corridor through the overall Village at Waterview North Master Plan. This road is south of the site.
3. Marksheffel Road is a major corridor and planned as a four-lane highway. The speed limit is 55 mph.
4. Vehicle access is constrained to only one side of the site, the south side (Waterview Drive).
 - A. There are two vehicle access points for the site along Waterview Drive.
 - i. East Access Point - driveway intersects Waterview Drive in a three-leg “Tee” configuration. The driveway intersection with Waterview Drive includes one exiting left/right turn lane and one entering lane.
 - ii. West Access Point – driveway intersects Waterview Drive in a three-leg “Tee” configuration. The driveway intersection with Waterview Drive includes one exiting left/right turn lane and one entering lane.

Traffic:

A Traffic Conformance Letter prepared by Bowman Consulting Group is included with this application. It evaluates the project against the Villages at Waterview North Preliminary Plan Traffic Impact and Access Analysis Study (WNTIS) dated October 27, 2022.

Using ITE Land Use Code 220 (Multifamily Housing, Low-Rise), the 213-unit project is expected to generate 87 AM peak hour trips (21 in / 66 out) and 110 PM peak hour trips (68 in / 42 out). Consistent with the WNTIS, approximately 72% of site traffic is distributed to and from the west (Powers Boulevard) and 28% to and from the east (Marksheffel Road).

Under Near Term Total Traffic conditions, the study reports the following results:

- Both site access driveways on Waterview Drive operate at LOS B or better in the AM and PM peak periods, with minimal queuing.
- The signalized intersections of Bradley Road at Powers Boulevard and Bradley Road at Legacy Hill Drive operate at LOS C or better.
- The unsignalized intersections of Legacy Hill Drive at Waterview Drive and Bradley Road at Blackmer Street operate at LOS A.
- Auxiliary lane queues remain within available storage.

The letter concludes that the project is in general conformance with the WNTIS.

Operations:

The community will be professionally managed by Dominion Management Services, with on-site leasing and management staff located in the clubhouse. Solid waste will be handled via an on-site trash compactor.

Parking:

Parking requirements and proposed parking are summarized below. Stalls are 9' x 18' typical, including a 2'-0" overhang.

Unit Type	Units	UDC Ratio	UDC Required	Proposed
2 Bedroom	54	1.5 / DU	81	81
3 Bedroom	103	2.0 / DU	206	178
4 Bedroom	56	2.0 / DU	112	97
Total	213	1.87 / DU	399	355 (1.67)

Parking Provided	Spaces
Uncovered parking	219
ADA parking	17
Carport parking (solar carports)	119
Total Provided	355 (1.67 / DU)

EV parking is provided at 10% for dwelling units (21 spaces). The applicant requests a reduction of 44 spaces under UDC Section 7.4.1005(A)(2)(B), which allows the Manager to reduce minimum parking for affordable multifamily developments. The project satisfies each criterion:

- The development contains at least 10 dwelling units (213 units are proposed).
- At least 25% of units are deed-restricted for households earning 80% AMI or less.
- The reduction is necessary for the successful completion of the project.

A Parking Master Plan prepared by Bowman Consulting Group supports the request with several findings:

- The ITE Parking Generation Manual (5th Edition), Land Use 223 – Affordable Housing (Income Limits, General Urban/Suburban), reports an average peak demand of 0.99 vehicles per unit and an 85th percentile demand of 1.33 vehicles per unit (approximately 283 spaces for 213 units). The proposed 1.67 spaces per unit exceeds both.
- Affordable housing residents have lower vehicle ownership rates, as documented by ACS data and national research.
- Comparable affordable communities in Colorado Springs were approved at 0.76 to 1.48 spaces per unit.

Utilities:

On April 15, 2026, Colorado Springs Utilities (CSU) issued a Service Availability Letter for the property (Tax Schedule No. 5500000454). The letter confirms that the property is within the City of Colorado Springs city limits and that CSU provides electric, natural gas, water, and wastewater service to the site.

These services are presently available to meet the demands anticipated from the proposed development. Connection to the CSU system is subject to the CSU tariffs and City ordinances in effect at the time of application for service. Connection may require line extensions, pumping facilities, or other system improvements, as well as payment of applicable system development charges, recovery agreement fees, and other service fees.

Wildlife:

Based on a cursory review of the US Fish and Wildlife Service IPaC database, there appears potentially to be two threatened species of birds, two proposed threatened or endangered species of insect and one threatened species of flowering plants in the general area that the site is located. However, no critical habitats were reported for the site specifically.

Wildfire:

According to the Colorado State Forest Service 2022 Surface Fuels online map, the surface fuels in the vicinity of site are considered GR1 (101)-Short, Sparse Dry Climate Grass and GR2 (102)-Low Load, Dry Climate Grass. It is anticipated that development of the site will reduce the available wildfire fuels in the area.

Drainage:

A drainage report prepared by Atwell, LLC, will be submitted with the Site Development Plan application (DEPN-26-0120). The report will demonstrate conformance with the Final Drainage Report prepared by Kimley-Horn and current City of Colorado Springs standards.

Stormwater detention will be provided by the existing private regional aboveground full-spectrum detention basin, Pond 1, as designed and approved in the Kimley-Horn Final Drainage Report (STM-REV23-0528; STM-MP26-0126). Drainage infrastructure specific to this development is included with this application. Water quality treatment will be provided for all applicable areas of the site. Proposed drainage facilities will meet or exceed the current Colorado Springs Drainage Criteria Manual standards.

Geologic Hazards / Soils:

A Geologic Hazard Investigation report for the area of the site was prepared and dated July 15, 2022. A Geotechnical Engineering Study for the site and proposed development was prepared and dated September 30, 2026. Both reports are included with the **Subdivision Plat (SF26 _____) application**. These reports provide discussions of the current potential geologic hazard constraints and mitigation measures that will be necessary for development, and geotechnical considerations and recommendations for site grading and preparation to facilitate the planned development.

Environmental:

A Phase I Environmental Site Assessment prepared by Braun Intertec (April 27, 2026) in general conformance with ASTM E1527-21 revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the site. The site has been undeveloped since at least 1937, has been recently graded, and does not appear on any regulatory databases. No releases have been reported on adjoining properties. A small pile of construction-related debris (tires, PVC pipe, and metal) was observed on the site. It was not considered a recognized environmental condition and will be properly disposed of as part of redevelopment activities.

Landscaping:

Landscape design across the site intends to bring the vision of the community to life. Ample amenities and curated landscapes provide value to the community. Amenity areas in the community are focused on providing a sense of arrival and harmonizing elements with the surrounding Waterview development. This space is designed to provide a series of amenities for both residents and guests that encourage users to find a collection of spaces to give them a reason to stop and take a moment of respite, meet with friends, or safely commute to and from the nearby station. The amenity space prioritizes pedestrians with a centralized location and provides maximum integration with the surrounding community.

Amenities located within this corridor also include:

1. The clubhouse includes leasing, fitness center, a pool, and fitness center for residents
2. Event lawn areas with covered seating
3. Concrete plaza gathering areas with covered seating
4. Multiple grill areas centrally located through the site
5. Playground appropriate for a variety of age groups
6. Landscape buffering along edges of the project to help ensure compatibility with existing neighborhoods and roads
7. Use of a variety of appropriate water wise plant materials
8. Community spaces distributed across the site for equal access for all residents
9. Pedestrian circulation throughout the site and access to adjacent park.

Districts Serving the Property:

- Water, Wastewater, Electric, and Gas: Colorado Springs Utilities
- Metropolitan District: Waterview North Metropolitan District No. 1 (inclusion recorded December 19, 2023, Rec. No. 223103274). The property was excluded from Waterview II Metropolitan District in 2021.
- Fire: Colorado Springs Fire Department
- School District: Widefield School District 3

PROJECT JUSTIFICATION

The Development Plan substantially complies with City-adopted plans applicable to the site (UDC Section 7.5.515.D.1.e).

PlanCOS – The project is consistent with PlanCOS, the City's comprehensive plan, and advances Goal VN-2 by adding a diversity of housing types and price points to the city, and Goal UP-1 by creating a walkable, street-oriented community.

VILLAGES AT WATERVIEW NORTH MASTER PLAN – The site is designated R-5 in the Villages at Waterview North Master Plan (MAPN-22-0002), Concept Plan (COPN-22-0002), and Sketch Plan (SKP-20-002), which anticipate 700 to 1,000 units across the R-5 area at 8 to 24.99 DU/AC. At 213 units and 22.3 DU/AC, the project falls within the planned range. Access onto Waterview Drive matches the Concept Plan, and Bowman's Traffic Conformance Letter confirms conformance with the master plan traffic study.

HomeCOS – The project supports the HomeCOS objective to increase the supply of affordable rentals by providing 213 income- and rent-restricted family units under the Low-Income Housing Tax Credit program (All 60% AMI).

The project implements the land use, density, and access envisioned by the approved Villages at Waterview North Master Plan, advances the housing and placemaking goals of PlanCOS, and directly supports the HomeCOS objective of increasing the supply of affordable rentals. The Development Plan therefore substantially complies with the city-adopted plans applicable to the site, as required by UDC Section 7.5.515.D.1.e.