CITY OF COLORADO SPRINGS

CITY PLANNING COMMISSION AGENDA

THURSDAY, JULY 16, 2015
8:30 A.M.

CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE
COLORADO SPRINGS, CO 80903

CITY PLANNING COMMISSION
MEETING PROCEDURES

MEETING ORDER:

The City Planning Commission will hold its regular meeting on **Thursday, July 16, 2015 at 8:30 a.m.,** in the City Hall Council Chambers at 107 North Nevada Avenue, Colorado Springs, Colorado.

The Consent Calendar will be acted upon as a whole unless a specific item is called up for discussion by a Planning Commissioner, a City staff member, or a citizen wishing to address the Planning Commission.

When an item is presented to the Planning Commission the following order shall be used:

- City staff presents the item with a recommendation;
- The applicant or the representative of the applicant makes a presentation;
- Supporters of the request are heard;
- Opponents of the item will be heard;
- The applicant has the right of rebuttal;
- Questions from the Commission may be directed at any time to the applicant, staff or public to clarify evidence presented in the hearing.

VIEW LIVE MEETINGS:

To inquire of current items being discussed during the meeting, please contact the Planning & Development Team at 719-385-5905, tune into local cable channel 18 or live video stream at www.springsgov.com.

CITY PLANNING COMMISSION
COMPREHENSIVE PLAN AND REVIEW CRITERIA

COMPREHENSIVE PLAN:

The City Planning Commission uses the Comprehensive Plan as a guide in all land use matters. The Plan is available for review in the Land Use Review Office, located at 30 S. Nevada Avenue, Suite 105. The following lists the elements of the Comprehensive Plan:

- Introduction and Background
- Land Use
- Neighborhood
- Transportation
- Natural Environment
- Community Character and Appearance
- 2020 Land Use Map
- Implementation

The Comprehensive Plan contains a land use map known as the 2020 Land Use Map. This map represents a framework for future city growth through the year 2020, and is intended to be used with the Comprehensive Plan's goals, policies, objectives and strategies. It illustrates a desired pattern of growth in conformance with Comprehensive Plan policies, and should be used as a guide in city land use decisions. The Comprehensive Plan, including the Land Use Map, may be amended from time to time as an update to city policies.

APPLICATION REVIEW CRITERIA:

Each application that comes before the Planning Commission is reviewed using the applicable criteria located in the *Appendix* of the Planning Commission Agenda.

CITY PLANNING COMMISSION APPEAL INSTRUCTIONS

In accordance with Chapter 7, Article 5, Part 906 (B) (1) of the City Code, "Any person may appeal to the City Council any action of the Planning Commission or an FBZ Review Board or Historic Preservation Board in relation to this Zoning Code, where the action was adverse to the person by filing with the City Clerk a written notice of appeal. The notice of appeal shall be filed with the City Clerk no later than ten (10) days after the action from which appeal is taken, and shall briefly state the grounds upon which the appeal is based."

Accordingly, any appeal relating to this Planning Commission meeting must be submitted to the City Clerk (located at 30 S. Nevada Avenue, Colorado Springs, CO 80903) by:

Monday, July 27, 2015

A **$176** application fee and a justification letter specifying your specific grounds of appeal shall be required. The appeal letter should address specific City Code requirements that were not adequately addressed by the Planning Commission. City Council may elect to limit discussion at the appeal hearing to the matters set forth in your appeal letter.

CITY PLANNING COMMISSION MEETING AGENDA
THURSDAY, JULY 16, 2015

1. Approval of the Record of Decision (minutes) for the May 21, 2015 and the June 18, 2015 City Planning Commission Meetings
2. Communications
3. Unfinished Business Calendar (Item 4.A-4.B)……..….Page 6
4. New Business Calendar (Items 5 – 6) .....Page 21
   Appendix – Review Criteria.....Page 197

UNFINISHED BUSINESS CALENDAR

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
ITEM NOS.: 4.A-4.B **CPC PUZ 15-00031** (Quasi-Judicial) **CPC PUP 15-00032** (Quasi-Judicial) **PARCEL NO.:** 6425204002 **PLANNER:** Lonna Thelen	A request by Aeroplaza Fountain LLC for approval of the following development applications: 1. A zone change from PBC/CR/AO (Planned Business Center with a condition of record and Airport Overlay) to PUD/AO (Planned Unit Development with Airport Overlay). 2. A concept plan for an 80 unit, small lot single family development (Village at Aeroplaza). The property is proposed to be zoned PUD/AO (Planned Unit Development with Airport Overlay). The property is located northeast of Fountain Boulevard and Aeroplaza Drive and consists of 14.02 acres.	6

NEW BUSINESS CALENDAR

ITEM NO.	PROJECT DESCRIPTION	PAGE NO.
ITEM NO.: 5 **AR DP 15-00231** (Quasi-Judicial) **PARCEL NO.:** 6329201017 **PLANNER:** Lonna Thelen	A request by NES, Inc. on behalf of School District 11 for a development plan to allow a multi-family residential project that will cater to the students of the University of Colorado-Colorado Springs (UCCS). The proposal includes 187 units that contain 1, 2, 3 and 4 bedroom units totaling 621 bedrooms. All vehicular access to the site will be from Austin Bluffs with no vehicular access to the neighborhood. The property is located at 702 Cragmor Road, contains 5.8 acres and is zoned SU (Special Use).	21

FILE NO.: **CPC NV 15-00049** (Quasi-Judicial) **PARCEL NO.:** 6305203006 **PLANNER:** Kurt Schmitt	Request by Urban Strategies, Inc on behalf of RHW Real Estate LLC C/O Wendy's of Colorado Springs Inc. for approval of a Non-Use Variance to the following section of City Code 7.4.409.A.2 – Major Sign Types – Freestanding Signs. This request is to allow for an additional freestanding sign of 33.02 square feet and 7 feet in height on a property where a legal non-conforming pole sign exists. This property is zoned C5/P (Intermediate Business with Planned Provisional Overlay) and consists of 0.83 acres and is located at 8080 North Academy Blvd.	186

UNFINISHED BUSINESS

CITY PLANNING COMMISSION AGENDA

ITEM NOS: 4.A-4.B

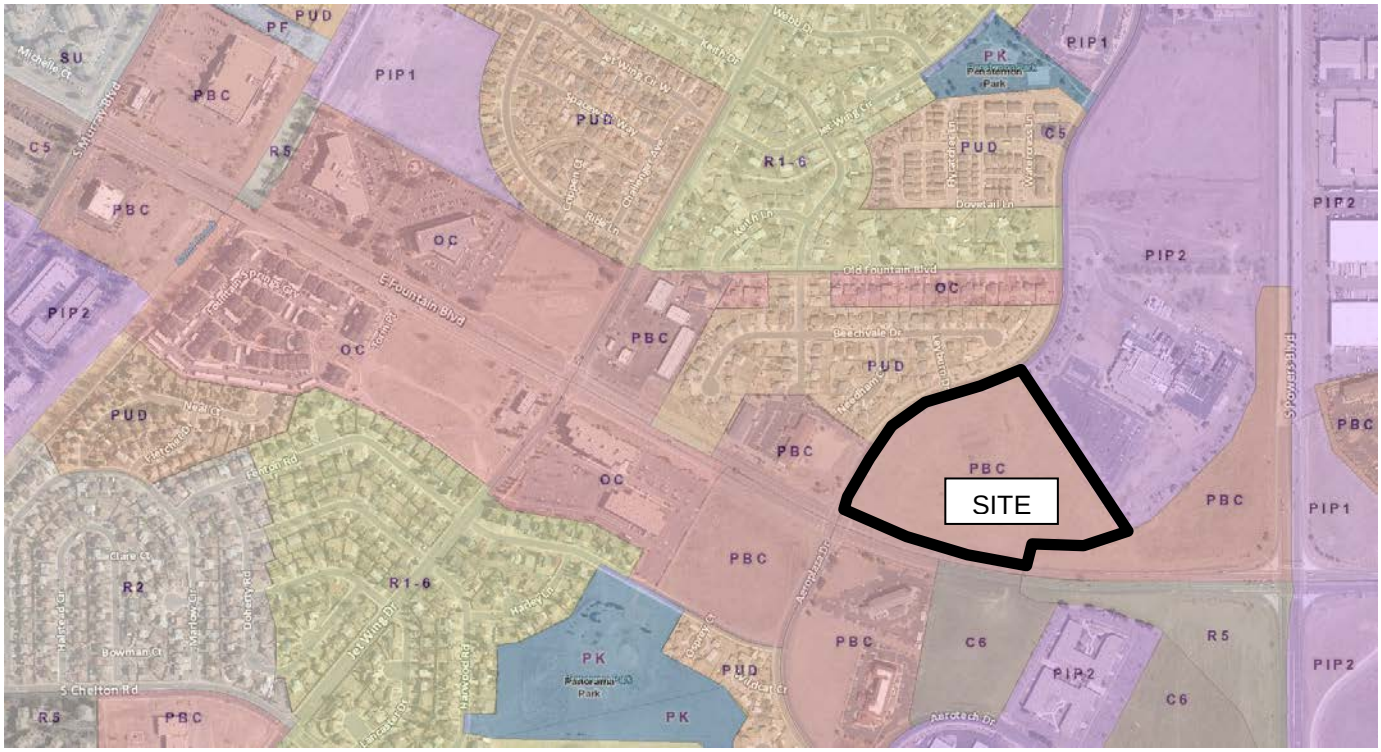
STAFF: LONNA THELEN

FILE NO(S):
A. – CPC PUZ 15-00031 – QUASI-JUDICIAL
B. - CPC PUP 15-00032 – QUASI-JUDICIAL

PROJECT: **VILLAGE AT AEROPLAZA**

APPLICANT: **AEROPLAZA FOUNTAIN LLC**

OWNER: **AEROPLAZA FOUNTIAN LLC**



PROJECT SUMMARY:

1. Project Description: This project includes concurrent applications for a zone change and a concept plan for a 14.02-acre site located north of Fountain Boulevard and west of Powers Boulevard. The applicant is requesting a zone change from PBC/cr/AO (Planned Business Center with conditions of record and airport overlay) to PUD/AO (Planned Unit Development with airport overlay). In addition, the applicant is proposing a concept plan for the property showing 80 single-family residential lots. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Denial of the applications. It should be noted that Pursuant to City Code Section 7.5.605, a denial of the zone change application by the City Planning Commission is considered as final action and does not move forward to the City Council, unless appealed by the applicant.

BACKGROUND:

1. Site Address: No address has been assigned.
2. Existing Zoning/Land Use: PBC/cr/AO
3. Surrounding Zoning/Land Use: North: PUD / single family residential
   South: PBC/C-6 / hotel/vacant
   East: PIP-2 / manufacturing
   West: PBC / vacant/hotel
4. Comprehensive Plan/Designated 2020 Land Use: Employment Center
5. Annexation: Pikes Peak Addition #1, 1971
6. Master Plan/Designated Master Plan Land Use: Gateway Park / Commercial
7. Subdivision: Salter Subdivision, Filing No. 1
8. Zoning Enforcement Action: No current actions.
9. Physical Characteristics: The site is currently vacant and has very little slope or existing vegetation.

STAKEHOLDER PROCESS AND INVOLVEMENT: The public process involved with the review of these applications included posting of the site and sending of postcards on two separate occasions to 67 property owners within 500 feet of the subject property. Comment from the property owner to the northeast was received. **(FIGURE 3)** The property owner uses the adjacent property for manufacturing and believes that the proposed single-family use is incompatible with their use.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:
   The Village at Aeroplaza is a proposal to allow for a small lot, single family detached, PUD development that includes 80 lots. The site is located adjacent to Fountain Boulevard, between Aeroplaza Drive and Powers Boulevard. The property is currently zoned PBC/cr/AO and the applicant is proposing to rezone the property to PUD for residential use.

   The purpose and intent of small lot single family residential PUDs is to provide important housing opportunities in a single family residential market that allow a smaller lot (less than 6,000 square feet) and greater lot coverage. The small lot PUD concept centers around the idea that units would be street oriented or greenway oriented and the overall development would include common open space to accommodate for the small lot sizes. The small lot PUD guidelines were established to interpret the development plan review criteria in 7.3.606 with the small lot design in

mind. This application proposes a concept plan and is reviewed per the PUD concept plan review criteria 7.3.605, not a development plan; however, the PUD design guidelines were considered during the review due to the detail provided by the applicant.

The initial review letter provided to the applicant noted that staff was unable to determine that the proposed rezone to a small lot PUD met review criteria 7.3.605.A-E. Criteria A-E lay the ground work for the rezoning and location of the small lot PUD. The criteria are listed below with staff comments in italics below the criteria.

Consistency with the Comprehensive Plan

7.3.605.A –Is the proposed development pattern consistent with the Comprehensive Plan, the 2020 Land Use Map, and all applicable elements of the Comprehensive Plan (including the intermodal transportation plan and the parks, recreation and trails master plan)?

7.3.605.B. Are the proposed uses consistent with the primary and secondary land uses identified in the 2020 Land Use Map of the Comprehensive Plan, as amended?

The comprehensive plan defines the site as an employment center. The definition of employment center from the Comprehensive Plan is listed below. The definition notes that an employment center is to be used for major concentrations of employment with direct access to major transportation facilities. The primary uses include research and development, major service and office center complexes, and educational facilities. The Comprehensive Plan's 2020 Land Use Map and Master Plan Matrix lists residential uses as a secondary use that supports the overall planned development. However, the lowest density range for residential uses in an employment center is 8-11.99 dwelling units per acre. This site is proposed for 5.9 dwelling units per acre, less than the minimum allowed in the comprehensive plan. The proposed plan does not meet the definition of employment center, due to it not meeting the density range allowed and not meeting the intent of the employment center definition of an overall planned development with a mix of employment and secondary uses. Staff does not believe that the proposed project is consistent with the Comprehensive Plan.

> *Policy LUM 207: Employment Center*
>
> *Utilize the Employment Center designation for major concentrations of employment, including existing corporate campuses and industrial areas. For new centers promote excellence in the design and planning of buildings, outdoor spaces, and transportation facilities; and support the vitality and quality of life in adjacent residential neighborhoods. Integrate mobility choices by providing transit, pedestrian and bicycle connectivity within the center as well as to adjoining areas.*
>
> *Strategy LUM 207a: Employment Center Characteristics*
>
> *Designate sites with direct access to existing or planned major transportation facilities and compatibility with adjacent land uses. Generally employment centers are located along major roads, or in close proximity to limited access freeways and Interstate 25.*
>
> *Strategy LUM 207b: Employment Center Primary Uses*
>
> *Identify primary uses as research and development, major service and office center complexes, as well as warehousing and industrial uses and major educational facilities.*
>
> *Strategy LUM 207c: Employment Center Secondary Uses*
>
> *Include supporting uses that complement the primary workplace uses such as restaurants, hotels, childcare, convenience shopping, and residential uses if part of an overall planned development.*

Consistency with the Master Plan
7.3.605.C. Is the proposed development consistent with any City approved master plan that applies to the site?

This site is part of the Gateway Park Master Plan **(FIGURE 4)** *which was originally approved in 1980 and is master planned for commercial*. *The master plan is implemented; therefore, an amendment was not required. The master plan shows the Fountain corridor west of Powers as a commercial and office corridor. The residential portion of the master plan was designed to be on interior streets, not adjacent to major streets. A future interchange at Fountain Boulevard and Powers Boulevard is shown on the master plan; although not developed yet, this interchange is proposed in the future. The proposed development would be adjacent to a portion of the interchange. Staff finds that the master planned use of commercial would be compatible with the commercial/office corridor and the future interchange at Fountain Boulevard and Powers Boulevard while the proposed single-family residential project is not.*

Consistency with the Zoning Code
7.3.605.D. Is the proposed development consistent with the intent and purposes of this Zoning Code?

The current zoning of the property is PBC (Planned Business Center). The site is adjacent to a principal arterial dedicated to serving commercial, retail, and industrial users. An increase in density or intensity along this corridor is appropriate to utilize the existing roadway and utility infrastructure already adjacent to the site. In some cases multi-family residential is an appropriate use along a principal arterial. The zoning along this portion of Fountain Boulevard is primarily PBC and OC (Office Complex). Staff finds that the proposed rezoning to PUD to allow for small lot single-family development is not consistent with the intent and purpose of the zoning code.

Compatibility with surrounding areas
7.3.605.E. Does the development pattern proposed within the PUD concept plan promote the stabilization and preservation of the existing or planned land uses in adjacent areas and surrounding residential neighborhoods?

The proposed development is southwest of a 26.8 acre site owned and used by dpiX, LLC. dpiX develops Si-technology, focusing on research, engineering, development, and manufacturing. dpiX products, a-Si image sensor arrays for X-ray imaging and detection, are used by medical equipment companies. The dpiX property is zoned PIP-2 and the manufacturing use is permitted and approved in that location. The proposed development of single-family homes on small lots is not compatible with the industrial use (dpiX) and does not promote the preservation and stabilization of the industrial land use. The site is also adjacent to a major arterial; single-family developments that back to a major arterial are not promoted by the City Code. In addition, the site plan shows the open space located directly adjacent to Fountain Boulevard, which is inconsistent with the small lot PUD code which encourages useable common space that is accessible to the entire community. The Fountain corridor west of Powers Blvd. promotes commercial and office uses. This site is zoned PBC and has the ability to be used for commercial development along a major arterial that could serve the existing residential located on interior streets, not adjacent to the major arterial.

Staff has reviewed the proposed zone change and concept plan and finds that the proposal is not consistent with the review criteria and does not recommend approval of the zone change or concept plan.

2. Conformance with the City Comprehensive Plan:
The concept plan defines this area as an employment center. Residential with a density of less than 8 dwelling units per acre is not anticipated as part of an employment center; the proposed

project has a density of 5.9 dwelling units per acre. Staff finds that the development is not in conformance with the comprehensive plan.

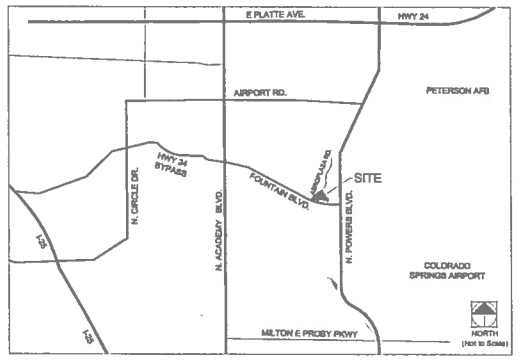
3. Conformance with the Area's Master Plan:
   This site is part of the Gateway Park Master Plan and is master planned for commercial. The master plan is implemented today; therefore, an amendment was not required. The master plan shows the Fountain corridor west of Powers as a commercial and office corridor. The residential portion of the master plan was designed to be on interior streets, not adjacent to major streets. A future interchange at Fountain Boulevard and Powers Boulevard is shown on the master plan, although not developed yet, this interchange is proposed in the future. The proposed development would be adjacent to a portion of the interchange. Staff finds that the master planned use of commercial would be compatible with the commercial/office corridor and the future interchange at Fountain Boulevard and Powers Boulevard.

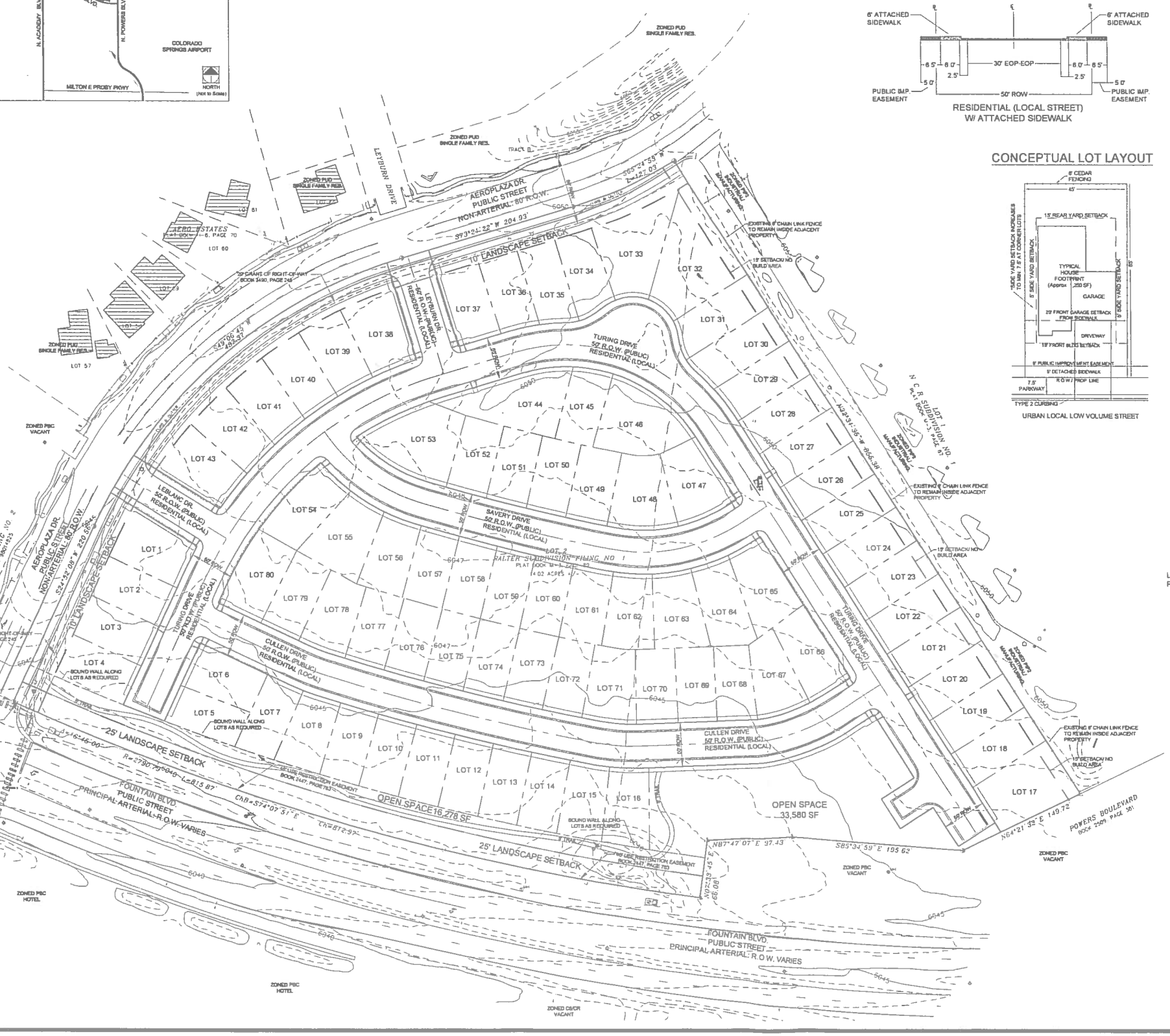
STAFF RECOMMENDATION:

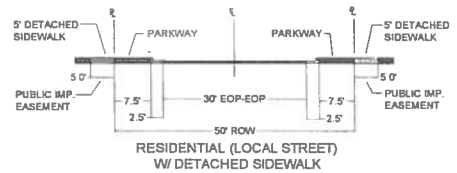
Item No: 4.A CPC PUZ 15-00031 – ZONE CHANGE
Deny the zone change for Village at Aeroplaza, based upon the finding that the zone change does not comply with the review criteria in City Code Section 7.3.603

Item No: 4.B CPC PUP 15-00032 – CONCEPT PLAN
Deny the concept plan for Village at Aeroplaza, based upon the finding that the concept plan does not comply with the review criteria in City Code Section 7.3.605

VICINITY MAP







RESIDENTIAL (LOCAL STREET)
W/ DETACHED SIDEWALK

RESIDENTIAL (LOCAL STREET)
W/ ATTACHED SIDEWALK

CONCEPTUAL LOT LAYOUT

URBAN LOCAL LOW VOLUME STREET

PROJECT STATEMENT:

THE VILLAGE AT AEROPLAZA DEVELOPMENT PROJECT PROPOSES TO REZONE 14 02 ACRES FROM PBC/ CR TO PUD TO ALLOW FOR 80 SMALL LOT, SINGLE FAMILY DETACHED RESIDENTIAL UNITS

GENERAL NOTES:

1. THIS SITE IS LIMITED TO SINGLE-FAMILY DETACHED RESIDENTIAL USES AND OPEN SPACE. NO OFFICE OR INDUSTRIAL USES WILL BE PERMITTED.
2. ALL TRACTS, OPEN SPACES, COMMON AREAS, AND PERIMETER STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION THE HOA TO BE COMPLETED BY SEPARATE INSTRUMENT
3. THERE ARE NO SIGNIFICANT FEATURES SUCH AS VEGETATION, ROCK OUTCROPPINGS, OR STREAMS FOUND ON THIS SITE.
4. FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS.
5. A SOUND WALL MAY BE REQUIRED ALONG FOUNTAIN BLVD TO MEET CURRENT NOISE POLICY STANDARDS.
6. DRAINAGE, GRADING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
7. ALL UTILITY RELATED ELEMENTS WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.

EXISTING CONDITIONS OF RECORD:

1. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, DUTIES AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED MAY 27, 1971 IN BOOK 2411 AT PAGE 298 AND SUPPLEMENTAL ANNEXATION AGREEMENT RECORDED OCTOBER 19, 1971 IN BOOK 2443 AT PAGE 960, NOVEMBER 5, 1971 IN BOOK 2447 AT PAGE 783 AND MAY 22, 1972 IN BOOK 2490 AT PAGE 535.
2. THE PROPERTY IS SUBJECT TO THE 46 FOOT SCENIC EASEMENT AFFECTING THE SOUTHERLY PORTION OF SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAT AND PER CITY SUPPLEMENTAL ANNEXATION AGREEMENT RECORDED IN BOOK 2447 AT PAGE 783
3. THE PROPERTY IS SUBJECT TO THE AVIGATION AND HAZARD EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS BY THE INSTRUMENT RECORDED NOVEMBER 12, 1975 IN BOOK 2790 AT PAGE 185 UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT, OVER SUBJECT PROPERTY
4. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF COLORADO SPRINGS BY THE INSTRUMENT RECORDED OCTOBER 9, 1981 IN BOOK 3490 AT PAGE 245.
5. THE PROPERTY IS SUBJECT TO THE PERMANENT EASEMENT AND RIGHT OF WAY AGREEMENT TO THE CITY OF COLORADO SPRINGS ON BEHALF OF ITS UTILITIES, RECORDED MAY 19, 1995 AT RECEPTION NO 095048534.

OPEN SPACE:

1. PER SMALL LOT PUD GUIDELINES, REQUIRED OPEN SPACE IS 600 S F. PER LOT FOR LOTS BELOW 3,999 S.F.
2. OPEN SPACE REQUIRED:
   80 UNITS X 600 SF= 48,000 SF
3. COMMON OPEN SPACE PROVIDED:
   49,858 SF PROVIDED OPEN SPACE
4. REQUIRED LANDSCAPE SETBACKS AND BUFFERS ARE NOT COUNTED IN MEETING THE COMMON OPEN SPACE REQUIREMENT.
5. PRIVATE OPEN SPACE PROVIDED WILL BE A MINIMUM 600 SF PER LOT AS A RESULT OF LOT SIZE AND LOT SETBACKS.

FLOODPLAIN:

This property is not located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0761 F' effective date 'March 17, 1997'.

DEVELOPMENT STANDARDS AND GUIDELINES

Minimum Lot Area: 3,825 SF
Maximum Percentage of Structural Coverage of Lot: Forty Five Percent (45%).
Maximum Structural Height: Thirty Five Feet (35').
Setback Requirements:
- a. Front yard: Fifteen Feet (15')
- b. Front Garage Setback: Twenty Feet (20') from Inside Edge of Sidewalk to the Face of the Garage
- c. Side yard: Five Feet (5')
- d. Corner yard setback: Seven and One Half Feet (7.5')
- e. Rear yard: Fifteen Feet (15')

VILLAGE AT AEROPLAZA LEGAL DESCRIPTION:

Lot 2, in Salter Subdivision Filing No 1, as recorded in Plat Book M-3 at page 89 of the records of the El Paso County Clerk and Recorder, in the City of Colorado Springs, County of El Paso, State of Colorado

SITE DATA

SITE LOCATION:	NORTHEAST CORNER OF FOUNTAIN BLVD. AND AEROPLAZA RD.
TAX SCHEDULE NUMBER	No. 8425204002
SITE ACREAGE:	14 02 AC
EXISTING ZONING:	PBC/ CR
PROPOSED ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY DETACHED RESIDENTIAL
TOTAL UNITS	80
GROSS DENSITY	5.7 DU / AC.
NET DENSITY	10.0 DU / AC.
TOTAL RESIDENTIAL AREA	349,956 SF (8.0 AC)
TOTAL R O W. AREA	168,369 SF (3 8 AC)
TOTAL OPEN SPACE AREA	85,944 SF (2 2 AC)
SCHEDULE FOR CONSTRUCTION	WINTER 2015/ SPRING 2016
ON STREET PARKING	ALLOWED EXCEPT WHERE MARKED AS "NO PARKING FIRE LANE"

PROJECT TEAM

OWNER/ APPLICANT:
AEROPLAZA FOUNTAIN LLC
212 N WASATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200

PLANNERS/ LANDSCAPE ARCH.:
THOMAS & THOMAS
702 N. TEJON STREET
COLORADO SPRINGS, CO 80903
PHONE: (719) 578-8777

NORTH

0 30' 60' 90'

SCALE: 1" = 60'

City File Number:
CPC PUD 15-00032

THOMAS & THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	CITY COMMENT REVIEW #1	5/15/15	JRA		
2					
3					
4					
5					
6					

DESIGNED	JRA	04.03.15
DRAWN	JRA	00.00.00
CHECKED	LT	00.00.00
PROJECT NUMBER		3412.00
SCALE:		AS NOTED

VILLAGE AT AEROPLAZA
CONCEPT PUD PLAN
Colorado Springs, CO

P1 1 of 1

PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE, INC.

April 3, 2015

Mike Schultz
Senior Planner
Land Use Review Division
Planning and Development Team
30 S. Nevada Ave, Suite 105
Colorado Springs, CO 80903

RE: Village at Aeroplaza PUD Rezone and Concept PUD Plan Submittal:

PROJECT DESCRIPTION:

The proposed Concept PUD Plan for the Village at Aeroplaza is a single family project located on the northeast corner of Fountain Blvd. and Aeroplaza Drive in southeastern Colorado Springs. The project is approximately one-third mile west of Powers Blvd. The property is presently zoned Planned Business Center with an attached Condition of Record (PBC/CR). The site is not within the APZ (Accident Potential Subzone 1 or 2) overlays but lies within the AO CAD (Airport Overlay) zone area. The site is 14.02 Acres and currently vacant. Thomas & Thomas, on behalf of Aeroplaza Fountain LLC, is proposing to rezone the parcel to Planned Unit Development (PUD) to allow for a small lot, detached single family residential use. The design incorporates the elements of the Small Lot PUD Review Criteria and Guidelines. The project proposes 83 single family lots with a minimum size of 3,825 square feet for a density of 5.9 DU/ AC and 41,200 square feet of open space. There are no proposed commercial, office, or industrial uses being proposed.

The existing surrounding zoning and land uses are as follows:

- **Northwest:** Zoned PUD. Detached single family residential.
- **Northeast:** Zoned PIP2. DPIX, LLC.. Industrial/ Manufacturing.
- **West:** Zoned PBC. Vacant, Hotel Use.
- **South**: Zoned PBC, Hotel Use. Zoned C6/ CR, vacant use.

The site has been vacant for many years and contains no significant natural features, stands of vegetation, or wildlife habitat. There is currently no sidewalk present along Fountain Blvd. yet sidewalk currently exists along the western side of Aeroplaza Dr. Pedestrian sidewalks will be included as required along the site's frontage of Aeroplaza Dr. Discussions with CDOT and City Engineering will take place regarding required sidewalk improvements along Fountain Blvd. There is an existing 46' no-build Condition of Record easement along Fountain Blvd. that will remain.

FIGURE 2

Access into the site will be via two access points off of Aeroplaza Dr. Each access point will align with existing curb cuts along this street. Of the existing curb cuts, one allows access into the existing hotel and one will be a logical continuation of Leyburn Dr. All of the internal streets will be public and meet current city engineering design standards. The proposed street configuration was purposeful with the intent of providing on-street parking, maximize efficiency and provide internal pedestrian sidewalk connectivity. The streetways are designed with a 50' Right-of-way and 30' pavement mat to accommodate on street parking. This on street parking is in addition to the individual resident driveways and garages. There are no designated parking lots being provided.

PROJECT JUSTIFICATION:

The proposed development submittal takes into account the Development Plan Review Criteria. The project at this early stage of the development submittal process conceptually follows the guidelines as illustrated in both the Small Lot PUD Review Criteria & Concept Plan Review Criteria. More detailed information will be provided at the time of Development Plan and Final Plat submittal. While the current zoning for the site is PBC/ CR, the proposed PUD zoning and residential use is a compatible mix of use within this area of the city as there are very few similar, small lot residential projects within the general vicinity. The land demand patterns in this area have not warranted the large amount of PBC zoned parcels, particularly west of Powers Blvd. A review of current city zoning and land use patterns indicates a majority of the PBC, PIP, C6 and OC zoning west of Powers Blvd remains as vacant ground stretching from Platte Ave. down to Astrozon Blvd., where residential communities begin as the primary land use. These vacancies include many pockets of land westward to Academy Blvd. Further land use review in this area also illustrates that the planned industrial and commercial parks east of Powers Blvd. contain large pockets of unused, vacant land zoned for uses other than residential. These vacant pockets occur all the way from Airport Rd. south to Zeppelin Rd.

Conversely, those areas of residential zoning or rezoned to allow for residential uses from as far north as Airport Rd. all the way south down to the Milton Proby Expressway have been built out, currently under construction, or planned to be built. This clearly indicates the demand for residential housing is far greater than the demand for industrial or commercial center zoning areas, particularly west of Powers Blvd. As an example, the site being submitted for review and approval of small lot, single family residential was originally platted in 1980 for commercial/ industrial uses yet has remained vacant for nearly 35 years. The site is adjacent to a well established sub community

FIGURE 2

with schools, parks, churches, commercial and employment centers offering an opportunity for residents to work and live within close proximity.

The current zoning of PBC/ CR does permit one family and higher density residential as a conditional use. While the residential conditional use requires additional approval by the Planning Commission and City Council, the residential use is not strictly forbidden. The residential use within the PBC zone would allow lot sizes as small as 4,000 square feet while the Village at Aeroplaza is proposing a lot size of 3,825 square feet. In addition, the Small Lot PUD Guidelines require more restrictive design principles than the PBC Conditional Use further enhancing the design. Since the PBC zone does permit residential use, this proposed Concept PUD Plan remains consistent with all the possible uses as permitted by the PBC zone. In this case, the PUD further defines the intended use thereby restricting the land use to what is approved on the Concept PUD. Any change in use would require an amendment to the plan and subject the proposal to further review.

Finally, the site has been identified as an employment center for Colorado Springs on the 2020 Land Use Plan. Employment Centers in the Comprehensive Plan are defined as: *Activity centers that are major concentrations of employment supported by a mix of uses that meet the needs of employees and visitors, such as restaurants, lodging, child care,* ***higher density residential,*** *and educational facilities. Employment Areas are major concentrated locations where people work. Major employers are typically located in these areas, whether in mixed-use activity centers or campus-like settings or diverse industrial areas.*

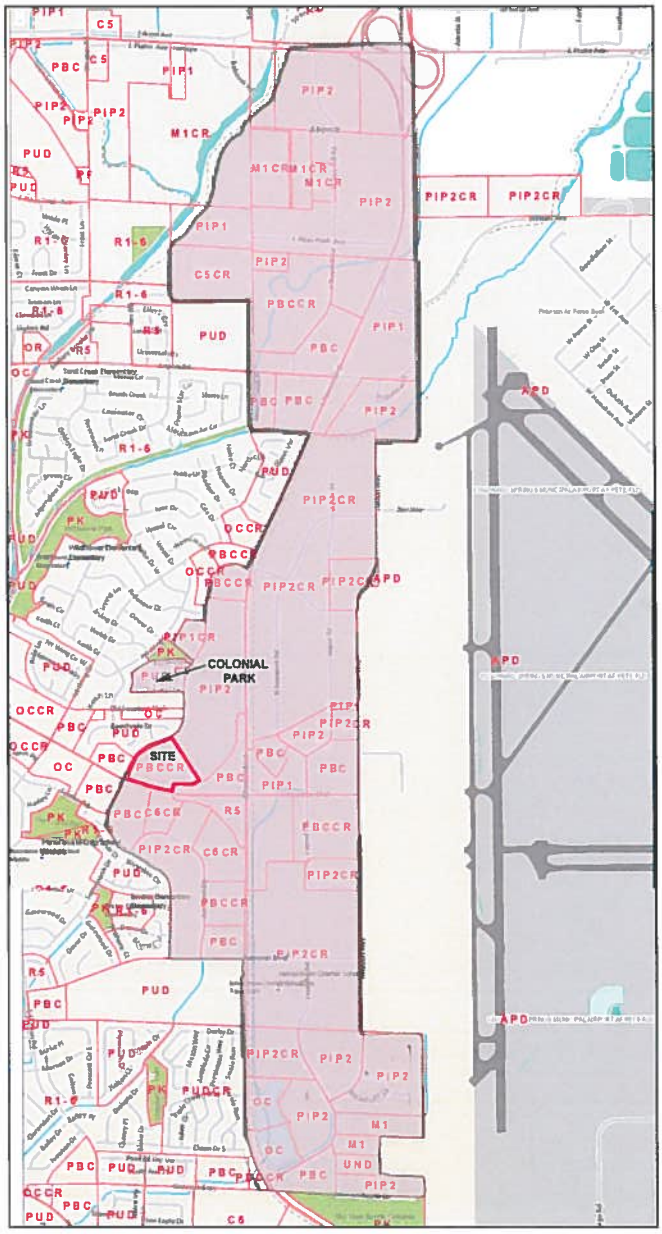


FIGURE 2

Despite the east and west corridors intersecting Powers Blvd. being designated as Employment Centers where mixed uses are encouraged, including residential housing, there is currently only one residential land use within the boundaries of the Employment Center area from Platte Ave. south all the way to Zeppelin Rd. This residential use occurs less than a quarter mile north of this proposal along Aeroplaza Dr. and is known as Colonial Park. Colonial Park offers a mix of small lot single family residential and attached townhome like units.

The Village at Aeroplaza is seeking to provide additional affordable housing within this area of Colorado Springs where residential land use projects have been

successful. The existing infrastructure, roads, sewer, water and other utilities are well established. The additional units proposed within this development will not overburden or strain the existing infrastructure facilities. The Village at Aeroplaza has a density of 9.8 dwelling units per buildable acre and is surrounded in the area by a variety of land uses such as hotels, an industrial facility, office buildings, a church, schools and parks, single family residential housing and a small multi-family complex.

The project is within walking distance of approximately 0.25 miles to both Panorama Park south of Fountain Rd. and Penstemon Park just north of the site directly off of Aeroplaza Dr. Both of these parks provide outdoor recreation opportunities within a few minutes walk to the future residents. In addition, the site is in close proximity to both Panorama Middle School and Bricker Elementary School, both of which are just over 0.5 miles away. A third park is also within walking distance and is just under 0.5 miles away from the site, sitting adjacent to the elementary school. The Sand Creek Trail is accessible in several locations anywhere from 0.66 miles to 1 mile away directly west of this site. Currently there is no direct access to the Sand Creek via Fountain Blvd. due to a lack of sidewalks.

Due to the close proximity to the existing Penstemon and Panorama Parks, the proposed Conceptual PUD Plan proposes 41,200 square of open space, of which 17,935 SF is being provided in a centralized location. The provided open space was determined using the reduced open space of 400 SF per 1 Lot as allowed and outlined in the Small Lot PUD Review Criteria and Guidelines: *Common Open Space General Guidelines #10*. The design incorporates sidewalks throughout the community providing pedestrian connectivity into and out of the site.

The proposed concept is anticipating a 10' landscape setback along Aeroplaza Dr. and a 25' landscape setback along Fountain Blvd. which will be included within the 46' no build easement along Fountain Blvd. There is no landscape buffer being provided along the northeast boundary with the industrial site; however, the lots along this boundary are 15' longer in length for a minimum depth of 100'. This additional length was added in-lieu of a separate landscape buffer. The existing industrial facility has trees planted along the property line and a chain link fence which shall remain. All landscape and common open space will be maintained by a home owner's association.

As part of a Colorado Department of Transportation Powers Blvd. Corridor Study, it was determined that an interchange would be provided at Powers Blvd. and Fountain Blvd. This would occur in the vacant land directly east of the site and precludes any potential land use projects from happening. Per the study, this was to occur as part of the 2035 planning. However, it has since been determined that funding would not be available for this interchange thus making the timing unknown. While this interchange could be viewed as a detriment to the proposed single family use, the lack of funding and no new timeframe for this interchange should not place limits on proposed land uses that may or may not be impacted twenty years into the future. There are numerous examples within the city of interchanges occurring adjacent to or near existing, established residential communities should the proposed interchange be realized.

FIGURE 2

ISSUE LIST:

- Proposed small lot residential use: City Planning staff reluctant to support the proposed use.
- Open Space: Concerns regarding provided open space being insufficient.
- Fountain Blvd: Requirements for improvements to Fountain Blvd. are unknown at this time.
- Proposed Powers/ Fountain Blvd Interchange: Potential impact on future resale value.

FIGURE 2

dpiX, LLC
Colorado Springs Division
1635 Aeroplaza Drive
Colorado Springs, CO 80916
Tel: 719.457.7700

April 24, 2015

City of Colorado Springs
Planning and Community Development Land Use Review
30 S. Nevada Suite 105
P.O. Box 1575, MC 155
Colorado Springs, CO 80901-1575
Attn: Lonna Thelen

Re: Comments pertaining to the Public Notice regarding **File No.: CPC PUZ 15-00031** and **File No.: CPC PUP 15-00032**

Dear Lonna,

dpiX, LLC respectfully provides via this letter our comments regarding the Public Notice pertaining to the 14.02 Acres located NE of Fountain Boulevard and Aeroplaza Drive. That property is immediately adjacent to, and boarders dpiX property along the southern property line.

With a 50% global market share, dpiX technology provides the foundation for some of today's most innovative solutions in medical, industrial, military and homeland security. While the industry trend is to off-shore manufacturing operations, dpiX chose Colorado Springs for expansion in 2006 and by 2011 had relocated its entire operation.

dpiX proudly supplies all products from its sole manufacturing operation in Colorado Springs, Colorado.

As an anchor in the local community, dpiX provides high-tech jobs, community service opportunities, and closely collaborates with regional businesses and educational institutions to improve the economic vitality of Colorado Springs. As a global innovator that exports approximately 60% of its products worldwide, dpiX imaging technology enhances lives around the world.

As such dpiX is compelled to provide comment to oppose the proposed re-zoning described in **File No.: CPC PUZ 15-00031**, and the single family development described in **File No.: CPC PUP 15-00032** of the adjacent property located at the Northeast corner of Fountain Blvd. and Aeroplaza Dr.

dpiX is a 4 year recipient of the Colorado State Environmental Leadership Gold Award and has not had a compliance violation since production start-up. Nevertheless placing a residential community directly adjacent to our high-tech industrial manufacturing facility is incompatible

FIGURE 3

dpiX

for a number of reasons that we would be happy to elaborate in discussions related to the potential use of the considered property. When dpiX selected the Aeroplaza site for expansion, an adjacent housing development was never considered due to the current zoning. Other uses such as a business park, or even industrial uses would be more compatible than a residential development at the considered location.

dpiX formally opposes rezoning the property located at the Northeast corner of Fountain Blvd. and Aeroplaza Dr. from PBC/cr/AO (Planned Business Center with a condition of record and airport overlay) to PUD/AO (Planned Unit Development with an airport overlay). We strongly urge the City of Colorado Springs to deny the application to rezone this property.

dpiX formally opposes approval of the concept plan for an 82 or 83 unit small lot single family development (Village at Aeroplaza). We strongly urge the City of Colorado Springs to deny the Concept PUD Plan and likewise any similar plans.

dpiX would welcome thoughtful discussion regarding development of the property in a manner consistent with current zoning and compatible with our neighboring industrial facility.

Respectfully,

Frank Caris
CEO and President
dpiX, LLC

FIGURE 3

a portion of the Gateway Park Master Plan approved: Dec. 4, 1997
SITE
FOUNTAIN
POWERS
COMMERCIAL
4.0ac
B 24
J.B.S.
BUSINESS
23.5ac
RESIDENTIAL
B 23
N C R
INDUSTRIAL
27.0ac
COMM
10 Ac
R&D
55.7 Ac
COMM.
7 Ac
AUBREY
HIGH RISE OFFICE
(5.9ac)
OFFICE
10.2ac
B 38A
COM
4.9ac
B 23A
PANORAMA PARK
5.4ac
6.6ac
PANORAMA JR HIGH SCHOOL
SINGLE FAMILY RES
SINGLE FAMILY RESIDENTIAL
P.U.D.
BRICKER PARK SCHOOL
B 40
4.0ac
PUD
25.0ac
WESTERN MEADOWS
BELLAMAH HOMES
BOYCHUK HOMES
MEDEMA
EATON
COMMERCIAL
(9.3ac)
OFFICE
11.9ac
B 30B
B 30A
PUD
8.5ac
OFFICE
(6.0ac)
C 3
C 5
COMM
(9.8ac)
A 12
OFFICE
28.0ac
B 20A
PUD
8.0ac
B 17B
PUD
15.0ac
B 17A
PARK
3.0ac
R&D
12.9ac
B 22B
R&D
15.1ac
B 22A
B 19
B 30
COMM
8.3ac
B 35
B 34A
PUD
12.15ac
PARK
5.0ac
B 36B
B 36A
PUD
12.0ac
B 43
R-5
MULTI-FAMILY
PUD
COMM
M-F
4.8ac
B 32
C 4A
11.5ac
Drainage Easement & Greenbelt
Murray Boulevard
Fountain Boulevard
Jet Wing Drive
Aeroplaza Drive
Powers Boulevard
Airport Road
COLORADO SPRINGS MUNICIPAL AIRPORT
Scale in feet
400 0 400 800
N
NOTE: All acreages shown as not
P.O. Box 7005 Colorado Springs, CO 80933 (719) 635

FIGURE 4

NEW BUSINESS CALENDAR

CITY PLANNING COMMISSION AGENDA

ITEM NO: 5

STAFF: LONNA THELEN

FILE NO:
AR DP 15-00231 – QUASI-JUDICIAL

PROJECT: **BATES STUDENT HOUSING**

APPLICANT: **NES INC**

OWNER: **SCHOOL DISTRICT 11**

PROJECT SUMMARY:

1. Project Description: This project is for a development plan to allow a development plan for a multi-family student housing project on 5.8-acres site located at 702 Cragmor Road. **(FIGURE 1)** The proposal would allow a 621 bedroom apartment complex with associated parking, fitness facilities, and entertainment area for users of the facility.
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Approval of the application, subject to multiple conditions of approval and technical modifications.

BACKGROUND:

1. Site Address: 702 Cragmor Road
2. Existing Zoning/Land Use: SU / Bates Elementary School (not currently operating)
3. Surrounding Zoning/Land Use: North: SU / Outdoor soccer facility
   South: R1-6 / single-family residential
   East: SU / UCCS
   West: R1-6 / single-family residential
4. Comprehensive Plan/Designated 2020 Land Use: Major Institutional
5. Annexation: North Colorado Springs Addition #1, 1969
6. Master Plan/Designated Master Plan Land Use: No master plan exists for the site.
7. Subdivision: Not platted
8. Zoning Enforcement Action: None
9. Physical Characteristics: The existing site is developed with an elementary school, landscaping, parking, and play yard. The lowest point on the site is at the intersection of Cragmor Road and Stanton Street. The site increases in elevation roughly 60 feet up to Austin Bluffs Parkway.

STAKEHOLDER PROCESS AND INVOLVEMENT: The public process involved with the review of this application included a neighborhood meeting on March 5, 2015 during the pre-application stage, for which the site was posted and 260 postcards were sent to property owners within a 1,000 foot buffer surrounding the project. No official documents had been submitted to the City at the time of the meeting. Approximately 160 people attended the meeting to learn about the initial concepts of the project; comments were received from the neighborhood after the meeting. **(FIGURE 3)**

A second neighborhood meeting was held on May 19, 2015, during the internal review of the formal development plan application submittal; approximately 90 people attended the meeting. The site was posted and 298 postcards were sent to property owners within a 1,000 foot buffer and to neighbors who attended the first neighborhood meeting but did not receive a postcard at that time. The applicant explained in detail the proposal for the site at the neighborhood meeting. Comments were received from the neighborhood. **(FIGURE 4)** The comments from the neighbors expressed concern for traffic, geologic hazards, compatibility, parking, and crime.

The site will be posted and postcards mailed again prior to the Planning Commission hearing.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria / Design & Development Issues:
   This property was annexed into the City of Colorado Springs as part of the North Colorado Springs Addition No.1 and was zoned SU (Special Use) at the time of zoning. The zoning that was approved February 24, 1970 used Cragmor Road and Stanton Street as a dividing line between the SU and R-2 zones. **(FIGURE 5)** The R-2 zoning to the west and south has been rezoned to R1-6, but the location of the SU zoning remains the same today as it was when the site was annexed.

   In the zoning code, the SU zone district is defined as a zone district that accommodates primarily colleges or universities and those uses customarily associated with and in close proximity to those institutions. The zone encourages the use of active and passive open space within an urban environment. The proposed use of private student housing for colleges is consistent with the definition of the zone district and is further supported by the new access that is proposed to

access only off of Austin Bluffs. This access point orients the new use toward the existing SU zone and institutional uses instead of the R1-6 zoning and single-family uses.

The property was originally developed in 1957 as Bates Elementary School. The site served the community from 1958 to 2013 when the school was closed due to declining enrollment. Since that time, District 11 has been looking to sell the property. District 11 is currently under contract with GG Land Group, who would build the proposed student housing project. District 11 has provided an outline of the school timeline and discussion on process since closing in **FIGURE 6.**

The development plan under review **(FIGURE 1)** would remove the existing Bates Elementary School and build a 187 unit student housing project with a total of 621 bedrooms. Each unit will have 1, 2, 3 or 4 bedrooms (with their own attached bathroom) and a common kitchen and living space. The units will be rented by the bedroom. The site will also contain a fitness center, pool, and sports court for the residents. The student housing use is considered multi-family according to City zoning definitions and is a permitted use in the SU zone district with an approved development plan. The site is unplatted and will be required to be platted prior to a building permit being approved. The vehicular access for the site is from Austin Bluffs with an emergency access on the west side accessing Stanton Street. All pedestrian access directs students toward Austin Bluffs and the traffic signal at Regent Circle for entrance to the campus. The pedestrian gates from the site to Cragmor Road and Stanton Street will be locked emergency access only gates in case of a fire.

The majority of the parking, 516 spaces of the 621 spaces provided, will be in the parking garage that is in the middle of the site. The remaining spaces will be located adjacent to Austin Bluffs as surface parking spaces.

The site decreases in grade from Austin Bluffs down to Cragmor and Stanton Street by approximately 60 feet. The developer has used this change in grade to terrace the building from north to south by lowering the height of the building on the south side and keeping the mass and bulk of the building adjacent to Austin Bluffs. A four foot berm and six foot high screen wall will be installed along Cragmor Road and Stanton Street along with a 15 foot landscape buffer and sidewalk to buffer the use from the neighborhood.

University of Colorado at Colorado Springs (UCCS) enrolled 11,199 students for the 2014-2015 school year and expects to have 15,000 students enrolled by 2020. UCCS has never provided housing for all students enrolled in UCCS; however, due to the rapid increase in enrollment the on-campus housing is struggling to keep up with demand. UCCS has 1,275 existing bedrooms on campus and plans to provide 1,415 bedrooms by 2015 and 1,640 bedrooms by 2016 after construction of the new on-campus student housing is complete. A number of new developments near the campus supply an additional 914 bedrooms. The Lodges on North Nevada provides 616 beds; The Lookout on Cragmor will provide 157 beds once construction is complete; and the Mountain Lion Village will provide 141 beds once construction is complete. The Bates Student Housing project would supply an additional 621 beds within walking distance to campus. Students wouldn't need to drive a car or be bused to campus from the Bates Student Housing facility. Even if all of the bedrooms mentioned above were built there would only be a total of 3,175 beds provided for over 11,000 students. UCCS is one of the major economic drivers for the City of Colorado Springs bringing students, faculty and visitors to the City each year. This project supports the comprehensive plan vision of "Supporting the economic health of the community by maintaining a strong environment for business and education."

City Council has directed an Infill Committee to be formed to discuss issues related to developing infill properties. The Bates Student Housing project is a good example of an infill project. This site is no longer viable as an elementary school site and it would be difficult to abate the asbestos in the existing structure for a new user. The student housing proposal is a viable option with respect to the costs associated with development and the use compatibility with UCCS. The site has existing utilities, is served by an existing roadway, Austin Bluffs Parkway, and already has police and fire protection for the site. Development of the site does not require the extension of any City

services or infrastructure. The proposed project meets all of the SU zone district requirements for height, setbacks, lot coverage, and is a permitted use within the zone district.

During the review process a large number of neighborhood comments were received by staff. Staff has included the comment received as **FIGURE 3** and **FIGURE 4** in this report. The review also requested a response from the applicant to the concerns raised by the neighborhood. **FIGURE 7** provides the response from the applicant to the neighborhood concerns raised. Each major concern identified by staff is listed below with a discussion following.

Harmonious and Compatible:

The three review criteria from City Code directly relating to the concerns listed are 7.5.502.E.1, 2, and 3.

1. *Will the project design be harmonious with the surrounding land uses and neighborhood?*
2. *Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of the existing streets, utilities, parks, schools, and other public facilities?*
3. *Will the structures be located to minimize the impact of their use and bulk on the adjacent properties?*

Staff has reviewed the plans and has determined that these review criteria along with the other nine review criteria are met. Instead of lining Stanton Street and Cragmor Road with a four to five story structure, the developer has pushed the main portion of the structure closer to Austin Bluffs Parkway. There are four wings of the building that come close to the 25 foot setback along Stanton Street and Cragmor Road. These fingers are reduced to four stories in height and a four foot berm with a six foot fence has been placed along Stanton Street and Cragmor Road to help buffer the site. This relationship is best noted on page one of **FIGURE 1**. The applicant has also provided sections of the building to help understand how the site is terraced. Page 7 of **FIGURE 1** shows three sections through the site to help understand the relationship of Austin Bluffs Parkway to the site and the relationship of the homes across the street to the site.

Traffic and Parking:

A traffic study was provided by the applicant and reviewed by City Traffic Engineering. The access point from the site to Austin Bluffs will have a right-in, right-out and left-in movement for the site "¾ movement". There will be a required right turn deceleration lane into the site. All improvements to accommodate the ¾ movement will be required to be paid for by the developer. The traffic study data collection supporting the ¾ proposal was completed while UCCS was in session.

Multi-family apartment complexes are parked on a per unit basis where a 1 bedroom unit requires 1.5 parking spaces, a 2 bedroom unit requires 1.7 spaces, and a 3 bedroom unit requires 2 spaces. If staff used the traditional code only 355 parking spaces would have been required. Because the proposed use is geared toward students and the units will have 1, 2, 3, or 4 bedrooms with each bedroom having an individual bathroom and an individual rent associated with it, staff has requested that the site be parked at a 1 space per 1 bedroom ratio. There are 621 units and 621 parking spaces on the site. Since not every resident living at the facility will have a car, there will be extra spaces for guest parking on the site as well. The parking provided far exceeds the parking required by traditional code (355 vs 621).

The neighborhood has expressed concern about residents parking in the adjacent neighborhood and walking into the site. There is no direct access from Cragmor Road or Stanton Street into the site for a vehicle or pedestrian; therefore, if a resident were to park in the neighborhood, they would have to walk around the site and enter off of Austin Bluffs Parkway. In addition, there is a parking permit program in the Cragmor neighborhood that would not allow parking without a permit. The second concern is that residents would drive through the neighborhood to get to other destinations instead of using Austin Bluffs due to the requirement to make a u-turn at Austin Bluffs and Meadow Lane to go west from the site. While this is possible, it is rather unlikely due to the indirect nature of the travel through the Cragmor neighborhood. It is more likely that the residents would use Austin Bluffs to go east or make a u-turn at Meadow to go west from the site.

Geologic Hazard:
The site under review is located in the far northwest extent of the Cragmor mining area and is considered to be within the location of the Altitude Mine No. 1 that was active on or about 1939. Roadway tunnels and mined areas are present at depths of about 125 to 140 feet below the existing ground surface. A Geologic Hazard Study and Geotechncial Report was required to be submitted with the initial review of the development plan for the site. Terracon provided a Preliminary Geologic Hazards Study and Geotechnical Report dated May 15, 2015 that was sent to the Colorado Geological Survey (CGS) for review on May 18, 2015. The City received a review letter from CGS dated June 4, 2015 **(FIGURE 8)** and Terracon provided a CGS Response Letter and Proposed Phase II Scope of Geotechnical Services dated June 24, 2015 **(FIGURE 9)** which was sent to CGS. A follow-up letter was received from CGS dated June 29, 2015 **(FIGURE 10).** The final review by CGS indicated that Terracon's Phase II plan is reasonable and, if implemented as proposed, should satisfactorily address CGS's subsidence-related concerns**.**

The phase II plan provided by Terracon identified two remaining issues to be addressed:
1. The applicant's Geotechnical engineer will need to consult with the Colorado Division of Reclamation, Mining and Safety (DRMS) on guidelines/specifications for stabilizing, sealing and capping the air shaft once located, and setback requirements or recommendations.
2. The Phase II boring plan shows 9 borings. Boring locations may need to be adjusted as the Phase II subsidence investigation progresses, and additional borings may be needed, depending on whether mine workings are encountered, and technical findings.

The applicant agrees with the conclusions of the Geologic Hazard Study and Geotechnical Report prepared by Terracon and the reviews provided by CGS, and is willing to address the final remaining issues. However, prior to paying the fees associated with addressing the final issues, the applicant wishes to receive a decision by the City Planning Commission. If a favorable decision is granted, the applicant will be required to address the remaining issues per the conditions of approval listed below prior to final approval of the development plan.

Staff has reviewed the proposed development plan and finds that the proposal is consistent with the review criteria and standards, and recommends approval of the development plan.

4. Conformance with the City Comprehensive Plan:
The property is designated as Major Institutional on the City 2020 Land Use Map. The major institutional land use designation specifically notes University of Colorado at Colorado Springs and encourages bus, bike and pedestrian connectivity with the school. Residential is listed as a secondary use for major institutional. The comprehensive plan supports infill projects that complement the surrounding neighborhood and make use of the existing City infrastructure.

Policy LUM 209: Major Institutional
Utilize the Major Institutional designation for large-scale public or quasi-public institutional uses that are not usually integrated into residential areas.

Strategy LUM 209a: Major Institutional Characteristics
Designate the existing and planned large-scale major institutional uses, including the Municipal Airport, Peterson Air Force Base, the Navigators, Pikes Peak Community College, Colorado College and the University of Colorado at Colorado Springs. Provide transit, pedestrian and bicycle connectivity within the center as well as to adjoining areas.

Strategy LUM 209b: Major Institutional Primary Uses
Identify primary uses as aviation, large educational campuses, major hospital facilities, and other public and private institutional uses.

Strategy LUM 209c: Major Institutional Secondary Uses
Include supporting uses such as mixed use, residential, supporting office and services.

Objective LU 4: Encourage Infill and Redevelopment
Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

5. Conformance with the Area's Master Plan:
   No master plan exists for this property.

STAFF RECOMMENDATION:

Item No: 5 AR DP 15-00231
Approve the development plan for Bates Student Housing, based upon the finding that the development plan complies with the review criteria in City Code Section 7.5.502.E, subject to compliance with the following conditions of approval and technical plan modifications:

Conditions of Approval on Development Plan:
Prior to final approval of the development plan, the following items must be addressed:

1. The applicant's Geotechnical engineer shall consult with the Colorado Division of Reclamation, Mining and Safety (DRMS) on guidelines/specifications for stabilizing, sealing and capping the air shaft once located, and setback recommendations.
2. The Phase II boring plan shows 9 new borings. Boring locations may need to be adjusted as the Phase II subsidence investigation progresses, and additional borings may be needed, depending on whether mine workings are encountered and technical findings. CGS will provide a review and recommendations on the boring plan to City Engineering who must provide final acceptance of the project design.

Technical Modifications to the Development Plan:
1. Call out the lumen light levels on the photometric plan.
2. Change total provided under the parking requirement section to total required.
3. Correct the 'Required' Tree Count for Cragmoor to 29 (not 39).
4. Correct the 'Required' Tree Count for Stanton to 25 (not 33).
5. Correct the Internal tree calculation to reflect 350 shrub substitutes (not 270).

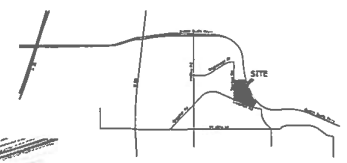
BATES STUDENT HOUSING

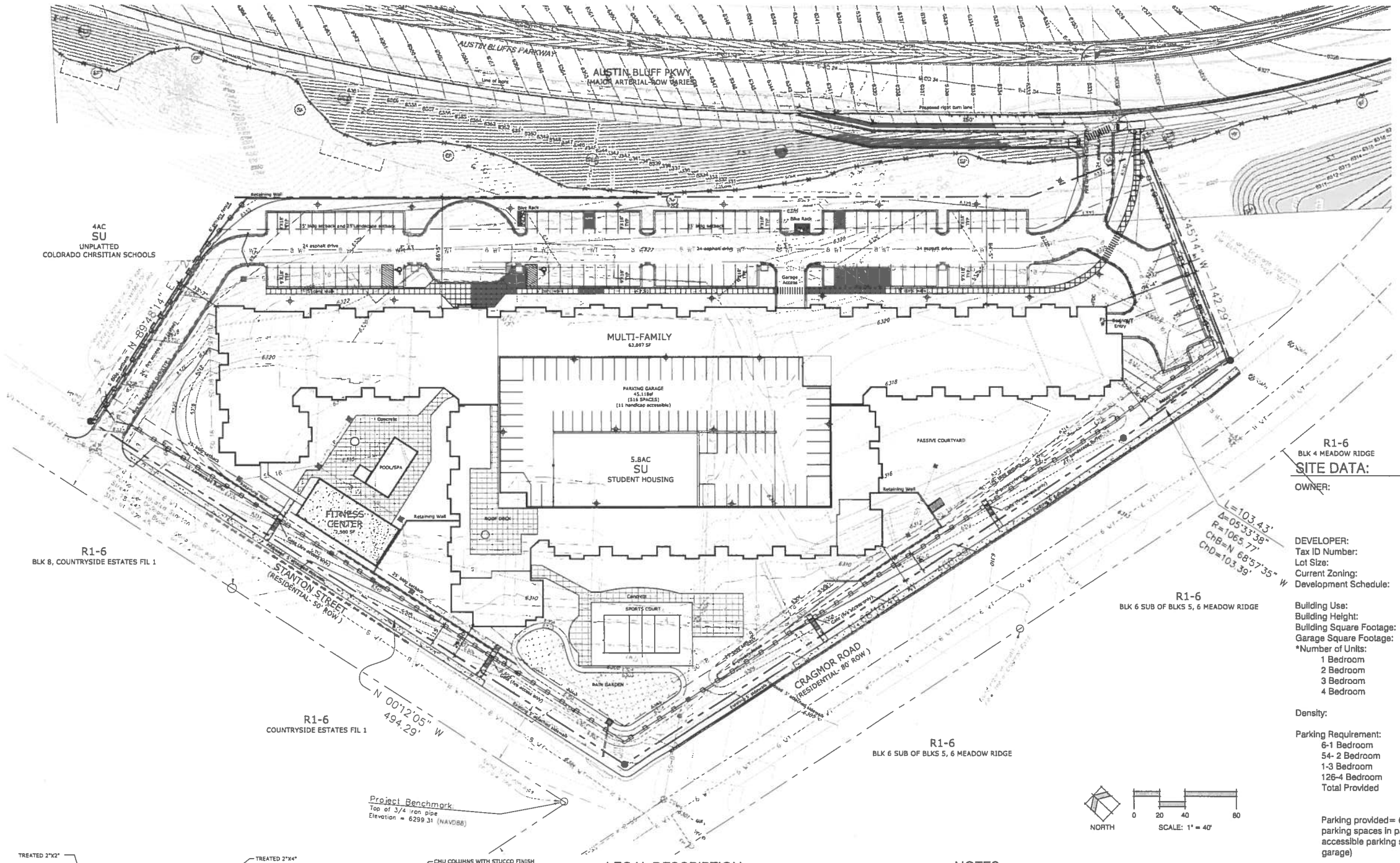
DEVELOPMENT PLAN
COLORADO SPRINGS, CO

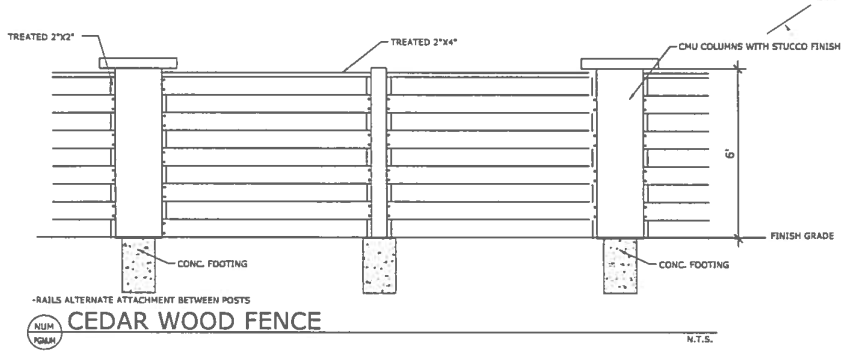
SHEET INDEX:

SHEET 1: S1 DEVELOPMENT PLAN
SHEET 2: S2 PRELIMINARY LANDSCAPE PLAN
SHEET 3: C1 SITE GRADING AND EROSION CONTROL
SHEET 4: U1 PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
SHEET 5: PRELIMINARY ELEVATION
SHEET 6: PRELIMINARY ELEVATIONS AND PARTIAL BUILDING SECTION
SHEET 7: LIGHTING DIAGRAMS

VICINITY MAP







CEDAR WOOD FENCE
N.T.S.

LEGAL DESCRIPTION:

(per Land Title Guarantee Company commitment no. SC55047679)

A TRACT OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., LYING SOUTH AND WEST OF BLOCK 6 AND NORTHWEST OF BLOCK 1 IN A VACATION PLAT OF A PORTION OF CRAGMOR HILLS SUBDIVISION RECORDED JULY 25, 1974 IN PLAT BOOK A3 AT PAGE 57 AND NORTH OF CRAGMOR ROAD AND EAST OF STANTON STREET AS PLATTED IN CRAGMOR HILLS SUBDIVISION RECORDED JANUARY 4, 1957 IN PLAT BOOK Y AT PAGE 67 AND TOGETHER WITH THAT PORTION OF THE EAST 20 FEET OF VACATED STANTON STREET LYING ADJACENT TO SUBJECT PROPERTY VACATED BY ORDINANCE NO. 78-242 RECORDED JANUARY 16, 1979 IN BOOK 3131 AT PAGE 28 AND TOGETHER WITH THAT PORTION OF BLOCK 1 OF THE VACATION PLAT OF A PORTION OF CRAGMOR HILLS SUBDIVISION RECORDED JULY 25, 1974 IN PLAT BOOK A3 AT PAGE 57 EXCEPTED FROM THE DESCRIPTION CONTAINED IN DEED RECORDED APRIL 8, 1968 IN BOOK 2229 AT PAGE 665 AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF COLORADO SPRINGS BY QUITCLAIM DEED RECORDED APRIL 19, 1978 IN BOOK 3030 AT PAGE 18, AND EXCEPT A 10 FOOT STRIP OF LAND ALONG CRAGMOR ROAD DEDICATED TO PUBLIC USE AS NOTED ON THE PLAT OF SAID CRAGMOR HILLS SUBDIVISION RECORDED JULY 25, 1974 IN PLAT BOOK A3 AT PAGE 57, EL PASO COUNTY, COLORADO.

THIS SITE MUST BE PLATTED PRIOR TO ISSUANCE OF A BUILDING PERMIT

NOTES:

1. This property is subject to the findings summary and conclusions of a geological hazard report prepared by Entech Engineering Inc. dated 05/15/2015. A copy of said report has been placed within file AR DP 15-00231 of the city of Colorado Springs, development service division. Contact development services 30 South Nevada Avenue, Suite 301, Colorado Springs, CO, if you would like to review said report.
2. This property is not within a designated F.E.M.A. floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0518 F, effective March 17, 1997
3. All curb, gutter, pedestrian ramps and sidewalk posing a safety hazard, damaged or exhibiting excessive deterioration along Cresta Road adjacent to the site will need to be removed and replaced. An on-site meeting can be set up with the City Engineering Inspector to determine what, if any improvements are required. The inspector can be reached at 385-5977.
4. Fire access gates will be provided with an all weather sign of red reflective lettering on white reflective background stating "Fire Department Access". These gates will be used for emergency access only and will be locked. Each gate will have fire department approved equipment to allow for access of emergency personnel.

SITE DATA:

OWNER:	SCHOOL DISTRICT 11 Katherine Lee Bates School 1115 N. El Paso Street Colorado Springs, CO 80903
DEVELOPER:	GG Land Development
Tax ID Number:	6329201017
Lot Size:	5.798ac (252,555sf)
Current Zoning:	SU
Development Schedule:	Fall/Winter 2015
Building Use:	multi-family
Building Height:	59' (to top of parapet)
Building Square Footage:	283,000 SF
Garage Square Footage:	190,000 SF
*Number of Units:	187
1 Bedroom	6
2 Bedroom	54
3 Bedroom	1
4 Bedroom	126
Density:	32.3 DU/AC
Parking Requirement:	
6-1 Bedroom	6 spaces
54- 2 Bedroom	108 spaces
1-3 Bedroom	3 spaces
126-4 Bedroom	504 spaces
Total Provided	621 spaces (parking requirements of 1 space per bedroom)
	Parking provided= 621 spaces (105 surface spaces and 516 parking spaces in parking garage. This includes 13 accessible parking spaces. (2 surface spaces with balance in garage)
Site Area	
Impervious Area:	39,647sf (15%)
Building Area:	95,516sf (38%)
Landscape Area:	117,392sf (47%)
Lot Coverage:	38%
Building Setbacks:	
-Austin Bluffs Parkway:	25'
-Cragmor Road:	25'
-Stanton Street:	25'
Landscape Setbacks:	
-Austin Bluffs Parkway:	25'
-Cragmor Road:	15' Buffer
-Stanton Street:	15' Buffer

*Unit mix subject to change but will not exceed 621 beds

Land Planning
Landscape Architecture
Urban Design
NES

PLANNING/LANDSCAPE ARCHITECT

ENGINEER

BATES STUDENT HOUSING

DEVELOPMENT PLAN

702 Cragmor Road

PROJECT INFO

DATE: 4.29.1
PROJECT MGR: R Beve
PREPARED BY: J. Rome

BY/AL

DEVELOPMENT PLAN

ISSUE INFO

DATE:	BY:	DESCRIPTION:
5/28/15	JR	Per City Comments
8/12/15	AK	Per City Comments

ISSUE / REVISION

SHEET TITLE

DEVELOPMENT PLAN

SHEET NUMBER

S1
1 OF 8

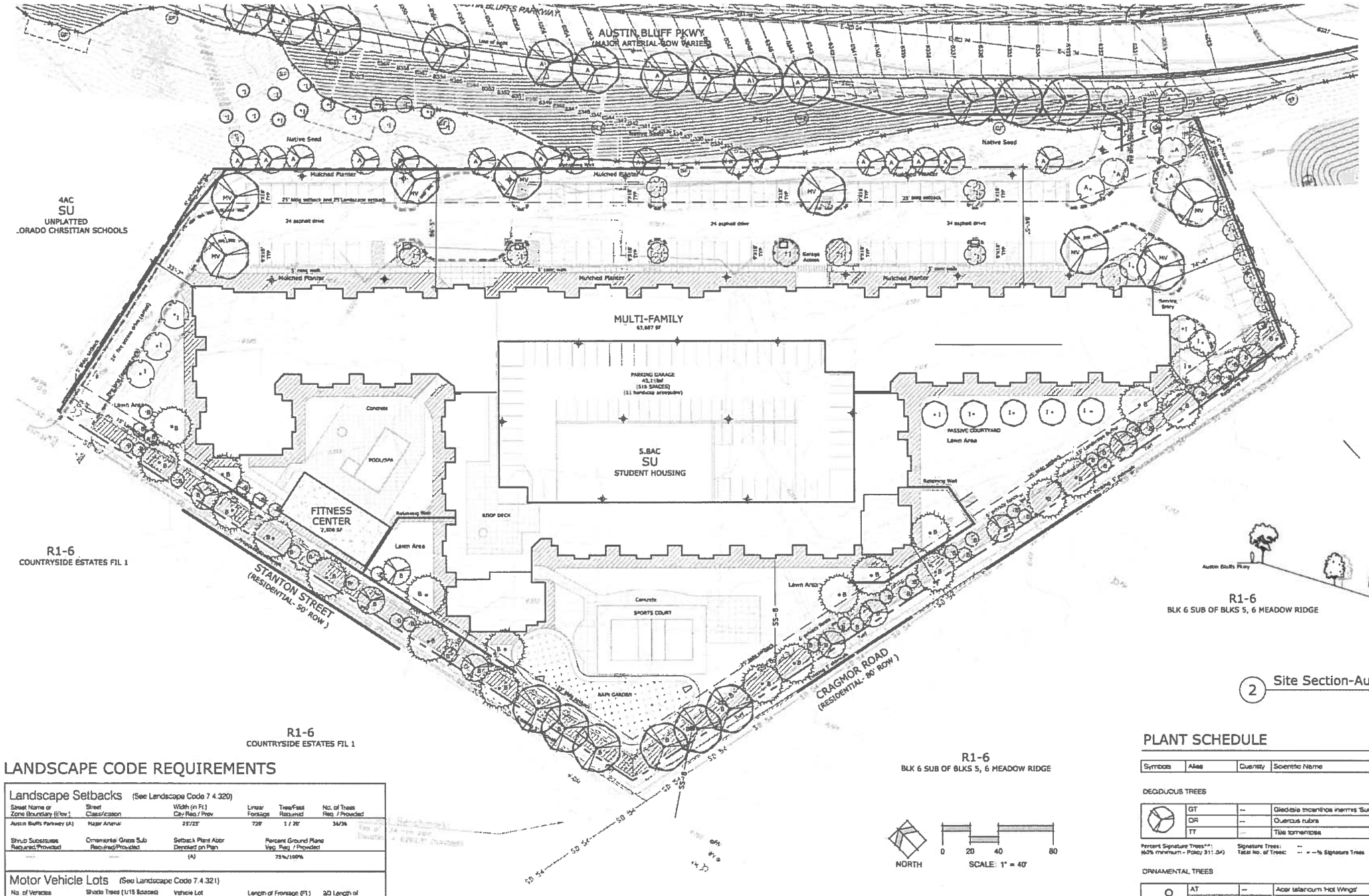
PLAN FILE #

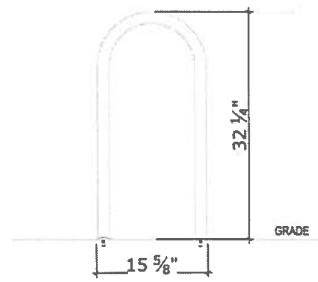
AR DP 15-00231

FIGURE 1

CPC Agenda
July 16, 2015
Page 27

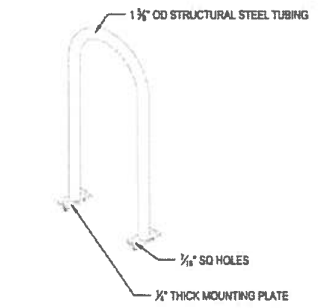
P:\GG\LO Colorado Springs LLC\Bates School Student Housing\Drawings\Planning\Develop\GGLO_BatesSH_MES_DP_052615.dwg [24x36] 8/13/2015 2:43:41 PM akunda

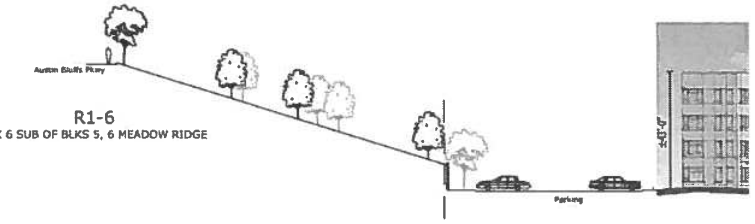




1 Bike Rack

SCALE: 1"=1'0"





2 Site Section-Austin Bluffs

SCALE: 1"=30'

LANDSCAPE CODE REQUIREMENTS

Landscape Setbacks (See Landscape Code 7.4.320)

Street Name or Zone Boundary (Elev.)	Street Class/Location	Width (in Ft.) City Req. / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Provided
Austin Bluffs Parkway (A)	Major Arterial	25'/25'	720'	1 / 20'	36/36

Shrub Substitutes Required/Provided	Ornamental Grass Sub. Required/Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
----	----	(A)	75%/100%

Motor Vehicle Lots (See Landscape Code 7.4.321)

No. of Vehicles Spaces Provided	Shade Trees (1/15 Spaces) Required / Provided	Vehicle Lot Frontage(s)	Length of Frontage (Ft.) (excluding driveway)	20 Length of Frontage (Ft.)
169 (MV)	9/9	Austin Bluffs Pkwy	600'	432'

Min. 3 Screening Plants Req. / Prov.	Evergreen Plants Req.(50%) / Provided	Length of Screening Wall or Berm Provided	Vehicle Lot Plans Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided
----	---	NA	(MV)	75% / 75%

Internal Landscaping (See Landscape Code 7.4.322)

Net Site Area (SF) less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/320 SF) Required / Provided	Internal Tree Abbr. on Plan
248,283 S.F.	15%	37,244 SF / 117,392 SF	75/ 43	(I)

Shrub Substitutes Required/Provided	Ornamental Grass Sub. Required/Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
270/xx	100/xx	(I)	75%/100%

Landscape Buffers and Screens (See Landscape Code 7.4.323)

Street Name or Property Line (Elev.)	Min. Width (in Ft.) City Req. / Provided	Linear Footage	Buffer Trees (1/20) Required / Provided	Evergreen Trees Req (50%) / Provided
Cragmor East (S)	15' / 25'	579'	29 / 29	29 / 32
Stanton Street (S)	15 / 25'	494'	33 / 33	17 / 25

Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
539/358	B	75% / 100%
456/456	B	75% / 100%

Shrub Substitutes Required/Provided

NOTE: ANY PLANTS NOT REQUIRED BY THE LANDSCAPE CODE ARE EXTRA, LABELLED (EX), AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.

LANDSCAPE NOTES

1. SOIL AMENDMENT - PER SOIL ANALYSIS.
2. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 6" OF SOIL.
3. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
4. FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
5. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
6. NATIVE SEED AREAS TO USE SEED MIX SPECIFIED ON THIS SHEET. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
7. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH SLOPES 3:1 OR GREATER.
8. ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
9. SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
10. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
11. SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
12. PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. SEE PLAN FOR LOCATIONS OF PSE.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14. ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. ALL PLANTS NOT LABELED AS FULFILLING A CITY LANDSCAPE REQUIREMENT ARE "EXTRA" PER CITY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
16. A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

PLANT SCHEDULE

Symbols	Abbr.	Quantity	Scientific Name	Common Name	Size	Key	Mature Width	Notes
DECIDUOUS TREES								
	GT	--	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Honeylocust	2" cal.	45A	20-30	B&B
	QR	--	Quercus rubra	Northern Red Oak	2" cal.	4S	40-60	B&B
	TT	--	Tilia tomentosa	Silver Linden	2" cal	4S	25-30	B&B
Percent Signature Trees**: (60% minimum - Policy 311.04)			Signature Trees: -- Total No. of Trees: -- = --% Signature Trees					
ORNAMENTAL TREES								
	AT	--	Acer tataricum 'Hot Wings'	Hot Wing Tatarian Maple	1.5" cal	45TA	15-20	B&B
	CC	--	Cercis canadensis	Eastern Redbud	1.5" cal	6	15-20	B&B
	CC2	--	Crataegus crus-galli inermis TM	Thornless Cockspur Hawthorn	1.5" cal	23SAD	20-30	B&B
	CE	--	Crataegus erythropoda	Cerro Hawthorn	1" cal.	--	8-12	B&B
	MX	--	Malus X 'Coralcole' TM	Coralburst Crab Apple	1.5" cal	45TS	15-20	B&B
	MX2	--	Malus X 'Spring Snow'	Spring Snow Crab Apple	1.5" cal	45TS	15-20	B&B
	RG	--	Rhus glabra	Smooth Sumac	1" cal.	56TAD	8-10	B&B
Percent Signature Trees**: (60% minimum - Policy 311.04)			Signature Trees: -- Total No. of Trees: -- = --% Signature Trees					
EVERGREEN TREES								
	PP	--	Picea pungens	Colorado Spruce	6-12 ht	67BS	20-30	B&B
	PP2	--	Picea pungens glauca 'Baby Blue Eyes'	Baby Blue Eyes Co. Spruce	6' ht.	67SS	8-12'	B&B
	PN	--	Pinus nigra	Austrian Pine	6-12 ht	25678A	30-40	B&B
Percent Signature Trees**: (60% minimum - Policy 311.04)			Signature Trees: -- Total No. of Trees: -- = --% Signature Trees					
DECIDUOUS/ EVERGREEN SHRUBS								
	AU	--	Amelanchier utahensis	Utah Service Berry	5 GAL	1267DA	6-12'	CONT.
	CS	--	Cornus stolonifera	Red Twig Dogwood	5 GAL	457B	6-12'	CONT.
	JC	--	Juniperus communis	Common Juniper	5 GAL	12568DA	3-6'	CONT.
	PM	--	Physocarpus monogynus	Native Ninebark	5 GAL	56BSA	3-4'	CONT.
	ST	--	Spiraea trilobata	Three Lobe Spirea	5 GAL	8A	2-4'	CONT.
	SP	--	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 GAL	568A	6-10	CONT.
	VX	--	Viburnum X burkwoodii	Burkwood Viburnum	5 GAL	47A	10-12'	CONT.
Percent Signature Shrubs**: (60% minimum - Policy 311.04)			Signature Shrubs -- Total No. of Shrubs: -- = --% Signature Shrubs					

Land Planning
Landscape Architecture
Urban Design
NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 2(
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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BATES STUDENT HOUSING

DEVELOPMENT PLAN

702 Cragmor Road

DATE: 4.2
PROJECT MGR: R. Be
PREPARED BY: J. Ree

DEVELOPMENT PLAN

DATE:	BY	DESCRIPTION:
5/26/15	JR	Per City Comments
6.12.15	AK	Per City Comments

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER: S2

2 OF 8

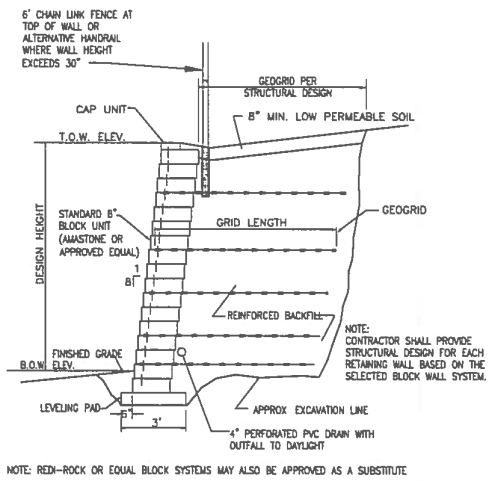
PCD FILE #: AR DP 15-00231

FIGURE 1

CPC Agenda
July 16, 2015
Page 28

J:\jpsprojects\021506.GG-bates\dwg\civil\C1.dwg Jun 10, 2015 – 1:12pm
ESTIMATED EARTHWORK QUANTITY:
UNCLASSIFIED EXCAVATION (TOTAL CUT) = 20,067 CY
* EMBANKMENT FILL = 15,616 CY
NET (CUT) = 4,451 CY
* (ASSUMES 15% COMPACTION FACTOR)
NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
HANDICAP ACCESS NOTES:
1. RAMPS ARE NOT TO BE PLACED IN HANDICAP ACCESS AISLES.
2. ACCESS AISLES MAY NOT EXCEED A 2% (1:48) SLOPE IN ANY DIRECTION.
3. HANDICAP RAMPS MAY NOT EXCEED A SLOPE OF 8% (1:12).
4. THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES. THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
5. HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.
GRADING NOTE:
APPROVAL OF THIS PLAN BY CITY DOES NOT GIVE THE PROPERTY OWNER PERMISSION TO GRADE ON 'OTHERS' PROPERTY. CONTRACTOR SHALL COORDINATE ACCESS & GRADING IMPACTS WITH ANY IMPACTED PRIVATE PROPERTY OWNERS.
PROPOSED RAIN GARDEN
TOP EL=6304.0
BOT EL=6303.0
REQ. VOL=4,500 CF
VOL=4,600 CF
Project Benchmark:
Top of 3/4 iron pipe
Elevation = 6299.31 (NAVD88)
Stanton Street (60' R.O.W.)
Cragmor Road (80' R.O.W.)
Applewood Drive
Austin Bluffs Parkway
PROPOSED BUILDING LL FF=6326.0 (E) LL FF=6316.75 (W)
PROPOSED BUILDING FF=6318.0
PROPOSED BUILDING LL FF=6306.0
PROPOSED GARAGE LL FF=6315.0
PROPOSED BUILDING LL FF=6328.0 (E) LL FF=6316.0 (W)
POOL
COURTYARD
TRASH /MAINT
PROPOSED RETAINING WALL
PROPERTY LINE
PROPOSED 18" RCP SD
MATCH INTO EXISTING C&G
PROPOSED 6' CROSSPAN
PROPOSED LANDSCAPE BERM (TYP)
TYPE C GRATED INLETS
PROPOSED 5' ATTACHED SIDEWALK
MATCH INTO EXISTING CURB, GUTTER & SIDEWALK
CONNECT TO EXISTING PUBLIC STORM INLET
EXISTING CURB & GUTTER
PROPOSED OUTLET STRUCTURE
EXISTING 54" RCP PUBLIC STORM SEWER
PROPOSED 5' ATTACHED SIDEWALK
MATCH INTO EXISTING CURB, GUTTER & SIDEWALK
PROPOSED AREA DRAIN (CDOT TYPE C)
PROPOSED CONCRETE STAIRS
PROPOSED TYPE 1 CURB & GUTTER W/5' ATTACHED SIDEWALK
PROPOSED 5' D10R INLET
END PROPOSED SIDEWALK
MATCH INTO EXISTING CURB, GUTTER & DETACHED SIDEWALK (TYP)
EXISTING CITY DETENTION POND
POSSIBLE MEDIAN IMPROVEMENTS FOR 3/4 ACCESS
NEW 12' LT LANE
270' LT DECELERATION & STORAGE LANE
60' TAPER
PROPOSED 6' CROSSPAN PER CITY STD D-7
PROPOSED PEDESTRIAN RAMP PER CITY STD D-8A (TYP)
150' RT DECELERATION LANE
PROPOSED 6' DETACHED SIDEWALK
PROPOSED GUARDRAIL
BIKE RACK
5' D10R INLET
4' CROSSPAN
60' APPROACH TAPER
PROPOSED WIDENING FOR RT DEC DECELERATION LANE (IF REQUIRED)
MATCH INTO EXISTING CURB, GUTTER & DETACHED SIDEWALK (TYP)
EX 6' SW
PROPOSED 5' D10R INLET (TYP)
TYPICAL BERM SECTION A NTS
PROPOSED 6'H LANDSCAPE SCREEN WALL
PROPOSED 4' BERM
RETAINING WALL WHERE NOTED
NATIVE SEEDING
EXISTING GRADE
LEGEND
PUBLIC IMPROVEMENT ESM'T
FILING LIMITS
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED SPOT ELEVATION (FLOWLINE)
EXIST. SPOT ELEVATION
TW TOP OF RETAINING WALL
BW BOTTOM FACE OF RETAINING WALL
ROOF DRAIN DOWNSPOUTS: INSTALL TRANSITION COUPLINGS & EXTEND 8" PVC STORM DRAIN TO STORM SEWER SYSTEM @ 1.0% MIN. SLOPE UNLESS NOTED OTHERWISE (COORDINATE W/ARCH. & PLUMBING PLANS)
SF SILT FENCE
VTC VEHICLE TRACKING PAD
IP INLET PROTECTION
TM TEMPORARY SEED & MULCH
CWA CONCRETE WASHOUT AREA
ORIGINAL SCALE: 1"=40' (24" X 36" SHEET)
EXISTING CONTOUR INTERVAL = 1'
PROPOSED CONTOUR INTERVAL = 2'
KEYED NOTES:
1 PREPARE & COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
2 SITE PAVEMENT PER PROJECT GEOTECHNICAL REPORT
AR-DP 15-00231
Vicinity Map
Interstate HWY 25
W. Garden of the Gods Rd.
N. Nevada Ave.
Austin Bluffs Pkwy
PROJECT
Cragmor Rd.
Stanton St.
University of Colorado Springs
BATES STUDENT HOUSING
AUSTIN BLUFFS PKWY, COLORADO SPRINGS, CO
SITE GRADING AND EROSION CONTROL PLAN
HORZ. SCALE: 1"=40'
VERT. SCALE: N/A
SURVEYED: DREXEL
CREATED: 3/27/15
LAST MODIFIED: 6/10
PROJECT NO: 021506
SHEET: C1 3 OF 7
No. REVISION BY DATE
A DP SUBMITTAL JPS 4/28/15
B CITY COMMENTS JPS 5/27/15
C CITY COMMENTS JPS 6/10/15
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
JPS ENGINEERING
19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

FIGURE 1



NOTE: REDI-ROCK OR EQUAL BLOCK SYSTEMS MAY ALSO BE APPROVED AS A SUBSTITUTE

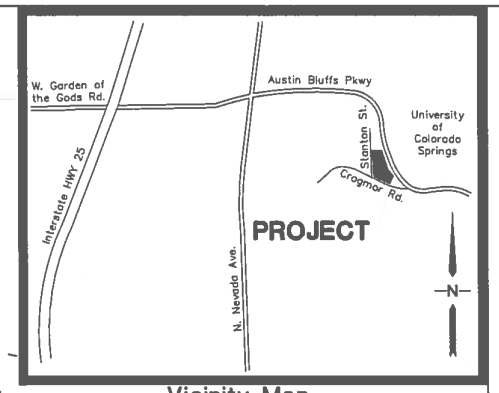
SEGMENTAL BLOCK RETAINING WALL DETAIL (A)

SCALE NTS

BATES STUDENT HOUSING BUILDING

1121 AUSTIN BLUFFS
COLORADO SPRINGS, CO
282,822 SQ. FT.
TYPE V-B (WORST CASE)
8,000 GPM
REDUCED 50%
FOR SPRINKLER
4,000 GPM
4 HYDRANTS
350' MAX. SPACING
BETWEEN HYDRANTS
210' MAX. HOSE LAY

SPRINKLED BUILDING (Y)
AREA SEPARATION WALLS (Y)



Vicinity Map

Austin Bluffs Parkway

EX. 6' DET. SW

PROPOSED FENCE (AT TOP OF RETAINING WALL)

PROPOSED RETAINING WALL

PROPOSED 18" RCP PRIVATE STORM SEWER

PROPOSED 8" PVC PRIVATE WATER MAIN LOOP

PROPOSED RT DECELERATION LANE

PROPOSED TYPE 1 C&G W/GUARDRAIL

PROPOSED 5' D10R STORM NLET (TYP)

EXISTING OH ELECTRIC

PROPOSED FH (TYP)

PROPOSED RETAINING WALL

POSSIBLE LEFT TURN LANE FOR 3/4 ACCESS

PROPOSED RIGHT-IN RIGHT-OUT OR 3/4 ACCESS

COORDINATE W/CSU FOR RELOCATION OF EXISTING OVERHEAD ELECTRICAL LINE SE OF NEW BLDG

PROPOSED MANUAL GATE W/KNOX-BOX (NORMALLY CLOSED)

PROPOSED BUILDING
LL FF=6326.0 (E)
LL FF=6315.75 (W)

PROPOSED 18" RCP PRIVATE STORM SEWER

PROPOSED RETAINING WALL

FIELD LOCATE & CONNECT TO EXISTING 8" PUBLIC WATER MAIN W/8" TEE & 8" GV N, S, & E

PROPOSED GRATED STORM INLET TYPE C (TYP)

PROPOSED 4'W LANDSCAPE BERM

POOL

PROP. RET. WALL

PROPOSED GARAGE
LL FF=6315.0

PROPOSED BUILDING
LL FF=6316.0

PROPOSED BUILDING
LL FF=6326.0 (E)
LL FF=6316.0 (W)

PROPOSED BUILDING
LL FF=6306.0

PROPOSED BUILDING
LL FF=6306.0

PROPOSED WATER & FIRE SVC LINES

PROPOSED 4'W FIRE ACCESS GATE

EXISTING PUBLIC GAS MAIN

PRO HDP STOR

EXISTIN PUBLIC

Sta On Stre t

PROPOSED RETAINING WALL

PROPOSED 18" HDPE PRIVATE STORM SEWER

PROPOSED 4'W FIRE ACCESS GATE

FIELD LOCATE & CONNECT TO EXISTING 8" PUBLIC WATER MAIN W/8" TEE & 8" GV N, E, & W

PROPOSED 4'W LANDSCAPE BERM

Cragmor Road
(80' R.O.W.)

Applewood Drive

EXISTING 54" RCP PUBLIC STORM SEWER

EXISTING PUBLIC FIRE HYD #672-B

EXISTING 6" CIP PUBLIC WATER MAIN

PROPOSED 8" PVC PRIVATE WW SERVICE LINE

EXISTING GAS MAIN (APPROX. LOCATION)

CONNECT TO EXISTING SSMH

PROPOSED RAIN GARDEN (PRIVATE)

LEGEND:

RED FIRE LANE STRIPING PER CITY F.D. STANDARDS

KEYED NOTES:

1. CONNECT TO EXISTING UNDERGROUND GAS MAIN (COORDINATE WITH CSU)
2. COORDINATE WITH CSU FOR ELECTRIC SERVICE CONNECTIONS
3. COORDINATE WITH CENTURY LINK FOR TELEPHONE SERVICE

40' 0 20' 40' 80'

ORIGINAL SCALE: 1"=40' (24"x36" SHEET)
CONTOUR INTERVAL = 1'

AR-DP 15-00231

General Notes for all Preliminary Utility Plans
(required for all Development Plan submittals)

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

1. This drawing is a Preliminary Utility Plan and therefore, Colorado Springs Utilities shall make the final determination of the location of al water wastewater electric, and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan
2. Property Owner(s) ("Owner") acknowledge that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension and Service Standards ("Standards") tariffs rules, regulations and policies, City ordinances, resolutions, and policies and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
3. Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install all potable and non-potable water system facilities and appurtenances, and all wastewater collection system facilities and appurtenances, and any water or wastewater service lines to and within the Property) Owner may be eligible for a cost Recovery Agreement as provided in Utilities Rules and Regulations.
4. Springs Utilities' utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as permanent service is initiated
5. Only with the prior written approval by Springs Utilities, Owner may cause the relocation or alteration of any existing utility facilities within the Property at the Owner's sole cost and expense If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
6. Owner at its sole cost and expense shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form (or Executive Agreement form) without modification unless approved by Springs Utilities.
7. The water distribution system facilities must meet Springs Utilities criteria for water quality reliability and pressure, including looping requirements (see Section 4.06 of Springs Utilities' Water Standards)
8. Owner recognizes that the extension of water system facilities may affect the quality of water in Springs Utilities' water system. When water quality is affected, Owner acknowledge responsibility for any costs that Springs Utilities determines necessary to incur in order to maintain water quality in its system as a result of Owner' water system extensions. (Water-quality Maintenance Costs) Owner shall reimburse Springs Utilities for such Water-quality Maintenance Costs within thirty (30) days of receipt of an invoice for such costs.
9. Owner must contact Springs Utilities Field Engineering to secure approval of gas-service-line pressures in excess of Springs Utilities' standard gas-system pressure and the location of all meters and transformers (Contact North Work Center 668-4985 or South Work Center 668-5564).
10. It shall not be permissible for any person to modify the grade of the earth on any Springs Utilities easement or rights of way without the written approval of Springs Utilities (City Code 12.2.540)
11. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards, and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City or the Springs Utilities to adopt different ordinances rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates rules, regulations and policies of Springs Utilities

J:\jobprojects\021506.GG-bates\dwg\civil\U1.dwg, Jun 10, 2015 - 1:08pm

JPS ENGINEERING
19 E. Willamette Ave
Colorado Springs, CO 80903
PH. 719-477-9429
FAX: 719-471-0760
www.jpsengr.com

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1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	DP SUBMITTAL	JPS	4/28/15
2	CITY COMMENTS	JPS	5/27/15
3	CITY COMMENTS	JPS	6/10/15

BATES STUDENT HOUSING
1121 AUSTIN BLUFFS PKWY, COLORADO SPRINGS, CO

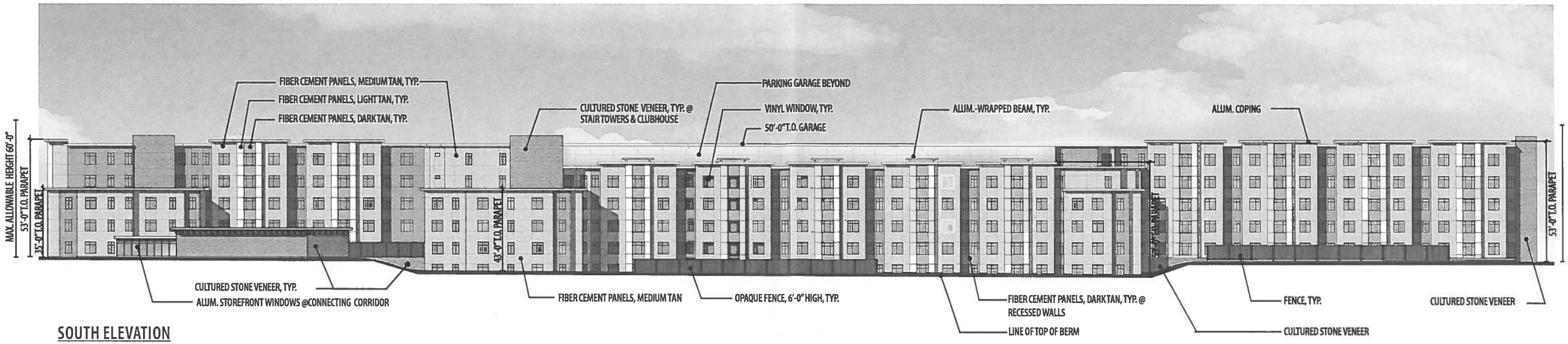
PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

HORZ. SCALE: 1"=40'	DRAWN: E
VERT. SCALE: N/A	DESIGNED: J
SURVEYED: DREXEL	CHECKED: J
CREATED: 3/27/15	LAST MODIFIED: 6/10
PROJECT NO: 021506	MODIFIED BY: E

SHEET: U1
4 OF 7

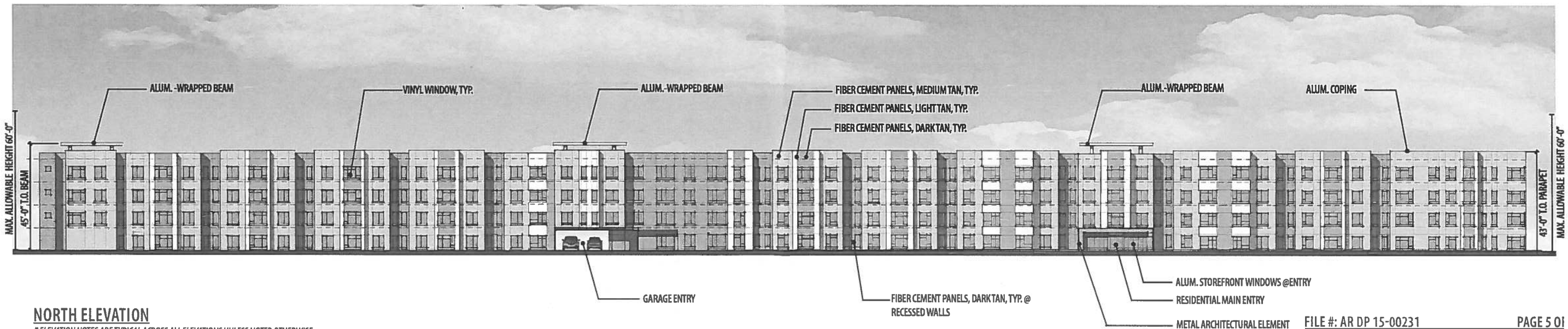
FIGURE 1

FIGURE 1



SOUTH ELEVATION

** ELEVATION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE*



NORTH ELEVATION

** ELEVATION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE*

FILE #: AR DP 15-00231 PAGE 5 OF

PRELIMINARY ELEVATIONS

GRAPHIC SCALE *(UNLESS NOTED OTHERWISE)*

0 20FT 40FT 80FT

DATE: 15 JUNE 2015 K&A #:15014

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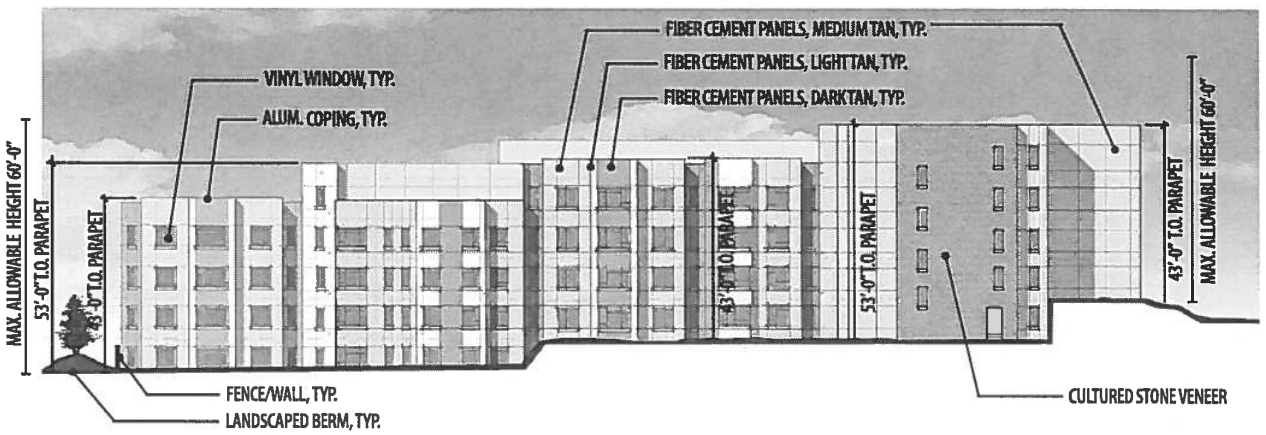
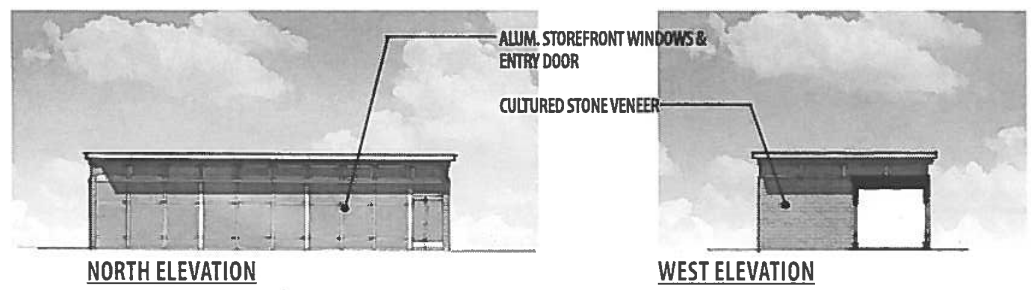
BATES STUDENT HOUSING

1121 Austin Bluffs Parkway, Colorado Springs, Colorado



EAST ELEVATION

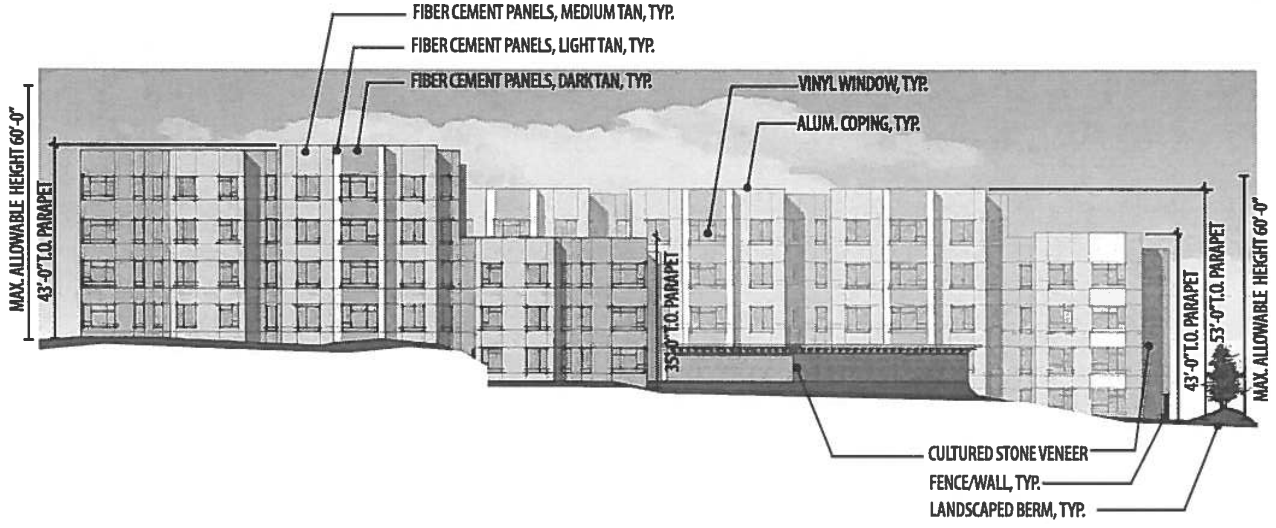
** ELEVATION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE*



FITNESS CENTER ELEVATIONS

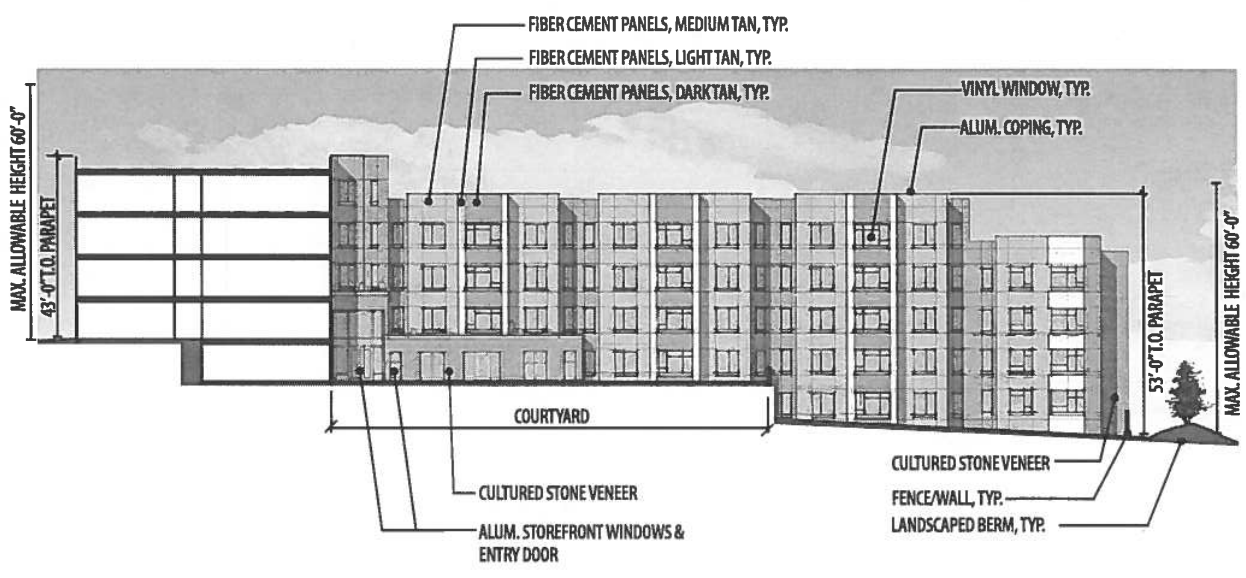
** ELEVATION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE*

GRAPHIC SCALE
0 25FT 50FT 75FT



WEST ELEVATION

** ELEVATION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE*



SECTION #1

** SEE SECTION LOCATION KEY PLAN ON SHEET 7 OF 8*

FILE #: AR DP 15-00231 PAGE 6 OF

PRELIMINARY ELEVATIONS & PARTIAL BUILDING SECTION

GRAPHIC SCALE *(UNLESS NOTED OTHERWISE)*
0 20FT 40FT 80FT

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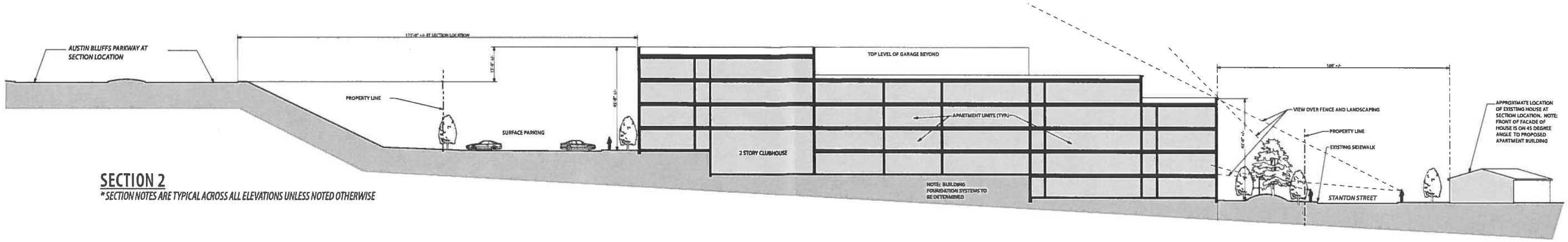
BATES STUDENT HOUSING

1121 Austin Bluffs Parkway, Colorado Springs, Colorado

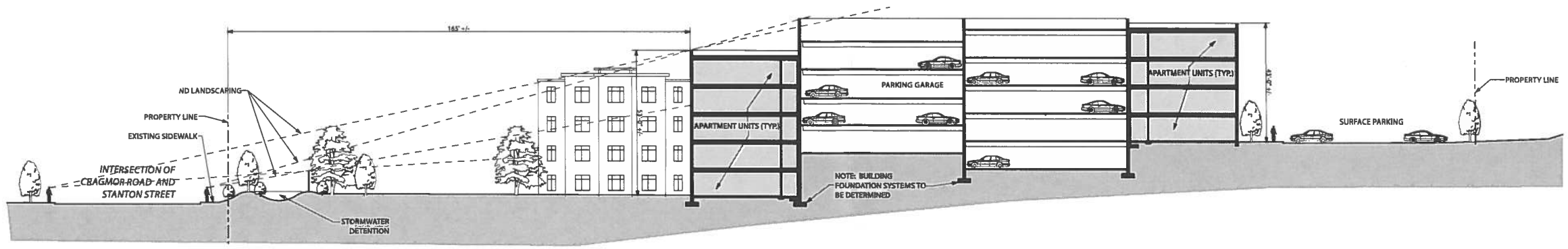
FIGURE 1

FIGURE 1



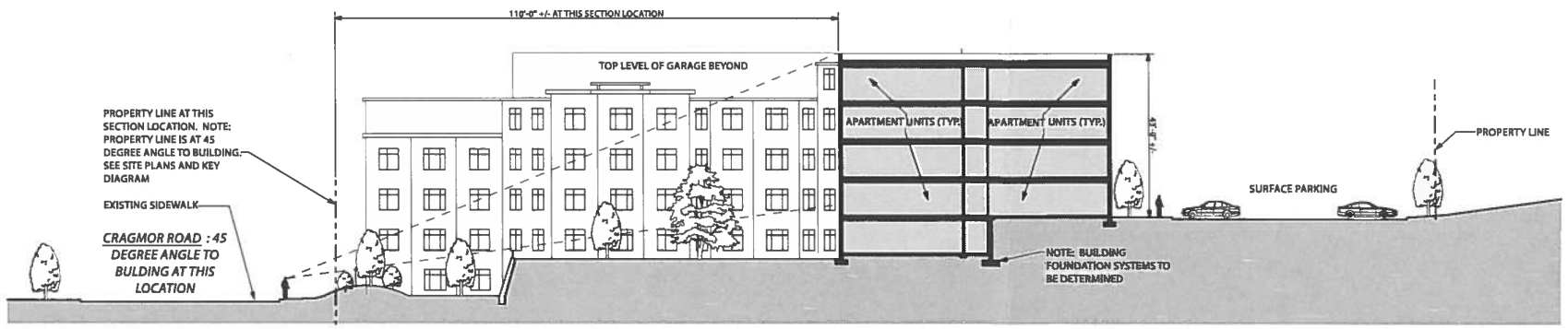
SECTION 2

** SECTION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE*



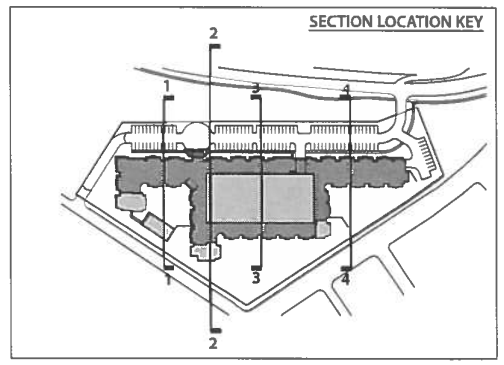
SECTION 3

** SECTION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE*



SECTION 4

** SECTION NOTES ARE TYPICAL ACROSS ALL ELEVATIONS UNLESS NOTED OTHERWISE*



FILE #: AR DP 15-00231 PAGE 7 OF

PRELIMINARY BUILDING SECTIONS

GRAPHIC SCALE *(UNLESS NOTED OTHERWISE)*

0 20FT 40FT 80FT

DATE: 15 JUNE 2015 K&A #:15014

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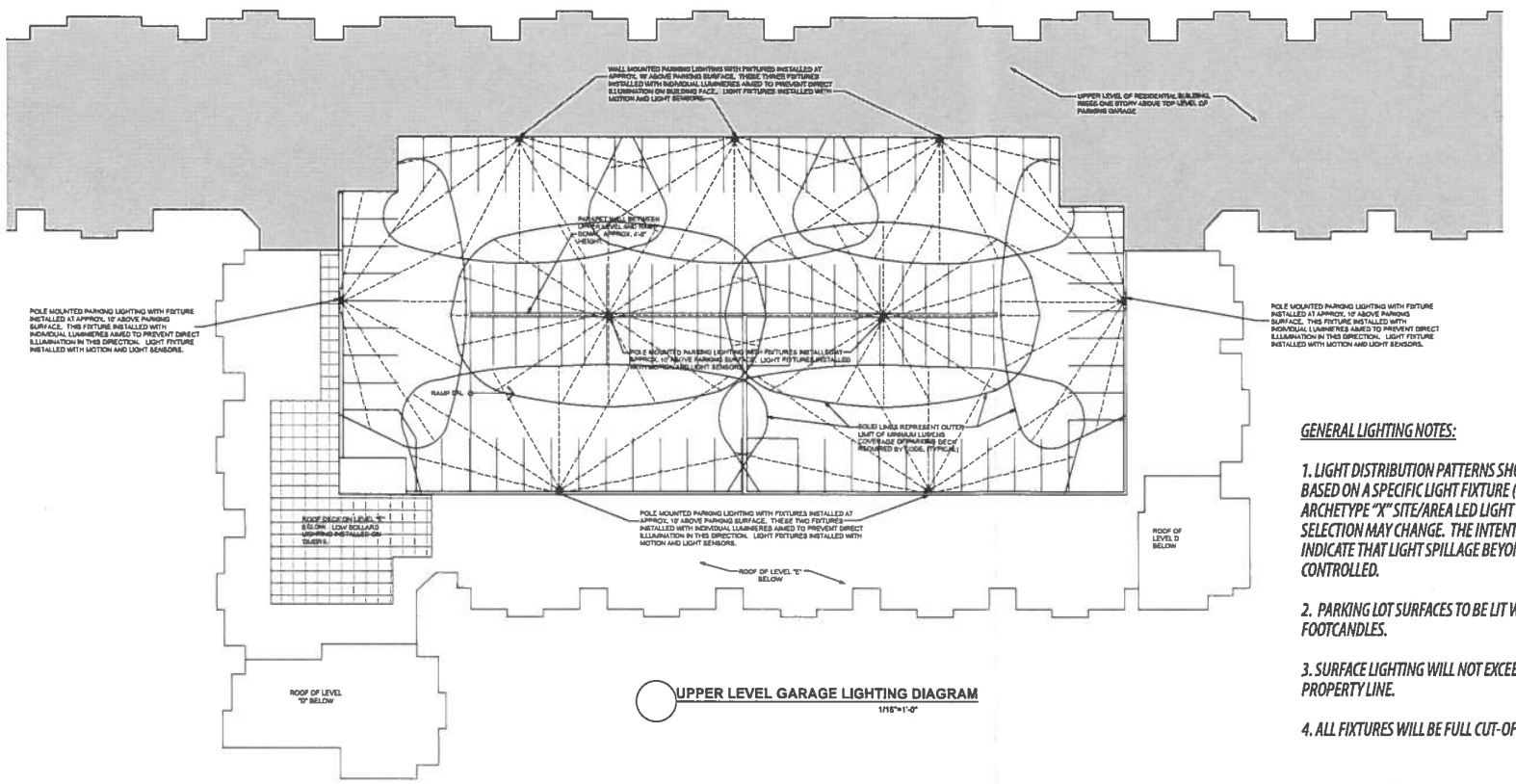
BATES STUDENT HOUSING

1121 Austin Bluffs Parkway, Colorado Springs, Colorado



UPPER LEVEL GARAGE LIGHTING DIAGRAM
1/16"=1'-0"

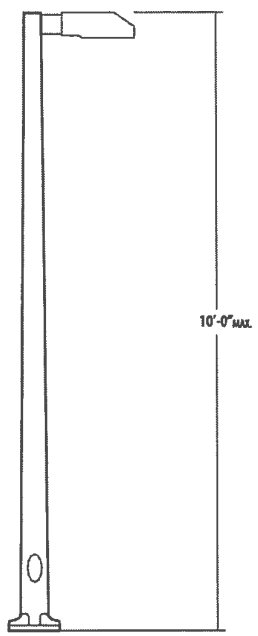
GENERAL LIGHTING NOTES:

1. LIGHT DISTRIBUTION PATTERNS SHOWN ON THIS DIAGRAM ARE BASED ON A SPECIFIC LIGHT FIXTURE (HUBBEL/KIM LIGHTING - ARCHETYPE "X" SITE/AREA LED LIGHT FIXTURES). FINAL FIXTURE SELECTION MAY CHANGE. THE INTENT OF THIS DIAGRAM IS TO INDICATE THAT LIGHT SPILLAGE BEYOND PARKING AREAS IS TO BE CONTROLLED.

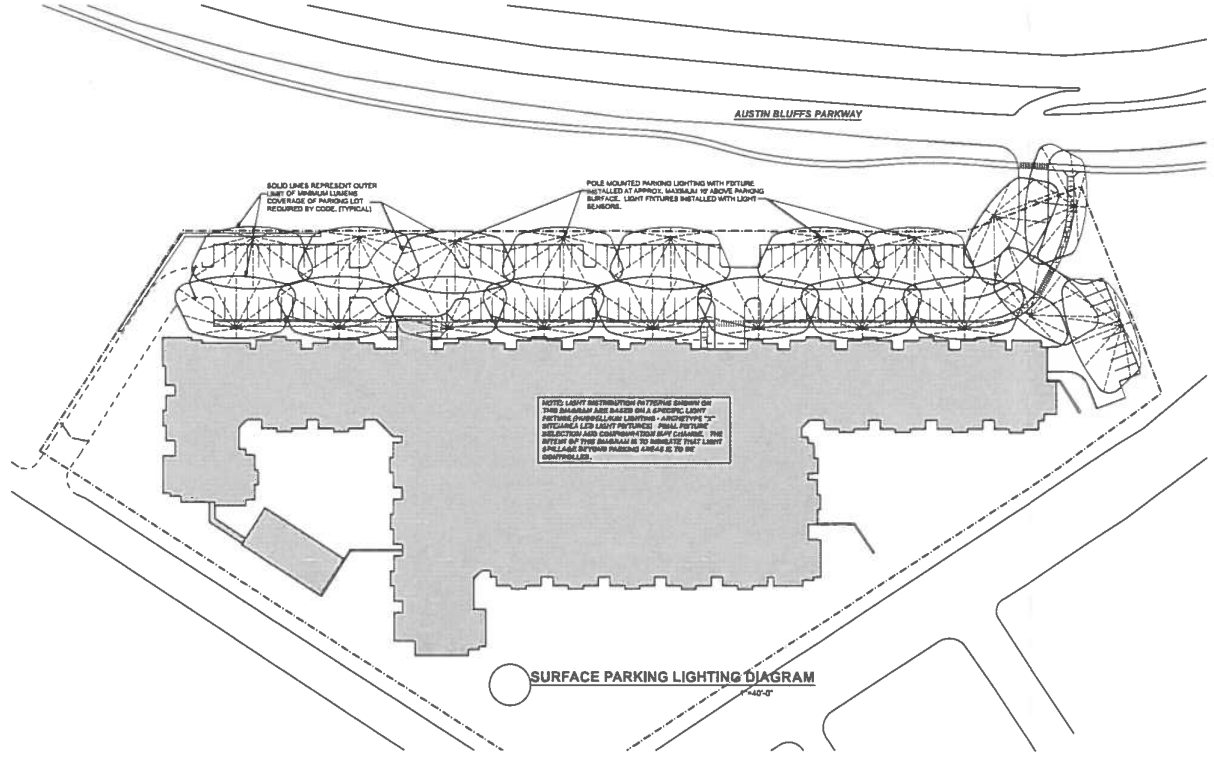
2. PARKING LOT SURFACES TO BE LIT WITHIN A RANGE OF 1 TO 5 FOOTCANDLES.

3. SURFACE LIGHTING WILL NOT EXCEED 0.1 FOOTCANDLES AT THE PROPERTY LINE.

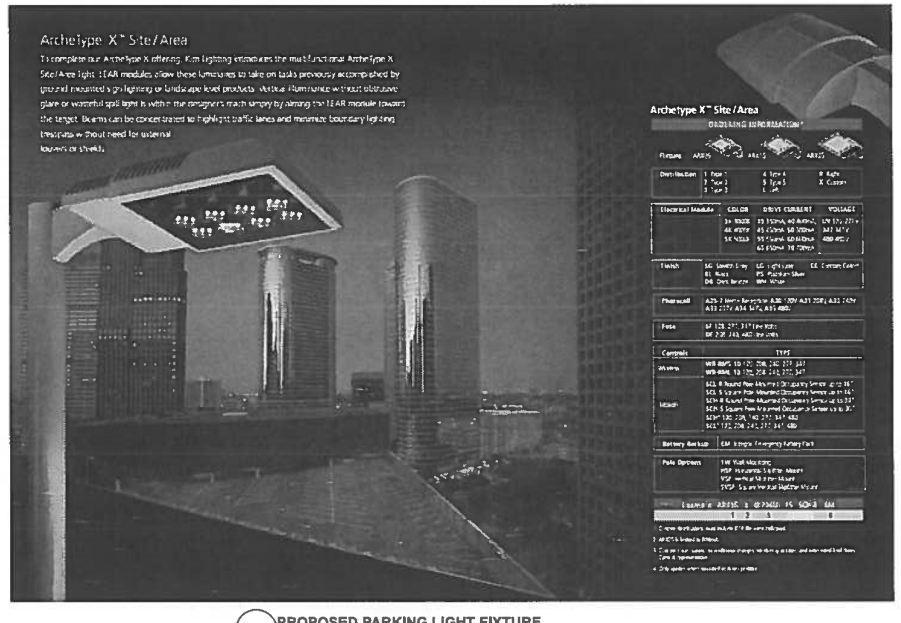
4. ALL FIXTURES WILL BE FULL CUT-OFF.



TYP. FIXTURE DIAGRAM
** NOT TO SCALE*



SURFACE PARKING LIGHTING DIAGRAM
1"=40'-0"



PROPOSED PARKING LIGHT FIXTURE
NOTE: LIGHT FIXTURE SELECTION AND CONFIGURATION IS SUBJECT TO CHANGE.

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BATES STUDENT HOUSINC
1121 Austin Bluffs Parkway, Colorado Springs, Colorad

PROJECT STATEMENT

Bates Student Housing
Austin Bluffs Parkway

Bates Student Housing is a multifamily residential project that will cater to students of the nearby University of Colorado Colorado Springs (UCCS), developed by GGLG Colorado Springs, LLC. UCCS is the fastest growing campus in the University of Colorado system. The past few years has seen a shift in housing options for public campuses, where private student housing has become more prevalent, particularly for upperclassmen. This shift in approach allows the universities to focus their resources on addressing academics as opposed to providing housing.

The project site is located in north central Colorado Springs, adjacent to Austin Bluffs Parkway between Nevada Avenue and Union Boulevard (Fig. 1), immediately south of the University of Colorado Colorado Springs. The site is the location of Katherine Lee Bates Elementary School, which was closed recently by Colorado Springs School District 11.

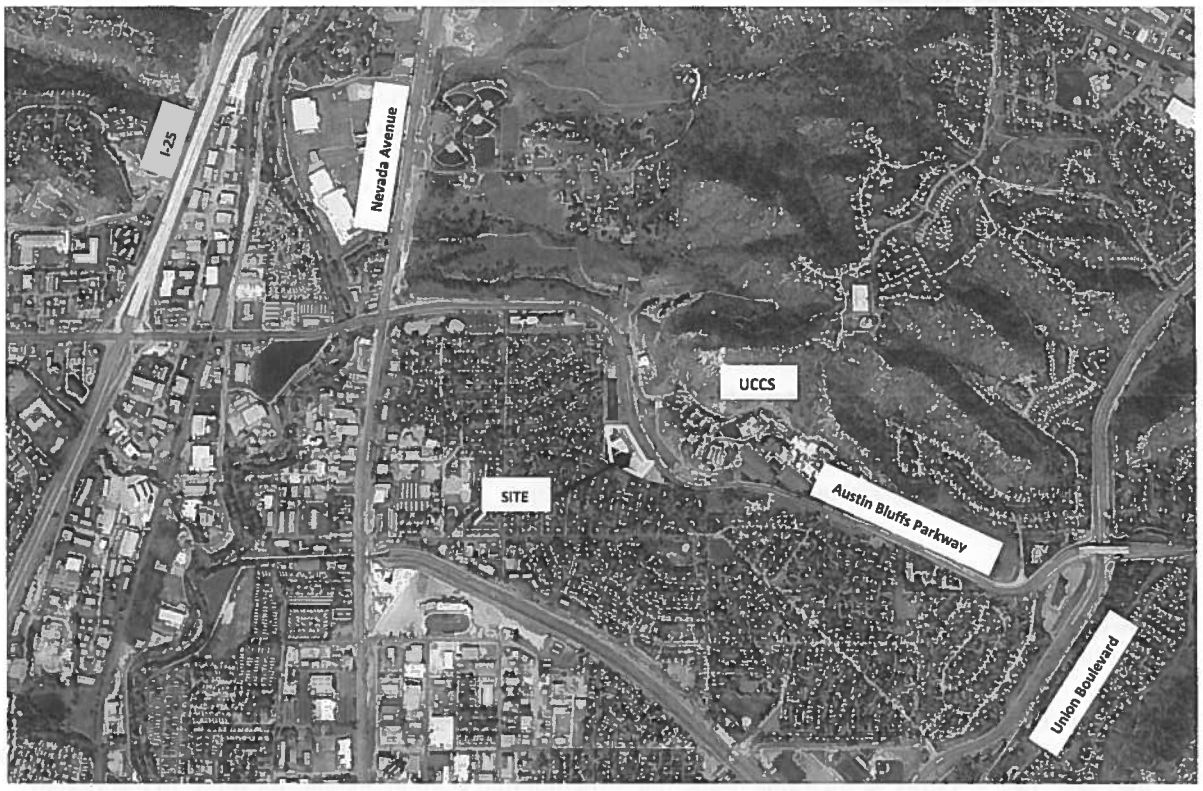

Figure 1- Vicinity Map

REGIONAL CONTEXT

The site is a transitional area between university related uses and a principal arterial to the northeast and residential uses to the south and east. The residential uses are primarily 1-2 story single family homes in the immediate vicinity of the project site.

FIGURE 2

DEVELOPMENT INTENT

The proposed Development Plan is for the construction of one student housing building that would result in the following:

Development Data

Lot size:	5.8 ac
Total units:	187
- 6 one bedroom	
- 54 two bedroom	
- 1 three bedroom	
- 126 four bedroom	
Total bedrooms:	621
Parking required (per zoning):	355 spaces
- 6 one bedroom @ 1.5/unit	
- 54 two bedroom @ 1.7/unit	
- 1 three bedroom @ 2 /unit	
- 126 four bedroom @ 2/unit	
Parking required (per bedroom):	621 spaces
Parking provided:	619 spaces
Building coverage:	38% (95,516 s.f.)
Pavement coverage:	15% (39,647 s.f.)
Landscape/open space area:	47% (117,485 s.f.)

Access-

Access to the property will all occur from one right in/right out (or a potential ¾ movement) access to the property from Austin Bluffs Parkway. A gated emergency vehicle access will be provided to Stanton Street. This access would only be utilized by emergency personnel.

Parking-

Parking to support the residences will be through both surface parking and parking garage. Parking provided is well above the minimum requirements typically associated with a multifamily development based upon spaces per size of apartments (#of bedrooms). The parking ratio provided of 1 space per bedroom is to assure all parking can be contained on-site.

Architecture-

The apartment complex to be developed on the site of the Katherine Lee Bates School will be a state-of-the art, purpose built off-campus student housing complex consisting of a single residential building surrounding a structured parking garage.

The parking garage will be pre-cast concrete construction and will be 5-6 stories in height and will provide a single parking space for each bedroom in the development. The garage structure will be surrounded on four sides by a 4-5 story wood frame residential structure that steps in multiple locations to respond to existing grade conditions. Where projecting wings of the residential building orient in a northeast-southwest configuration closest to Cragmor Road and Stanton Street the end units will step down another story to create lower massing closest to the streets.

The exterior of the residential building will feature cementitious paneling finish in multiple colors with cultured stone or masonry accents in selected locations. Residential type windows in a casement style will punctuate exterior walls. Exterior resident amenity courtyards will occur in multiple locations and will feature resident amenities such as swimming pool, barbecue area, outdoor study areas, and outdoor

FIGURE 2

volleyball courts. The exterior amenity courtyards will be screened and shielded from view of adjacent neighborhoods with a combination of opaque fencing, landscaping, and earth berms.

Access to the development for both pedestrians and vehicles will be physically limited to the Austin Bluffs Parkway side of the development.

Lighting- Site and building lighting will adhere to "Dark Skies" standards. Exterior building mounted lighting for portions of the building that face Cragmor Road and Stanton Streets will be limited to downward cast wall packs at emergency egress locations (stairways) to meet code requirements for illumination at egress points.

The egress stairs will be alarmed and not accessible from the exterior of the building by residents.

Exterior amenity courtyard lighting will be lower to the ground and limited to bollards and accent lighting that softly illuminate the exterior active amenity areas. Lighting for the pool courtyard will be almost entirely obscured by the fitness center structure and connecting loggia. Lighting in this courtyard will be placed below the roof-line of these structures. Lighting at the active courtyard (volleyball court) will be bollard and pole mounted with maximum luminiere height of 10' above local grade. Site-lines of this lighting from Cragmor Rd. and Stanton St. will be obscured by the landscaping and perimeter fencing.

Finally, the development will be professionally managed and access to the exterior amenities will be limited to certain times of the day and evening via door automated door access control. Exterior illumination at these areas will also be controlled by timer and coordinated to the resident access times. I.E.: When the courtyards are closed for the day, the lights are shut off.

Landscape- Landscape treatments will be developed to create a pleasing and aesthetic environment for both residents and adjacent neighbors. Austin Bluffs Parkway along the northeast boundary lies 10-20' higher than the property. To achieve the greatest benefit of the required landscape setback trees, some of these trees are located within the right-of-way closer to the actual street for the visual benefit of passing motorist and pedestrians.

Adjacent to the building, low water use planting beds will be located to limit introduced water via irrigation adjacent to the building. The intent will be to provide plant massing of sufficient size to tie the ground plane to the vertical element of the building itself. Plant materials will be selected of sufficient size to accommodate this, while taking into consideration windows and architectural features.

Associated with the recreational areas on the side of the building, the ground plane will be predominantly a turf grass, with accent deciduous and evergreen trees. Foundation plantings will be repeated here to again limit irrigation adjacent to the building.

The frontages along Stanton Street and Cragmor Road will be densely planted to buffer some of the visual and active uses occurring on the property from the adjacent neighborhood. A minimum 25' landscape buffer is provided along both of these frontages, which will also include berming and a 6' opaque fence. Plantings will be concentrated in areas where buildings come closest to the frontage to soften the mass.

FIGURE 2

ZONING

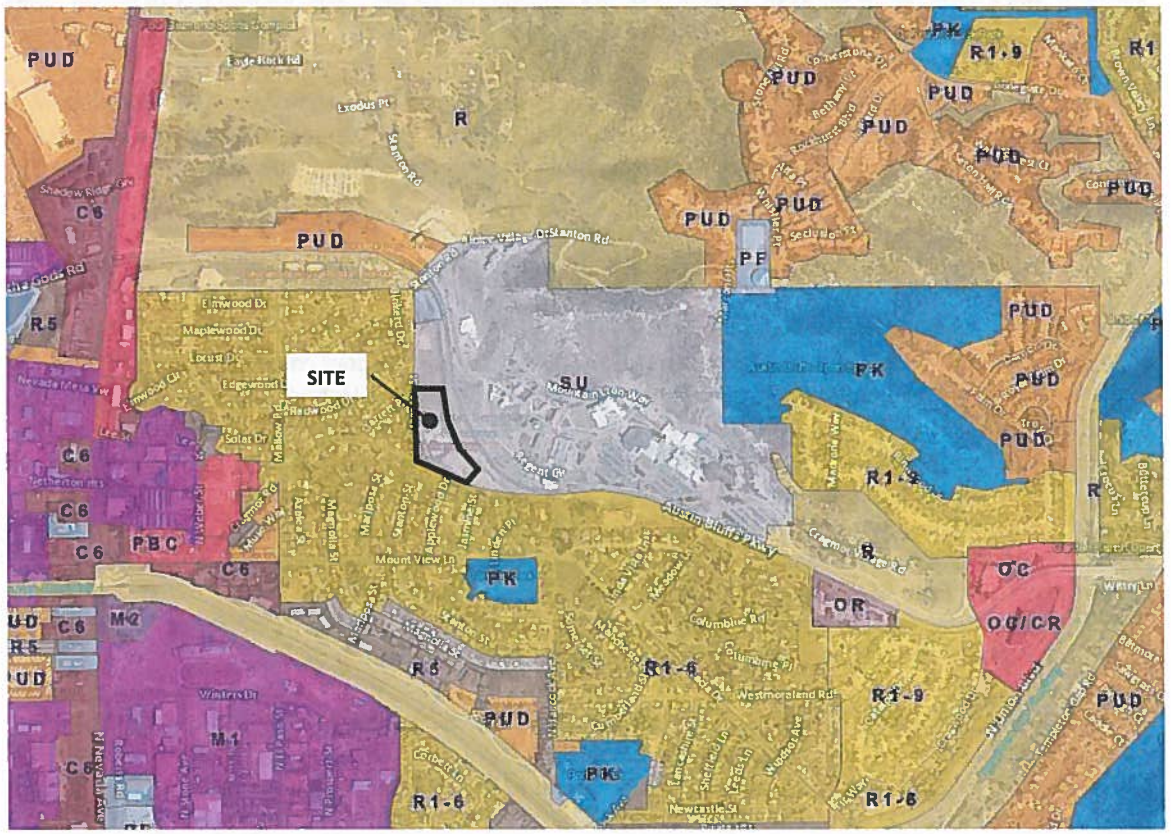

Figure 2- Zoning

The existing zoning of the site is SU (Special Use), which includes multi-family residential as a permitted use (as are dormitory, fraternity and sorority house). The zoning code defines Special Use as: *This zone district accommodates primarily colleges or universities and those uses customarily associated with and in close proximity to those institutions. The zone encourages the use of active and passive open space within an urban environment.*

The following SU development standards apply to this district:

	Per Zoning	Provided
Lot area/unit:	600 s.f.	1351 s.f.
Setbacks (building)		
front	25'	86'
side	5'	34', 70'
rear	25'	25'
Maximum lot coverage	50%	38.5%
Max. building height:	60'	53'

NEIGHBORHOOD ISSUES

FIGURE 2

Emergency access/evacuation- As discussed, all access on a day to day basis would occur via Austin Bluffs Parkway. It would be expected that this same access would be used in case of an emergency that could require evacuation.

Parking- it is recognized that one of the greatest concerns of the neighborhood is related to student parking and traffic through the neighborhoods. To alleviate this concern it was important to accommodate all parking on site. Providing at to one space per bedroom will provided a quantity of parking spaces to accommodate resident and guest parking. The proximity of this housing to the university means that all student residents will not need or have a vehicle. Analysis of similar projects (farther from campus which would tend to lead to more vehicles) has shown a typical parking use in these types of projects parked at 1 space per bedroom at 75% use.

Mines- Based on data from Colorado Geologic Survey, it is understood that former coal mines could be located beneath the property. Borings by previous studies in the general area have shown this to be true for a portion of the property. To address this concern, additional borings are taking place to identify any potential hazards and provide recommendations for mitigation.

Quality of Life- This concern is related to potential activities of students. These facilities are highly managed with specific hours, rules and regulations, which will be applied to all residents and guests.

Drainage- All stormwater run-off will be contained on-site within a rain garden and released into the existing storm sewer system in Stanton Street and Cragmor Road.

Development Plan Review Criteria:

1. Will the project design be harmonious with the surrounding land uses and neighborhood? **The project site lies between the University of Colorado Colorado Springs, Austin Bluffs Parkway (a principal arterial) and a predominantly single family residential neighborhood. Building siting and heights were specifically considered in those areas of closest proximity to the single family residential.**
2. Will the proposed land uses be compatible with the surrounding neighborhood? **Higher density, multifamily type uses are generally considered an effective transitional use between higher intensity uses and single family residential, in this case the Austin Bluffs Parkway as a principle arterial and the University across Austin Bluffs and the single family residential to the south and east.** Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities? **Vehicular traffic will access this principle arterial which does have the capacity to support the additional trips. Utility infrastructure is in place to support the proposed development and does have the capacity. This type of development will have little impact upon the secondary schools, and on-site as well as University recreational facilities will reduce impacts to parks.**
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties? **The building has been sited to minimize the impact due to bulk and scale on the adjacent properties, particularly the residential properties to the east and south. Wings of the structure in closest proximity to the single family residences will step down to four stories, and with the berming and opaque structure, three stories will be visible closest the street. Additionally, the building is sited to minimize the vertical area of building directly on the residential street frontage.**
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off site negative influences and to buffer adjacent properties from negative influences that may be created by the proposed development? **Yes, a 4' berm and 6' screen wall/fence will be located along the Stanton Street and Cragmor Road frontage. In addition to the 15' landscape buffer an additional 10' of landscape area is provided.**

FIGURE 2

5. Will vehicular access from the project to streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption? **Yes, one point of access to Austin Bluffs Parkway. Student housing in general has different, more dispersed vehicle trips through the day, and fewer trips than a typical multifamily development.**
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project? **Yes, access, drives and parking will only serve the one principal building.**
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic? **There are no connections.**
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities? **Sufficient parking is provided, conveniently located.**
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design? **Yes, handicap parking is provided in both the surface parking lot and garage for residents and guests.**
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? **Yes, structured parking will reduce the parking footprint.**
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles? **Walkability is a key component of this development as the preference is for residents to walk the approximate ¼ mile to campus.**
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? **Not applicable as a redevelopment site.**

FINAL PLAT

A final plat for the property will be submitted for review and approval subsequent to a Development Plan approval and prior to building permit.

FIGURE 2

Thelen, Lonna

From: David Riese <redwooddr@gmail.com>
Sent: Friday, February 27, 2015 12:50 PM
To: Thelen, Lonna
Subject: File NO 15-008 (Bates Elementary)

Dear Madam:

We are opposed to converting Bates Elementary School to a student apartment building. We have a hard time believing that 200-300 units, with 1 to 4 bedrooms, will not result in more traffic that will ALL be routed to Austin Bluffs Parkway. Will there be a traffic signal installed (which will slow traffic flow) that will allow westbound traffic to enter and exit? If not, will they have to go around the block (more traffic in the neighborhood) to enter? If the students decide not to fight the traffic, what restrictions will there be so they don't park on the nearby streets as they did before parking permits were required?

As Mayor Bob Isaac said when they were contemplating putting an apartment complex in before the Christian Schools put in the soccer field, "These people have already put up with enough noise and traffic because of the Austin Bluffs Parkway and UCCS."

Thanks for allowing our input,

David and Becky Riese
419 Redwood Dr.

FIGURE 3

Thelen, Lonna

From: Anna Kramer <ebkamk@gmail.com>
Sent: Saturday, February 28, 2015 2:31 PM
To: Thelen, Lonna
Subject: The request by GG Land Group

Dear Lonna,

I live at 4104 Garret Place and feel that this proposal of 200 tpo 300 unit apartment building is a terrible idea for this neighborhood. We will probably end up with the same problem as before of these college students and their peers parking all along our neighborhood streets and these college students have no respect for any of us old people living along these streets.
This is going to impact our wonderful Cragmor neighborhood tremendously, I don't understand if the college has all this housing why this GG Land Group wants to put up more appartment's that will possibly sit empty and set us up with more noise and parking problems..

Respectfully yours Anna Kramer

FIGURE 3

Thelen, Lonna

From: Furuya, Roy <Roy.Furuya@westernforge.com>
Sent: Monday, March 02, 2015 1:11 PM
To: Thelen, Lonna
Subject: reference to File No. 15-008. Bates school converted to apt building

Hello,I am a long time resident of Cragmor and am in complete opposition to the building of an apartment complex at the Bates school. The Cragmor area is nice and quiet right now. I'm afraid building the apartment will bring lot of noise and traffic to the area. It also might bring more unlawful crimes to the area because of increase of people and traffic in the area. The school district is only thinking about the money they will make in selling this property instead of the detrimental effects it will have on the neighborhood. The last apartment complex was defeated not long ago in this area and I hope this one will be too. Thank you Roy Furuya

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FIGURE 3

Thelen, Lonna

From: Bob Falcone <bob@bobfireman.com>
Sent: Wednesday, March 04, 2015 1:39 AM
To: Thelen, Lonna
Subject: Bates School Property Project

Ms Thelen,

I am writing to express my concerns with the apartment complex proposed to be built on the grounds of the Bates School.

My chief concerns are with the size of the proposed project and the impact on the surrounding neighborhood. The Cragmor neighborhood is made up primarily of single family homes, with some duplexes mixed in and apartment buildings around the west and south periphery. Many of the homes in the neighborhood were built before the neighborhood was annexed into the city limits.

The proposed project would add a 5 story parking garage surrounded by a 4 story apartment complex and could house in excess of 500 people. This huge structure would be directly across the street from a number of single family homes, and within sight of many more homes. It would concentrate more people in one small area than live in the immediate surrounding neighborhood.

The plans for the project include access from Austin Bluffs Parkway in an attempt to keep traffic out of the surrounding neighborhood, however there is no guarantee this access will be built. Additionally, major road work was just completed on Austin Bluffs, with the road being widened and there doesn't appear to be room to add an additional lane for traffic for this project. I am skeptical that access from Austin Bluffs Parkway will actually become a reality. My chief concern is that this project would proceed even if access from Austin Bluffs Parkway is not built. If access from Austin Bluffs Parkway is not built, then it's assumable that the tremendous traffic generated by this project will be directed through the surrounding neighborhood. This is simply unacceptable.

Other problems exist with access from Austin Bluffs Parkway. A recent snowstorm shut down Austin Bluffs Parkway from Nevada Avenue to Union Boulevard for several hours. If another storm causes the road to be shut down (a very likely probability) and this project is built, are we to believe that the residents of this project will not inundate the neighborhood? Again, I'm skeptical.

The proposal includes a wall and landscaping to separate the complex from the neighborhood. While I have not personally seen any details on the size or design of the wall, it seems improbable that it would be of sufficient size to prevent noise from this complex disturbing the surrounding neighborhood, or to prevent light pollution/spill-over from also disturbing the neighborhood. It's unknown if it would be high enough to prevent people from climbing over it, or from throwing items over it.

The plans call for a gate from the surrounding streets to allow access for emergency vehicles. Presumably this would be locked with a Knox key or something similar, but the plans do not specify what type of gate will be installed. Would it be a simple chain or bar or would it be something more substantial? A simple chain or bar would do nothing to prevent visitors or residents of the complex from parking in the neighborhood and using the emergency access driveway for accessing or exiting the complex.

This once very quiet neighborhood has endured the effects of the rapid expansion of UCCS. Problems with parking, loud parties and other disturbances are well documented in police activity and news reports. The implementation of parking permits, the expansion of UCCS Police jurisdiction, and interactions between residents and landlords catering to UCCS students have helped to reduce problems in the neighborhood. However, problems become more significant when large groups of people are concentrated into a small area. A recently built apartment complex catering to UCCS students on the far end of North

FIGURE 3

Nevada Avenue has caused such a significant increase in police calls for service that the UCCS Police jurisdiction was expanded so that they can deal with problems there. Notably, that complex is surrounded by commercial properties, and not a residential neighborhood. If a complex in a commercial area has a proven negative impact on the crime rate, how can we not easily assume that there won't be an even more significant impact from a similar complex built in a residential area?

Additionally, a structure of this type, with the inherent negative impact it will surely have on the surrounding neighborhood will likely cause a decrease in property values. This will negatively impact nearby property owners, many of whom have lived here for decades.

I urge the planning department to deny this project from going forward. The damage physically, financially and to the quality of life in this neighborhood would be irreparable if this project were to be built.

Thank you.

Bob Falcone

1604 Westmoreland Rd.

Colorado Springs, CO 80907

--

The only thing necessary for the triumph of evil is for good men to do nothing.

----EDMUND BURKE

FIGURE 3

Thelen, Lonna

From: sellisqldy@aol.com
Sent: Thursday, March 05, 2015 2:37 PM
To: Thelen, Lonna
Subject: File: #15-008 Proposed Apartment on Grounds of Bates School

Ms. Thelen -

I'm writing to express my concerns & displease regarding the proposed construction of this apartment complex on the grounds of Bates School. The damage physically, mentally & financially to the quality of life in this neighborhood would be forever ruined if this project were to be built.

Since I'm a long time resident (over 60 years) who was born, raised, married & settled here, I've watched my quiet little "Mayberry" type neighborhood turn into run-down housing for UCCS students. Many of these homes were built in the 1950's & 1960's before this area was even annexed into the city. This proposed project would house more people in one small area than live in the immediate surrounding neighborhood.

This was once a quiet & very pleasant neighborhood for which to raise our children & retire in our golden years without the fear of crime & environmental threats that this complex would additionally add to this already troubled area. We have already endured the effects of the rapid expansion of UCCS. Problems with parking, loud parties & lewd behavior are documented in police activity & news reports. The implementation of parking permits along out residential street & the much needed expansion of UCCS Police jurisdiction in this area has already stressed our small community.

If this apartment complex is constructed, the negative impact will surely increase crime, contribute to more noise pollution & will most likely cause a significant decrease in property values. This will negatively impact nearby property owners, many of whom have lived here for decades. The traffic in our area has already increased ten-fold, so what would an apartment complex of this magnitude add to this already growing problem?

Another major concern is the existence of the huge area of coal mines documented in Cragmor. The State of Colorado Division of Mined Land Reclamation Colorado Springs Subsidence Investigation shows that where the proposed GG Land Group proposes development is too large for this RI-6000 neighborhood & is too large for this location above abandoned coal mines. If the ground becomes unstable under the Bates School property, would this create unstable & dangerous circumstances where sink holes, deep shafts & vents open under some ones' house, yard or street?? Surely the implications of such disasters would monetarily encompass the GG Land Group with law suits due to the fact they knew about this & went ahead with construction even though they were advised of the possible danger & hardships it would create.

Therefore, I respectfully request that this application for construction be denied citing dangerous complications this apartment complex would bring to our already troubled neighborhood.

Thank you,

Sandra Ellis

FIGURE 3

Thelen, Lonna

From: MARY BRISCOE <marykbriscoe@msn.com>
Sent: Friday, March 06, 2015 7:01 AM
To: Thelen, Lonna
Subject: file no 15-008

Ms Thelen:

My husband and I attended last night meeting at Bates Elementary for file no. 15-008.

We own a home on Edgewood Dr. We purchased this home when our oldest son was attending UCCS and has since graduated. We now use this home as a rental for UCCS men's soccer players.

We are very aware that District 11 will sale Bates Elementary school regardless of who it is that purchases it.

We would rather see the UCCS housing investors purchase this property. We feel at least they will try and control the traffic through the neighborhood.

FIGURE 3

Thelen, Lonna

From: David Geiser <daggeiser@gmail.com>
Sent: Friday, March 06, 2015 10:44 AM
To: Thelen, Lonna
Subject: Bates Elementary School

Dear Ms. Thelen:

Thank you for hosting last night's meeting and for offering to email the drawings to anyone who requests one. Please email a copy of the maps and drawings to me. And if or when they are updated, I would like to receive a copy of the updates too.

Best regards,

David Geiser

FIGURE 3

Thelen, Lonna

From: mark ware <markwarehimself@gmail.com>
Sent: Saturday, March 07, 2015 4:43 PM
To: Thelen, Lonna
Subject: Re: Bates Elementary Site / File # 15-008

Lonna,
Thank you very much. That is certainly an unusual design, but effective. That's a big rascal. No doubt you'll have your hands full in the planning and approval phases judging by the tone at the initial presentation. Whatever is done on that school site is going to meet with the lynch mob mentality you met with Thursday night. Regrettably, there's widespread ignorance of the planning process and the safeguards that are built in. Again, thank you for the PDF's and I'm looking forward to following it as it progresses.

Mark Ware
3919 Jasmine St.

On Sat, Mar 7, 2015 at 1:04 PM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

Mark,

Thanks for your kind words. I apologize that you were not able to get out of the meeting what you had hoped. I have attached a copy of the site plan, this is still very preliminary. You will be notified if they submit and be able to review the full set of plans. I believe the geologic hazard that will be required with the submittal will help you to understand the concerns with undermines. I will let the developer speak to whether or not he wished to agree to indemnifying homeowners for potential geologic hazard concerns.

Kathleen's email is kkrager@springsgov.com

Thanks,

Lonna

Lonna Thelen, AICP, LEED AP

Principal Planner

P 719-385-5383

From: mark ware [mailto:markwarehimself@gmail.com]
Sent: Friday, March 06, 2015 2:42 PM
To: Thelen, Lonna
Subject: Fwd: Bates Elementary Site / File # 15-008

FIGURE 3

---------- Forwarded message ----------
From: **mark ware** <markwarehimself@gmail.com>
Date: Fri, Mar 6, 2015 at 2:29 PM
Subject: Bates Elementary Site / File # 15-008
To: lthelan@springsgov.com
Cc: tgaluski@gglandgroup.com

Lonna,

I regret extremely how you and Kathleen were treated last evening at Bates Elementary. There was very much a hateful mentality present and my wife and I felt deeply the incivility you were shown. We are also close neighbors to the school site and unfortunately were not able to learn much about the proposal in that environment. Do you have documents available showing the site plan and proposed traffic flows?

Cragmor is a dying sub-division peopled by the elderly walking their dogs. In the ten years that we have lived here we have not experienced any of the vandalism that others described. Any hooliganism present is native born to the area. Traffic and noise are, of course, of real concern. Unlike my neighbors, I have confidence that Kathleen and her department will apply the proper traffic designs per City regulations. A building of that size and configuration may well help mitigate the noise from Austin Bluffs Parkway. One of the concerns that I have heard raised is the possibility of construction triggering subsidence of the old coal mines beneath the area. Unlikely as that seems, is there a way for the developer to indemnify homeowners within a certain radius for the duration of the construction cycle? I think that the mines beneath the building site are very deep indeed but peoples' fears are what we're dealing with. As you probably know, when Silver Key was proposed as a tenant for the old school building, their internal estimate was $8 million to buy the building and rehabilitate it up to Code. They rightly walked away. The building proposed by GG Land Group would seem to enhance the neighborhood on balance. I hope you will not be intimidated by last nights' exhibition at Bates. The project deserves to be evaluated on it's merits.

Thank you for your efforts.

Mark Ware

3919 Jasmine St.

Colorado Springs

272-4060

P.S. Could you please send me Kathleen's email address? She needs a pat on the back.

FIGURE 3

Thelen, Lonna

From: sthildes@comcast.net
Sent: Sunday, March 08, 2015 12:42 PM
To: Thelen, Lonna
Subject: Bates School Redevelopment

We are writing in response to the public meeting you held Nov 5 at Bates School. Thank you for setting this up, and giving us an opportunity to meet with the planners involved.
Our initial reaction, upon seeing the architectural/landscape rendering of the project, is a disinclination to believe anything G&G was telling us. The design showed an expansive parkland area with the building barely visible behind an attractive wall. This is patently impossible to align with the facts of the project. The lot is really quite small and does not afford the space for large landscaping barriers, and a 5 or 6 story building will project an enormous presence over that entire part of the neighborhood.
How deceptive this is of G&G, destroying any credibility we might have entertained as to his presentation of the project.
Our concerns are about the overall building height which would dominate the neighborhood (an 8-foot wall will not screen a 50 or 60-foot building), the impact on utilities with such a huge addition of population, the egress and ingress of traffic from Austin Bluffs which will be difficult because of the elevation from the roadway to the site, and negatively impact traffic flow on Austin Bluffs; we also worry about sound and light pollution.
A better fit for this area might be a senior citizen residency of 100 to 150 units -- 1/2 the size of the G&G plan -- and more in proportion to the setting.
Ideally any proposal would include "green" elements such as solar panels, water recycling, etc.
We appreciate your solicitation of our opinions.

Steve and Thilde Schaberg
1007 Acacia Drive

FIGURE 3

Thelen, Lonna

From: Andy Keen <akeen2033@gmail.com>
Sent: Sunday, March 08, 2015 7:52 PM
To: Thelen, Lonna; kfoster410@juno.com
Subject: Re: Cragmor / Bates and CG Development

Thank you very much for talking to us Thursday night, and for your help, Lonna.

I did want add that I was disappointed and embarrassed by a few of the residents who came to the 3/5 meeting to be adversarial and disruptive. I had hoped we'd be spared the ordeal of local residents wanting to "raise hell," since their demeanor does not represent the rest of us. @

On Sun, Mar 8, 2015 at 3:29 PM, Thelen, Lonna <Lthelen@springsgov.com> wrote:

Andrew,

Thanks for your comments. I will use your comments if an application is submitted. I will also provide your comments to the applicant.

Lonna

Lonna Thelen, AICP, LEED AP

Principal Planner

P 719-385-5383

From: Andy Keen [mailto:akeen2033@gmail.com]
Sent: Sunday, March 08, 2015 2:15 PM
To: Thelen, Lonna; kfoster410@juno.com
Subject: Cragmor / Bates and CG Development

Ms. Thelen,

Regarding Bill Vogrin's article from 3/4/15: He quotes Tom Galuski, President of CG Land Group, as promising Cragmoor neighbors that "his design will shield them from lights, noise, and traffic - and improve our property values." Taking these one at a time:

1. Lights and Noise: Granted, not all college students are into late night parties and loud music. But with 550 of them put together, a significant portion of them will be. The tendency to party will become cathartic, just as it is now at the Lodges on Nevada. So how is the developer saying the design will shield lights and noise blasting from a 5-story building - - is he claiming an 8-foot retaining wall will do this?

FIGURE 3

2. Traffic: A quick 2 minutes west of Bates is a 7-11, some eatery joints, and liquor stores, whereas the proposed traffic plan has all cars leaving the complex to head east only on Austin Bluffs. College students are resourceful when it comes to finding shortcuts to save time, such as parking on streets behind the complex. This will all happen after the developer leaves, leaving the enforcement problem to us, the city and the neighborhood.

3. Three points to make about property values:

a. At the 3/5 meeting, an example was given of how a similar complex at a northern university raised local property values by driving out slumlords. But Cragmor is a very different situation: Bates is not surrounded by slumlords, this is a respectable neighborhood.

b. We understand this is not supposed to be a run-of-the-mill "college dorm," but that dorm perception will follow any student housing building.

c. The case that property values will increase came from a businessman who stands to win $30+ million in new business from this project. The case that property values will instead decrease came at the 3/5 meeting from a professional appraiser, who I believe was not rebutted.

So who is more believable, the businessman or the appraiser? Also when this promise does not pan out, the businessman has nothing to lose. Who loses? The neighborhood does.

Thank you so much for hearing us last Thursday night.

Andrew Keen
410 Maplewood Dr.
Colorado Springs CO 80907
akeen2033@gmail.com

FIGURE 3

Thelen, Lonna

From: Lrodman54@aol.com
Sent: Monday, March 09, 2015 11:40 AM
To: Thelen, Lonna
Subject: Fwd: Bates Elementary Proposal

From: Lrodman54@aol.com
To: lthelen@springsgog.com
Sent: 3/9/2015 10:38:09 A.M. Pacific Daylight Time
Subj: Bates Elementary Proposal

Dear Lonna--

Thank you for hosting the Bates meeting last week. I was impressed by your objectivity, knowledge and demeanor.

I chose to listen and not to talk at that time.

I have a few salient points:

One, I have been privy to some of the University decisions about location of development. The University has made it clear in the past that they intend to maintain their development north of Austin Bluffs and to not encroach on the Cragmor neighborhood (except the ill-thought out day care which I believe has been, or is in the process of being relocated). After all, this is the current natural boundary of the neighborhood. I see no reason that either this developer or the City should take it upon themselves to cross that line either, with a development that is clearly not in harmony with the neighborhood.

Additionally, this development purports to be a potential cure for blight (I was told this by Developer before the meeting). To me, Cragmor is not a blighted neighborhood and the blight will come from the building closing off my remaining view of Cragmor Hill from 707 Cragmor, which I own. (And which I have been looking at since 1954.)

Finally, I am not a traffic engineer, but I personally think that Austin Bluffs is hazardous enough. It is fast, curvy, full of blind hazards, and the recent widening did not take care of those issues. Mallow is a hazard, and a new similar interchange will be also. This will become a planning nightmare such as I read about in a planning textbook while at UCCS (which cited Academy Blvd.)

Parenthetically, I found the Traffic Engineer as defensive and perhaps supportive of the project as you were impartial and interested in the voices that were heard.

Lee Rodman

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FIGURE 3

(719) 649-1616
104 S. Cascade Ave. Ste. 85
Colorado Springs, CO 80903
(719) 473-3737
(719) 473-3739 (facsimile)

FIGURE 3

Thelen, Lonna

From: Jerry Heide <jkheide56@gmail.com>
Sent: Tuesday, March 10, 2015 8:40 PM
To: Thelen, Lonna
Subject: Fwd: Delivery Status Notification (Failure)

---------- Forwarded message ----------
From: **Mail Delivery Subsystem** <mailer-daemon@googlemail.com>
Date: Tue, Mar 10, 2015 at 8:25 PM
Subject: Delivery Status Notification (Failure)
To: jkheide56@gmail.com

Delivery to the following recipient failed permanently:

Ithelen@springsgov.com

Technical details of permanent failure:
Google tried to deliver your message, but it was rejected by the server for the recipient domain springsgov.com by smtp1.ci.colospgs.co.us. [158.120.0.41].

The error that the other server returned was:
550 Requested action not taken: mailbox unavailable

----- Original message -----

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
d=gmail.com; s=20120113;
h=mime-version:date:message-id:subject:from:to:content-type;
bh=5XCryA3WlFPOXEWOu0AmHeLgP4ULN8riu3w3OLupfro=;
b=oURc1pSlJF/I1sWd5ABR0Jwo3jkmZGaoc2y5+GcjGMXqJDdvSUPmJJbI4XEt8t5Tok
aq/nqW/2G6Ni+u+MYvPzAEgjG9tsxc3Svl4SreET6VtRjupY0Sl1DNakcMvvseBsPEw+
7xgq80PLJjnknh9KAiIcPNqXHpWRnPgevMsc56AgUkYln6tMBoXwB9hmyJJ2aogDx4oE
q9Vzjrs7MrHm5fcson8MBjHpjXBxkMzPyXb7M73p4s1Dz1vk6uAIkxXryCXF1XbcmM3P
ZKzM713szPJSRoI65f1AAb3crVI8UypUkjRUFzc9X/eyyz8RjnXcBXmaWffTkJ1h6SIV
QTuw==
MIME-Version: 1.0
X-Received: by 10.42.79.205 with SMTP id s13mr38574738ick.67.1426040702946;
Tue, 10 Mar 2015 19:25:02 -0700 (PDT)
Received: by 10.36.99.134 with HTTP; Tue, 10 Mar 2015 19:25:02 -0700 (PDT)
Date: Tue, 10 Mar 2015 20:25:02 -0600
Message-ID: <CAPWtGsouxSsN=vYkqn+WAgVmKjk7kfEmXb-ZK4R7Vryx4k9v8Q@mail.gmail.com>
Subject: Bates Property in Cragmor
From: Jerry Heide <jkheide56@gmail.com>
To: Ithelen@springsgov.com
Content-Type: multipart/alternative; boundary=20cf3011e3458912e20510f9f954

FIGURE 3

Good evening
I am a resident of Cragmor for more then 30 years. Our 4 children grew up in this neighborhood just 6 houses down from the elementary school.
I find it very hard to believe that after being a part of the fight to get the college students from parking in the neighborhood, you are entertaining a building project that will bring it right back. You can build all the walls you want, as high as you want, all the parking spots needed for projected occupancy but you are dealing with college students who will do what ever they want, when they want, how they want and where they want to do what ever they wish to do.
Have you forgotten about the mess we had with college students parking in the Cragmor neighborhood??????? WHAT ARE YOU THINKING!!!!!!!

These project developers can fit any numbers, plans and studies into what ever criteria you demand, they do it all the time. Once they finish, they are gone and we are left to live and deal with the mess they and YOU created.
Let the college sell the developer some land on the North side of Austin Bluffs Parkway and they can build as many thousand bedrooms as is needed, it won't effect the already over used parkway, students won't need to cross the parkway on foot and you can leave the cragmor neighbor hood a place where family's want to live..
Yes the neighbor hood is changing but why are you willing to make it worse and speed up the process.
IF this project is allowed to take place, I would encourage our police force to contact you to go with them each time there is a disturbance call related to occupants of this housing development. Trust me!! there will be many!!

I would hope that as you are contemplating this decision, you would ask your selves the question. Would I want this developer putting this structure 6 houses up the street from my house???????

Thank you
Jerry Heide

FIGURE 3

Thelen, Lonna

From: rjdck5@q.com
Sent: Friday, March 13, 2015 7:52 AM
To: Thelen, Lonna
Subject: Bates Elementary

Dear Lonna, I, as well as my wife and neighbors would like to submit to you our concerns on the proposed Bates property apartments. We have lived in this wonderful neighborhood for 26 years and have seen a durastic change in traffic and loitering by college students. Losing Bates alone was a loss to our area. As the campus has expanded and increased its enrollment through the years the loud parties, loitering, and littering in our neighborhood has increased tenfold. We, along with neighbors have had to endure the partying, liquor bottles, parking problems and late night disturbances which have come with students renting rooms in a mostly single family area. Grant it, the widening of Austin Bluffs Pkwy. and rerouting of interior roads, (closing off of Cragwood Dr.) has not helped. Partial reasons for the widening were due to ingress and egress to the college campus. We understand, growth is inevitable, however this can somewhat be controlled. Our neighborhood would truly be changed by this project, if approved. Four story buildings and a five story parking garage would not be in harmony with our neighborhood. The new Lodges at the north end of Nevada Ave. are away from residential areas and there are quite a bit of problems there. The situation, we believe would be duplicated here. Property values would suffer more than they already have. Safety of children, elderly and the family atmosphere would possibly vanish. Please consider the negative impact this would have and do not pass this through. The senior center idea for Bates would of been a nice blend for the area, but that was dissolved due to building issues and costs. Sincerely, Richard and Joanne Killday... 3709 Sheffield Ln. Colorado Springs Co.

FIGURE 3

Thelen, Lonna

From: carl steers <cbljsteers@gmail.com>
Sent: Saturday, March 14, 2015 11:13 AM
To: Thelen, Lonna
Subject: Comments on the proposed Bates Elementary apartment building

Mrs. Thelen,

Thank you for helping to facilitate the meeting at Bates Elementary on March 5, 2015. Your input and the input of everyone there was very helpful.

I have been a resident of Cragmor for 5 years. My wife and I downsized to our home here in preparation for retirement. We love Cragmoor and like being close to UCCS. We generally haven't had problems with the students and we know and get along with those who live on our street.

I appreciated Mr. Galuski's comments about his apartment building and specifically that having more apartments and dorms will help students to move out of the homes and the neighborhoods. That was probably true.

However, I believe that his design for this apartment and parking building are too large and very ill-conceived for the site and for the climate of Colorado Springs and Cragmor in particular.

There needs to be a large drainage and retention pond for the inevitable floods of Colorado. I believe that this is in accordance with all buildings on acreage larger than 1 acre.

The height of this building causes me concerns for several reasons:
1. The wonderful drawings of the wall and foliage to screen this apartment building are from the Midwest. As a gardener I can say that those trees will be that height in maybe 15-20 years providing very little screening.
2. A 4-5 story building will be far above any tree planted and, therefore, will be a eyesore sticking out on the hills of Cragmoor.

Another major concern is the subsidence. Having lived here only 5 years, we have already seen over 5 instances of subsidence in the near area. The closest home was 4 houses down from Bates. I would hope that you will make sure that the developer plans for the subsidence that will occur on a building with a footprint as large as this.

On a personal note, living across the street from this apartment building will impact our quality of life in respect to the noise level (parties, possible police responses etc.). I cannot believe that, should we need to sell our home because of the impact of this building, that we will be able to sell for more or even get our investment back when sitting UNDER this apartment house.

Thank you for your consideration in this zoning and building question.

Carl Steers
3940 Applewood Dr.
Colorado Springs, CO 80907
719-573-7716

FIGURE 3

FIGURE 3

Thelen, Lonna

From: Renae Olson <renaeaolson@gmail.com>
Sent: Sunday, March 15, 2015 5:01 PM
To: Thelen, Lonna
Subject: Bates Elementary Proposal

To Leonna Thelan,

I attended the public meeting held at Bates Elementary on March 5, 2015. I feel as if we did not have enough time to address all the issues that were of concern to the Cragmor neighbors. I feel that many people were angry and did not display the proper respect due in this type of a meeting. I do feel this meeting was held for the neighborhood benefit and was sorry that more people were not able to speak their opinions due to others taking way to much time to complain. I hope in the future our neighbors will be able to sit and discuss this project like adults and give you, Leonna their full attention. Thank-you for enduring that meeting.

I live in the Cragmor neighborhood and I have the following concerns:

TRAFFIC
I believe that a right in, right out traffic pattern from Austin Bluffs Parkway is a very dangerous proposal. I live at the bottom of the hill fronting Austin Bluffs (Linden Circle). In the 10 years that we have lived here, we have seen numerous accidents and cars that have hit the retaining wall due to high speeds and the severity of the curve coming down the hill. I feel that to place the entrance to the apartment on the crest of the hill would result in numerous accidents like we have witnessed. It is a parkway and not suppose to have off and on ramps, especially coming down a hill.
If the entrance is placed anywhere in the Cragmor neighbor the traffic would create a pile up on several of our roads during the commuting hours for work. It would be a safety issue for all who live in the neighborhood as well as create more pollution due to the increase in cars. I do not see a workable solution for the traffic that the apartment would create for Cragmor.

SAFETY
I believe that you would be putting students in danger, building the apartment on this side of Austin Bluffs. The college students will have to walk up to the crossing light at Stanton street or to the light at

FIGURE 3

Meadowland to cross the parkway at a cross stop. I find it very hard to believe that the students will take that walk. I have seen more students jump the barriers and wait for a chance to run across Austin Bluffs instead of taking the extra time to walk to the cross walk. Also some of the classrooms will be right across the street from the apartment complex and the students would have to walk all the way to the crosswalk at the two intersections to walk all the way back to the classrooms. Is is known that the shortest distance between two spots is a straight line...thus running across the street over six lanes of traffic is the closest option(especially when you are late for class). I see this apartment complex as a real potential for very serious injuries to the students, if not death.

MINING ACTIVITY

There are considerable mines in the whole Cragmor area which may pose a problem to this project. There was recently a sink hole created on Cumberland Street in March 2015.

The potential is always there for some serious damage to the whole surrounding area. I am concerned that there may be damage to the existing houses around the Cragmor area due to the building of the complex.

We have already seen several cracks in our own home due to the recent construction on Austin Bluffs parkway and the five story building the college built for administration offices across the street from our house.

We have listened to construction noises around our own home for the last five years from the college. I do not feel we should have to listen to the noise created from this hugh project or sustain damage to our homes during the construction process.

DRAINAGE PROBLEMS

In this last year we have seen several flooded areas down south towards Nevada Street due to the high run off of storm water. The drainage system in this neighborhood is very lacking at this point in time.

It needs some major work down to correct some of the issues. If a complex for over 500+ people is built at the Bates Elementary site I see a hugh problem developing for not only the water run off but also for sewage drain pipes. This neighborhood was not built to accommodate the amount of people that will be living here if the complex is built. We will see an increase in water, gas, electrical and sewer lines in the neighborhood, where will all of the lines be added and how many homes will be disturbed with these new lines?

FIGURE 3

CRIME

I believe this project will bring an increased amount of crime into the neighborhood. We have experienced this first hand with the increase in the college enrollment. The students use to walk along the side of our property until we were forced to put a chain link fence up to protect ourselves. Before the fence went up our shed was broken into and several thousands of dollars of sporting goods, yard machinery, bicycles, tools and equipment were stolen. We have called the campus police a number of times to report student disturbances behind our house. The students have been rude and one student threatened my husband when we have asked him please not to cross our property to walk to school. We have picked up trash, liquor bottles, condoms, needles and more behind our home. I feel that the addition of 500+ plus students will only add to the problem we already have and increase the risk of crime for our entire neighborhood.

NOISE POLLUTION

I feel this project will add noise pollution to this neighborhood. The increased noise from 500+ students and their friends will dominate the neighborhood. Parties will be held on the weekends and the students will not respect the quiet atmosphere our neighborhood deserves. The increased noise from the addition of 500+ or more cars coming and going will again increase the noise level in the neighborhood not to mention the pollution of carbon monoxide from all the vehicles. I do not feel this project will improve the health of our neighborhood.

VISUAL IMPACT OF THE SITE

The visual impact of the proposed building is not in harmony with existing land uses This is a neighborhood with one and two story homes. We are not a neighborhood that has high rise structures. We should keep this design

FIGURE 3

consistent with the neighborhood. Also the amount of light that with be radiated from a building of that size will cause negative influences on all the surrounding neighbors. People will not be able to sleep due to the amount of
light coming from the building. I experienced this first hand when the five story building at UCCS went up across the street from our house on Austin Bluffs Parkway. We now have lights shining in our backyard. This UCCS
building is a administration building not student housing. I cannot imagine the light from a five story housing unit. This is unacceptable for the Cragmor neighborhood.

For all of the above reasons and more I feel like this project should not be allowed to continue.
Thank-you for reading this letter and taking the neighborhood residents concerns into consideration.

Renae Olson
3927 Linden Circle
Colorado Springs, CO.
(719) 265-8018

FIGURE 3

Thelen, Lonna

From: Paul Ellis <cpellisn3@aol.com>
Sent: Sunday, March 15, 2015 9:23 PM
To: Thelen, Lonna
Subject: Proposed Apartment on Grounds of Bates School

Ms Thelen;

I am writing to express my concerns for the apartment building on Bates School property. This complex would only be 1 block from my house and I don't want it in my neighborhood. The idea of having a fence would not keep the tenants in, as the fire code would surely have to have gates and walkways. These walkways would be used by the tenants to walk to Mount View Lane to the City bus route. Our little village is already run over by students and HEAVY traffic, and this building would on add more to the problem. There is plenty of room on the other side of Austin Buffs for this building. We are also concerned about the underground mines in our area. The disturbance of building the apartments my trigger more cave ins (there was one recently on Cumberland street). Also, with the apartment right in the neighborhood, we are concerned about our property values going down. This property should not zoned for a "for profit" venture in a residential neighborhood. Stop the apartments!

Thank you for your time,

Respectfully,

Paul Ellis

FIGURE 3

Thelen, Lonna

From: Jill Travis <scootergirl125@yahoo.com>
Sent: Monday, March 16, 2015 9:27 AM
To: Thelen, Lonna
Subject: File No.15-008 702 Cragmor Road

Dear Ms. Thelen, March 16, 2015

I am writing to you about the proposed 200-300 unit student housing apartment complex (File No 15-008) where Bates Elementary currently stands at 702 Cragmor Road. It is hard to know what exactly what they are proposing being that it is so early in the process but my initial concerns are:

I don't believe that 500 or more students with all the issues that large groups of young, unsupervised students bring would be compatible with the surrounding neighborhood. There are already problems caused by the students in more and more rental houses in the area including large parties, noise, parking, and trash. Adding this large number will only increase all of these negative impacts. This property is surrounded by single family homes that enjoyed the previous elementary school on this property, a 6 story high apartment complex would cast a very negative shadow on our beloved neighborhood.

The developer mentioned that all vehicular access would be from Austin Bluffs. I appreciate that, but even if there is a tall fence around the entire site I think students would still park in the neighborhood and walk to the Austin Bluffs entrance to avoid the heavy traffic on Austin Bluffs. My brother lives across from us at 414 Cragmor Road. Several years ago a student crashed into his house in the middle of the night and died in his front yard. While I am sure that it was difficult for his family, it was also traumatic for my brother. I don't want more of this!

I am also worried about an increase in large service vehicles along Cragmor. We have a 7 year old son, I would like to keep our street quiet and safe for him.

Thank you for considering my position,

Jill Travis
521 Cragmor Road
Colorado Springs, CO 80907
(719) 238-8855

FIGURE 3

Thelen, Lonna

From: Josh Klute <joshua@klute.org>
Sent: Monday, March 16, 2015 1:46 PM
To: Thelen, Lonna
Subject: Bate Proposal

Dear Lonna,

Thank you for organizing and coordinating the neighborhood meeting at Bates Elementary. You handled the meeting incredibly well, especially considering the tension among many of the residents.

Currently I own the house at 3950 Stanton St. only two properties down from the intersection of the proposed development. I have only been a part of this neighborhood since August 2014, so I don't have a much history or knowledge of what this area was like before Bates closed down. In fact, beginning in May, I will personally be one of the many students living in the area as I go back to school for another degree.

What I've seen and appreciated of the area since moving in are it's location in the city, the quiet relaxed nature of the neighborhood, and the fact it is almost entirely residential. There are many other great things about the area, but they seem to lack relevance at this time. It's also fairly obvious this neighborhood is largely aging. District 11 obviously noted this and factored population statistics into the closure of Bates Elementary a few years ago.

From the information I've gathered thus far it appears to be only a matter of time before the explosive expansion across Austin Bluffs creeps further into Cragmor. It may be five or ten years, but looking at trends from around the nation it only makes sense for the University to slowly buy up properties to make way for future expansion.

That being said I personally believe this apartment development proposal for the Bates Elementary property is a poor step toward the inevitable. There are plenty of concerns involving traffic flow, population density, utility/wastewater capabilities, geographical stability, noise, surrounding property values, and scenery. However, beyond all these things I wonder about future benefit to the neighborhood, the school, the city, and the students.

I'm not very far removed from my first bought of University life and have many friends still in school in different areas. The overwhelming messages I hear about these kinds of developments are poor: with complaints of poor management, lack of accountability, and lack of standard. These kinds of complex are

FIGURE 3

notorious for attracting those who want the romanticized "college experience" as there is no dorm leadership to aid in guidance and enforcement of standards. Using the lodges as an example this appears to draw in younger military personnel as well as other individuals looking to draw off of this stage of life.

This is a brilliant money making endeavor as the complex will never be hurting for tenants, but there is nothing I'm aware of to keep the organization accountable after the completion of the project.

All this to say if something like this is going to happen, I strongly hope the University itself becomes the backbone of the project as it has infrastructure to ensure the safety of students and coordination between the neighborhood. If the current developer moves forward with this project it may stem the tide from UCCS into Cragmor for a little while, but eventually it could be an island from the University. It will undoubtedly provide housing service, but what kind of student/individual will it draw in and how will that affect the campus and our neighborhood?

Truly, I don't see how allowing a private developer to build as proposed will provide any benefit to anyone but the developer in the long run. UCCS is only in the beginning stages of their rapid development and enrollment will follow rooming capacity as it makes the transition from a commuter to resident campus. Thus this project is simply not necessary.

On the other hand, if the property were parceled and rezoned into residential land with perhaps a small park it may bring some new life to the neighborhood.

Thank you again for all of your work.

Sincerely,

Josh Klute

FIGURE 3

Thelen, Lonna

From: Michael Gatson <michael.gatson@gmail.com>
Sent: Monday, March 16, 2015 7:05 PM
To: Thelen, Lonna
Subject: Bates Elementary student housing project

Lonna,
My name is Michael Gatson, and I live in the Cragmoor neighborhood. I attended the March 5 Public Notice meeting at Bates Elementary school about the request by GG Land Group to build a student housing complex at 702 Cragmoor Road, though did not stand up to provide comment then.

As a homeowner of 22 years in this neighborhood, I believe that no good thing will come to this neighborhood as a result of building the proposed student housing complex, and the neighborhood would in fact rapidly decline should the project be approved. I believe that the comments about parking and traffic being a problem are quite valid, and do not believe for a second that there will 'be no traffic' as stated by the developer, and that a wall between the housing complex and the neighborhood will keep foot traffic as well as vehicle traffic and parking issues from plaguing the neighborhood.

One of the attractions into the neighborhood for these college students is the off-campus parties being held in the rental houses in the Cragmoor neighborhood. This has been an increasing problem in this neighborhood over the past couple of years, and it's like nothing ever seen here before. The parties get huge - 200 and more people at times, I'd estimate. With those parties comes lots of noise into the wee hours of the morning, public urination (I've actually seen even girls squat in my lawn for relief), puke on the sidewalks, liquor and beer bottles strewn about, tresspass, vandalism, and general loss of well being for the neighbors. I'm sure I don't need to point out that there is a tremendous amount of underage drinking involved with these parties. As one recent party was being broken up by the police, my son informed me that three young ladies had been in our backyard, and had said to him 'we have to get out of here - we're only 17'. He reported that the three were wearing only underwear. Presumably, these were not UCCS college students, but high school students. These parties are also drawing in the youth of Colorado Springs, which makes this not just a Cragmoor or UCCS problem, but in fact a problem for the entirety of Colorado Springs. It's a pretty bad stain. Please keep in mind that this is occurring now, without an additional 550 students in off-campus housing on the same lot to which my children walked to kindergarten, not subject to campus rules. This is just the kids walking into the neighborhood from campus, or driving in from around the city.

Sure, the police do come, most of the time, when called about these parties. Sometimes it takes a long time - I believe it has a fairly low priority, and response is dependant upon other events in the city at the time. They are usually effective in breaking the parties up. If anything at all is being done to prevent future occurences, it appears to be completely ineffective. This is a growing problem in the Cragmoor neighborhood, and 550 additional students will certainly make it worse. CSPD, UCCS police and The City of Colorado Springs do not yet have a handle on this problem, it seems.

The homeowner-residents of this community are facing an uphill battle already, and an approval of this student housing project would surely be a decisive blow to them, leading many more to sell their homes to investors, and exponentially increasing the problem in the neighborhood and the City. It would utterly destroy this community.

I thank you for your consideration of my comments, and I strongly urge you to find this proposal by GG Land Group NOT approvable.

FIGURE 3

Thank you,

Michael Gatson

FIGURE 3

Thelen, Lonna

From: Margie Schaefer <margieschaefer@comcast.net>
Sent: Tuesday, March 17, 2015 10:25 PM
To: Thelen, Lonna
Subject: Proposed Cragmor Student Apartments

Ms Thelen:

We are writing to express our opposition to the proposed building of a large student apartment complex on the site of Bates Elementary School. This type of complex is not in keeping with the composition of the neighborhood. This area of Cragmor consists entirely of single family homes and the construction of a five story complex and parking garage would be an atrocity. Consider the homes that face Stanton Street and would then face the wall surrounding the back of the proposed complex. We believe that the addition of 550 college students to a residential neighborhood would be a huge mistake. The developer's description of the proposed complex as "a little island facing UCCS" is not realistic. 500+ students will not stay on an "island". As you know, there are already many students living in Cragmor and there are frequent problems with parties, noise, parking and trash. Students who live in the complex would only have to walk a block or two to become a part of the already existing problem.

When Austin Bluffs was built, City Council made two concessions to the Cragmor neighborhood: 1. There would be no truck traffic and 2. Austin Bluffs would be a limited access road so that high traffic businesses would not be placed along the parkway. We believe that an apartment complex with more than 500 residents is a very high traffic business and is not in keeping with the city's intention for Austin Bluffs and City Council's promise to the residents. We have just endured a year and a half of construction to add a third lane to Austin Bluffs because of the high level of traffic. The addition of such a large number of people (nearly all of them with cars) will create a huge traffic problem. At the neighborhood meeting, the developers said that there would not be increased traffic on neighborhood streets but we will indeed see increased traffic through the neighborhood. People who are going north on Nevada will take Mount View and Mallow road to Austin Bluffs and those who want to go south from the complex will use Meadow Lane and Acacia to Union. People will use the shortest/fastest route without regard to residential areas.

UCCS has existed for 50 years and, and for the most part, was compatible with the neighborhood. When the officials decided that it needed to be the fastest growing school in the west, the destruction of Cragmor began. With a few exceptions, the homes in the area are modest homes and the residents are people of modest means. They have much of their lives invested in their homes and cannot afford to buy another home to escape the negative effects of the growing university. Developers and people who rent homes to groups of students want to make money at the expense of the current residents. We just want to live in our home without excessive traffic, noise and trash generated by large numbers of people who have no interest in the well-being of the neighborhood.

We strongly urge you not to approve the proposed apartment complex as it will spell the destruction of what has been a pleasant residential neighborhood. Please consider the residents rather than developers' profits.

We apologize for the rudeness of some residents at the recent neighborhood meeting. However we share their frustration with the ever increasing threat to the quality life in Cragmor

Thank you for your consideration,
Jerry and Margie Schaefer
598-5862

FIGURE 3

Nicole GuBrath
Chad GuBrath
1701 Newcastle Street
Colorado Springs, Colorado 80907
gubraths@yahoo.com

March 18, 2015

Lonna Thelen
City of Colorado Springs Land Use Review
30 S. Nevada, Suite 105
Colorado Springs. CO 80903
lthelen@springsgov.com

RE: File 15-008, Bates Elementary School, 702 Cragmor Road

Dear Ms. Thelen,

We are writing today in opposition to the student housing project that is being proposed at the former Bates Elementary School site, by GG Land Group. We have three major reasons for our opposition.

First, we have environmental and geological concerns. Much of the Cragmor neighborhood, including Bates Elementary School, was built above abandoned coal mines. Through the years, and as recently as 2 weeks ago, we have witnessed subsidence and potentially dangerous sinkholes. Last year, a storm water retention pond was built near the 1000 Block of Cragmor Road. This retention pond is often left with standing water after storms. We have concerns that the development will cause more runoff into the neighborhood, causing further subsidence and standing water that can become a public health hazard. A full environmental and geological impact study of the effects of a development of this magnitude is crucial prior to considering this project.

Second, this project is not in harmony with the surrounding neighborhood. We bought our home in 2001. When we did so, we were sure to check on the zoning of surrounding open areas. The demographics of this neighborhood is still mostly retirees and working class families, many who have lived in their homes for decades. We made sure to move to an area with, "single family residential," zoning. Many residents in this neighborhood were upset to find out that this can include up to 5 unrelated persons, (and their vehicles, etc.) In recent years, this has resulted in some rental houses in our neighborhood being rented by the room, by college students. Since that began, we have witnessed literally hundreds of students flooding the streets heading to and from house parties at these residences. Along with that, we have seen an increase of burglaries, theft, vandalism, littering, and other crimes. The addition of a large apartment complex, in such close proximity to the neighborhood, will surely result in an increase of disturbances and traffic. This

FIGURE 3

will be an unfair consequence for current residents, reducing property values.

Third, we have concerns that the proposed entrance/exit for the apartments will have a detrimental effect on Austin Bluffs Boulevard, which is already overburdened with traffic, even after the recent lane additions. If the only way into and out of the apartment complex is via eastbound Austin Bluffs Boulevard, traffic and accidents will definitely increase in this direction. If a cutout is added to allow access into the complex from westbound Austin Bluffs Boulevard, this will cause additional traffic issues and accidents because there is not enough room to put in an additional corresponding left turn lane. Our fear is that the access plans for this proposed development will change to accommodate these issues, leading to additional entrances and exits being added during construction. This will directly impact the neighborhood with additional traffic that can't be handled by the existing infrastructure. Recently, sidewalks were installed on Acacia Drive and Mount View Lane and this resulted in a narrowing of the streets. There is already too much traffic in our neighborhood due to UCCS students, and any additional entrances to the proposed apartment complex would make matters worse. We already have few access points into and out of Cragmor, and we have experienced serious traffic issues when the bridge on North Hancock Avenue was replaced, Cragwood Drive to Austin Bluffs Boulevard was shut down, and with the ongoing construction related to the Austin Bluffs interchange. Adding hundreds more residents, in such a small area, will definitely have an impact on traffic. A thorough traffic study should be conducted prior to considering this project.

We are both alumni and supporters of UCCS, and while we understand the need for additional housing, object to it being expanded into our residential area. Thank you for your time and consideration while studying this proposal.

Sincerely,
Nicole D. GuBrath
Chad D. GuBrath

FIGURE 3

Thelen, Lonna

From: KAY VUCASOVICH <kvucasovich@msn.com>
Sent: Wednesday, March 18, 2015 4:28 PM
To: Wysocki, Peter
Cc: Thelen, Lonna
Subject: Cragmor apartments

Mr. Peter Wysocki,

As the Planning and Development Director I am sending this email to you in hopes that it will be forwarded to any other department heads that it needs to go to. These are my comments for public record regarding File # 15-008 concerning the Bates Elementary site proposal.

I attended the public notice meeting on March 5th at Bates Elementary School for the proposed apartment building to be built for student housing. First of all let me say that the meeting was very much a completely unorganized, unprofessional presentation by the City. There should have been much more seating for those attending, there should have been microphones so the presenters could be heard, and there should have been microphones for the attendee's to use for questions so everyone could hear the questions. There should have also been a time limit for each individual addressing the developer or the city to state their opinion or question. I think that the public hearing for this project should be redone with the above mentioned items in order for it to be fair for both sides of the issue.

In regards to the proposed construction of a 200-300 unit apartment building for student housing at the Bates location, I am opposed to the proposal for the following reasons.

1. I feel that any UCCS housing should be on the same side of Austin Bluffs Parkway as the campus. UCCS has a lot of land that they own on their side of Austin Bluffs. It is not only safer for students to not have to cross a busy parkway but it will be a continual problem for the neighborhood with additional student traffic both on foot and by car.

2. This is an older established neighborhood with many older adult homeowners that have lived in the neighborhood for many many years (my house was purchased by my parents in 1962). This is not the type of people that want additional student activity in the neighborhood. It can be very disruptive to the lifestyle that has been established over the years in this area.

3. I understand that for the developer this is an excellent location but it is not a good idea for the growth and revitalization of the neighborhood. There should be concern for the people already living in the Cragmor area. This most likely will not be good for property values.

4. I feel that there could be a better location on Nevada, if UCCS property is not available, where there has already been student apartments built and there are locations that need to be revitalized in order to improve the entire area as a whole. North Nevada has been undergoing a major revitalization in the past few years and a think a complex on Nevada would be a bonus for that revitalization. Maybe shuttle service to the campus from an apartment building on Nevada could be included in the rent.

5. I am not totally opposed to an apartment building at the Bates location, but I don't think it should be for

FIGURE 3

student housing. Maybe a compromise for the neighborhood and the developer might be something more in line with the population in the neighborhood. Possibly a senior living apartment complex or assisted living facility that might benefit the older population in the neighborhood and let them continue to live in their neighborhood after they are no longer able to live in their home. Perhaps the university has some programs that require internships in geriatrics or in the nursing/medical field that could be part of a senior living complex and benefit both the university and the neighborhood.

6. I feel that any development at the Bates location needs to be something that is of benefit to all involved. This would include the neighborhood, developer(GG Land Group) and the university. I am not opposed to growth but I am opposed to the current student apartment housing at the Bates location. I do not want the university encroaching in my neighborhood that I grew up in. Student living will alienate the current population in the Cragmor neighborhood from UCCS. We should work on building community not destroying communities.

7. I hope that this is not a done deal and there will be another public hearing regarding this issue for both sides to present their concerns and proposals. I think that would only be fair considering the fiasco of the first meeting.

Kay Vucasovich

property address; 3929 Mariposa St
kvucasovich@msn.com

FIGURE 3

Thelen, Lonna

From: WILLBRIIDEA <willbriidea@comcast.net>
Sent: Wednesday, March 18, 2015 4:40 PM
To: Thelen, Lonna
Cc: Thelen, Lonna
Subject: Bates School FILE NO.: FILE NO. 15-008

Attn: Lonna Thelen
I have lived in Cragmor since 1965 on the corner of Stanton street & Garrett Pl the Bates school is, you could say is in our back yard. I have
been a board member of our neighborhood association in the past. I was one of the speakers who went before the city council some years ago
when Bob Isaac was Mayor. We were there because a out of town developer was trying to build a huge apartment complex on Stanton st on an
empty field (the Christian School recreation field now sits on the property, it is just north of Bates school). Our arguments were the previous huge
sink hole that was in the middle of the property (the mining Company did fill it in as well as another one that appeared some years later that was
located on the path the children from Bates school used so that they did not have to walk in the street.) The apartment size was to big for the land use.
The back of the apartments where to face us. After hearing our valid concerns Mayor Bob (as he was known) told the council before voting to remember their promise & the Universities promise to the Cragmor homeowners that after the University growth & the huge impact of the
Austin Bluffs Parkwaythey would not let the homeowners endure any more impact on their neighborhood. I have the gazette Telegraph newspaper articles that will attest to these statements plus many more articles should you want to see them. The City & the University have made many promises to us that have not been kept, such as a retaining wall that would keep the road noise from us & would keep the students from coming
into our neighborhood & parking all over. We have today 15 student cars that are parked illegally on Stanton. We have personally had a attempted home break in, stolen milk from our front porch, a drunken male student who knocked down our mail box, the iron pipe it was on, our retaining wall did keep his car from crashing into our home, this ended up costing us $1,000.00 to repair, we have documented proof of these expenses. The
drunken student lived in one of the Univ. dorms up the hill from us as did the female student who tried to break into our home. We have had students
in a rented home in our block & that is located on Cragmor Road.that kept all the neighbors on high alert with their bon fires in the back yard, parties
that would start around 9:00p.m. & go on till the wee hours. Drugs & drinking was the norm with the crowd flowing out to the neighbors yards to go to the bathrooms. The other big concern we have is that Bates school is sitting on a mine, this mine goes out to the far edge of Stanton street & abuts to the homeowners property per the Mining company offiical that I talked to

FIGURE 3

Thelen, Lonna

From: debra mueller <debramueller7@gmail.com>
Sent: Wednesday, March 18, 2015 6:44 PM
To: Thelen, Lonna
Subject: File NO 15-008 -Proposed student housing in Cragmor

I grew up in Cragmor and attended Bates when it was a new school in a new neighborhood. In 2011 I bought a home in the neighborhood. Yes it is an aging neighborhood, but what lies underneath is an active community. The recent proposal to build a student housing complex is the latest in a string of indignities that this area has been subject to in the last few years.

FIGURE 3

Thelen, Lonna

From: Jennifer Valdois <jvaldois123@gmail.com>
Sent: Wednesday, March 18, 2015 10:13 PM
To: Thelen, Lonna
Subject: FILE NO 15-008

Dear Ms. Thelen,

I am writing in regards to the request by GG Land Group to build a student housing complex at 702 Cragmoor Road. I am a native of Colorado Springs and have been a homeowner in Cragmoor for the past 11 years. I attended the March 5 Public Notice meeting at Bates Elementary School and heard the concerns of my neighbors. I echo their concerns. The welfare of this city and this neighborhood are of utmost importance to me. So far, our street has remained very quiet and safe. We are very happy living in Cragmoor and have every intention of living out our lives here. An apartment complex as large as the one GG Land Group is proposing is just not appropriate for this location.

I am very concerned that in building the structure, they will disturb the mines below Cragmoor and thereby cause sink holes and damage to homes in the surrounding neighborhood, leaving those homeowners at risk of financial hardship or ruin.

I am concerned for public safety in the neighborhood. We are raising children in this neighborhood and to have an elementary school replaced by a student housing project is just not acceptable. I am concerned that having an additional 500+ college students living in our neighborhood will make it less safe for my children. Student housing brings with it parties, drugs, alcohol and other illicit activities.

I am concerned about losing our view of the bluff above UCCS. A 5 story apartment building is just too large of a structure to erect adjacent to single story, single family homes. If an investor must buy this land to build an apartment complex on it, can the City of Colorado Springs limit it to 2 or *maybe* 3 stories? The complexes on Nevada are *enormous* and I cannot imagine a structure of that magnitude going up across from single family homes. Do you, as city planners, have the ability to say no to this proposed complex, to say that Special Use zoning which allows for high-density apartment housing is not compatible and harmonious with this older, established Single Family (R-6000) neighborhood? If you have that power, please understand that it is not compatible.

I am concerned that having a high density project of this nature in our neighborhood will lower our property values. Our property values are already negatively affected by having so many rentals in the neighborhood and this certainly will not help.

I am concerned about the traffic issues this would create both on Austin Bluffs as well as in the neighborhood when it is used as a cut through. We do not have sidewalks in my part of the neighborhood so my children have to ride their bicycles and scooters exclusively in the streets. It is scary enough as it is and adding 500 more residents potentially driving down Mountview to get to their right in, right out entrance will only make it more so. The city traffic engineers will find, as they do their studies, that if one is driving south on Union, they will use Acacia/Mountview as a cut through to Mallow so they can head east on Austin Bluffs. It is not that far out of the way or out of the question. I don't understand how they are proposing people get into the complex if they are coming from westbound Austin Bluffs. And likewise, how they are supposed to head west when they exit the complex. Are they to make some sort of a u-turn and is that really a safe and viable option for 500 residents

FIGURE 3

to get in and out every day? True, they are supposed to be walking to campus but they will have jobs to go to and shopping and eating to do. They will be coming and going a great deal.

Thank you for hearing my concerns and those of my neighbors. Please take them into consideration as you review the plans that GG Land Group submits.

Respectfully,

Jennifer Valdois
3908 Magnolia St.
(719) 233-4593
JValdois123@gmail.com

FIGURE 3

Thelen, Lonna

From: Leslie Travis <leslietravis@yahoo.com>
Sent: Wednesday, March 18, 2015 10:18 PM
To: Thelen, Lonna
Subject: file 15-008 bates property

Miss Thelen,

I am writing to let you know my concerns regarding file no 15-008 the proposed apartment complex in the Cragmor neighborhood. As you indicated in the meeting on March 5th if the below zoning code is met the plan will be approved. I will address my concerns as they relate to the code.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

I do not believe that the current plan indicates how the project will look. I understand that the plan calls for an approx. 60 foot structure. I do not believe that a structure that tall and the accompanying lighting required would be harmonious with a neighborhood of ranch style homes.

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

The neighborhood is comprised mostly of single family homes. Five hundred plus students in a space that small is not compatible with our neighborhood. The current demographic of our neighborhood is not college students. Many residents are original owners of these homes, or children of the original owner. This is a neighborhood of families. Please help us maintain that.

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

There is no plan. We do not know how close to the neighborhood side the structure will be.

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off site negative influences and to buffer adjacent properties from negative influences that may be created by the proposed development?

I fail to see how a fence or berm will contain more than 500 people's noise pollution. I also don't know what kind of fence and/or landscaping will make a 60 foot structure fit in with a neighborhood of mostly ranch style homes. I assume that powerful lighting will be required. I am sure that the houses close by will not be shielded from the perpetual daylight.

5. Will vehicular access from the project to streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?

I know that the traffic engineer plans to approve the project only with a right in right out eastbound on Austin bluffs. A lengthy remodel was just completed on Austin bluffs and traffic is finally moving up there again,

FIGURE 3

albeit not at 5pm. Kathleen also stated she would consider a three quarter movement for a westbound entry/exit from the complex. This area of Austin bluffs is a curve and a hill. I am highly concerned for the safety of motorists/pedestrians if this happens. There is limited room for a deceleration/acceleration lane. With the completed construction on Austin bluffs where would there be room for that required lane in the center area?

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

Again, see above. As I am sure you are aware of great concern is the potential of students parking in the neighborhood. I understand vehicular access would not be available in the neighborhood. This will not stop people from parking in the neighborhood. If exiting the complex on Austin bluffs is inconvenient they will park in the neighborhood and walk around

.

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic? Again I am positive we will see an increase of young drivers who are not connected to our community speeding through our neighborhood. The traffic signal that my family uses to cross Mount View Lane is scheduled for removal. This area is already a speed prone zone.

8. Will adequately size parking areas be located throughout the project to provide safe and convenient access to specific facilities?

The inclusion of parking on a 1:1 basis plus visitor parking was stressed by the developer. Does that mean that the building will allow only one person per bedroom? What if

significant others want to share a one bedroom apartment and they both have cars? How will they monitor this?

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt? The lot is small for as much structure as they are planning to build on it. I guess we will need to wait to see a plan.

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?

I think that a pedestrian walkway is imperative for this project. When students were parking at the top of Cragmor I saw so many darting across Austin Bluffs rather than walk a little further up to the light to cross. As a motorist who drives Austin Bluffs daily I see students running across Austin Bluffs every time I drive by the college. Colorado College had to install big flashing lights and many crosswalks and I still see kids crossing outside of the crosswalk areas. It happens at UCCS and will continue to.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation,

FIGURE 3

drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78; Ord. 12-72).

I will spare you the photographs I took last week of the drainage pond that is at the edge of the Bates property. It is full of water still, and muddy. That in and of itself poses a great safety hazard. I am unsure once that large area becomes concrete and is impervious to water how my neighbors down the hill will fair when rain and snow melt cascade down the hill.

I am still very concerned with the mine situation as well. Not even two weeks after our meeting someone had a sinkhole in their yard open up. Last winter a large sinkhole opened up at the intersection of Austin Bluffs and Nevada. I realize that the contractor is responsible for making that land safe for his own structure. I am concerned about how it will affect the rest of the underground network that could be disturbed. It saddens me to think that the city planning department would not be concerned about a large well established neighborhoods safety. I have mine insurance but when people are injured or die from shifting structures or land because of a large disturbance somewhere in the mine system....well, all the money in the world is no good then.

I hope that you seriously consider the fact that number one and two are asking if this is harmonious with the area, and realize that no, it is not. District 11, at their board meeting, said that these are our students who will be living there. They were saying it would be kids from our community, kids from our school system, who would be residing there. I am afraid this is not the case. At 800-1000/month most students who live within driving distance are driving. UCCS does not require residents of El Paso County to live on campus. These will not be kids who are connected to our community in any way other than the college. I won't stereotype all college kids into one type, but regardless, more than 500 students living on their own for the first time isn't who I imagine in the house next door. And this is what is being asked of Cragmor. To allow that. It is unacceptable.

Leslie Travis

FIGURE 3

Thelen, Lonna

From: Ed Plank <jep_oso@yahoo.com>
Sent: Wednesday, March 18, 2015 10:32 PM
To: Thelen, Lonna
Cc: SHARKETTI, Jonathan K.
Subject: Bates Elementary Apartments File No. 15-008

March 18, 2015

Ms. Thelen,

We have reviewed the city of Colorado Springs 7.5.50 (E) Development Plan Criteria for the proposed apartment complex, by CG Land Group, at the Bates Elementary site property.

Some of the criteria address the aesthetics of the proposal and how it might relate to the neighborhood but most of the criteria don't seem to address the tangible concerns of the residents of the neighborhood. These concerns range from infrastructure (drainage, foot and automobile traffic, mining subsidence) to safety (increase of related crime, underage drinking) to quality of life (adding 550 residents to a less than one square block area). As was repeatedly mentioned in the meeting of March 5, 2015, this is a very preliminary proposal and there is not enough information to be able to make informed decisions, based on the development plan criteria. Until an actual proposal has been developed these criteria are mute. If this preliminary proposal is accurate, the five to six story complex will dwarf the surrounding neighborhood of one to one-and-a half story houses.

Our apprehension is based upon what we have experienced over the past year and a half in the neighborhood with the increase of college rentals. Fighting, underage drinking, public urination, vomiting, noise, extremely high automobile traffic, trash, and the increase of related crime are now becoming common place.

Can your department calculate the increase of the population of the Cragmoor neighborhood with the proposed additional 550 residents? Will there be a proportional increase in policing in the neighborhood? I understand that you cannot speak to the increase of policing in the neighborhood but I want to emphasize that this is a major concern for the current residents. I would also ask that Officer Sharketti by available for the entire second public discussion of this proposal to answer current residents' concerns. I have no faith in crime statistics being quoted to the neighborhood, from memory, of a land developer from Chicago. I have copied Officer Sharketti in on this letter and hope he can and will attend.

Future college graduates are crossing six lane of a recently expanded, major east-west thoroughfare but not at the existing traffic control lights. Inserting another 550 student pedestrians "within walking distance" of the campus will not improve this situation. Currently there are no pedestrian walkways functionally separated from vehicular traffic. This will need to be addressed as another major criteria of this proposal.

As residents of the Cragmoor neighborhood for 30 years and based upon the 12 criteria review points, we strongly encourage you NOT to approve the proposal by CG Land Group.

Respectfully,
Sharon and Ed Plank

FIGURE 3

Thelen, Lonna

From: Mikel <firefightermikel@aol.com>
Sent: Wednesday, March 18, 2015 11:06 PM
To: Thelen, Lonna
Subject: Low income housing in Cragmor

March 18, 2015

Dear Lonna Thelen,

I am writing this letter today express my opinion about the recent plans for development of a low income housing project in my Cragmor neighborhood. First, a little bit about myself. I am a firefighter/EMT for a large city just to the south of Colorado Springs. I have lived here in the Springs since 1992. I am a homeowner at 434 Redwood Dr. which is located at the top of Redwood near Stanton. I am married with two children, ages 6 and 8. My wife grew up in the neighborhood just two streets behind Redwood on Locust. My mother-in-law still resides there. My wife went to Bates Elementary School and her 1st grade teacher is our neighbor to our West. I have strong opinions about the potential threat of 500 more college students living just a stones throw away from my home.

The idea of placing this eyesore in the Cragmor neighborhood is a terrible one. We are a small neighborhood consisting of single family homes. The threat of an apartment complex of this magnitude would ruin the neighborhood. Most assuredly, home values would plunge. Approximately 3,500 homes would be affected. I have spoken with a realtor and she has advised me that we could see a drop in value of 10 to 20 percent over 5 to 10 years. I can only imagine what the total cost in dollars lost to the city of Colorado Springs would be. I promise you that I would be the first to request a new lower assessed property value through county assessor and would urge the other 3,499 home owners to do the same. The tax dollars lost to the city would be a direct result of the monstrosity at the top of Stanton.

I can tell you that college students are some of the poorest people on the planet. They live of loans and credit cards, they are up to their teeth in debt and are unemployed. And now an out of town developer wants to house them just a block from my home. I think not! This supports my argument that this apartment complex would be defined as low income housing. This developer has no vested interest in our neighborhood. The developers plan is to make his money go back to Chicago and leave our neighborhood in shambles.

In summary, I hope you get a sense of the anger associated with this terrible idea. Anger is a powerful emotion and drives people to bring about change. Anger is currently uniting the Cragmor neighborhood and I can tell you that most of us are registered voters and our voice will be heard! Please do not go any further with this appalling idea. Please feel free to call me and we can chat. 719 339-0728 cell.

Respectfully submitted,

Mr. Mikel Gabriell

434 Redwood Dr. Colorado Springs CO 80907

FIGURE 3

Thelen, Lonna

From: Rebecca Gabriell <beka410@aol.com>
Sent: Wednesday, March 18, 2015 11:52 PM
To: Thelen, Lonna
Subject: Bates Elementary Proposal File # 15-008

Dear Ms. Thelen,

Thank you for facilitating the public meeting at Bates on March 5th. My neighbors in Cragmor are quite concerned and upset about this proposed building. I know of several people (Archuletta, Patterson, Wilson, Osborne, Jacobus) who were unable to attend due to poor health or inability to get there and, unfortunately, don't feel as if they know enough to respond. My elderly mother, who lives on Locust, attended the meeting but could not hear much of what was said, feels as if the neighbors don't have a voice in this matter. I hope that is not the case.

I have called this neighborhood home since I was 4 months old. I grew up here. I purchased a home on Redwood nine years ago so I could raise my family in the same wholesome neighborhood I grew up in because it is a good neighborhood. I purchased this home because it is 2 blocks from my mother, across the street from my best friend of 40+ years, and next door to my old elementary school teacher. The neighborhood is full of "lifers". These "lifers" have seen the changes and growth in the neighborhood. Many of these people have lived in the neighborhood for over 40 years and have seen the changes the City has imposed and the promises the City has failed to keep to this neighborhood. I remember Austin Bluffs Parkway being built and the negative changes it brought to our neighborhood. However, I was too young to know that the City did not follow through on noise barriers. I recall the neighbors, and my parents, banding together to stop a developer from building apartments on Stanton where the CSCS field is now. However, I was too young to know the "jumps" in the field we played in was a massive sinkhole and too young to fully understand what negative implications those buildings would have brought into our neighborhood. I am no longer young and naive. I fully understand what this developers motives are and that he has no concern for the well-being of this community I call home. He does not care if the students, or whoever ends up living there, destroy my neighborhood. He does not care if UCCS traffic increases (again) in the neighborhood and another child is hit and killed by a car (it may have been a long time ago but we don't forget). He does not care if the construction of that site disturbs the mines below the neighborhood causing us, the neighbors, devastation to our properties. He will be back in Chicago with his money in hand, moving on to his next project.

We have already seen an increase in crime due to the students infiltrating the neighborhood. Personally, I have had a few things stolen from my front yard and an intoxicated person crash his bicycle into my husbands parked car, leaving broken sunglasses and a trail of blood halfway down the street. Building these apartments will increase crime and traffic in the area. It will decrease property values. It would decrease the sense of community and the safe feeling the people in the neighborhood have. It would destroy the quality of life of this neighborhood and significantly alter the neighborhoods established character. The visual impact of the proposed development would not be in harmony and does not conform to this single-family home neighborhood. The high-density housing is not compatible or appropriate to this neighborhood.

The residents of this community do not want this, nor, should we have to tolerate any more imposition on this neighborhood. Please respect our wishes and don't force this on our special community. We will continue to fight this until our voice is heard.

Respectfully,

Rebecca Gabriell
719-331-2210

FIGURE 3

Sent from my iPad

FIGURE 3

Thelen, Lonna

From: David Geiser <daggeiser@gmail.com>
Sent: Thursday, March 19, 2015 11:09 AM
To: Thelen, Lonna
Subject: File No 15-008: Bates Elementary School, 702 Cragmor Road

Dear Council Members:

Allowing a 600 - 1200 bed apartment building to be built on the Bates Elementary School plot (the plot) is a bad idea for these reasons:

1. Traffic. Even with restricted right-turn-only entrance and exit to and from Austin Bluffs Parkway (ABP), the impact on traffic on ABP will be significant. All vehicles will exit the apartments on east-bound ABP If most destinations are west of the apartment, such as the north Nevada business park, or requires I25 access, or even for a downtown destination, then a significant portion of the apartment traffic will either immediately cross three lanes of traffic to perform a U-turn at the University traffic light or will turn right into the Cragmor neighborhood to use the Mt. View access to Nevada Ave., thereby increasing the neighborhood traffic and the University's negative footprint on the area.
2. Runoff. The plot is a small, almost level area on the side of a hill. Just up-hill of the plot is the massive new construction from the University. And just to the east of the plot is what the neighborhood calls "the mosquito pond", a partially successful attempt to control runoff that frequently contains standing water. If the plot is converted into an impervious surface, such as buildings, roads, and parking, the potential for a catastrophic flood event is increased. In that event, the litigation to apportion blame among the University, the plot developer, and the city could consume significant city resources.
3. Light and sound pollution. During night hours, a multi-story apartment having windows facing the quiet Cragmor neighborhood and having a targeted residency of college students, will be a significant source of sound and light pollution aimed directly at Cragmor. Realistically, it would take a five story berm around the five story apartment to mitigate the sound and light. Without such a berm, I foresee an increase of noise complaints to the Colorado Springs Police department.
4. Parking. Although the proposed apartment may have sufficient planned parking for residents and guests, preventing the neighborhood from being used for parking is unenforceable. Unless the developer builds a pedestrian-proof wall around the Cragmor side of the apartment, party-going visitors will find it more convenient to park on the surrounding streets than to use the restricted ingress and egress of the apartment. Currently, the surrounding streets have permit-parking only, but such permit requirements expire at 6 p.m. and so would not affect nighttime party-goers. And, when all of the apartment parking is completed, it will become an attraction for the University students unless the apartment developer plans on staffing a full-time parking patrol.

FIGURE 3

5. Neighborhood rentals. The developer mentions that having such an apartment in the area would decrease the number of multi-student rentals in the neighborhood as the apartment would be new and modern and would out-compete, older, smaller, multi-bedroom rentals. Such rentals are not currently a problem in the neighborhood. So this reasoning is more of a solution in search of a problem.
6. Increasing area population density. The apartment would be across the parkway from the University's dormitories. Concentrating more population and traffic into such a small area will only increase the problems associated with such concentrations and does not bring any solutions to the problems.
7. Necessity. The University has its own development plans including increasing its dormitories and has expressed neither desire nor necessity for a private developer to build on this plot.

For these reasons, the Bates Elementary School plot should not be allowed to be developed into a 600 – 1200 bed apartment building. The only entity to benefit from this project is the developer. The neighborhood residents lose and so does Colorado Springs as a whole.

Sincerely,

David Geiser

3942 Stanton St.

FIGURE 3

Cragmor apartment complex
March 19, 2015

I have several concerns about the proposed apartment complex to be built in Cragmor.

The first concern is the current utilities capable of supporting such a big complex. I question the water supply and the sewer capabilities to handle the additional load which will be placed on them.

The second concern is the proposed access to the complex. With one access I question if the fire department would approve such access. The capabilities of emergency vehicle access are a deep concern to me.

The third concern is the height of the complex. We were told at the meeting that the apartment would be 5 stories. I do not know the building code for height but I do no that there were problems with the stacks on the nitrogen stacks at the Intel sight when it was built.

The forth concern I have is the increased vehicle and foot traffic in the Cragmor area. I know that right now all the traffic is supposed to enter and exit on to Austin Bluffs. I question the traffic leaving the apartment complex and turning through the neighbor hood to go to the close liquor store, the restaurants, and the brewery on Nevada Avenue.

The above concerns are the reasons I feel the Apartment complex should not be built in the Cragmor area.

John Massie
427 Locust Dr.
Colorado Springs, CO 80907

FIGURE 3

Thelen, Lonna

From: Donna Merrick <hamer544@yahoo.com>
Sent: Thursday, March 19, 2015 12:33 PM
To: Thelen, Lonna
Subject: File No 15-008 - old Bates Elementary site for apartments

Ms. Thelen,
I was not able to attend the meeting on 3/5/15. However I would like to put my 2 cents worth in. I live on the corner of Cragmor Road and Jasmine Street. My neighborhood has had a lot of parking problems with students from the collage. Even with the "No Parking" signs put in place we still have a problem. The students believe they are above the law and do not have to obey the traffic signs or follow common curtesy. When you see them park in the no parking area and advise them they have no permit to park there they become rude and threating. The students also walk across our lawns, throw their trash and cigarette butts onto our lawns and streets. Some have parked up on the rocks and grass and block our driveways.

Your notice states that the entrance and exit to this apartment complex would be only off of Austin Bluffs Parkway. However, I think this will promote the residence to park up and down our neighbor streets out of convenience. Have you seen Austin Bluffs Parkway at the area of old Bates Elementary during the afternoon thru late evening?

As a lot of us are seniors and may go to bed early - what kind of noise level protection are we afforded, if any. We don't get any support from the collage or local police where the parking and trash concerns are. A couple of other neighbors as well as ourselves have had our garages, sheds and campers broke into. We do not want any more of this.

Thank You,
The Merricks

FIGURE 3

Thelen, Lonna

From: wayne olson <swedewolson@gmail.com>
Sent: Thursday, March 19, 2015 1:25 PM
To: Thelen, Lonna
Subject: Bates Elementary project

Mrs Lonna Thelen,

I would like to address some of my concerns about the planned apartment housing at the Bates Elementary School.

1) Utilities

(Water) Will water pressure be reduced to our area and where will the water lines be connected ?

(Sewer) With the added number of rooms and projected students, will the existing sewer lines be able to handle the volume of waste?

(Gas) Again will we loose gas pressure, where will the gas lines be connected?

(Electric) When adding new lines to provide electricity will there be more poles or underground switches, transformers or electric lines?

Will GG Land Group be responsible to pay for the entire improvements or will the Colorado Springs rate payers have some cost.

2) Height of buildings and parking garage

(Buildings) 3 to 5 stories high. Most homes are tri-level or single level, the height of the new projected apartments would take away the front range view.

(Parking garage) Again 4 stories, noise,lights,fumes not really conducive for a residential area. The existing school was one level for a reason.

3) Traffic

Will the traffic for the entrance and exit be only accessible off and on Austin Bluffs Parkway

This seems like a lot of traffic added to a already busy parkway. Years ago when Austin Bluffs was in the works city council stated it would never be a truck route. Now

trucks run up and down Austin Bluffs everyday, jake brakes screeching. So what will happen later down the road with new traffic entrances into our neighborhood. Will

the traffic stay the same or will changes be made for access to Stanton St and Cragmor Rd? If this happens... safety will be a major concern.

4) Mines in the area

With the weight of the new buildings and parking garage, drilling piers, footers and foundations will cause a lot of vibration to the area. Could this disturb old minning

shafts causing sink holes or craters causing cracking and settling to near by homes?

5) Retaining wall

Will it cover all sides of the complex?

6) Ingress and Egress lanes off Austin Bluffs

FIGURE 3

The exit lane off Austin Bluffs and a entrance lane onto Austin Bluffs seems to be another hazard. Will a light be required? In the meeting it was mentioned no light would be installed. Students already run across Austin Bluffs and this will only increase the amount of foot traffic crossing the parkway. I know there is a traffic light a couple blocks east and west of the proposed complex but I feel students will run across Austin Bluffs. I have seen it first hand. This is definitely a tragedy waiting to happen.

7) Noise

We as a neighborhood have been subject to constant noise from new building going on at UCCS (parking garage, new admin building, equipment noise, construction workers arguing and swearing, to whistling at women). We have had the new construction of the expansion of Austin Bluffs Parkway with large trucks and machinery running from as early as 5am to 7pm all going on for the most part of 3 years. Now we will have this start again if the complex is built.

We will have hundreds more students driving and partying around the new proposed complex which will add a large stress factor to the neighborhood.

I would like to thank you and the planning department for having the meeting at Bates school,and giving us the chance to voice our concerns about the proposed plan for the apartment complex. I'm concerned about our property values, traffic, noise, cost to tax payers, utilities, mine settlements, vandalism, and foot traffic.

For all the reasons above I would request you NOT approve the building of the proposed apartment complex at the old Bates Elementary site by GG Land Group

Thank you
Thomas W. Olson

FIGURE 3

Lonna Thelen

City of Colorado Springs Land Use Review

30 S. Nevada, Suite 105

Colorado Springs, CO 80903

RE: Bates Elementary, File No 15-008

Ms. Thelen,

Thank you for facilitating the meeting held at Bates Elementary on March 5, 2015 and for answering my questions over the phone. There was obvious emotion with most of the comments and questions you and the developer received, but I believe there were valid concerns and issues that were raised by the members of our neighborhood and maybe not articulated in the best manner. I am the one who wrote the petition that is being submitted with this letter so many of my concerns are outlined in it. However, I would like to touch on some key points.

Compatibility:

This type of development would be completely out of character for the neighborhood which mainly consists of single and double story single family homes. Four story apartment buildings and a five story parking structure is completely out of design, visually bulky, and not compatible with the surrounding homes. This will also completely hinder our views of Pulpit Rock. With the construction of these large structures it will cause an overshadowing on existing homes and complete loss of privacy. The proposal of an eight foot wall being constructed around the development will not provide privacy for the neighborhood homes and my family as this development will have three other stories of height looking into my backyard.

Parking/Traffic/Noise:

There is already an abundance of UCCS students in our neighborhood either living or parking during the days. Those students not adhering to the parking restrictions are not being enforced and have caused a significant amount of pedestrian traffic, as well as, vehicular traffic through our neighborhood. The developer had addressed that a five story parking garage would be constructed and would provide adequate space for residents and guests. I do not believe this will help solve the parking problem, but could only increase it. If permits are required at the development, we will still have students who do not wish to obtain permits parking in our neighborhood. This will only increase with visitors of those residents now wanting to park and have easy access to their friends. Currently there are only restrictions on certain streets between the hours of 8:00am and 5:00pm on weekdays. What will happen between 5:00pm and 8:00am during the week and all weekend? The idea that this development will not cause an increase in traffic throughout Cragmor is absurd. With the right in, right out access off of Austin Bluffs, students and visitors will certainly turn down Meadow and back through the neighborhood when wanting to go west. Putting in a turnaround in Austin Bluffs is not only not safe, but will cause a huge delay in traffic as people leaving the complex will need to cross three lanes of traffic to get to it. The noise that will come from 500+ students living in a very small area will cause a significant loss of amenity. Last weekend was very warm and there was a large influx of students walking and driving from UCCS through the neighborhood to Danville and Portal parks to hang out for the day. This will only increase if the development is approved, as it can't possibly have much green space planned as the size of the development is very large and the land area to occupy it is not. I don't wholeheartedly object to them using the neighborhood parks, however, the consideration for young children and families also occupying the parks is not always there.

FIGURE 3

Mines:

I have requested from the Mines Subsidence Protection Program Administrator maps of the mines and recent occurrences. So far I have only received the same maps that were provided to me when we bought our home this past December. These maps are completely outdated and at best questionable. As new to the neighborhood we did inquire as to subsidence insurance for our home, but due to the fact of when it was built, it is not a covered property. I know of a recent mine occurrence in our neighborhood and I can't image that with the magnitude of construction that is planned many more will not occur.

I respectfully ask that you and your office decline the proposal of this development and let us keep our neighborhood intact. I have spoken with many members of our neighborhood and we are not opposed to Bates Elementary being used for another purpose. We feel that this intended purposes will not benefit our neighborhood, but result in a significant loss for all of us.

Thank you for your attention and time. Please contact me with any questions.

Sincerely,

Sarah Estrada

3924 Jasmine St.

719-209-2190

sarah.estrada@yahoo.com

FIGURE 3

We respectfully request that the City of Colorado Springs deny the request by GG Land Group, File No 15-008 for the planned construction of a 200-300 unit apartment building located at 702 Cragmor Road. The intended project design consists of many 4-5 story buildings which is not harmonious with the surrounding neighborhood which currently consists mainly of single and double story single family homes. The proposed development will overshadow the neighborhood, causing loss of view, privacy and sense of community. The intent of the developer to surround the property with an eight foot wall and provide landscaping will not provide a sufficient buffer from the view of such large buildings that are not consistent with the neighborhood, noise, security and housing lighting, as well as, littering, traffic and parking. Noise generation from such a proposal will cause a significant loss of amenity, during construction, as well as, thereafter by the new residents. We do not believe that the proposed land use will be compatible with the surrounding neighborhood and will overburden the capacities of our existing streets, utilities and parks. We currently have a problem with students from UCCS driving, parking and walking through our neighborhood and this will only increase with the addition of more students housed directly in our neighborhood. We feel that with the addition of 500-600 more students plus their guest will increase road traffic and the associated traffic hazards to the surrounding neighborhood and the children living there. There is also great concern that the construction of such magnitude will cause shifting in the mines that are below our neighborhood, which could cause severe damage to homes and property that will be at a cost to the homeowner. The large number of rental units located adjacent to single family homes will cause a decrease in value to the adjacent and surrounding properties. This proposal being placed next to single family residential properties will cause the single family residential properties to suffer from external obsolescence and create monetary loss to those home owners.

Development Plan Review Criteria 7.5.501 E items 1-5, and 12 have been addressed above.

Signature	Name (printed)	Address	Date
	Lora J. Steers	3940 Applewood Dr. CS, CO 80907	14 Mar. 2015
	Sharon A Plank	418 Maplewood Dr C/S 80907	3/14/15
	J. EDWARD PLANK	418 MAPLEWOOD DR C/S 80907	03/14/15
	Floyd m DAVIS	3904 Linden Pl. 80907	3/14/15
	WALLACE E. DREW	3815 COLUMBINE	3/14/15
	Gwen Komatz	403 Edgewood Dr	3-14-15
	Tracy Barber	1075 Applewood Dr.	3-14-15
	Angela Johnson	4102 Stanton St	3/14/15
	Dorothy Brown	1004 Acacia Dr.	3/14/15
	Mike Clements	420 Maplewood Dr	3/14/15
	Jodi Keen	410 Maplewood Dr.	3/14/15
	Alex Keen	410 Maplewood dr	3/14/15
	Teri Goraczkowski	421 Maplewood Dr	3/14/15
	Kathleen Foster	410 Maplewood Dr	3/14/15
	Susan Maffice	411 Maplewood Dr	03/15/15
	Yvette M. Cook	411 Maplewood Dr.	03/15/15
	DAN SULLIVAN	4307 Mallow Rd	03/15/15
	LP LAWRENCE	4307 Mallow Rd	3/15/15

FIGURE 3

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Development Plan Review Criteria 7.5.501 E items 1-5, and 12 have been addressed above.

Signature	Name (printed)	Address	Date
Renae Olson	Renae Olson	3927 Linden Cir CSG	3/13/2015
Thomas Olson	Thomas Olson	3927 Linden Cir. CS. 80907	3/13/2015
Emily Kitchen	Emily Kitchen	5139 Villa Circle	3/14/2015
Dorothy Melvine	DOROTHY MELVINE	3917 LINDEN CIR.	3/14/2015
Cheryl A Davis	Cheryl A Davis	3904 Linden Pl CS.	3/14/2015
Carl Steers	Carl B. Steers	3940 Applewood CS	3/14/2015
Gayle Limborg	GAYLE LIMBORG	1106 ACACIA DR CS 80907	3-14-15
Corliss Brecht	Corliss Brecht	1106 Acacia Dr. CS 80907	3-14-15
Sandra G Lane	Sandra G Lane	3755 Scott Ln 80907	3/14/15
Larry Cobb	Lawrence Cobb	3755 Scott Ln 80907	3/14/15
Michael Gatson	MICHAEL GATSON	413 Edgewood DR. 80907	3/14/15
Sandra Ellis	Sandra Ellis	3904 Stanton St. 80907	3-14-15
Paul Ellis	PAUL ELLIS	3904 STANTON ST 80907	3-14-15
Judith A. Drew	Judith A. Drew	3815 Columbine Pl. 80907	3-14-15
Michelle Gatson	Michelle Gatson	413 Edgewood Dr. 80907	3-14-15
Michael P. Gatson	Michael Gatson	413 Edgewood Dr. 80907	3-14-15
Andrew W Keen	ANDREW W KEEN	410 MAPLEWOOD DR. 80907	3/14/15
Larry Mills	LARRY MILLS	1075 APPLEWOOD DR	3/14/15

FIGURE 3

We respectfully request that the City of Colorado Springs deny the request by GG Land Group, File No 15-008 for the planned construction of a 200-300 unit apartment building located at 702 Cragmor Road. The intended project design consists of many 4-5 story buildings which is not harmonious with the surrounding neighborhood which currently consists mainly of single and double story single family homes. The proposed development will overshadow the neighborhood, causing loss of view, privacy and sense of community. The intent of the developer to surround the property with an eight foot wall and provide landscaping will not provide a sufficient buffer from the view of such large buildings that are not consistent with the neighborhood, noise, security and housing lighting, as well as, littering, traffic and parking. Noise generation from such a proposal will cause a significant loss of amenity, during construction, as well as, thereafter by the new residents. We do not believe that the proposed land use will be compatible with the surrounding neighborhood and will overburden the capacities of our existing streets, utilities and parks. We currently have a problem with students from UCCS driving, parking and walking through our neighborhood and this will only increase with the addition of more students housed directly in our neighborhood. We feel that with the addition of 500-600 more students plus their guest will increase road traffic and the associated traffic hazards to the surrounding neighborhood and the children living there. There is also great concern that the construction of such magnitude will cause shifting in the mines that are below our neighborhood, which could cause severe damage to homes and property that will be at a cost to the homeowner. The large number of rental units located adjacent to single family homes will cause a decrease in value to the adjacent and surrounding properties. This proposal being placed next to single family residential properties will cause the single family residential properties to suffer from external obsolescence and create monetary loss to those home owners.

Development Plan Review Criteria 7.5.501 E items 1-5, and 12 have been addressed above.

Signature	Name (printed)	Address	Date
	Jeffrey Clark	1175 Westmoreland Rd	3/14/2015
	Ginger Boult	1191 Westmoreland Rd	3-18-15
	Astrid Ohlberg	1163 Westmoreland Rd	3-18-15
	Josh Klute	3950 Stanton St	3/18/15
	Jimmie White	3924 Jasmine St	3/18/15
	Sarah Estrada	3924 Jasmine St	3/18/15

FIGURE 3

We respectfully request that the City of Colorado Springs deny the request by GG Land Group, File No 15-008 for the planned construction of a 200-300 unit apartment building located at 702 Cragmor Road. The intended project design consists of many 4-5 story buildings which is not harmonious with the surrounding neighborhood which currently consists mainly of single and double story single family homes. The proposed development will overshadow the neighborhood, causing loss of view, privacy and sense of community. The intent of the developer to surround the property with an eight foot wall and provide landscaping will not provide a sufficient buffer from the view of such large buildings that are not consistent with the neighborhood, noise, security and housing lighting, as well as, littering, traffic and parking. Noise generation from such a proposal will cause a significant loss of amenity, during construction, as well as, thereafter by the new residents. We do not believe that the proposed land use will be compatible with the surrounding neighborhood and will overburden the capacities of our existing streets, utilities and parks. We currently have a problem with students from UCCS driving, parking and walking through our neighborhood and this will only increase with the addition of more students housed directly in our neighborhood. We feel that with the addition of 500-600 more students plus their guest will increase road traffic and the associated traffic hazards to the surrounding neighborhood and the children living there. There is also great concern that the construction of such magnitude will cause shifting in the mines that are below our neighborhood, which could cause severe damage to homes and property that will be at a cost to the homeowner. The large number of rental units located adjacent to single family homes will cause a decrease in value to the adjacent and surrounding properties. This proposal being placed next to single family residential properties will cause the single family residential properties to suffer from external obsolescence and create monetary loss to those home owners.

Development Plan Review Criteria 7.5.501 E items 1-5, and 12 have been addressed above.

Signature	Name (printed)	Address	Date
[signature]	STEVEN BUCKLEY	3929 LINDEN CIR	3/15/2015
[signature]	JACQL HILL BUCKLEY	3929 LINDEN CIR	3/15/2015
[signature]	Arthur H Rettig	3926 Linden Circle	15 Mar 15

FIGURE 3

Thelen, Lonna

From: Jim & Karen Doerksen <oakhaven6@msn.com>
Sent: Thursday, March 19, 2015 3:33 PM
To: Thelen, Lonna
Subject: protest re Bates Schol building project

Hi Ms. Thelen,
My wife and I, with our family, have lived on Stanton St for 34 years. We are now on the edge of the parking permit program and seldom or never have students parking on our street. We are very concerned although, about a project here at the top of our street of the type that is being proposed. We are primarily concerned about how our neighborhood will be affected. Many questions seemed to be uncertain at best. Will our property values decline? – most likely they will. Who would want to invest in a house which is next to a loud and rowdy student complex? Will traffic, especially here on Stanton, be affected? Likely it will. Who knows what the access to our community will be from the west side of the complex. Certainly emergency vehicles will be allowed.
Sorry about the rowdy meeting of our neighborhood earlier in the month. But it does show the anxiety and disproval of this project. We too are very opposed to this kind of project in our neighborhood!

Jim and Karen Doerksen

FIGURE 3

3/26/15 - Bates Elementary School conversion to Student Housing

Francis Beine - unable to write letter so staff noted concerns below.

- Traffic input from new project on existing neighborhood
- Noise from the apartment complex

3834 Panorama Rd
Colo Spgs, CO 80907

- send postcard of any future meetings she is not on mailing list.

FIGURE 3

Lonna Thelen

City of Colorado Springs Land Use Review

30 S. Nevada Ave. Suite 105

Colorado Springs, CO 80903

RE: Bates Elementary 702 Cragmor Rd. File 15-008

Ms. Thelen,

It was good to have a meeting to discuss the future of the land formerly occupied by Bates Elementary. Thank you and the other City representatives for being there. I am a current resident of the Cragmor area and I have the following concerns:

Compatibility

How is a very large apartment building filled with hard-partying young people compatible with a quiet, mature neighborhood of mostly single-family homes? Who will want to live next to such a building? Property values are sure to go down. As you saw at the meeting, many residents of this neighborhood are older and have lived here a very long time. It would be unfair for them to be driven out of their homes because they cannot tolerate living next to so many loud people. Landscaping and an eight foot tall fence are woefully inadequate to shield the neighbors from the light and sound pollution a tall building like this would generate.

Traffic

Austin Bluffs Parkway is very steep and can be treacherous in winter. Just two weeks ago it was closed due to icy conditions. With only one entrance and exit off Austin Bluffs, there will be a lot of people left without any way to get home. They will resort to driving through the neighborhood and parking wherever they can in the neighborhood. It is not convenient for the apartment residents to only be able to turn East on Austin Bluffs. There will be some who will park in the neighborhood in order to save time. This will increase parking in the neighborhood and traffic through our neighborhood. We already are having a severe problem with road maintenance (HUGE potholes on Meadow, Acacia, and Mount View). More traffic will not help.

Pedestrians

Will the developer be required to provide (at his cost) a pedestrian walkway over Austin Bluffs? This would be a must for the safety of students and to avoid interruption of Austin Bluffs.

Geological Investigations

The Cragmor area is honeycombed with mines. I remember as a child when a sinkhole opened up under Portal Pool. There has been recent subsidence as well. Just this week a sinkhole opened up on Cumberland Rd. A lot of us are concerned about putting such a large building over abandoned mine shafts and what affect it could have on surrounding homes. Will the City require a thorough investigation to ensure the safety of the project and the surrounding homes?

I am a busy mom and am taking time to write to you. I sincerely hope that regular folks like me still have a voice that can be heard over the big developers.

Sincerely,

Lisa Hathaway

1198 Stanton St.

Colorado Springs, CO 80907

fivehathaways@msn.com

FIGURE 3

Lisa -

March 10, 2015

RE: Bates School Redevelopment:

Referring to our recent telephone message, I am in support of the proposed development however; if possible I would prefer that the access be off Austin Bluffs at Stanton Rd (East of Colorado Christian) if it is doable.

Sincerely

Hyle Amen
1728 - Westmoreland Rd.
Colo Spgs. Colo. 80907
1-719-594-4038

FIGURE 3

Planner Review

BATES ELEMENTARY SCHOOL DISPOSITION

March 18, 2015 @ 10:40 AM
George C. Tackels, PE
1501 Columbine Road
Colorado Springs, CO
(719) 477-0776

Phone call from Lonna Thelen,
Reviewing Planner
(719) 385-5383
lthelen@springsgov.com

Community Development
30 S. Nevada Ave #105
Colorado Springs, CO

Applicant for this project is
GG Land Group
(312) 451-1204
tgaluski@gglandgroup.com

Comentary:

There will be **no meeting** Thursday, March 19 because the applicant has not requested one as of this time. If the applicant requests a meeting, a meeting will be scheduled at BATES SCHOOL for concerned citizens, and they will be notified by mail.

Comments from concerned parties should be phoned, emailed, or sent to Lonna Thelen at her office by March 19, 2015 indicating their support or opposition to the plans and issues presented at the BATES SCHOOL on March 5, 2015.

FIGURE 3

Tectonics
1501 Columbine Road / Colorado Springs, Colorado 80907 / Telephone (303)477-0774

DORMITORY PROJECT

Regarding the **BATES SCHOOL PROPERTY,** there are many costly and hazardous concerns that your **DORMATORY PROJECT** that exceed the concerns of student parking and access that were brought up at the meeting January 5.

SINGLE, MANDATORY AUTO ACCESS (**Right-turn Entrance, Right-turn Exit**) from the site **onto Austin Bluffs Parkway** will require:

An **additional acceleration lane** into Austin Bluffs right-of-way. This makes it necessary to:
- Move the existing wall and barriers for doing so.
- Grade the earth to meet the roadway above.
- Build a new lane about 500 feet long.
- Provide a barrier between the new lane and the existing road.
- Provide a stop light for entering the Parkway.
- Provide retaining walls as necessary to maintain the existing roadway.

An **additional deceleration lane** from Austin Bluffs into the site.
- Build a new earth ramp for the descending access lane.
- Build retaining walls for the existing Parkway lanes.
- Build a new lane about 700 feet long
- Build retaining walls for the new descending lane.
- Build security walls along the site side of the descending lane.
- Provide a barrier between the site's Entrance/Exit lanes.

STUDENT ACCESS TO THE CAMPUS must be assured to maintain access to the opposite side of Austin Bluffs Parkway by a fence which prevents students from crossing the Parkway except at the signaled crossing.

EXTENSIVE WRECKING AND GRADING must be done to rid the site of so much debris, such as concrete, masonry, wall panels, glass, wood, and roofing.

EXTEND THE "NO-PARKING ZONING ALONG THE NEIGHBORHOOD STREETS to prevent students from parking because of the inconvenience of access to stores, facilities and parks not easily accessable south and west of the Parkway.

LARGER LAND AREA COULD PROVIDE PARKING without the parking structure by providing canopied parking structures for more cars, in lieu of the costly parking facility now required. And the existing roads would provide direct access to the college as well as to the frequented eating, drinking and commercial facilities with optional choices of prime transportation routes with little concern for access thereto.

The attached material sent herewith is a suggestion of how and where this DORMATORY can be sited to avoid the above events, reduce costs, a place for students to park, convenient access to stores, etc, and convenient access to the UCCS CAMPUS and alternate routes of travel.

Sincerely yours,

George Tackels.

George Tackels, PE

ENGINEERS
CONSTRUCTORS
CONSULTANTS

FIGURE 3

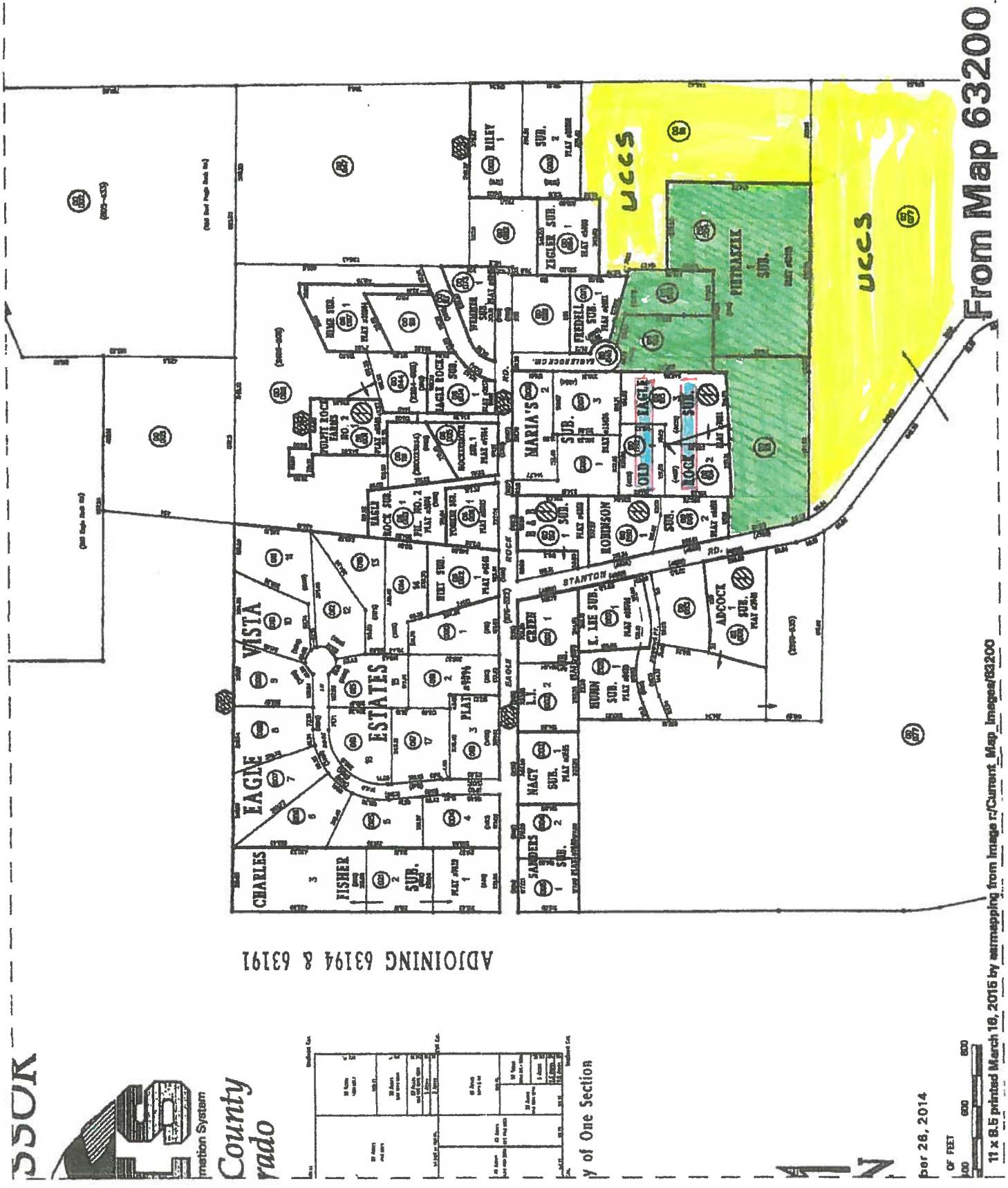

From Map 63200
UCCS
UCCS
FOUNTAIN SUB.
ZIEGLER SUB.
MARIA'S SUB.
EAGLE SUB.
OLD ROCK SUB.
ROBINSON SUB.
STANTON RD.
VISTA ESTATES
EAGLE
CHARLES
FISHER SUB.
ADJOINING 63194 & 63191
11 x 8.5 printed March 18, 2015 by aermapping from Image r:/Current_Map_Images/63200

FIGURE 3

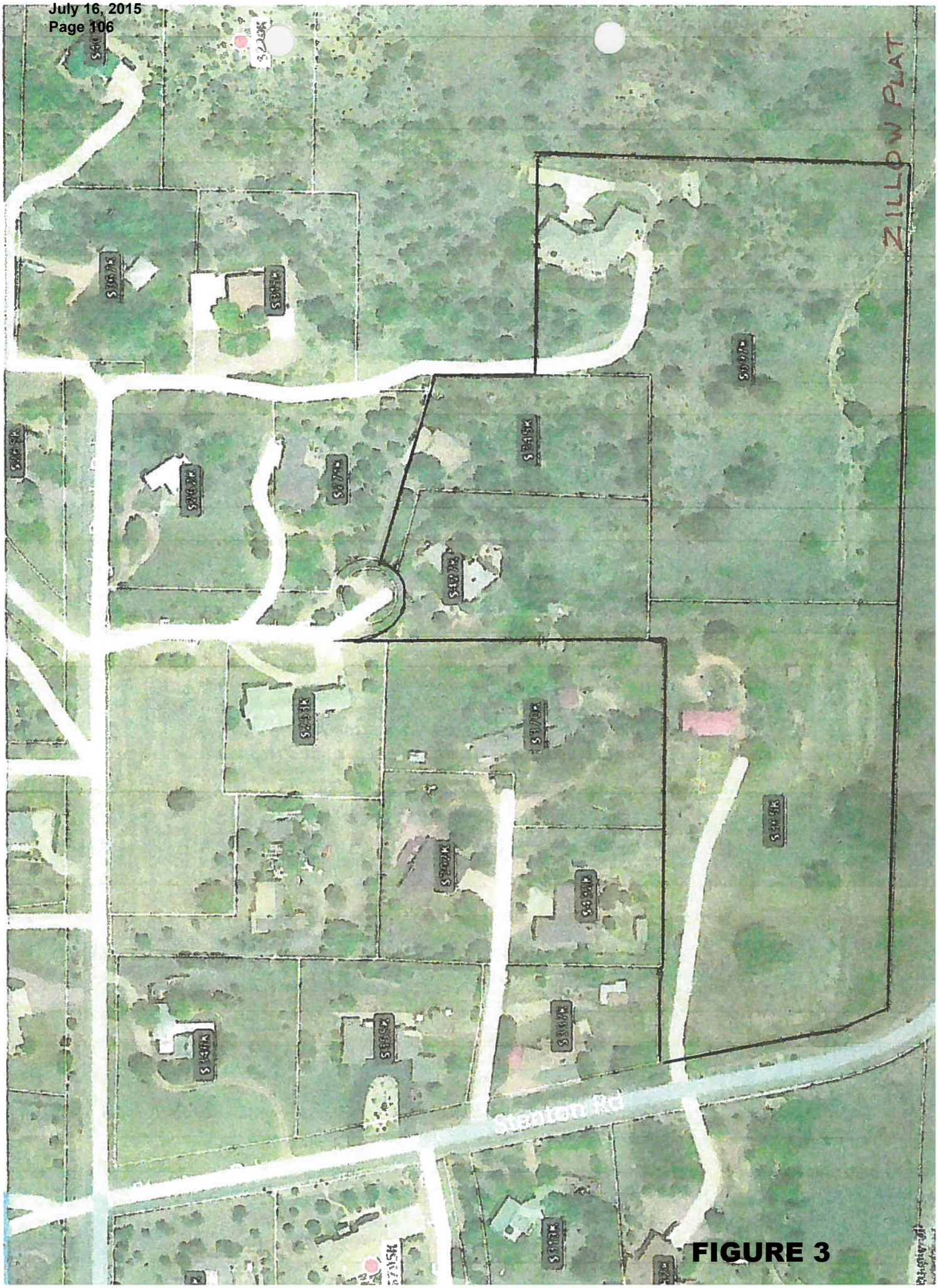


FIGURE 3

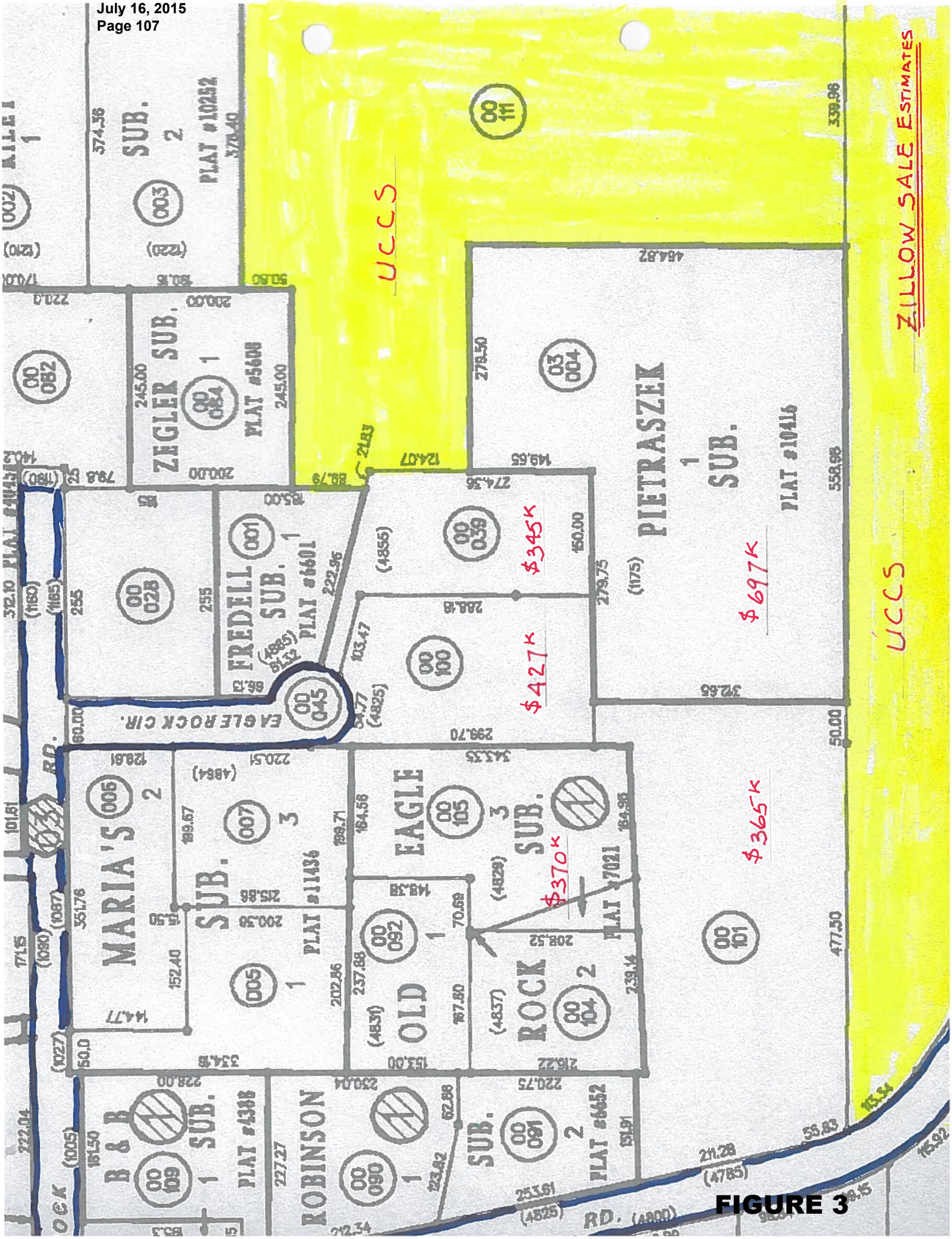

UCCS
UCCS
ZILLOW SALE ESTIMATES
$427K
$345K
$697K
$370K
$365K
PIETRASZEK 1 SUB. PLAT #10416
ZEGLER SUB. 1 PLAT #5608
FREDELL SUB. 1 PLAT #6601
MARIA'S SUB. 2 PLAT #4388
EAGLE SUB. 3 PLAT #11436
OLD ROCK SUB. 3 PLAT #7021
B & B SUB. 1 PLAT #4388
ROBINSON SUB. 1
SUB. 2 PLAT #6452
EAGLEROCK CIR.
RD.
RD. (4800)

FIGURE 3

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 63200-03-004

Master Parcel No: 63200-00-049

Owner: PIETRASZEK ADAM
2115 AEROTECH DR
COLORADO SPRINGS CO 80916-4201

Location: 1175 EAGLE ROCK RD

Legal Description: LOT 1 PIETRASZEK SUB

Txd	Levy	Neighborhood	Plat	Create Date
FBY	60.175	75	10416	02/25/2000

	Year Built	Base-ment	Stories	Units	Use Code	Area	Assessed Value	Market Value	Appraisal Date
Land:					1112	4.99AC	15890	199600	3/15
Imp:	1999	A	1.0	1	F4	4442	45750	574739	3/13
						Total:	61640	774339	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	10/15/1999		$0.00	99161236				0

Taxing Entities	Mill Rate
ELPASO COUNTY	7.791
CITY OF COLORADO SPRINGS	4.279
COLO SPGS SCHOOL NO 11	43.165
PIKES PEAK LIBRARY	4
SOUTHEASTERN COLO WATER CONSERVANCY	0.94
EL PASO COUNTY CONSERVATION	
2014 Tax Rate:	60.175 mills

Please note that appraisal records are subject to change without notification.

Printed: 3/16/2015 1:25:13 PM **By:** ASRMAPPING

FIGURE 3

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 63200-00-039

Master Parcel No:

Owner: BULLER MELVIN & DONICE TRUST
4855 EAGLE ROCK CIR
COLORADO SPRINGS CO 80918-3928

Location: 4855 EAGLE ROCK CIR

Legal Description: TRACT IN E2SW4 OF SEC 20-13-66 AS FOLS, COM AT A PT IN N-S C/L OF SD SEC THAT IS 3324.65 FT S FROM N4 COR, TH WLY 379.43 FT, SLY AT R/A 85.1 FT, WLY AT R/A 220 FT, NLY AT R/A 280 FT, WLY AT R/A 25 FT, SLY AT R/A 370 FT FOR POB, ANG L 75<37'21" SELY 22.03 FT, ANG R 75<37'21" SLY 274.36 FT, ANG R 89<33' WLY 150 FT, ANG R 90<27' NLY 288.18 FT, ANG L 75<37'21" NWLY 103.47 FT, ANG R 104<59'47" NELY TO CHORD OF CUR L, SD CUR HAVING A RAD OF 50 FT A C/A OF 30<00', TH NLY ON SD CUR AN ARC DIST OF 26.18 FT, ANG R 75<00'13" FROM CHORD SELY 223.17 FT TO POB

Txd	Levy	Neighborhood	Plat	Create Date
FBY	60.175	75	0	

	Year Built	Base-ment	Stories	Units	Exempt	Use Code	Area	Assessed Value	Market Value	Appraisal Date
Land:					HE	1112	1.07AC	5250	66000	3/15
Imp:	1969	A	1.0	1	HE	F2	1405	16430	206469	3/13
							Total:	21680	272469	
							Homestead Ex:	7960	100000	
							Taxable Totals:	13720	172469	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	07/20/1998		$0.00	98101090				0

Taxing Entities	Mill Rate
ELPASO COUNTY	7.791
CITY OF COLORADO SPRINGS	4.279
COLO SPGS SCHOOL NO 11	43.165
PIKES PEAK LIBRARY	4
SOUTHEASTERN COLO WATER CONSERVANCY	0.94
EL PASO COUNTY CONSERVATION	
2014 Tax Rate:	60.175 mills

FIGURE 3

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 63200-00-100

Master Parcel No: 63200-00-050

Owner: HUNTER GREGG A
4825 EAGLE ROCK CIR
COLORADO SPRINGS CO 80918-3928

Location: 4825 EAGLE ROCK CIR

Legal Description: TRACT IN E2SW4 OF SEC 20-13-66 DESC AS FOLS:
COM AT SE COR OF LOT 3 OLD EAGLE ROCK SUB,
TH NLY ALG ELY LN OF SD LOT 3 30.0 FT M/L TO POB,
TH CONT ON SAME COURSE 304.27 FT,
ANG R 146<47'21" SELY ALG CHORD OF A CUR TO L
WITH A RAD OF 50.0 FT A C/A OF 66<25'19" FOR A CHORD
DIST OF 54.77 FT, TH ANG 79<05'16" NELY TO CHORD
OF A CUR TO L WITH A RAD OF 50.0 FT A C/A OF
68<57'15" FOR AN ARC DIST OF 60.20 FT,
ANG 25<30'23" SELY 103.47 FT,
ANG 75<37'21" SLY 288.18 FT, TH WLY 215.0 FT M/L
TO POB

Txd	Levy	Neighborhood	Plat	Create Date
FBY	60.175	75	0	02/21/1992

	Year Built	Base-ment	Stories	Units	Use Code	Area	Assessed Value	Market Value	Appraisal Date
Land:					1112	1.47AC	5250	66000	3/15
Imp:	1965	B	1.0	1	F2	2132	22680	284968	3/13
						Total:	27930	350968	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	04/22/1965		$0.00	0				0
	07/24/2003	$345,000	$34.50	203170473			A	0
	06/28/2006		$0.00	206095613	0	0		0
	08/01/2006		$0.00	206112801	0	0		0
	08/17/2009		$0.00	209097745	0	0		0
	10/23/2009	$325,000	$32.50	209123669			A	0

Taxing Entities	Mill Rate
ELPASO COUNTY	7.791
CITY OF COLORADO SPRINGS	4.279
COLO SPGS SCHOOL NO 11	43.165
PIKES PEAK LIBRARY	4
SOUTHEASTERN COLO WATER CONSERVANCY	0.94

FIGURE 3

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 63200-00-101

Master Parcel No: 63200-00-027

Owner: ZELL PHYLLIS A ESTATE
WOOLEY ELIZABETH C PERS REP
4785 STANTON RD
COLORADO SPRINGS CO 80918-3907

Location: 4785 STANTON RD

Legal Description: TRACT IN SW4 OF SEC 20-13-66 AS FOLS, COM AT SELY COR OF TR CONV BY BK 1835-240, TH WLY ON SLY LN THEREOF 949.85 FT FOR POB, CONT WLY ON SD LN & EXT THEREOF 477.50 FT TO ELY R/W LN OF CO RD, TH ANG R 70<52'22" NWLY 55.83 FT, CONT NWLY ALG SD ELY R/W LN 211.28 FT, ANG R 102<00' ELY 132.06 FT, TH ANG R 89<53' SLY 3.41 FT, ANG L 88<19'52" ELY 408 FT M/L, ANG R 44.22 FT M/L NLY, ANG R 60.0 FT M/L ELY, TH ANG R 312.70 FT, TH WLY 50.00 FT TO POB

Txd	Levy	Neighborhood	Plat	Create Date
FBY	60.175	75	0	08/18/1993

	Year Built	Base-ment	Stories	Units	Use Code	Area	Assessed Value	Market Value	Appraisal Date
Land:					1112	3.3AC	10510	132000	3/15
Imp:	1950	A	1.0	1	F2	1588	14200	178408	3/13
Imp:	1952		1.0	0	27	96	10	137	3/13
						Total:	24720	310545	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	01/27/1988		$0.00	1665294	5468	1359		0
	04/16/2014		$0.00	214031362	0	0		0

Taxing Entities	Mill Rate
ELPASO COUNTY	7.791
CITY OF COLORADO SPRINGS	4.279
COLO SPGS SCHOOL NO 11	43.165
PIKES PEAK LIBRARY	4
SOUTHEASTERN COLO WATER CONSERVANCY	0.94
EL PASO COUNTY CONSERVATION	
2014 Tax Rate:	60.175 mills

Please note that appraisal records are subject to change without notification.

FIGURE 3

3958 Stanton St.
March 19, 2015

City of Colorado Springs,
Land Use Review
30 S. Nevada Ave, Suite 105

To Whom It May Concern,

RE: File NO 15-008, Proposed apartment project on Bates School property.

Cragmor was developed many years ago as a single family home residential neighborhood and absolutely must remain so!

Because of the increased student population, the Cragmor neighborhood has already experienced parking problems, noise disturbances at all times of the day and night, and more trash in the streets and on our front lawns. A project of this size will extremely exacerbate this already growing problem, which is hurting our property values and will eventually reduce property tax revenue to the city.

There are several areas near the campus that could very well be utilized for this commercial housing purpose. The Dog Track property on Winters that has been vacant for many years is a huge commercial space with good access to North Nevada. There are many un-used and under-utilized spaces on the west side of North Nevada between Mount View Lane and Garden of the Gods. There is already a project underway on the east side of North Nevada with more space still available just north of the campus.

The University itself has a great deal of space on the north end of their own property. I learned from UCCS officials at a Curiosity Unlimited program at the University that they have contingency plans for an eventual enrollment of up to 37,000 students. They emphatically stated that they had NO intentions of crossing south of Austin Bluffs. The University should use its own space to house these students and limit their enrollment to utilize the space they own.

UCCS is a wonderful institution and a great asset to our city. But, they should not be allowed to infringe on our residential neighborhood. Furthermore, private residential projects of this magnitude must not be allowed in Cragmor. We strongly oppose this project and any zoning variance that would allow it.

Would the powers that be want a project like this in their neighborhood? We are sure NOT!

Sincerely,

Ben B. Finch

Karol S. Finch

FIGURE 3

RE: FILE NO.: 15-008

Ms. Thelen,

I have attached a .pdf document of the cover of the 1985 report: State of Colorado Division of Mined Land Reclamation Colorado Springs SUBSIDENCE INVESTIGATION
and a .pdf document of PLATE 2, dated 3/25/85, showing where the proposed GG Land Group development is located above the coal mines.

This development, proposed by GG Land Group, is too large for this R1-6000 neighborhood and is too large for this location above the abandoned coal mines.

Douglas Shake
436 Redwood Dr.
Colorado Springs CO 80907

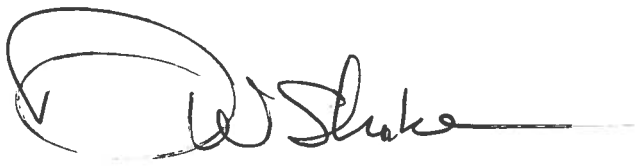
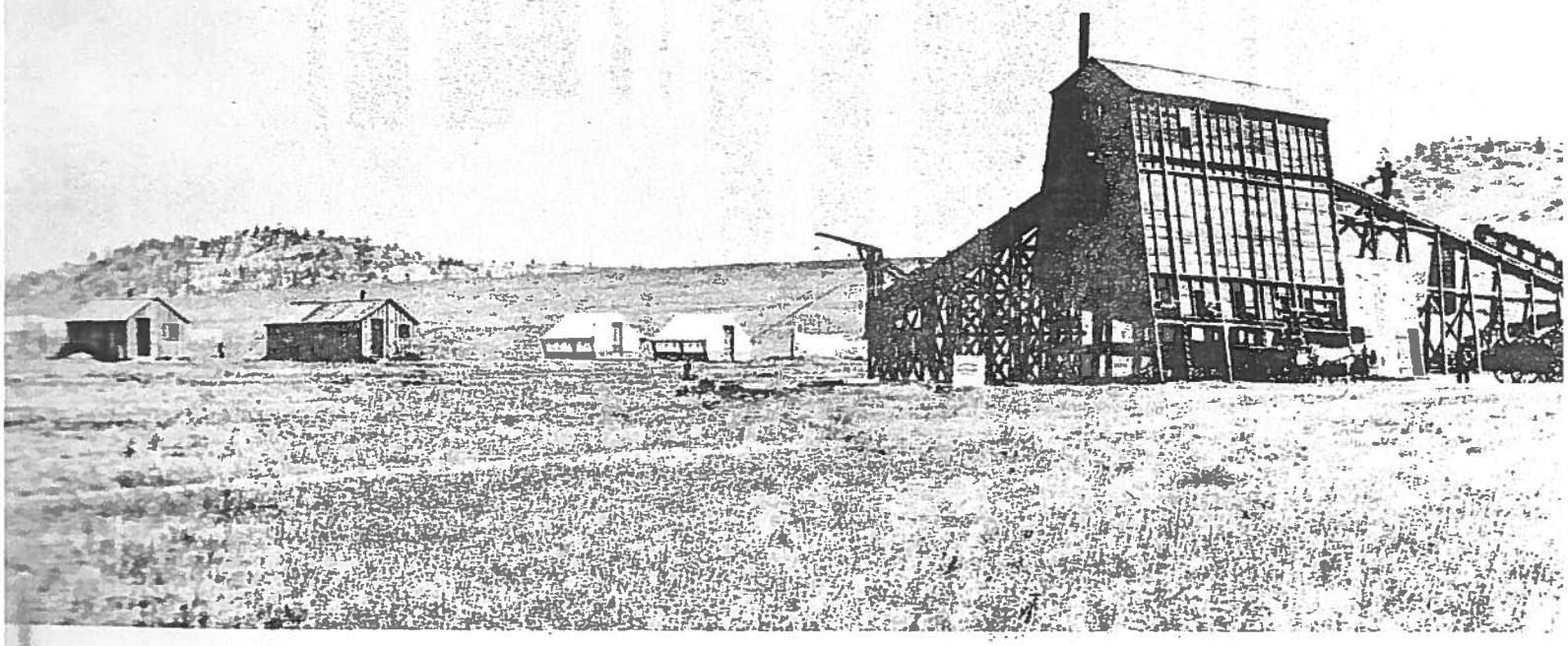


FIGURE 3

State of Colorado
Division of Mined Land Reclamation

Colorado Springs

SUBSIDENCE INVESTIGATION



STUDY COMPLETED
MARCH 28 1985

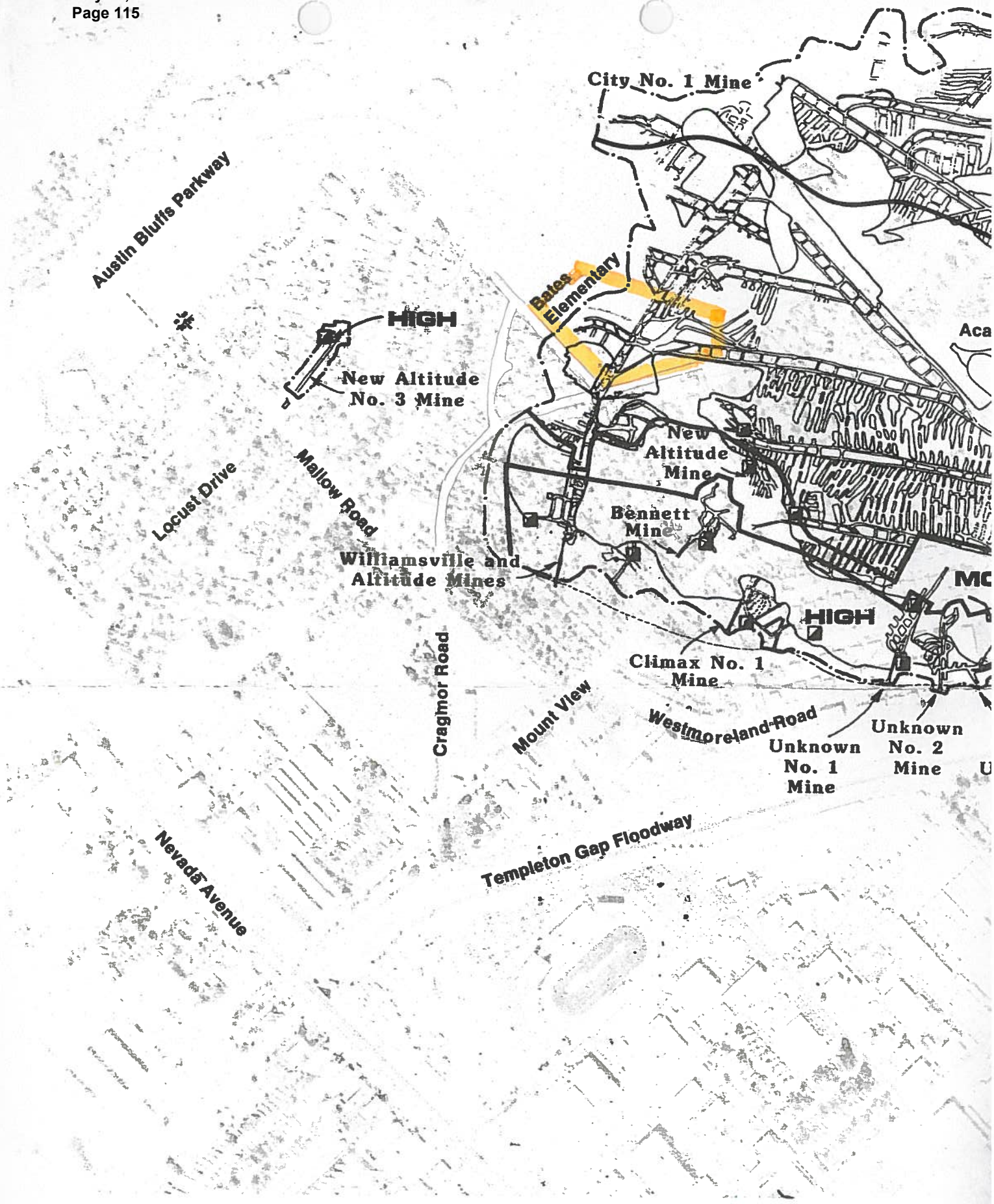
Volume I
Executive Summary

Prepared by:

Dames & Moore

1626 Cole Blvd.
Golden, CO 80401

FIGURE 3



State of Colorado
Colorado Springs Subsidence Investigation

DAMES & MOORE
1626 Cole Blvd
Golden CO 80401

PLATE 2
3/25/85

FIGURE 3

CITY OF COLORADO SPRINGS

COMMUNITY DEVELOPMENT
Land Use Review

PUBLIC NOTICE

Date and Time: Thursday, March 5, 2014 from 5:30-7:00 pm
Meeting Location: Bates Elementary School – 702 Cragmor Road

Reviewing Planner:
Lonna Thelen
(719) 385-5383
lthelen@springsgov.com

30 S. Nevada, Suite 105
Colorado Springs, CO
719-385-5905

Hours of Operation:
Monday – Friday 8am-5pm

The City of Colorado Springs, Land Use Review Division has received a request by GG Land Group for a neighborhood meeting on the following item:

FILE NO.: FILE NO 15-008 – The applicant is proposing to use the old Bates Elementary site property at 702 Cragmor Road as a 200-300 unit apartment building for student housing. Each unit will contain 1, 2, 3 or 4 bedrooms. Vehicular access to the site will only be from Austin Bluffs Parkway. The site plans to park the units at a 1 parking space per bedroom ratio with additional visitor parking.

You are invited to attend a public meeting to hear a presentation and discuss the proposal. Representatives for the applicant and the City of Colorado Springs Land Use Review Division will attend the meeting. Please share this notice with anyone who may be interested in attending. Written comments will be accepted on the proposal until **March 19, 2015**. All comments received by the City of Colorado Springs are public record and will be made available to the applicant.

FIGURE 3

Thelen, Lonna

From: Wysocki, Peter
Sent: Wednesday, June 03, 2015 12:06 PM
To: Thelen, Lonna
Subject: FW: The sale of Bate Elementary School

For your records.

PETER WYSOCKI, AICP
Director of Planning and Development | City of Colorado Springs, CO
30 South Nevada, Street | PO Box 1575 Mail Code 155 | Colorado Springs, CO 80901
Tel: 719.385.5347

From: Knight, Don
Sent: Wednesday, June 03, 2015 11:44 AM
To: Darren Whaley
Cc: Wysocki, Peter; Council Members
Subject: RE: The sale of Bate Elementary School

Mr Whaley,

Thank you for letter of concern. I did want you to know that it was received and read. I am also including Mr Peter Wysocki, head of City Planning, so it can be part of the official record when this comes before Council. In the meantime though, I have to refrain from any comment or involvement in the matter as this is a quasi-judicial issue for Council and the laws prevent us from having any a-priori, one-sided conversations (ex parti) with either side. We must base our decision solely what we hear during the appeal as well as what is in the official record we read beforehand.

Don Knight
Colorado Springs City Council, District 1
107 N Nevada Ave, Ste 300
Colorado Springs, CO 80901
719-385-5487
719-368-0729 (cell)

From: Darren Whaley [mailto:scottwhaley815@yahoo.com]
Sent: Tuesday, June 02, 2015 10:13 PM
To: Knight, Don
Subject: The sale of Bate Elementary School

On Tuesday, June 2, 2015 7:21 PM, Darren Whaley <scottwhaley815@yahoo.com> wrote:

Darren Scott Whaley

FIGURE 4

3941 Stanton Street

Colorado Springs, Colorado 80907

719.313.6030

scottwhaley815@yahoo.com; dwhaley@uccs.edu

June 2, 2015

Re: The sale of Bate Elementary School

Mr. Knight:

As I am sure you are aware by now a pending sale exists between Colorado Springs School District 11 and GG Land Group for the Bates Elementary School property located in the Cragmor neighborhood. I first want to bring to your attention the dissatisfaction that the residents of the Cragmor neighborhood have voiced at both meetings that have occurred at Bates Elementary. Besides the common complaints that accompany a construction project of this magnitude like noise and light pollution and the possibility of lowering surrounding property values, I want to bring to yours and City Council's attention two things in particular that concern me as well as Cragmor residents. First, this piece of land was donated to District 11 by the Binkerd family in 1956 under the provision that "… said property shall always be used as a public thoroughfare and in the event other use be made of said property, then [the] deed shall be null and void and the property… herein shall revert to the grantor." I think what's on all of our minds is what gives District 11 the standing to sell this property, especially to developers who don't have the Cragmor neighborhood or the cities best intentions in mind? Our other major concern is that the traffic study that was provided to the city by GG Land Group was conducted during the time period that the University of Colorado at Colorado Springs, District 11, and Colorado Springs School District 20 were all observing Spring Break. While I can understand the burden that this vacant lot must bring upon District 11, I can't understand how this seemingly back door deal is being considered by District 11 and the city of Colorado Springs. As I am sure this isn't the first and won't be the last email you receive concerning the issue of this sale I will leave other arguments to more qualified individuals.

Thank you for your time.

Scott Whaley

:dsw

pc: Merv Bennett, Jill Gaebler, Jan Martin, Tom Strand, Bill Murray

enclosure: attached please find a hard copy of this letter

FIGURE 4

Thelen, Lonna

From: Rebecca Gabriell <beka410@aol.com>
Sent: Saturday, May 30, 2015 12:05 AM
To: Thelen, Lonna
Subject: Bates project

Lonna,
Please consider the neighborhood around Bates when it comes down to deciding whether to allow them to build the monstrosity they are planning. It is NOT a good fit for the neighborhood. It is too big. It will tower over the homes nearby. Those with six foot privacy fences will have no privacy with the 621+ people peering into their homes and yards. Parents will not feel comfortable having their children put on display. Parents will not be comfortable allowing their children to play in the front yards or the streets as the traffic (pedestrian and vehicle) WILL increase. The crime rate WILL increase. I know the officer said it wouldn't increase any more than any other apartment complex but it will increase drastically over the amount of calls they have EVER had for that property or the neighborhood. The noise and light pollution will be unbearable for those homes blocks away from the proposed building.
Can you imagine trying to put your kids to bed in a hot, stuffy house all summer because the "Party Deck" is the place to be and your choice is to sleep with the windows shut or hear the noise and see the lights all night? Can you imagine your grandmother's milk getting stolen from her porch week after week and her outdoor Christmas decorations getting vandalized? Can you imagine having to shut everything out just so you can enjoy the one place that should be your retreat? Can you imagine trying to sell that house that was once in a nice neighborhood but is now in the shadow of a monstrosity? I've heard many neighbors discuss just that. They don't want to live there if this project is approved. What will it do to the property values? Would YOU want to live around that?
Mrs Binkerd would have NEVER donated this land to District 11 if she thought they would sell out to a developer to bring ruin on this neighborhood. This neighborhood was her home. She wanted to improve it for the community and the neighbors around her. I feel that her wishes should be respected. This project will NOT improve this neighborhood in ANY way. Shame on District 11 for selling out to a developer instead of selling it to the Thomas MacLaren school and keeping a school a school! It's all about money for the developer and the district at the neighborhoods expense.
The neighbors have spoken and now it's time for the city to listen. THIS DEVELOPMENT IS NOT, AND WILL NEVER BE WELCOME IN THIS NEIGHBORHOOD. This proposed monstrosity would ruin this neighborhood. Not here, not now, not ever!

Thank you,
Rebecca Gabriell

Sent from my iPad

FIGURE 4

Thelen, Lonna

From: J. Edward Plank <jep.oso@gmail.com>
Sent: Friday, May 29, 2015 3:28 PM
To: Thelen, Lonna; Ed Plank
Subject: Fwd: Bates Elementary Apartments File No. 15-008

Ms. Thelen, May 29, 2015

Again, we have reviewed the city of Colorado Springs 7.5.50 (E) Development Plan Criteria for the proposed apartment complex, by CG Land Group, at the Bates Elementary site property, and attended the second public meeting regarding this proposed development.

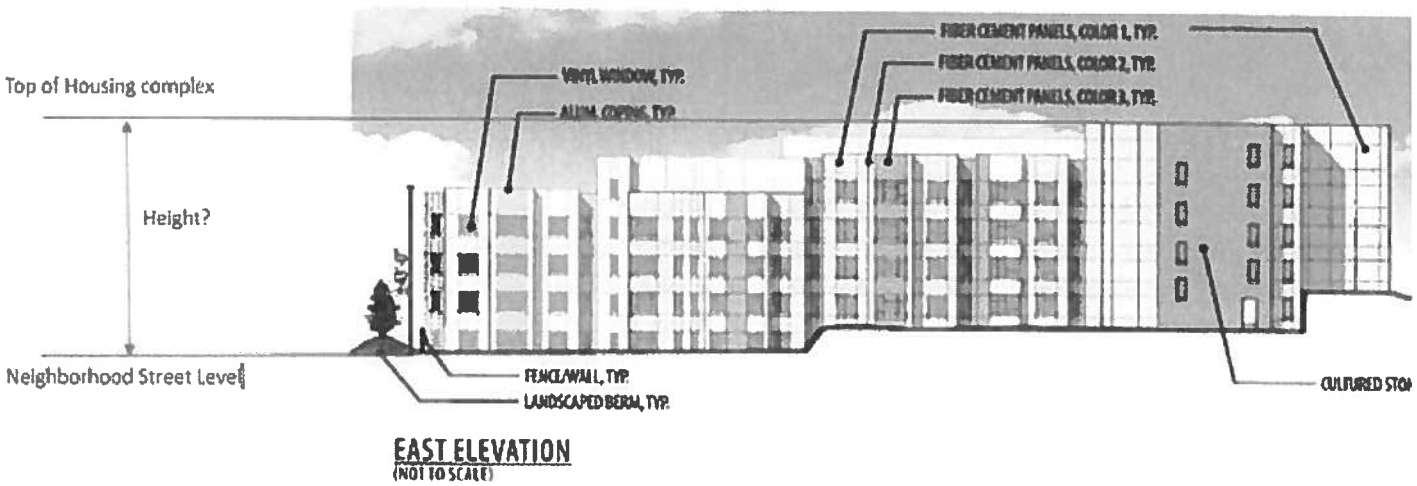
Again, we are asking the same questions but not receiving answers. At the March 6th meeting, the total number of beds was 550. At the May 19th meeting the total number of beds has risen to 621 beds. The Traffic Impact Analysis states "The development is planned to include 218 dwelling units, with 717 beds, and 684 parking spaces." We seem to be chasing a moving target. This inconsistency is causing distrust in the entire process and what is being told to the neighborhood.

The second group representing GG Land Group was comprised of four different people, calling themselves "Entitlement Managers " This seems a little presumptuous and heavy-handed. Entitled to what? This second group from GG Land Group didn't appear to have communicated with the first two gentlemen. In the March 6th meeting the suggestion of a bridge over Austin Bluffs was mentioned several times. In the May 19th meeting, the GG Land Group representatives appeared surprised at this suggestion.

The Traffic Impact Analysis performed was done during the college's spring break as well as spring break for the local school district. I can tell you from experience, the traffic during this time of year is not representative of normal traffic patterns during the regular school year of both the local school districts and the college.

I have seen several "Conceptual Elevation Renderings", one of which is below, provided by Kitchen and Associates. I understand that the maximum building height allowed under the Special Use zoning district is 60 feet above grade. I would like to see actual grade drawings for this project.

FIGURE 4



Can you, or someone else, please give me a definitive answer as to how many different grade levels there will be in this project?

What will the height of the building closest to Austin Bluffs Parkway be above street level grade at eh intersection of Stanton Street and Cragmoor Road?

Development Plan Review Criteria

> *Will the structures be located to minimize the impact of their use and bulk on the adjacent properties?*

The building of a five story complex, on several undisclosed grade levels, will dwarf the surrounding neighborhood of one to one-and-a half story houses.

Development Plan Review Criteria

> *Will landscaping, berms, fences, and/or walls be provided to buffer the site from undesirable views, noise, lighting, or other off site negative influences and to buffer adjacent properties from negative influences that may be created by the proposed development?*

A six foot fence on top of a four foot berm, plus immature trees and vegetation will also be dwarfed by the building of a five story complex, on several undisclosed grade levels. How long will the trees take to mature into the desired buffer? Will this buffer be in place to shield the neighborhood from the construction noise, etc? Although temporary, the construction also effects the neighborhood.

Another question that was dodged at the May 19th meeting is where is the construction traffic and parking going to be? If Austin Bluffs Parkway traffic is restricted to vehicles with four axles or less, as per the Colorado Springs Truck Route map, will the heavy trucks and traffic be routed through the Cragmoor neighborhood to access and accommodate this development?

FIGURE 4

Ms. Thelen, this is a high population density development, planned for a small parcel of land, trying to capitalize on the almost unrestricted growth of UCCS, for the benefit of the GG Land Group, not the benefit of the existing neighborhood.

As residents of the Cragmoor neighborhood for 30 years and based upon several of the 12 criteria review points, we strongly encourage you NOT to approve the proposal by GG Land Group.

Respectfully,

Sharon and Ed Plank

FIGURE 4

Thelen, Lonna

From: Mikel <firefightermikel@aol.com>
Sent: Friday, May 29, 2015 2:36 PM
To: Thelen, Lonna
Subject: Cragmoor Monstrosity

To whom it may concern,

I will be blunt. I do not want this monstrosity in my neighborhood. I am PISSED the city has allowed the discussion to go this far! Low income housing will devalue my home and the entire neighborhood. The city is supposed to represent its people, and we have spoken. If you proceed with this horrible idea, I will make it my life's purpose to see that you are no longer employed with the City of Colorado Springs!!!!!! That is a PROMISE. Do what your citizens want and tell the Chicago developer to POUND SAND and go back where he came from! Do your damn job and represent US, the citizens of Colorado Springs.

Respectfully submitted,

Mikel Gabriell
Home Owner
434 Redwood Dr.
Colo. Springs, CO
80907

FIGURE 4

Thelen, Lonna

From: jennifer speer <jengo6771@yahoo.com>
Sent: Friday, May 29, 2015 11:03 AM
To: Thelen, Lonna
Subject: Bates Project

Ms. Thelen,

I am a life-long resident of Cragmor. I have witnessed many changes in our neighborhood over the last 40 some years. I welcome growth and change but this proposed apartment complex where Bates Elementary School stands is very disturbing.

As you should know our homes are mostly 50's and 60's style ranchers. To put up a SIX story apartment complex "stacking" up a hillside at one of the highest points of Cragmor would be devastating to our close community. We would lose our Privacy! In addition, the height of the proposed structure would block our life-long view of the beautiful bluffs and potentially decrease our property values.

For blocks the peering eyes towering SIX stories above our small homes would be able to see into our yards, where our children play and families gather, windows where we sleep, garages, sheds, everywhere! We would have no feeling of being safe and secure in our own homes with all the eyes upon us. Who would want to live like that? Would you?

The apartments in our neighborhood are three stories built on the lower grade of Cragmor. Bruin Manor on Cragmor Road houses 51 units while Spring Creek on Westmoreland Road has 4 or 5 buildings with 120 units. So you can see where SIX stories with anywhere from 621 beds to more than 700 (as written in the traffic report) does NOT fit into our neighborhood.

Light pollution, noise, traffic, sewer problems and a concentration of 1,000 people or more (we all know how many people can share a bedroom) would be very detrimental to our established single family home neighborhood.

I ask you to PLEASE, PLEASE consider the residents that call Cragmor home and all that they would lose. This is simply NOT a good fit for Cragmor. Cragmor is more than a neighborhood. It is the place in which I have lived since I was born and it holds a special place in my heart. Please consider the emotional impact of changing our beloved and honored Bates Elementary School and surrounding neighborhood with views of nurtured trees, bluffs and friends who are more than simply neighbors.

Sincerely,

Jennifer Speer

439 Redwood Dr.
Colorado Springs, CO 80907

FIGURE 4

Thelen, Lonna

From: wayne olson <swedewolson@gmail.com>
Sent: Friday, May 29, 2015 10:34 AM
To: Thelen, Lonna
Subject: Re: Neighborhood Meeting Notice for Bates Student Housing

Good Morning Lonna,

I am sure you have received many emails concerning the Bates Elementary Project. I would also like to submit my feelings about this project to you.

First let me thank-you for the well organized meeting you held on May 19. The seating was great and the microphones helped a great deal for those you could not hear in the prior meeting. It is sad that some people can not hold their tempers and view their opinions without offending others. That is an exception to the rule and not the whole neighborhood.

I know many have already expressed all their concerns with the legal aspects of this project which seem to be enough data to me that the project would not be able to go through but I am expressing a personal part to this project. I wonder if you have driven by the project on Cragmor street. If not I would like to encourage you to drive over to Bates Elementary and park your car there and sit awhile to enjoy the view. Please take the time to notice so many special things about that area. My husband and I have lived in this neighborhood for 16 years. We live on Linden Circle and prior to that we lived on Stanton Street. Our daughters went to school at CSCS and both graduated from UCCS. We walk our dog every evening by Bates and down the streets. We enjoy the quiet and the views of the mountains and bluffs. My grandson is starting school at CSCS in the fall and I plan to walk and pick him up every afternoon and will be walking past Bates on our way home. I want him to be able to enjoy this atmosphere as well and not have to shelter him from all the downfalls of this project. This is our neighborhood. We love this neighborhood and could have moved away from here when we left Stanton Street but chose to stay because of the beauty of the mature trees, the people and the peace and quite this neighborhood has. If you would sit at the school and envision what this project would really look like and ask yourself if I lived here how would I feel if a six story building were placed across the street from my house? if you had to walk your grandchildren past all the ugliness of a six story building, parking garage, parties and bad language, lights, noise, and worse could you honestly say you would be looking forward to the project?? I know this is a cry from a personal standpoint, but is that not how a neighborhood is designed, for the personal benefits it brings to the people. You know sometimes, just sometimes in life you find a place that makes you happy and you hope that your life can be peaceful. I feel that is how the Cragmor neighborhood is meant to be for all the people that live here.

I understand the school district needs to sell the property at Bates but I feel there are probably several different options that would improve our neighborhood not take away from it. I do not feel the GG Land Group is honestly representing the whole picture of the project. I think we will be shocked at the reality of the final results of the project but then it will be to late. Many are already leaving the neighborhood and rentals are popping up everywhere. This will not be a healthy neighborhood to live in if that happens.I have lived in college neighborhoods before and they are run down, dirty, loud, not taken care of properties. I feel this project will force this neighborhood into the only outcome we have. We will be forced out and this wonderful neighborhood we take care of will go down hill quickly. We have seen so many changes already from the college but we still remain. We can live with a lot of changes but this project will cause my husband and I to leave. Is that something the city wants for this area? I ask you to really search your heart and tell me aside from being a city employee that you would not agree with our neighborhood that we need to find a different solution to this problem!!

Thank-you for your time.

Renae Olson

On May 7, 2015, at 7:57 AM, Thelen, Lonna wrote:

> Good morning,
> You are receiving this email because you provided comments to me during the pre-application process for the redevelopment of Bates Elementary at 702 Cragmor Road. Attached is a postcard for the meeting to be held on May 19,

FIGURE 4

2015. You are welcome to attend to learn more about the project that has been submitted to Land Use Review. Instructions on how to electronically view the documents are noted at the bottom of the attached postcard.

> Thanks,
> Lonna
>
> Lonna Thelen, AICP, LEED AP BD+C
> Principal Planner
> Land Use Review
> City of Colorado Springs
> 30 S Nevada, Suite 155
> Colorado Springs, CO 80903
> (719) 385-5383
>
> [Description: Description: LEEDAP_BDCcmyk] P Before printing, please consider the environment
>
> <image001.png><Bates Elementary postcard - LT.docx>

FIGURE 4

Thelen, Lonna

From: Estrada, Sarah M - COLORADO S CO <sarah_estrada@ml.com>
Sent: Friday, May 29, 2015 9:58 AM
To: Thelen, Lonna
Subject: Bates Elementary

Lonna,
I have lived in the Cragmor neighborhood since December 2014 when we purchased a home at the corner of Jasmine and Cragmor. It seems that the plans for the Bates Elementary property proposal and the size of it has grown over the last few months and seems to continue to change depending on which report you view. Also, I feel it is very deceptive that the builder keeps referring to this as a student housing project, when in fact due to fair housing laws, they cannot discriminate from anyone renting at this site. Therefore, in reality this is an apartment complex. They have not only made these statements to you, the city, the residents of Cragmor, but also to the companies performing the studies to determine if this project is safe and appropriate for the area. I have read the reports and they all have indicated that this is a student housing project, when it is not. They may hope to cater to students of UCCS, however, they cannot turn away applicants who are not students.

I have read the Special Use code, as this property has been deemed and this project does not meet the requirements. Any of the descriptions that refer to this being used for housing clearly state that this project does not fit within those parameters. This is not going to be a dormitory, fraternity, sorority house or any type of human service establishment. Nor will this be a mobile home park or multi-family dwelling as each description clearly states that each unit is to occupied by one family. This is not how this property is being explained or will be marketed. They will try to house several different individuals into each unit, most of which will not consist of families.

The traffic study that was performed was completed during UCCS' spring break. I don't see how this could quite possibly be even remotely accurate. Their spring break even coincides with most, if not all, of the school districts in Colorado Springs. Traffic on Austin Bluffs, Meadow Lane, and Mount View were most certainly depleted due to this which will not be the norm for the majority of the year.

I understand that a 8-10 foot wall is no longer in the proposal, but simply a 6' cedar wooden fence. If this project were allowed to be approved, I would highly suggest that a large wall be constructed, similar to those that run along Austin Bluffs to keep noise, foot and vehicular traffic and our privacy protected from this housing project.

I am going to ask the city that they strongly oppose this project. It will be a detriment to our neighborhood, life style and surrounding community. In my previous letter to you I outlined further reasons I feel this way.

Please consider the residents of Cragmor in your decision. We are a part of this city and deserve to have our voices and concerns heard and taken into consideration. There are several other sites near the university that housing of this type could be built and would be appropriate. This type of project does not belong in a single family residential neighborhood.

Thank you for your time,

Sarah Estrada
Registered Senior Client Associate

Stonger & Garcia Wealth Management Advisory Team
Merrill Lynch, Pierce, Fenner & Smith Inc.
90 S. Cascade Ave., Suite 600, Colorado Springs, CO 80903
T 719.630.6018 Toll Free 888.630.6018 Fax 719.359-8508

FIGURE 4

sarah_estrada@ml.com

Our goal is 100% Client Satisfaction! We take your survey results seriously. If you are not "Extremely Satisfied" with the service that Merrill Lynch and I have provided, please call me immediately to discuss your concerns.

Merrill Lynch
Bank of America Corporation

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FIGURE 4

Thelen, Lonna

From: Dan Sullivan <caverdan@comcast.net>
Sent: Friday, May 29, 2015 9:30 AM
To: Thelen, Lonna
Cc: Council Members
Subject: Bates elementary apartment complex.

To the city planning dept

I have attended two meetings about Bates elementary school being turned into an apartment building to be used as student housing for UCCS. I feel this is a very bad idea for the neighborhood and property values in the Craigmore area. Listed below are my concerns.

1) UCCS student housing has nothing to do with this development. This is a private developer and there is no guarantee that only students will be allowed to rent here. It will be open to the public for rentals. I asked about this at the last meeting on May 19th and the developer confirmed that anyone will be allowed to rent in the complex.

2) The developer is counting on one person per bed in these rental units, but with the general public also renting here, I foresee couples with children being tenants. Couples usually sleep 2 persons per bed. This means the occupancy will be greater that the developer anticipates.

3) The developer is showing on his plan how many parking spaces are required by the city per bedroom and not per occupant. There are no guest spaces allowed for on his plan. There is potential that with couples sleeping in the same bed, more people than he shows will be living in the apartments there. I do not feel the parking will be adequate for the amount of people that will actually be living and visiting there.

4) At the May 19th meeting, the developer did not show a acceleration/deceleration lane at the entrance to the property along Austin Bluffs Parkway. I've looked at his plans and confirmed that turns into the complex will be made from the existing third lane on Austin Bluffs Parkway.
I see this as dangerous and not within the design of the existing parkway.
Every other turn off from parkway along that stretch has these lanes for safety of travel. Snow and Ice will also be a major concern for people making turns here. The ramp into the project will be steep and people will have to slow down considerably to make that turn. The developer has not made any considerations for snow and ice on his plans.

5) The newest plan that was submitted to you now shows over 700 beds for rent. This number keeps going up every time the developer submits a new plan for us neighbors to see. How many more times is he going to add more beds to rent? What will the final count be and will the number of parking spaces be enough for the continual adding of more beds?

6) Please note that the traffic study and report were compiled during UCCS's spring break, skewing the numbers in the developers favor.

7) The developer thinks that the people living in the complex will walk a block or two to the nearest traffic signal to cross Austin Bluffs. I have witnessed myself that people parking in the neighborhood do not use the cross walks in that area. They cut straight across Austin Bluffs and head to class. With over 700 people living here, many will do the same thing on a daily basis. The developer needs to put in a cross walk that either goes over or under Austin Bluffs. I feel this is a must if the project is approved and a definate safety concern.

FIGURE 4

8) What happened to the 10' high screening wall that is suppose to go between the property and the neighborhood. At the last meeting it was shown to be a 6' high chain link fence on a berm.

These are just a few of my concerns about this project and I truly hope you do not allow this huge apartment building/complex to be built in our neighborhood.

Sincerely,
Dan Sullivan Home owner
4307 Mallow Road
Colorado Springs, CO

FIGURE 4

Thelen, Lonna

From: gdc4lp@comcast.net
Sent: Friday, May 29, 2015 9:29 AM
To: Thelen, Lonna
Cc: Council Members
Subject: Bates Elementary
Attachments: Bates Elementary.doc

FIGURE 4

Thelen, Lonna

From: pbjdw@comcast.net
Sent: Thursday, May 28, 2015 11:03 PM
To: Thelen, Lonna
Subject: Proposed apartments in Cragmoor

Dear Lonna -

After having listened to the information presented at the first meeting with the developer and the City and reviewing the plans available through the City website, as a resident of the Cragmoor neighborhood to be impacted by the construction of the 600 + apartment complex proposed for construction, I am presenting the following issues/concerns:

Addition of a 5 story building and parking and recreation areas with continual security lighting systems etc. will cause additional light pollution and visual pollution of the views in the area. Addition of 600 plus residents plus guests in a single family residential neighborhood will increase congestion on Austin Bluffs, and the Cragmoor neighborhood. The apartment complex will impact stormwater flows in the area, potentially overloading the aging stormwater infrastructure due to runoff and discharge to the neighborhood. Stormwater modeling, and improvements to the neighborhood drainage and conveyance systems must be implemented with the developer and/or UCCS paying 100% of the cost for improvement. The apartment complex will impact sanitary sewer flows in the area, potentially overloading the 1956 vitrified clay pipe 8" mains in the area, potentially causing backups in residences due to volume of flow and the poor design and oversight of the residential construction which was built outside of the city back in the 1950s. Upgrade in size and material of the aging sewer system must be included in the development costs to ensure the neighborhood is not impacted. The lack of sidewalks in the neighborhood due to date of construction may require sidewalk construction and should be paid for by the developer of the apartments due to increased foot traffic from the neighborhood areas. Stormwater infrastructure due to runoff and discharge to the neighborhood. Stormwater modeling, and improvements to the neighborhood drainage and conveyance systems must be implemented with the developer and/or UCCS paying 100% of the cost for improvement. Congestion due to increased traffic and population from the development will increase the air, noise and stormwater pollution in the area. Trash and debris from the apartment complex and guests and visitors traveling and parking in the Cragmoor neighborhood will increase and needs to be addressed by the City and the developer. Construction of the development, and all infrastructure improvements including water, stormwater, gas, electric, wastewater, roads and sidewalks etc. will again impact the neighborhood. Cragmoor has been impacted by UCCS and Austin Bluffs construction and improvements for over 15 years, with construction traffic, poor road conditions, violation of city ordinance regarding construction times etc(starting as early as 6 am), with no consideration for neighborhood impacts.

In fact, the housing development to the north of UCCS was supposed to have a through street to take load off Austin Bluffs; but instead, that neighborhood indicated their concerns and resulted in the expansion of Austin Bluffs, increasing the traffic flow, speeds and congestion adjacent to the Cragmoor neighborhood.

Construction of this apartment complex will affect property values and the ability to sell the homes in the area. How will the City, UCCS or the developer mitigate these issues and compensate the neighborhood for congestion due to UCCS.

FIGURE 4

I am opposed to this development and the implications that it is student housing. It is just another apartment complex that could be anywhere in the city. I appreciate you listening to our concerns.

Best regards,

Brenda J Wolfe

1011 Acacia Dr.

Colorado Springs, CO 80907

FIGURE 4

Thelen, Lonna

From: leonjanet@comcast.net
Sent: Thursday, May 28, 2015 8:30 PM
To: Thelen, Lonna
Subject: Bates Student Housing Project

Re: AR DP 15-00231

I have lived in Cragmor for 15 years and can see traffic on Austin Bluffs Parkway from our property. After hearing comments at the May 19 meeting at Bates Elementary and looking at the plans on the springsgov.com website, I want to submit several comments.

- I am concerned with the effect of traffic on Austin Bluffs Parkway from 621 students entering and leaving the property. I think a right turn lane into the property and a merge land out of the property are needed.
- Encouraging students to quickly cross 3 lanes of traffic to make a u-turn to head West on the Parkway will likely cause significant congestion, if not accidents as traffic frequently speeds through the area at 50-55 MPH.
- The difficulty, danger and delay from making u-turns will encourage many students to instead turn right on Meadow and use Mountview to head West. There are often other students and residents walking and biking along this route and the additional traffic will raise the risk of accidents.

I recommend that for the project to be approved, the number of bedrooms must be significantly reduced from 621 to mitigate the above risks.

Respectfully submitted,
Leon Neumann
3915 Jasmine St.
Colorado Springs, CO 80907

FIGURE 4

Thelen, Lonna

From: Leslie Travis <leslietravis@yahoo.com>
Sent: Thursday, May 28, 2015 6:00 PM
To: Thelen, Lonna
Subject: Proposed Bates Project

Ms. Thelen,
I have been reviewing the traffic study that was done for this project. I hope that you realize it was done when UCCS and D11 were on spring break. The traffic in the neighborhood when school is off is greatly decreased. I am saddened that the study was done at a time that is not typical of the traffic here. It will be the end of August before an ACCURATE traffic study can be done. Also to note is the bed count at over 700 in this study and the parking listed as spaces for only about 600 cars. These two things alone have greatly decreased my trust that this builder is really concerned about my neighborhood, being a good neighbor or even just being able to follow through with what they say which will affect the city as well.
My main focus however is really the fact that this is not a good fit for our neighborhood. A 60 foot building towering over mostly ranch style homes built in the 1960's will never blend in. Please consider that the residents of this city look to city planning to do what is right for the residents. I understand this project will provide te city with income, but at what cost to the integrity of the city, and the long-term residents of Cragmor.
Thank you for your time,
Leslie Travis

FIGURE 4

Thelen, Lonna

From: sellisqldy@aol.com
Sent: Thursday, May 28, 2015 4:11 PM
To: Thelen, Lonna
Subject: File AR DP 15-00231 Proposed Apartment on Grounds of Bates School

Ms. Thelen -

I'm once again contacting you to express my sincere concerns about the proposed student apartment complex on the grounds of the former Bates Elementary School. This project is backed my GG Land Group - an out-of-state developer who only cares about the almighty dollar & not how a development of this magnitude will affect this small, 1950's residential area. The damage physically, mentally & financially to the quality of life in this neighborhood would be forever ruined if this project is approved.

After the last meeting & reviewing the architectural developments plans, I was totally shocked ! The building is gigantic & would be completely out of place in our neighborhood. This massive building would not only create issues with our utilities & water run off, but would destroy the property values in our neighborhood. The environmental impact would be disastrous to the infrastructure & a traffic nightmare as well. Our neighborhood has already seen traffic from the growing university grow at least 10-fold & the potential traffic flow onto to Meadow Lane would direct traffic on to Mt. View Lane, which has become nothing more than a high speed race track already west to Nevada Avenue. We are currently over- whelmed with a huge concentration of vehicles & what would happen if this apartment complex was completed ? This road is now so concentrated with pot holes from truck, bus & the sheer volume of traffic now. Where would the over-flow of traffic be directed, especially if people don't wish to deal with the heavy, dense traffic on Austin Bluffs Parkway ?? I'm also concerned with noise & general lewd behavior that this apartment would attract to our small residential neighborhood. We already have problems with loud music, rowdy parties & drunk, speeding college students who reside in old, run-down houses that have been turned into student housing. You might check the numerous police reports of various disturbance calls & often are repeat offenders.

Therefore, I respectfully request that this application for construction be denied citing dangerous & troubling complications to our already stressed neighborhood. The magnitude of this project is not suitable for this neighborhood & should be denied.. Thank you for listening to my concerns & I sincerely hope this aids in your decision to stop this developer.

Thank you,

FIGURE 4

Sandra Ellis

FIGURE 4

Thelen, Lonna

From: Nicole GuBrath <gubraths@yahoo.com>
Sent: Thursday, May 28, 2015 2:01 PM
To: Thelen, Lonna
Subject: Comments FILE NO. AR DP 15-00231, Bates Elementary School, 702 Cragmor Road

Nicole GuBrath
Chad GuBrath
1701 Newcastle Street
Colorado Springs, Colorado 80907
gubraths@yahoo.com

May 28, 2015

Lonna Thelen
City of Colorado Springs Land Use Review
30 S. Nevada, Suite 105
Colorado Springs. CO 80903
lthelen@springsgov.com

RE: FILE NO. AR DP 15-00231, Bates Elementary School, 702 Cragmor Road

Dear Ms. Thelen,

On March 18, 2015, we contacted you with concerns about the, "student housing project," that is being proposed at the former Bates Elementary School site, by GG Land Group. Our previous concerns have not been reduced, and based on new information, we have more.

The size of this project seems to be increasing. In the, "Neighborhood Meeting Public Notice," you sent on May 7, 2015, it was stated that this complex would have 187 units with 619 parking spaces. According to the, "Student Apartments Traffic Impact Analysis," published in April of 2015, this project is proposed to have 218 units and 684 parking spaces. That is a 16% increase in beds and only a 10% increase in parking. Inadequate parking will result in the already existing problems with parking in the neighborhood. The changing size of this project, as it goes through the proposal process, makes us think it will only continue to do so and increase further.

Even more concerning is the fact that the, "Traffic Impact Study," that was conducted on March 23, 2015. This was during Spring Break for BOTH UCCS and Colorado Springs Public Schools, which completely invalidates the data given. This study is not at all representative of a typical day when all schools are in session in the area. Please keep in mind that since D-11 closed the only Elementary School in the Cragmor area, every K-12 student is transported in and out of the neighborhood on a daily basis, in addition to normal traffic to and from UCCS. Due to the importance of Austin Bluffs, construction of this project will not only impact our neighborhood directly, but the rest of the city as well. At the very least, an entirely new traffic study needs to be conducted when both UCCS and neighboring school districts are in session full time.

We are not, "NIMBY," type people. We understand that there will be new development in that area eventually. However, this proposal is flawed and not in the best interests of the neighborhood. It is being called, "UCCS Student Housing," while UCCS has no involvement. This is a massive apartment complex that will be open to anyone, not just students, built in a residential area, among residents who believed they were purchasing homes in an area not zoned for such a project.

Due to these inconsistencies and the disingenuous nature of the, "traffic study," we are asking that you consider the impacts to the existing neighborhood, and NOT approve this project.
Thank you for your time and consideration.

Sincerely,
Nicole D. GuBrath
Chad D. GuBrath

FIGURE 4

Thelen, Lonna

From: warrenraustin@aol.com
Sent: Thursday, May 28, 2015 10:43 AM
To: Thelen, Lonna
Subject: Katherine Lee Bates

Hello Lonna,

I have attached Gwen Komatz's email to the bottom of mine (with highlighting and my comments), because she has hit on a number of important concerns and objections that virtually all Cragmor residents share.

Above and beyond what Gwen has written:

1) City policy (per the website) requires that "**The Land Use Review Division ensures that the land use pattern created by new development** meets the standards of the Zoning Code and Subdivision Regulations and is consistent with the Comprehensive Plan and **enhances the quality of life and the design of the community**" - since there was nothing but negative feedback from the residents at the second meeting (I could not attend the first meeting, but I was told by a neighbor who attended that it was a larger meeting that also had ALL NEGATIVE FEEDBACK by the attending residents) this is simply **not** the case. The residents of Cragmor do not endorse this behemoth complex in any way, shape or form - if the City's Planning Department moves it forward I will, if necessary, personally pay for the appeals that will surely conclude that this project does not meet the published City policy that I have highlighted in red above.

2) I read the Traffic Study,and it is one of the most bureaucratic, incompetent studies that I have ever reviewed - it's up there with the Health Care Bill that was pushed through our Federal government with the logic: "Let's pass it and then we can see what is in it". I read part of the Bill since I was a Pre-Law major at Arizona State - lots of pages, no common sense, data that didn't grasp the obvious (very similar to what we are talking about here). The right in / right out approach that the GG Land project proposes is ridiculous, and an intelligent person would infer the incompetence (and possible conflicts of interest or fraud) of the parties involved in trying to get this project moving forward. A right in / right out on a curve at the base of the crest of a hill on a busy thoroughfare with young drivers (who forced our hand into making it a law not to text while driving) is preposterous. This will not stand under intelligent and honest scrutiny, and diverting traffic through Cragmor via Meadow Lane and Mountain View is ill advised. City Planning should be embarrassed - I have most certainly lost faith in the department moving forward.

The most recent Gazette article (with Jennifer's interview) and Gwen's email below cover most of the rest of my feelings - please be the intelligent one in the City Planning Department's process to work with Cragmor residents to put something there that works for everyone (not just the developer (who most likely was working with our developer-centric ex-Mayor Bach), the inept District 11 School District (who has put a legally-questionable deed restiction on the property (that was donated to them) which doesn't allow it to be used as an education facility - which is what is was for its entire life) and the City Planning Department who apparently has a case of short-sighted tunnel-vision that is focused on tax revenues from the proposed project).

I do not enjoy having to be this direct and, no doubt, abrasive, but if necesary I will forward this correspondence far and wide within the City and within the local press as means to an end. Please re-establish all of our trust and confidence in the City Planning Department by scrapping this proposed project that is in direct conflict with City policy.

Warren Austin
3950 Mariposa Street
(719) 466-1246

GWEN'S EMAIL (with my highlighting):

Their website lists 8 projects they are working on, including UCCS. Since they list UCCS, and they haven't even started on it, I wonder if the others listed are completed or are just in the planning stages as well. Did you or your staff contact any of these other cities to see if they have completed a project, and if so, where is the location of the apartment complexes? It would be nice to know how completed projects affected the neighborhoods; how they are run, what problems have arisen due to the apartment complexes such as an increase in crime. What happened with property values **(we can logically assume that a house that is looking at a 5-story apartment complex (instead of a charming 1-story**

FIGURE 4

elementary school of historical significance) will experience a SIGNIFICANT drop in resale value)? Are they managed and maintained like they said they would do in their proposal? I'm sure you could think of other questions to ask.
Questions or concerns for GG Land Group
When asked if they had plans on how they were going to handle the construction the all had blank looks on their faces. Where would they have a staging area? What would they do about noise, dirt, and dust. What about the traffic of large trucks, heavy equipment, cranes? How would they accommodate the homeowners in Cragmor. Who would be responsible for street repair after completion as the streets would be torn up from the heavy duty traffic? Would this be another burden on tax payers? GG Land needs to put some focus on this area and provide a detailed plan on how they are going to handle this. **This all adds up to POOR PLANNING - how this proposed project ever got this far is hard to explain.**
Parking – They stressed the fact that each bed would have a parking place, 621, and noted that The Lodge did not have parking problems. They failed to mention that residents at The Lodge use the jewelry store parking lot for overflow. In addition, when it is really bad they use the UCCS shuttle parking lot. Cragmor does not have areas like this for overflow, except to park in the neighborhood.
There is also no way they can track how many people are living in an apartment. They may have been rented by one individual, but that person has allowed one or more friends to move in with them to save on rent; **621 residents can quickly turn into 700**. How do they propose to handle that situation?
Traffic – Austin Bluffs Parkway is already overcrowded and I have to admit, poorly designed. Residents may quickly get on the Parkway turning right, but as soon as they can get off using a neighborhood street they will. Traffic in the neighborhood will increase substantially. What are the residents going to do when the weather is bad in the winter and Austin Bluff Parkway is closed? **This design is a serious accident waiting to happen. Traffic Engineering needs to really consider this traffic plan, and not just automatically approve it.**
Crime and Partying – Planning has already been advised by CSPD that crime will increase in the Cragmor neighborhood as a result of this apartment complex. Will there be security at the complex? Who will monitor the surrounding grounds so that residents aren't climbing over the fence into the neighborhood? Will there be any type of pre-screening of residents before they rent an apartment? Will the Management Company be pre-screened and what kind of credentials will the management company have? Or does GG Land Group consider a management company someone off the street that's been offered a free apartment? **The Lodge was mentioned that calls for service had not increased that much. Take into consideration that when they party at that location there are only businesses around them that are closed; in other words, who is going to call in the police.** This will not be the case in the Cragmor area. Such parties will disrupt the lives of many families.
This plan is poorly designed for the area GG Land has to build this apartment complex, and designed only to increase the number of apartments in order to make more money for the developer. My one big question to the individuals that sat in the front of the room at the May 19, meeting would be: Would you want this across the street from your house and in your residential neighborhood? If they were "honest, truthful" individuals that answer would be an outstanding "NO".
In closing, I would ask that the City of Colorado Springs not turn their backs on residents of a neighborhood that have lived, worked, raised families and enjoyed and loved what Colorado Springs has had to offer them for 40, 50, and in some cases 60 years. Cragmor residents have raised their children, and many of those children are now raising their children in the closed-knit Cragmor neighborhood. Residents of Cragmor have contributed much to Colorado Springs. Please **don't sell us out to line the pockets of an out-of-state developer.**
Gwen Komatz

FIGURE 4

Thelen, Lonna

From: Jill Travis <scootergirl125@yahoo.com>
Sent: Thursday, May 28, 2015 9:51 AM
To: Thelen, Lonna
Subject: File No. AR DP 15-00231

Dear Ms. Thelen,
I am writing to you about the proposed student housing apartment complex (File No 15-008) where Bates Elementary currently stands at 702 Cragmor Road. The number of students seems to keep increasing. In the Traffic Impact Analysis prepared by Felsburg, Holt, & Ullevig in April 2015 the number of beds is up to 717 with only 684 parking spaces provided. I can appreciate that some students may not have vehicles but if each student does they will end up parking in our neighborhood. The traffic study numbers of existing traffic count was collected during spring break for both School District 11 and UCCS so those numbers are not a good indication of a normal school day. This seems purposefully deceitful on the part of GG Land Group. It makes me wonder how many other promises made will be changed in the future.
I still contend that this giant complex is not a good fit for our neighborhood. Please deny their application.
Thank you,
Jill Travis
521 Cragmor Road
Colorado Springs, CO 80907
(719) 238-8855

FIGURE 4

Thelen, Lonna

From: Paul Ellis <cpellisn3@aol.com>
Sent: Wednesday, May 27, 2015 3:55 PM
To: Thelen, Lonna
Subject: proposed Bates apartments

Ms Thelen;

I was not able to attend the 2nd meeting at Bates, but wanted to send you this note to again oppose the building. This neighborhood has always been intended to be a quiet little area, where we can sit outside in the evening and enjoy and relax from the day. Not we cannot sit outside or even have our windows open in the summer. due to the traffic on Mount View, even before this building happens. I see the 'precausions' the builders are taking, but what about the construction trucks, and where is the closest bus stop? I think it is here on Mount View Lane! Tenants will be walking down from the apartments to catch the bus into our neighborhood. More noise and traffic. Has anyone done a study on Mount View traffic? No trucks were allowed originally , but now anything goes.
PLEASE convince the builders to go somewhere else!

Thanks for you attention,

Paul Ellis
Stanton Street & Mount View Lane

FIGURE 4

Concerns:

- traffic on Austin Bluffs
- undermining - Will the new structure affect my home?
- Why is D-11 selling the property? The property should be sold to Silver Key
- The structure is too tall and does not fit in with the neighborhood.
- The neighborhood already has too many students.

Helen Panczykowski
3945 Applewood Dr.
598-6689

Staff took notes from a phone conversation, Helen was not able to email or write comments.

FIGURE 4

Thelen, Lonna

From: KAY VUCASOVICH <kvucasovich@msn.com>
Sent: Tuesday, May 26, 2015 8:59 PM
To: Council Members; Office of the Mayor; Thelen, Lonna; Wysocki, Peter
Subject: Apartment Bldg in Cragmor

Councilman Don Knight, Council members, mayors office, and city planning ;

I am writing in response to the proposed housing of students in an apartment building across from the UCCS campus at the former Bates Elementary School in Cragmor.

This is not a feasible use of the property in regards to the neighborhood it would be in. This is a quiet neighborhood made up of single family homes that were built primarily in the 50's and 60's and where many of the original owners or their children still live. Putting in an apartment building of the proposed size of 619 occupants would be a detriment to the area. First of all there is the student activity and noise factor to consider in a quiet residential neighborhood, then there is the additional traffic both through the Cragmor area and on Austin Bluffs that would be turning and making U turns on Austin Bluffs, this alone is a huge safety factor both for the students, people in the neighborhood and on Austin Bluffs.

There has to be a better use of the school property for something that will blend into the neighborhood. A retirement or senior living apartment would be a much better fit if it is apartments the developer wants to build. Maybe some sort of recreational facility to benefit the neighborhood, I'm sure there are many other options that could be considered after careful deliberation instead of forcing something on the people of the neighborhood that live there and just want to have a nice neighborhood. There has been considerable past problems with students parking in the neighborhood that has been documented and although that issue has gotten better, putting such a large building with the tenants being primarily college students or college age people in the area would just bring the parking and driving problems back to the area. I know the developer says there will be 621 parking spaces in the complex, but really do you think there won't be parties with guests that will need parking. Plus even though the drawings look nice, the facility is 5 stories high, how does that fit into a neighborhood of primarily ranch style homes. And it will obstruct the nice view of the Bluffs that many people now enjoy.

Please consider all the opposition to this project, I know we all want what is best for the majority and not just for a few out of town developers . Listen to the Cragmor neighborhood and consider seriously our concerns about this proposed project.

Kay Vucasovich
Cragmor area homeowner

FIGURE 4

Thelen, Lonna

From: Margie Schaefer <margieschaefer@comcast.net>
Sent: Tuesday, May 26, 2015 10:58 PM
To: Thelen, Lonna
Subject: Cragmor apartment complex

Ms Thelen:

Once again we are writing to urge you not to approve the building of the large apartment complex on the Bates School property. This is an outrageous proposal that is purely for the profit of an out of state company and at the expense of Cragmor residents. It is impossible to say that he project fits with the existing neighborhood. It is interesting to see that the application gets around this requirement by saying that the complex will be a buffer between the homes and UCCS. 600+ students is not a buffer – it is an invasion! We are already struggling with numerous students living in the single family homes and the noise, trash, parking problems, and traffic that results. Some homes have more than the allowable five unrelated persons and there is no control over the rentals. Actually, the code needs to be revised. It was intended to limit the size of group homes for handicapped persons, not for housing of college students. Add 600 more students? Cragmor would no longer be a residential neighborhood.

It was explained to us that these would be "high-end" apartments so it is unrealistic to believe that many of the residents will not have cars. UCCS is currently building several buildings along North Nevada Avenue and that building will continue for some time. Students are not likely to walk that distance and university shuttles are quite slow. Traffic would indeed increase through the neighborhood, especially on Meadow Lane. The Meadow/ Acacia/Columbine intersection is already a difficult one due to speed, lack of visibility and the fact that most drivers anticipate the turn onto Meadow and cut off those of us who exit from Columbine and Panorama Rd. We have personally experienced several near misses there and fear for our safety with increased traffic.

We cannot believe that this complex would be a benefit for Colorado Springs. We request that you not approve the proposed apartment complex. To approve the proposal would be to favor an out of state company over the residents/ homeowners/voters/taxpayers of Cragmor. The city of Colorado Springs must decide whether Cragmor is to be a residential neighborhood or a student housing area. The two are not compatible.

Thank you for your consideration.

Jerry and Margie Schaefer
3822 Panorama Rd

FIGURE 4

May 22, 2015

Dear Ms. Thelen;

I appreciate being informed for this planned project AR DP 15-00231 for the Bates school property. Having lived here in the Cragmoor community since 1980 I feel that my voice should be heard.

I agree with my neighbors that this planned apartment complex will have a large negative impact on our generally peaceful way of life.

As stated in the May 19th meeting the zoning of SU was for the university special use, as the university is not involved in this project at all, seem to be a stretch of the intent to the SU zoning code.

Though I appreciate the traffic planning suggestions, I see two obvious problems. First the definite need for deceleration and acceleration lanes to the eastbound Austin Bluffs parkway. Where the entrance to the project is planned is very near where the wind blown snow gets drifted on the outside of that curve. I have seen vehicles stuck in the snow and abandoned on that curve. Only one entrance/exit will not be enough for a unit that large. Second problem will be the increase traffic on Meadow Lane and Mount View Lane. The suggestion of an U-turn from eastbound Austin Bluffs to westbound, at the light is not realistic, to cross two lane of traffic in such a short distance is not safe. I'm referring to merging from the right eastbound lane of Austin Bluffs to the inside left turn lane at the first traffic light, is not reasonable.

The house at 417 Maplewood drive, a near neighbor to my family, has been rented to university students for many years, though generally not much of a problem, it is their "friends" that have cause many problems.
Problems as my next door neighbor truck was stolen, my son car window broken out, not to mention the countless time the police have been called just for disturbing the peace, and all the beer bottles and cans and trash.

Please for the sake of my family and neighbors deny land development application.

Thank you,

Robert Thompson
408 Elmwood Dr
Colo Spgs. Co
80907

FIGURE 4

Thelen, Lonna

From: Wysocki, Peter
Sent: Tuesday, May 26, 2015 10:46 AM
To: Thelen, Lonna
Subject: FW: The proposed building at Cragmor Neighborhood (Vogrin Gazette article, May 30)

Passing it on to you.

PETER WYSOCKI, AICP
Director of Planning and Development | City of Colorado Springs, CO
30 South Nevada, Street | PO Box 1575 Mail Code 155 | Colorado Springs, CO 80901
Tel: 719.385.5347

From: Gonzalez, Eileen
Sent: Tuesday, May 26, 2015 10:38 AM
To: Wysocki, Peter
Subject: FW: The proposed building at Cragmor Neighborhood (Vogrin Gazette article, May 30)

Peter, could you please forward to Planning Commission members as appropriate, as Ms. Elder's email is addressed to them, as well? Thanks.

Eileen Lynch Gonzalez, City Council Administrator
City of Colorado Springs
Phone (719) 385-5452
Cell (719) 310-2383
www.coloradosprings.gov

From: Cal & Donna Elder [mailto:elderdc@gmail.com]
Sent: Tuesday, May 26, 2015 10:32 AM
To: Council Members; Side Streets Bill Vogrin; Cal & Donna
Subject: The proposed building at Cragmor Neighborhood (Vogrin Gazette article, May 30)

TO: Colorado Springs Council and its Planning Commission :

FROM: Donna F. Elder, Manitou Springs

RE: Proposed Cragmor Building

DATE: June 1, 2015

Dear Council and Planning Commission Members:

Thank you for your service to this community which we all love. I have lived in Colorado Springs, Woodland Park, and Manitou Springs for the last 40 years, and love this area as you do.

I plead with you, in the interests of community harmony, respect for orderly governing, for the appreciation of the view of mountain splendor by local home owners and citizens, for the orderly and reasonable rule of law, etc. please do everything in your power to not allow the Planning Commission, by "dministrative action" or "administrative power", to over ride the opportunity for local citizens to fully argue their views on this proposed building on Cragmor Heights.

FIGURE 4

In the past 87 years, I have lived in Wichita, Chicago, and Denver, plus several other cities in Kansas, Illinois, Indiana, and Colorado, blessed in many ways in being an American, and blessed to live in communities served by neighbors such as yourselves.

But well-meaning planners and councils have made some egregious rulings in the past, and I do not want this Cragmor ruling to be one of egregious ones. In south Denver there are four tall buildings that block the incredible Front Range view for thousands of Denverites. Those buildings should never, in my view, have been authorized by the city of Denver, regardless of what powers they had at the time.

Some authorizations, I'm thinking, are a good example of "An ounce of prevention is worth a pound of cure." As those Denver buildings were and this Cragmor building would be, "a pound of cure" that can NEVER be cured. Cragmor should never be approved without a full hearing by the neighborhood residents, and any other interested contributors.

Please do not let "administrative power" darken the view people have of self-government.

Again, sincerely, thanks for all you do. I'll be praying for you, as my departed husband, Cal Elder, always prayed for leaders all over the world, "Wisdom, knowledge, integrity, compassion and courage". I pray that for all, now and in the future.

Sincerely,

Donna F. Elder, 311 Plainview Place, Manitou Springs, CO 80829

FIGURE 4

Thelen, Lonna

From: JEFFREY <crook5@comcast.net>
Sent: Friday, May 22, 2015 1:06 PM
To: Thelen, Lonna
Subject: AR DP 15-00231

Hello Ms. Thelen

I'm writing in regards to the planned apartment complex to replace the Bates School in the Cragmor area. I live on Westmoreland Road which is a few blocks away. I am apposed to such a large apartment complex being built next to single family residential property. As a state certified residential appraiser I know from experience what to expect with regards to value when such a large apartment structure is placed within an existing residential neighborhood. I was very surprised that the developer noted that the apartment building would add value to the area. It will no doubt add value to the land of the proposed apartment building, but in no way will it add any value to surrounding residences. It's common sense that if you place high density low cost housing next to single family residences the values will converge. Ask any developer who lives in a high priced neighborhood (say, in the Broadmoor in the 2 million dollar range) if they would like someone to come into their neighborhood and build houses that cost $150,000.

Also this complex is quite large and would block out the views of the bluffs for many of the residence located nearby. Also their's no way to keep the apartment renters form moving to and from the neighborhood around the rear of the apartment. Traffic would increase, noise would increase and values in the surrounding area would decrease.

If you need to fill the space left vacant from the old elementary school, please approve a smaller, lower profile, less dense project that would be better for the surrounding neighbors and the student residing in the building.

Thank you

Jeffrey Crook
1175 Westmoreland Road
Colorado Springs, CO 80907

FIGURE 4

Thelen, Lonna

From: debramueller7 <debramueller7@gmail.com>
Sent: Friday, May 22, 2015 12:07 PM
To: Thelen, Lonna
Subject: RE: Proposed Bates Student Housing

Sent from my Samsung phone

-------- Original message --------
From: "Mueller, Debra" <Debra.Mueller@usaa.com>
Date: 05/22/2015 12:04 PM (GMT-07:00)
To: debramueller7@gmail.com
Subject: Proposed Bates Student Housing

Good morning,

I am a native of Colorado Springs, and my parents were among the first residents in the neighborhood when it was established. I attended Bates Elementary when it was a new school. I went on to have my own children attend Bates as well, because of a childcare arrangement in the neighborhood. I also live in the neighborhood where I own a home. My parents left Cragmor about 10 years ago when they downsized. My father was a Volunteer Fireman for El Paso County. The area was unincorporated until the early 70's. When that happened, we were hopeful to see the community treated like other parts of the city at large. To be provided with adequate curbs, gutters and storm water drainage, paved alleys. Sadly, until the explosion of growth happened at UCCS, the neighborhood was largely ignored, none of the amenities were provided to the area, unless absolutely necessary.

Although not opposed to growth, changes or college students; I feel that the proposed project of a private developer whose main motivation is money, is truly short-sighted in regard to the impact that it will have. They sell it as student housing, when clearly there is not a connection to the needs of the university other than proximity. Strangely, at the meeting held on May 19th, there was not representation of the interests of the university present. In fact, the onus is on the University to provide housing on the property that is already theirs, and there is more than adequate space for them to grow their capacity if they feel they need it. To sell a part of a neighborhood off to a developer that has only their monetary gain in mind is beyond comprehension.

The development drawings were rudimentary at best, and although there was lip service given to traffic,lighting,parking and access, the plan does not leverage the space appropriately. The buildings will be incongruous in the neighborhood. The lack of concern about traffic through the neighborhood via Meadow to

FIGURE 4

Mt. View was in my mind an insult to common intelligence. There is no feasible way that a right in and right out, without acceleration/deceleration lanes, and no westbound access is a lame at best attempt, to address the very real facts that the location will be a blind curve for eastbound drivers on Austin Bluffs, and no one will make a U turn to head west. I would suggest that the developer tries these maneuvers for themselves. No attention is paid to the design of the complex, and although there will be landscaping, it is not a particularly attractive design, is too big for the space, and the surrounding roads cannot take any more additional traffic. Not to mention, that the building will shade Austin Bluff parkway in the winter, block the view from the University property, and become another eyesore of bad planning.

Just because someone comes to the table with a plan, and money to buy the property does not make it good city planning, whether or not it caters to a university or not. There may be other more compatible uses that may benefit both existing neighborhood and university. Perhaps a community center that could be used by neighborhood residents and students alike. Doing things the same old way and expecting different results, no matter how pretty the drawings are… is insanity. Honestly, if you lived in the area, would you want a monstrosity in your front or back yard? From what I can tell, the University is perfectly capable of determining their own growth, and should do so. Student housing included. Is it not time for some out of the box thinking, some synergistic discussions between UCCS and the neighborhood they are located adjacent to, without the inject of a money making complex that just does not fit?

Thank you,

Concerned Cragmor resident and CU Boulder Alumni

FIGURE 4

Thelen, Lonna

From: Gwen Komatz <gwkomatz@comcast.net>
Sent: Thursday, May 21, 2015 7:15 PM
To: Thelen, Lonna
Cc: Wysocki, Peter
Subject: Bates Apartment Complex aka Student Housing

Lonna,

This is in response to the meeting held on Tuesday, May 19, reference the apartment complex proposed by GG Land Group. My first question is really for you.

Their website lists 8 projects they are working on, including UCCS. Since they list UCCS, and they haven't even started on it, I wonder if the others listed are completed or are just in the planning stages as well. Did you or your staff contact any of these other cities to see if they have completed a project, and if so, where is the location of the apartment complexes? It would be nice to know how completed projects affected the neighborhoods; how they are run, what problems have arisen due to the apartment complexes such as an increase in crime. What happened with property values? Are they managed and maintained like they said they would do in their proposal? I'm sure you could think of other questions to ask.

Questions or concerns for GG Land Group

When asked if they had plans on how they were going to handle the construction the all had blank looks on their faces. Where would they have a staging area? What would they do about noise, dirt, and dust. What about the traffic of large trucks, heavy equipment, cranes? How would they accommodate the homeowners in Cragmor. Who would be responsible for street repair after completion as the streets would be torn up from the heavy duty traffic? Would this be another burden on tax payers? GG Land needs to put some focus on this area and provide a detailed plan on how they are going to handle this.

Parking – They stressed the fact that each bed would have a parking place, 621, and noted that The Lodge did not have parking problems. They failed to mention that residents at The Lodge use the jewelry store parking lot for overflow. In addition, when it is really bad they use the UCCS shuttle parking lot. Cragmor does not have areas like this for overflow, except to park in the neighborhood.

There is also no way they can track how many people are living in an apartment. They may have been rented by one individual, but that person has allowed one or more friends to move in with them to save on rent; 621 residents can quickly turn into 700. How do they propose to handle that situation?

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Crime – Planning has already been advised by CSPD that crime will increase in the Cragmor neighborhood as a result of this apartment complex. Will there be security at the complex? Who will monitor the surrounding grounds so that residents aren't climbing over the fence into the neighborhood? Will there be any type of pre-screening of residents before they rent an apartment? Will the Management Company be pre-screened and what kind of credentials will the management company have? Or does GG Land Group consider a management company someone off the street that's

FIGURE 4

been offered a free apartment? The Lodge was mentioned that calls for service had not increased that much. Take into consideration that when they party at that location there are only businesses around them that are closed; in other words, who is going to call in the police. This will not be the case in the Cragmor area. Such parties will disrupt the lives of many families.

This plan is poorly designed for the area GG Land has to build this apartment complex, and designed only to increase the number of apartments in order to make more money for the developer. My one big question to the individuals that sat in the front of the room at the May 19, meeting would be: Would you want this across the street from your house and in your residential neighborhood? If they were **"honest, truthful"** individuals that answer would be an outstanding "NO".

In closing, I would ask that the City of Colorado Springs not turn their backs on residents of a neighborhood that have lived, worked, raised families and enjoyed and loved what Colorado Springs has had to offer them for 40, 50, and in some cases 60 years. Cragmor residents have raised their children, and many of those children are now raising their children in the closed-knit Cragmor neighborhood. Residents of Cragmor have contributed much to Colorado Springs. Please don't sell us out to line the pockets of an out-of-state developer.

Gwen Komatz
gwkomatz@comcast.net

FIGURE 4

Thelen, Lonna

From: daragardner96@gmail.com
Sent: Sunday, May 24, 2015 4:13 PM
To: Thelen, Lonna
Subject: housing complex

I am writing to voice my opposition to the proposed "student" housing complex in Cragmor. The proposal by private developers has problems on many levels.

I live nearby on Acacia Dr., and my mother-in-law leaves 3 houses down from the Bates site. The idea of having a complex with at least 621 apartments in our immediate area will create traffic issues regardless of efforts otherwise. Turning lanes off Austin Bluffs would ruin the city's efforts to make this thoroughfare improved and safe. The construction phase alone would be disruptive to this area to an extended period of time.

The issue of property values decreasing for my mother-in-law with a large complex looming over her yard would be significant. This will be true for all the owners nearby. In addition, the new construction would block the view of the bluffs.

Finally, you know that this "student" complex will not be actually that, but rather an assortment of people in various life stages. If you look at Craigslist currently, you can see a plethora of rooms in the new "student" Lodges complex for sublease. I would suggest that you look at these yourself, and ask around how this project is going.

I am urging you to decline the proposal as submitted.

Thank you for your consideration,
Dara Gardner

Sent from Windows Mail

FIGURE 4

Thelen, Lonna

From: Sandra Vuletich <sandra.vuletich@asd20.org>
Sent: Friday, May 22, 2015 2:51 PM
To: Thelen, Lonna
Cc: Council Members; Office of the Mayor; Wysocki, Peter
Subject: Apartment complex at the old Bates Elementary Site

Dear All,

In 2001 I purchased a home that was to be my forever home, where my husband and I would retire. This apartment complex that is being considered is so unfair to those of us who have invested in our neighborhood and bought homes with the intentions of living a long comfortable life in a quiet and adorable neighborhood. With the expansion of the university there have been some disruption to our quiet neighborhood, but it has been small things compared to what an apartment complex would do. The developer dared to call our neighborhood a blight which shows they have little respect for those who enjoy modest living in small neighborhoods. I love my home and I have put thousands of dollars over the years to improving it and making it the home I wish to live out my life in. The idea of a developer coming in and destroying my dream for profit breaks my heart. I can't afford to sell and move because my husband and I make a modest living and every thing we have done with our home has taken years of savings to complete. It terrifies me what will happen to our neighbor hood with increased traffic, more college students who do not have vested interest in the neighbor living in the area, and of course the potential for additional changes to the current plan to accommodate these students as it become apparent that having access only from Austin Bluffs will create a traffic nightmare for everyone. This has been observed in other neighborhoods across the country and here in Colorado. Please don't take away our peaceful neighbor just so a development company can make a profit. This is our home. Think about how you would feel if some stranger came in and did something like this three houses down from your home. We love our neighborhood and want to keep it as a neighborhood of families and not a new party place and temporary living quarters for students.

Thank you,

Sandra Vuletich

FIGURE 4

Thelen, Lonna

From: Klayton Matlock <Klayton.Matlock@ColoradoCollege.edu>
Sent: Friday, May 22, 2015 2:29 PM
To: Thelen, Lonna
Subject: Fwd: Bates
Attachments: 20150522_135650_resized.jpg; 20150522_135625_resized.jpg; 20150522_135540_resized.jpg

Attached are also photos from inside my home and on my property of where I would see the enormous structure and what views I have that will be hindered. Also the elevations of the proposed building.

-------- Original message --------
From: Klayton Matlock <Klayton.Matlock@ColoradoCollege.edu>
Date: 05/22/2015 11:39 AM (GMT-07:00)
To: Klayton Matlock <Klayton.Matlock@ColoradoCollege.edu>
Subject: FW: Bates

From: Klayton Matlock
Sent: Friday, May 22, 2015 11:39 AM
To: Klayton Matlock
Subject: Bates

Hey Lonna,

I own a home directly across the street from the old Bates school, 707 Cragmor. I went to the first meeting held at the school itself regarding the new plans for development. I was not originally opposed to the plans for student housing. I work at Colorado College and work with students daily. For the most part college students are not a bad group of people and the majority of them are more focused on graduating than partying. With a primarily student housing development that is managed I assumed there would be quiet hours, noise ordinances and a contact that would be reliable to lodge complaints with. All of that I was ok with. I felt bad that you were so bombarded with rude shouting at the first meeting and that everyone was being so hard on you. I know that you are one of the sole decision makers for the developer and the project continuing and that this is only your job. I'm sure your intention is not just to do whatever makes you money and try to benefit the community as best as possible. After the latest meeting and reviewing the architectural developments plans, I was shocked. This is nothing that I had in mind. The building is gigantic. It resembles the size of a large cruise ship. This crushes my heart. It would be completely out of place in our neighborhood and it would tower over my house completely destroying any privacy I once had. It would obstruct my view of the campus as well as the

FIGURE 4

bluffs behind it. I love looking at the college, I do work downtown at the CC campus, but I feel that the peaceful glow of a night represents hard work and the future success of our country. This apartment building with be "geared" toward students but it is not primarily a student housing building. It would be open to whomever would want to rent it out. I feel that the name "Student Housing" is dishonest. It is an apartment complex. Nothing more. I have friends and colleagues that work at UCCS and they do not support this development plan. They are working on their own dorms that students will live in as part of their tuition. There is a better place to put this building in town and cater to whomever wants to rent from it but feel the developers are preying off of college students and using that excuse to try and squeeze into our neighborhood. This massive building would not only create issues with our utilities and water run off but it would be horrible to look at and destroy the property values in our neighborhood. It would be like parking a cruise ship in front of the Bijou school, destroying any views or privacy you once had at your own home. Not only would it be a devastation to our neighborhood but in 20 years from now I will not have equity in my home. If you look at the apartments down on Westmorland they have trashed the whole neighborhood around them, and it will do the same to my home. I understand there is a process that you must go through but I beg that you do not approve any of this plan. I would much rather see patio homes or townhomes go up on this plot. Just something that would be more beneficial and mesh better with our community, not a high rise.

Thank you for listening to my concerns and hope this aids in your decision making.

Klay Matlock

Facilities Services

Carpentry Shop

719.304.1413

FIGURE 4

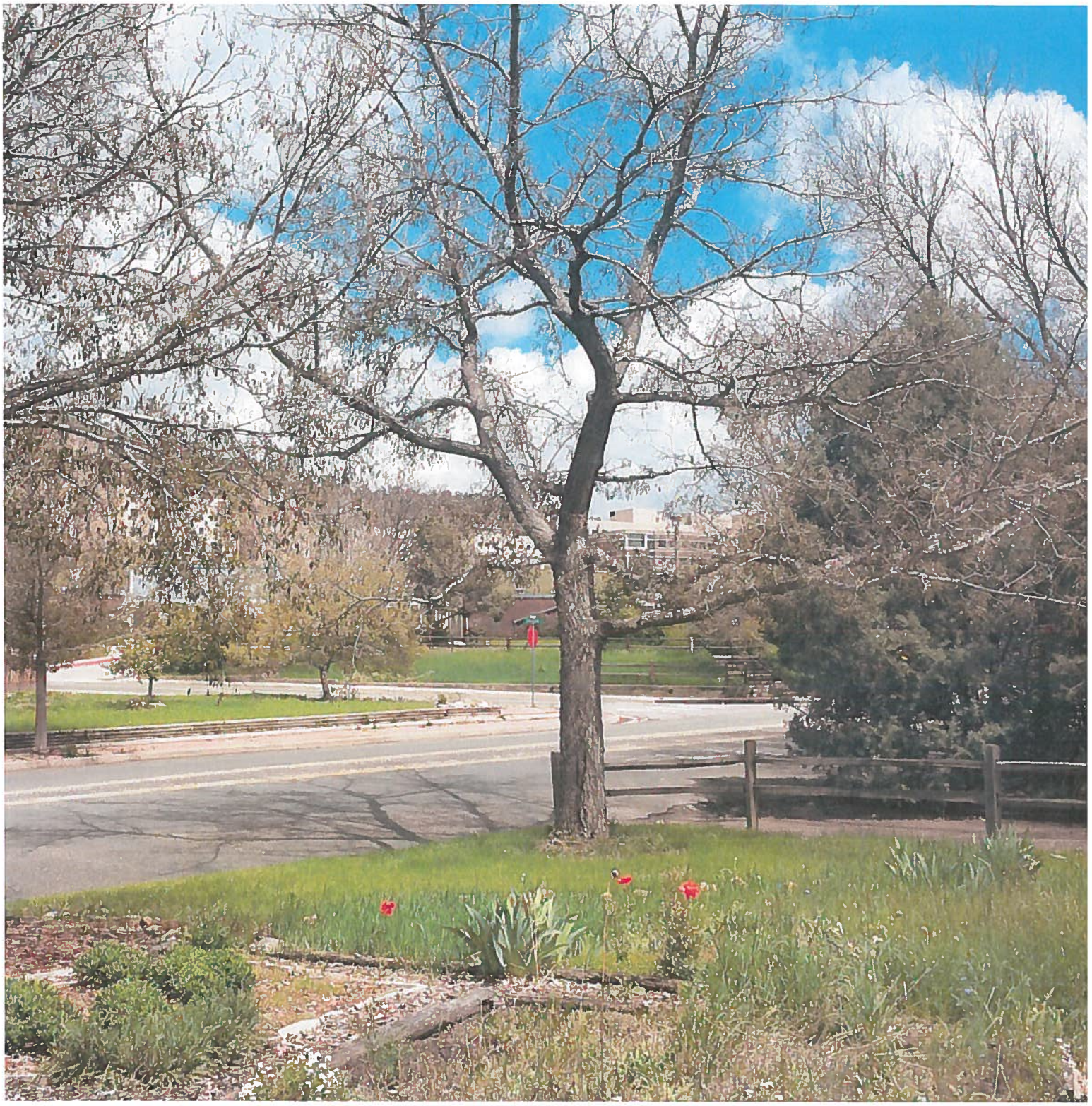


FIGURE 4

FIGURE 4

FIGURE 4

Thelen, Lonna

From: Jennifer Valdois <jvaldois123@gmail.com>
Sent: Friday, May 22, 2015 1:43 PM
To: Thelen, Lonna
Subject: Land Use Review -- Bates Elementary File No.: AR DP 15-00231

Dear Lonna,

Thank you for holding the public meeting on May 19. After looking at the developer's plans, I am still concerned that this proposal is NOT a good fit for this neighborhood and this location! The apartment complex is HUGE! It is too large to be in and adjacent to a neighborhood of one and two level, single family homes. I have heard it said that it will create a "buffer" between our homes and the university. Did anyone ever ask us if we wanted or needed such "buffer"? We like being able to see the university and the bluffs behind the university! Right now we can see and hear the bell tower each hour and it adds to the aesthetics of living close to UCCS.

We owned one of the ground level, Red Deer Condominiums (2117 Troy Court 80918) when the city was building the 30 foot sound barrier along Union Blvd at Austin Bluffs. The city wanted to build it along their property line which we found out was just 8 feet from our patio door. Our 6 foot privacy fence had always been 15 feet from the door. That 30 foot barrier would have annihilated our only view and all light that came in our windows. How would we or our neighbors EVER hope to sell our condos if all we could see out the windows was a sound wall? When we, the Red Deer HOA board, met with the city planners we were able to convince them to change their plans and that is why the wall stops where it does today and the Red Deer fence is still there.

I see this as the same kind of thing. The houses along Cragmor Drive and Stanton Street will have no view except an enormous, six story apartment complex, right across the street from them! This is just not right and not acceptable. There has to be a better use for this land and I implore you to deny this project and wait for an offer that is a better fit for this neighborhood and this space.

While the focus of my concerns, in this email, is on the building itself, I am still concerned about traffic issues both in our neighborhood and on Austin Bluffs, utilities, storm water, public safety, our property values and disturbing the mines below Cragmor. I am not convinced that allowing an apartment complex of this magnitude to be built, by an out of state investor, no less, is in the best interest of Colorado Springs and her community.

Please do not approve this project!

Sincerely,

Jennifer Valdois

3908 Magnolia St.
Colorado Springs CO 80907
JValdois123@gmail.com

FIGURE 4

Thelen, Lonna

From: Andy Keen <akeen2033@gmail.com>
Sent: Saturday, May 23, 2015 4:34 AM
To: Thelen, Lonna
Subject: Re: Neighborhood Meeting Notice for Bates Student Housing

Lonna: Thank you very much for the Tuesday meeting at Bates. I have one comment to expound on from this meeting.

Given the cost of parking and the shortage of parking spaces on campus, clearly many students in this complex will opt to walk to and from class. But the development plan states the preference for student pedestrians is to walk the quarter mile east to the intersection and wait for the signal.

The problem is, these are college students, and once familiarity sets in, it won't take long for such "preferences" to rank quite low on the scale of priorities. Some of the students walking up to Austin Bluffs from the complex will see their classroom buildings right across the street. So it won't be very many days into the semester before walking the quarter mile to the signal will really get old. Many will save time by dodging traffic. Those with 8AM classes will dodge traffic during morning rush hour.

As you know, thus far no pedestrian bridge has been necessary because all student housing complexes are located on the same side of Austin Bluffs as the main UCCS campus. But this proposed complex changes all of that.

Thank you for hearing me out,
Andy Keen
akeen2033@gmail.com

On Thu, May 7, 2015 at 7:57 AM, Thelen, Lonna <Lthelen@springsgov.com> wrote:
Good morning,
You are receiving this email because you provided comments to me during the pre-application process for the redevelopment of Bates Elementary at 702 Cragmor Road. Attached is a postcard for the meeting to be held on May 19, 2015. You are welcome to attend to learn more about the project that has been submitted to Land Use Review. Instructions on how to electronically view the documents are noted at the bottom of the attached postcard.

Thanks,
Lonna

Lonna Thelen, AICP, LEED AP BD+C
Principal Planner
Land Use Review
City of Colorado Springs
30 S Nevada, Suite 155
Colorado Springs, CO 80903
(719) 385-5383

[Description: Description: LEEDAP_BDCcmyk] P Before printing, please consider the environment

FIGURE 4

FIGURE 4

#3995

AN ORDINANCE ESTABLISHING USE ZONES
AND AMENDING THE ZONING ORDINANCE OF
THE CITY OF COLORADO SPRINGS, AS AMENDED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. There are hereby established and created the various zone classifications shown on the map, marked Exhibit "B", attached hereto and by reference made a part hereof, for those premises and territory sometimes known as North Colorado Springs Addition No. 1, more specifically described as set forth on Exhibit "A", attached hereto and by reference made a part hereof.

Section 2. The proper officers of the City are hereby authorized and instructed to change the zoning map of the City of Colorado Springs to indicate the proper zones of the property herein in accordance with the map attached hereto, as provided by this ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by the Charter.

Introduced, read, passed on first reading and ordered published this 24th day of February, 1970.

Eugene McCleary
Mayor and President of the Council

ATTEST:

R E Parker
City Clerk

FIGURE 5

"EXHIBIT A"

That portion of Sections 16, 17, 19, 21, 22, 27, 28, 29, 30, 32, and 33, and all of Section 20, all in T. 13. S., R. 66 W., of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

Beginning at the NW corner of that tract as described by annexation ordinance No. 3392, as recorded in Book 2161 at Page 116 of the records of El Paso County, said annexation ordinance known as Schlessinger's Addition, said NW corner lying on the east line of that tract as described by annexation plat, known as Pikeview Addition No. 1, and recorded in Book F-2 at Page 21 of the records of El Paso County, thence southerly on the east line of said Pikeview Addition No. 1 to a NW corner of that tract as described by annexation plat known as Elliott's Addition, as recorded in Book 1-2 at Page 100 of the records of El Paso County, thence angle left, easterly, northeasterly and easterly on and along the north line of said tract to the NE corner thereof; thence angle right southerly on the east line of said tract to the SE corner thereof; thence angle right westerly on the south line of said tract to a point of intersection with the east line of the aforementioned Pikeview Addition No. 1 tract, thence angle left southerly on the east line of said tract to the NE corner of that tract as described by annexation plat, known as Holland Park Addition No. 4 and recorded in Book C at Page 24 of the records of El Paso County, thence southwesterly on the east line of said tract to the SW corner of that tract described by annexation plat, known as Pates Addition, as recorded in Book 1-2 at Page 101 of the records of El Paso County, thence angle left easterly on the south line of said tract to the NW corner of that tract as described by annexation plat known as Walton's Addition as recorded in Book 1-2 at Page 113 of the records of El Paso County, thence angle right southerly on the west line of said tract to the SW corner thereof; thence angle left easterly on he south line of said tract to the SE corner thereof; thence angle left northeasterly on and along the easterly line of said tract to a point of intersection with the south line of the aforementioned Pate's Addition tract; thence angle right easterly on and along the southerly line of said Pate's Addition to the NW corner of that tract described by annexation plat, known as Templeton Gap Floodway Addition No. 1, as recorded in Book 1-2 at Page 110 of the records of El Paso County, thence southerly, westerly, and southwesterly on and along the westerly line of said tract to the SW corner thereof; thence angle left easterly and southeasterly on and along the southerly line of said tract to the NW corner of that tract described by annexation plat, known as Templeton Gap Floodway Addition No. 2, as recorded in Book 1-2 at Page 106 of the records of El Paso County, thence continue southeasterly on and along the southerly line of said tract to the NW corner of that tract as described by annexation plat, known as Templeton Gap Addition No. 4, as recorded in Book J-2 at Page 82 of the records of El Paso County, thence angle right southerly on and along the west line of said tract to the NE corner of that tract as described by annexation plat, known as Papeton Addition as recorded in Book L-2 at Page 24 of the records of El Paso County, thence angle right westerly on the north line of said tract to the NW corner thereof; thence angle left southerly on the west line of said tract to the SW corner thereof; thence angle left easterly on the south line of said tract to a point of intersection with the west line of the aforementioned Templeton Gap Addition No. 4 tract, thence angle right southerly on the west line of said tract to the SW corner thereof; said SW corner being also the SW corner of Block 2, Abrahamson's Venetian Village as recorded in Book V at Page 35 of the records of El Paso County; thence continue southerly on the southerly extension of the west line of said Block 2 and on the west line of Block 3, said Abrahamson's Venetian Village, and the southerly extension of said west line of said Block 3, to a point of intersection with the north line of that tract as described by annexation plat, known as Fillmore

FIGURE 5

Addition as recorded in Book J-2 at Page 86 of the records of El Paso County; thence easterly on said north line to the NE corner thereof; thence southerly on the east line of said Fillmore Addition to a point of intersection with the north line of that tract described by annexation plat, known as Austin Heights and Bernabee Addition as recorded in Book Z at Page 33 of the records of El Paso County; thence angle left easterly on and along the north line of said Austin Heights and Bernabee Addition to the southwest corner of that tract described by annexation plat known as Bash's Addition as recorded in Book J-2 at Page 9 of the records of El Paso County, thence angle left northerly on and along the west line of said Bash's Addition to the NW corner thereof; thence angle right easterly on the north line of said Bash's Addition to the NE corner thereof; thence angle right southerly on the east line of said Bash's Addition to a point of intersection with the north line of that tract described by annexation plat known as Colonial Annexation and recorded in Plat Book F-2 at Page 19 of the records of El Paso County, thence angle left easterly on the north line of said tract to the NE corner thereof; thence angle right southerly on the east line of said Colonial Annexation tract to a point of intersection with the north line of the aforementioned Austin Heights and Bernabee Addition tract, thence angle left easterly on said north line to a NE corner thereof; thence angle right southerly on the east line of said tract to a NE corner thereof; thence angle left easterly on a north line of said tract to a point of intersection with the westerly line of that tract as described by annexation plat, known as Templeton Gap Addition No. 1, as recorded in Book T at Page 46 of the records of El Paso County, thence angle left northeasterly on said westerly line to a NW corner thereof; thence angle right easterly, southerly, and southeasterly on and along the northerly and easterly line of said Templeton Gap Addition No. 1 to the NW corner of that tract described by annexation plat, known as Templeton Gap Heights Addition No. 1, as recorded in Book F-2 at Page 56 of the records of El Paso County, thence angle left northeasterly on the northwesterly line of said tract to the NE corner thereof; thence angle right southerly on and along the east line of said tract to a point of intersection with the north line of that tract described by annexation plat, known as Suplemental Area to Paseo Addition as recorded in Book T at Page 47 of the records of El Paso County, thence angle left northeasterly on and along the north line of said tract to the NW corner of that tract as described by annexation plat known as Paseo Addition No. 6 as recorded in Book W at Page 29 of the records of El Paso County, thence northeasterly on and along the northerly line of said tract to the NE corner thereof; thence angle right southeasterly on and along the easterly line of said tract to the most westerly corner of that tract described by annexation plat, known as Austin Bluffs Addition No. 32, as recorded in Book E-2 at Page 30 of the records of El Paso County, thence angle left northeasterly on the northwesterly line of said tract to the most northerly corner thereof; thence angle right southeasterly on and along the northeasterly line of said tract to the SE corner thereof; thence angle right southwesterly on the south line of said tract to a NE corner of the aforemention tract known as Paseo Addition No. 6, thence angle left southeasterly on the east line of said Pase Addition No. 6 to the NW corner of that tract described by annexation plat, known as Holiday Lane Addition as recorded in Book G-2 at Page 2 of the records of El Paso County, thence angle left, northeasterly on the north line of said tract, to the SW corner of that tract described by annexation plat, known as Austin Bluffs Addition No. 20 as recorded in Book D-2 at Page 7 of the records of El Paso County, thence angle left northwesterly on and along the west line of said tract to a SW corner of that tract described by annexation plat known as Austin Bluffs Addition No. 22 and recorded in Book C-2 at Page 46 of the records of El Paso County, thence northerly on and along the westerly and northerly line of said tract to a SW corner of that tract described by annexation plat, known as Palmer Park, and recorded in Book C-2 at Page 37 of the records of El Paso County, thence northerly, easterly, and westerly on and along the westerly line of said Palmer Park Addition to the northeast corner of that tract described by annexation plat and known as Isaac's Addition as recorded in Book J-2 at Page 51 of said El Paso County records; thence angle left southerly on the east line of said tract to the SE corner thereof; thence angle right westerly on the south line of said tract to the SW corner thereof; thence angle right northerly on the west line of said tract to the northwesterly corner of said Isaac's Addition, said NW corner also being on the boundary line of the aforesaid Palmer Park tract; thence westerly, northerly, and easterly on and

FIGURE 5

along the boundary of said Palmer Park tract to a point of intersection with the easterly line of said section 28; thence angle left northerly on said east line of Section 28 to a point of intersection with the south line of that tract described by annexation plat, known as Garden Ranch Addition No. 3 as recorded in Book G-2 at Page 13 of the records of El Paso County, thence angle left westerly on the south line of said tract to the SE corner of that tract as described by annexation plat known as Garden Ranch Addition No. 1, as recorded in Book D-2 at Page 67 of the records of El Paso County, thence westerly on the south line of said tract to the SW corner thereof; thence angle right, northerly on the west line of said tract to the SW corner of that tract as described by annexation plat, known as Garden Ranch Addition No. 6, as recorded in Book E-2 at Page 68 of the records of El Paso County, thence continue northerly on the west line of said tract to the NW corner thereof; thence angle right easterly on the north line of said tract to the NE corner thereof; thence angle right southerly on the east line of said tract to a point of intersection with the north line of the aforementioned Garden Ranch Addition No. 1 tract, thence angle left northeasterly on and along the north line of said tract to a SW corner of that tract described by annexation plat, known as Garden Ranch Addition No. 5, as recorded in Book G-2 at Page 41 of the records of El Paso County, thence continue northeasterly, northerly, and easterly on and along the northwesterly and northerly line of said tract to a point of intersection with the west line of that tract described by annexation plat known as Beverly Glen Addition and recorded in Book 1-2 at Page 61 of the records of El Paso County, thence angle left northerly on and along the westerly line of said tract to the NW corner thereof; thence angle right, easterly, northerly, and easterly on and along the northerly line of said tract to a point of intersection with the westerly line of that tract described by annexation plat, known as Garden Ranch Addition No. 3, as recorded in Book G-2 at Page 13 of the records of El Paso County, thence angle left, northeasterly on the westerly line of said tract to a point of intersection with the southwesterly ROW line of Academy Boulevard as described by deed and recorded in Book 1752 at Page 82 of the records of El Paso County, thence angle left northwesterly on and along the southwesterly line of said tract and on the southwesterly ROW line of that tract known as Academy Boulevard, as described by deed and recorded in Book 1751 at Page 635 of the records of El Paso County, to a point of intersection with the east line of that tract described by annexation plat, known as Erindale Addition as recorded in Book 1-2 at Page 94 of the records of El Paso County, thence angle left southerly on the east line of said tract to the SE corner thereof; thence angle right westerly on the south line of said tract to a SW corner thereof, thence angle right northerly on a west line of said tract to a SW corner thereof; thence angle left, westerly on a south line of said tract to a point of intersection with the east line of that tract described by annexation plat, known as Golden Cycle Addition No. 1, as recorded in Book 1-2 at Page 42 of the records of El Paso County, thence angle left southerly on the east line of said tract to the SE corner thereof; thence angle right westerly on the south line of said tract to a SE corner thereof; thence angle left southerly on the east line of said tract to the NE corner of that tract described by annexation plat, known as Hart's Addition No. 1, as recorded in Book 1-2 at Page 2 of the records of El Paso County, thence continue southerly on the east line of said tract to the SE corner thereof; thence angle right westerly, southerly, and westerly on and along the southerly line of said tract to the point of beginning, excepting therefrom the following annexed tracts, Dobbins Addition; Book J-2, Page 8; Schlessinger's Addition; Ordinance No. 3392, Book 2161, Page 116; Young's Addition, Book J-2, Page 47; Pate's Addition, Book 1-2, Page 101; Walton's Addition, Book 1-2, Page 114; Templeton Gap Addition No. 6, Book K-2, Page 5; Templeton Gap Addition No. 5, Book 1-2, Page 76; Crestmoor Park Addition, Ordinance No. 3841; Templeton Gap Floodway Addition No. 1, Book 1-2, Page 110; Templeton Gap Floodway Addition No. 2, Book 1-2, Page 105; Templeton Gap Floodway Addition No. 3, Book J-2, Page 56; Templeton Gap Addition No. 4, Book J-2, Page 82; One-M Addition, Ordinance No. 3843, Book 2314, Page 717; Papeton Addition, Book L-2, Page 24; Garden Ranch Addition No. 12, Book J-2, Page 38; Gordon's Addition No. 1, Book K-2, Page 73; Berger's Addition, Book K-2, Page 74; said above described tract containing 3165.87 acres, more or less.

FIGURE 5

Finally read, passed, adopted and approved this 10th day of March, 1970.

Eugene McCleary
Mayor and President of the Council

ATTEST:

R E Parker
City Clerk

I HEREBY CERTIFY, that the foregoing ordinance entitled "AN ORDINANCE ESTABLISHING USE ZONES AND AMENDING THE ZONING ORDINANCE OF THE CITY OF COLORADO SPRINGS, AS AMENDED"

was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on February 24, 1970; that said ordinance was passed at a regular meeting of the City Council of said City, held on the 10th day of March 1970, and that the same was published in full in the Colorado Springs Free Press, a newspaper published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 10th day of March 1970.

R E Parker
City Clerk

FIGURE 5

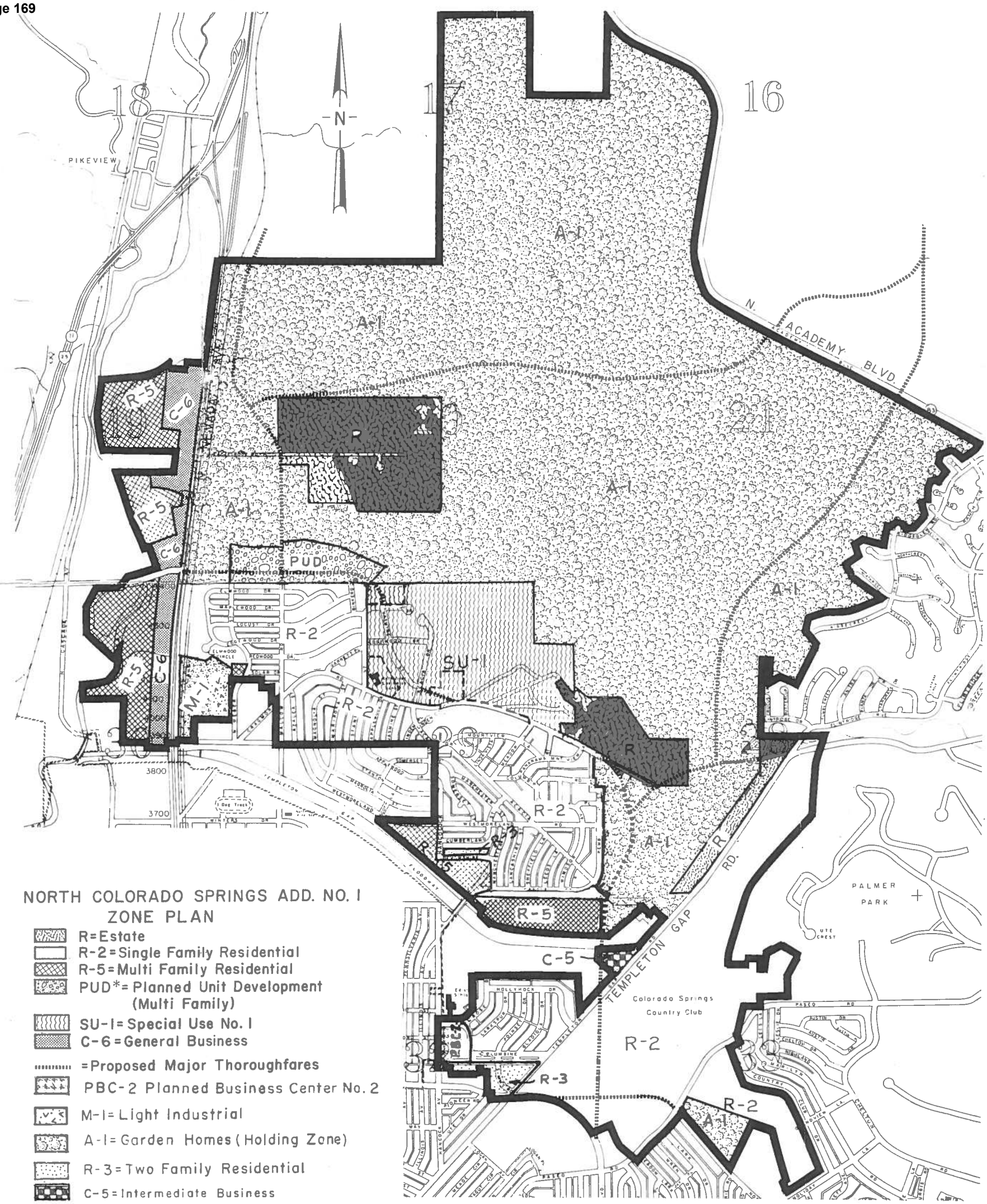

18
17
16
-N-
PIKEVIEW
A-1
N. ACADEMY BLVD.
R-5
C-6
PUD
R-2
SU-1
M-1
R
3800
3700
TEMPLETON GAP RD.
PALMER PARK
UTE CREST
C-5
Colorado Springs Country Club
PASEO RD
R-3
NORTH COLORADO SPRINGS ADD. NO. 1
ZONE PLAN
R=Estate
R-2=Single Family Residential
R-5=Multi Family Residential
PUD*=Planned Unit Development (Multi Family)
SU-1=Special Use No. 1
C-6=General Business
=Proposed Major Thoroughfares
PBC-2 Planned Business Center No. 2
M-1=Light Industrial
A-1=Garden Homes (Holding Zone)
R-3=Two Family Residential
C-5=Intermediate Business
COPY OF:
MAP FILED W/ORD. 3999 (ZONING)

FIGURE 5

Katharine Lee Bates Elementary School – Property History

1955 District 11 purchased the land in the Cragmor area of Colorado Springs from Kenneth and Lucy Drucker of St. Louis MO. (Results from Title search)

1957 Building is constructed.

1958 Katharine Lee Bates Elementary School is opened.

February 6, 2013

Board of Education votes to close Bates and Lincoln elementary schools at the end of the school year (May 2013). (NOTE: search "Optimization of Utilization Plan" on D11 website for specific details of this process and factors considered and public meetings). Word of the closure generated a lot of local interest reaching out to the District expressing their interest to purchase if the property becomes available for sale.

Various parties interested in purchasing the building included: several different commercial real estate brokers with retail customers, child based professional service companies looking to expand, churches, Youth Symphony, a developer desiring to build an assisted living facility, UCCS, and various charter schools.

March 2014 – The District issued a "Request for Offer to Purchase/Lease to Purchase/Lease" – this solicitation resulted in the Silver Key contract.

February 2015 – The District issued a second "Request for Offer to Purchase only" – this solicitation resulted in the GG Lang Group contract.

Responses to the above solicitations included Silver Key, offers to build UCCS student housing (other than GG Land), and Commercial Real Estate Brokers representing private entities.

In most cases agreement could not be met by the parties regarding terms of the real estate contract. Since discussions regarding real estate matters occur during "executive session" the details of each offer cannot be shared. Known reasons beyond "mutually agreeable terms" include: financing challenges, too big for smaller programs to operate alone, site redevelopment costs and asbestos abatement costs are among the top shared reasons.

Present (June 2015)

GG Land Group real estate contract to purchase the property offers the following:

- Tear down the building and constructing high end student housing on the site
- Property to have on-site management 24-7-365
- All traffic and pedestrian access coming off of Austin Bluffs Parkway.

FIGURE 6

- Acceptance of known asbestos removal
- Geo testing outcome acceptable
- Working with neighborhood, City Planning, City Traffic, and local consultants in a collaborative manner to reach an outcome that is believed to enhance the neighborhood especially if UCCS grows in enrollment.

FIGURE 6

June 16, 2015

Bates Student Housing
Response to Neighborhood Comments

Building Mass and Scale-

The proposed development, in the Special Use district, is directly across the Austin Bluffs Parkway from the UCCS Main Campus.

The sloping grade from the parkway down to Cragmor Road and Stanton Street allows the building to "step" in multiple locations to respond to the natural grade differential. In no location is the proposed building over the allowable 60' height maximum.

In addition, the facade massing of the building is intended to break up the horizontal mass in to smaller modules. Deep recesses occur in numerous locations on each elevation to provide a natural break in building component masses. Changes in materials and color will also contribute to giving the development an appearance of a series of smaller buildings. The landscaping, fences, and beaming along Crammer Road and Stanton Street are intended to provide a more substantial visual buffer between the new building and the surrounding adjacent neighborhood. The vehicular and pedestrian entrances to the building face Austin Bluffs Parkway and UCCS and are not visible from the neighborhood. Because the building is sited on a 45 degree angle to both Cragmor Road and Stanton Street, the overall presence of the building to the neighborhood will recede as the sections of the building get further from the streets. The location of the building sections closest to these roads are nearly double the required zoning rear-yard setback.

Buffer- To provide a transition to the single family neighborhood, a significant buffer is planned along the Stanton Street and Cragmor Road frontages. A minimum buffer of 25' is provided, where 15' is allowed by code. In order to increase the effectiveness of the buffer, the required 6' opaque structure has been placed on top of a 4' berm to achieve a 10' buffer height.

Traffic

There seems to be a lot of confusion concerning the traffic surrounding the proposed project and the data surrounding the engineering of the site. Below are the facts surrounding the traffic considerations:

- The traffic study was finalized on March 23rd which was during spring break. That means it was finished being typed and sent out. All the contents and data was compiled and analyzed prior to that. The data and video was taken on March 11 & 12 which was when school WAS IN SESSION. The notion that any study was done to avoid accurate data in inaccurate and false. Also understand that the study, while paid for by us, is really for the city engineering and traffic to analyze and guide them in making traffic engineering decisions and therefore they would not allow for any inaccurate information to be allowed. In fact the process was discussed with them before the study was conducted to the results were in a fashion that was acceptable to them.
- The turning lane is a total of 330'. 270' is the turning lane and 60' is the taper
- To eliminate long traffic delays on Austin Bluff Parkway (ABP) there is a left turn deceleration lane designed to accommodate the stacking caused by the poor LOS. This is done so vehicles will not stack into ABP through lanes.

FIGURE 7

- For vehicles leaving the site the traffic analysis show good operations. That means there are sufficient gaps in the traffic stream to allow vehicles to turn onto ABP efficiently and safely.
- There seems to be a lot of comments about changing bed and unit counts. The actual bed/unit count is what is being applied for in the development application. As it relates to the traffic study it was decided to error on conservatism. Another word we used higher numbers to overkill the traffic impact. Therefore the higher bed number only goes to overstate traffic impact. The only concern anyone should have with respect to this is if we UNDERSTATED the beds.
- Traffic generation that was used and agreed upon with the city also erred on conservatism was actually THREE times higher than similar projects in the Spack Memo.
- There has been discussion about how there will not be all students living in the project we also addressed this as it related to the traffic study. We assumed that only half the project would be students and half would be non-students. In reality this project will be all students for obvious reasons. In the event there are some non-student they be almost non-existent due to the high costs and high bed counts per door.
- Concerning the "U" turn not only would the project occupant or for that matter any student traffic using ABP they now have two alternatives to get to other high use areas like University Village Shopping Center (UVSC). Now traffic can use the "U" turn but can also use the left turn at Regent Circle cutting through the UCCS campus on Regent Circle, Stanton Street and Eagle Rock Rd that intersects in front of UVSC thus also going further in reducing any likelihood of cutting through the neighborhood.
- Growth patterns of UCCS will occur west toward Nevada Ave on the university vacant land. The resulting new traffic will be concentrated in that direct toward Nevada and Stanton.
- The current unnamed main access to the university (aka Regent) serves and area of campus already built out and functioning with buildings and parking. Substantial changes in traffic is unlikely.

Site Utilities:

- This infill re-development site has adequate public utilities adjacent to the property boundaries.
- CSU has reviewed the Preliminary Utility Plan and CSU has not identified any off-site utility improvement requirements. In the 6/8/15 City review letter, CSU has noted "all comments addressed."
- Water and wastewater capacity planning forms have been submitted and accepted by CSU.
- Gas and electric service applications will be processed at the building permit stage in accordance with standard CSU procedures.

Site Drainage:

- Site drainage will be collected on-site and flow through a Rain Garden detention facility at the southwest corner of the property.
- On-site detention facilities will mitigate site drainage impacts and meet City stormwater quality requirements.
- Flows from the on-site Rain Garden will drain through an underground pipe into the existing 54-inch public storm sewer in Cragmor Road.
- Re-development of this site will result in no significant change in site impervious area so there will be no significant site drainage impacts.

FIGURE 7

Student Activity
The Bates Student Housing project will be managed by a professional management company with experience in student housing projects similar to the Bates project. Rules and regulations of the complex will curtail many activities that could potentially have a negative impact upon the neighborhood. The units will not have balconies which will limit exterior noise and disturbances. Hours of operation will be applied to outdoor amenities to avoid noise both to the neighbors and students living in the project.

The convenience of on-site parking with one dedicated parking space for each bedroom will limit any inclination to park off site in the neighborhood. Similar projects have demonstrated that these types of housing facilities park at approximately 70-75% of parking provided, with the balance of spaces available for guests. Pedestrian and vehicular access will be limited to Austin Bluffs Parkway with a fencing and berm, further discouraging neighborhood parking.

Police reports from similar type projects in the City demonstrate that police activity is no greater for student housing than a typical multi-family apartment project. In fact, with well-defined rules and regulations, incidences involving police would likely be less frequent.

School Property:
The District purchased the land that the Bates school is built on from Kenneth and Lucy Drucker of St. Louis MO. No donated land; no restrictions, just the sale of land.

Geologic Hazard
The test borings performed during the initial phase indicated intact coal seams at two locations and a bulked-out area at the third location; nothing unexpected. As part of the preliminary geologic hazard study, two additional borings at 40 to 50 foot spacings where the proposed building overlaps two areas of concern (worked-out areas and a larger corridor) are recommended.

CGS's comments letter dated June 4, 2015 indicated that they agreed with Terracon that borings at 40 to 50 foot spacings within and around the footprints of all proposed structures will be needed to adequately characterize the subsidence hazard on this site. In conversations with CGS after issuing the letter, they indicated that CGS does not intend the borings to be spaced at 40 to 50 foot spacings across the entire building footprint.

As part of our next phase for the geologic hazard study and geotechnical engineering report, Terracon plan's on performing about 7 to 9 deep borings for supplemental mine subsidence investigation. In addition, Terracon will be performing shallower borings for analyses of the soil and bedrock conditions with respect to conventional foundation, slab and pavement thickness design.

Furthermore, CGS's letter commented on the Air Shaft No. 7. They recommended a 30-foot setback from the location of the vent. In later conversations, CGS mentioned that the 30-foot setback may be excessive. It is Terracon's understanding that the air vent may be a couple of feet in diameter. We are hoping to find the location using ground penetrating radar, then use compaction grouting techniques to stabilize the shaft area. Other mitigation options may include mat foundation systems for the structures in close proximity to the air shaft.

FIGURE 7

Based on the information to date, the site development is considered to be feasible from a geotechnical engineering perspective. Additional investigation is necessary to provide design level recommendations and conclusions.

FIGURE 7

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401
303.384.2655

Karen Berry
State Geologist

June 4, 2015

Lonna Thelen, AICP, LEED AP
Planning & Development, Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Colorado Springs, CO 80901

Location:
NW¼ SE¼ NW¼ Section 29,
T13S, R66W of the 6th P.M.
38.8926, -104.807

Subject: Bates Student Housing – 702 Cragmor Road
City of Colorado Springs, El Paso County, CO; CGS Unique No. EP-15-0024

Dear Ms. Thelen:

Colorado Geological Survey has reviewed the Bates Student Housing referral at 702 Cragmor Road. I understand the applicant proposes a five- to six-story, approx. 700 ft x 240 ft, 217-unit student housing building with a five-story parking garage (one parking level will be below-grade), clubhouse/fitness center, pool, and other amenities on 5.7 acres. With this referral, CGS received a Drainage Report (JPS Engineering, April 28, 2015), a Preliminary Geologic Hazards Study and Geotechnical Report (Terracon, May 15, 2015), and a set of six Development, Landscape, Site Grading and Erosion Control, and Utility Plans, and Conceptual Elevation drawings (NES, April 29, 2015, various authors and dates).

The site is located west of the UCCS campus, northeast of the intersection of Cragmor Road and Stanton Street. Katherine Lee Bates Elementary School (now closed) occupies the site. It is our understanding that the school building will be demolished and the site regraded for the apartment development.

Terracon provides a valid description of site geology (older fan deposits overlying coal-bearing Laramie Formation), geotechnical constraints and preliminary foundation design recommendations, and a valid *preliminary* mine subsidence hazard assessment.

The site is undermined by the Altitude/Williamsville Mine at depths between 120 and 139 feet below the ground surface. The coal seam was reported as between 3-4 feet thick, but the mined thickness may have been greater for access purposes. An air shaft, mapped as Air Shaft No. 7, may be located in the northern part of the site. It is not known whether this shaft, if present, has been properly sealed and capped. A subsidence event (recorded as a "cave-in"), possibly related to the air shaft, was reported to OSM in the late 1970s. Numerous subsidence events and sinkholes, some involving damage to residential structures and requiring mitigation, have been documented south and southwest of the site.

Additional borings and downhole logging. Terracon's three deep borings are insufficient to adequately characterize the condition of mine workings, voids, and subsidence hazard for a structure this large. CGS agrees with Terracon that additional borings on approximately 40-50 ft spacing within and around the footprints of all proposed structures will be needed to adequately characterize the subsidence hazard on this site, to determine maximum strain values (based on observed void thicknesses and depth and width of mine workings) and maximum predicted subsidence for use in determining allowable foundation lengths and

FIGURE 8

designing foundations. CGS is concerned that the proposed foundation length may be too long to withstand potential ground movement without sustaining appreciable or greater damage. Foundations must be sized and designed to withstand maximum anticipated strains without experiencing greater than slight structural damage as described in an accepted source such as the UK National Coal Board's Subsidence Engineers' Handbook. The borings must penetrate the mined interval, and downhole caliper, density and gamma logging should be conducted. Caliper data is needed to determine the presence and thickness of voids for use in the strain analysis. The borings do not necessarily need to be cored, although coring generally produces the cleanest borehole for logging purposes.

Air shaft and geophysical techniques. The shaft, thought to be associated with the cave-in reported to OSM in 1979, must be located, stabilized and capped, and documentation of proper abandonment should be provided to CGS. A non-buildable setback of a **minimum** of 30 feet from the sealed shaft should be incorporated into development plans. Terracon states that they may perform multi-point electrical resistivity ground surveys in an effort to characterize lateral extent of mine workings, and that a ground penetrating radar survey is planned to locate Air Shaft No. 7 and other potential subsidence features. Geophysics can be useful characterization tools, but should not be considered a replacement for borings and a visual inspection to confirm the location of the shaft.

In summary, a more thorough subsidence investigation should be required before the development as proposed is determined to be feasible. CGS strongly suggests the investigation be performed and submitted to CGS for review prior to development approval.

Based on the results of the subsidence investigation, elements of the development plan will likely need to be adjusted. This may include moving the location of the fitness/clubhouse building, pool, and northern portion of the building away from the shaft location, adjusting development plans to create smaller foundation segments, realignment of the development to minimize potential subsidence damage, and designing foundations, pavements, and utilities to withstand expected strains or ground deformations.

CGS looks forward to reviewing additional subsidence hazard analysis, recommendations, and shaft location and stabilization results submitted by the applicant. If you have questions or require further review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

Terracon

June 24, 2015

GG Land Group – Colorado Springs, LLC
330 North Jefforson, Suite 1401
Chicago, Illinios 60611

Attn: Mr. Tom Galuski
E: tgaluski@gglandgroup.com
P: 312.451.1204

Re: CGS Response Letter and Proposed Phase II Scope of Geotechnical Services
Bates Student Housing Project
702 Cragmor Road
Colorado Springs, Colorado
Terracon Project Number: 23155012

Terracon Consultants, Inc. (Terracon) prepared a Preliminary Geologic Hazard Study and Geotechnical Report, dated May 15, 2015. We have reviewed the Colorado Geological Survey (CGS) comments letter dated June 4, 2015. This letter is intended to provide responses to the CGS's comments and also provide an overview of our recommended supplemental scope of field services in order to provide the final Geologic Hazard Study for the project site. For reference, we have included the CGS comments prior to our responses.

CGS Comment: *An air shaft, mapped as Air Shaft No. 7, may be located in the northern part of the site. It is not known whether this shaft, if present, has been properly sealed and capped. A subsidence event (recorded as a "cave-in"), possibly related to the air shaft, was reported to OSM in the late 1970s. Numerous subsidence events and sinkholes, some involving damage to residential structures and requiring mitigation, have been documented south and southwest of the site.*

The shaft, thought to be associated with the cave-in reported to OSM in 1979, must be located, stabilized and capped, and documentation of proper abandonment should be provided to CGS. A non-buildable setback of a minimum of 30 feet from the sealed shaft should be incorporated into development plans.

Terracon Response: We concur that there have been documented subsidence events and sinkholes to the south and southwest of the site. The mine depth is approximately 125 to 140 feet below the subject site. The mine subsidence maps also indicate the subject site is located in a zone designated to have a low risk of future subsidence (shaded in green). Due to the sloping surface terrain, the depth to the mines quickly shallows to about 50 to 75 feet at a distance of approximately 400 to 500 feet to the south. This area to the south and southwest also coincides with increased risk for future subsidence and has been designated to have moderate and high

FIGURE 9

subsidence potential (shaded in orange and red, respectively). The documented subsidence shown on the mine subsidence maps generally occurs within the areas shaded as moderate to high potential for subsidence. Therefore, the lack of documented subsidence on the subject site correlates well with the area designated to have a low risk of future mine subsidence.

In our report, we indicated that there is a potential for a previous air shaft (No. 7) to be located within the northern portion of the site. There may have been subsidence associated with the air shaft in the late 1970's. At the time of our site exploration, no apparent depressions were observed within the approximate location of the air shaft. It has been our experience that air vents are relatively small diameter shafts (typically less than about 2 feet in diameter). As part of our supplemental site field services, we propose to perform ground penetrating radar to identify potential anomalies within the soil profile that may refine the location of the air shaft. If anomalies are encountered, we plan on performing test pits to depths of about 10 feet to observe potential soil features that may identify the location. If located, we recommend the air shaft be injected with grout to effectively plug the shaft at depth to reduce the risk of future subsidence. If the air shaft is not able to be located, alternate mitigation for support of structures may include a layer of soil and geogrid reinforcement or mat foundations for the clubhouse and pool to bridge over potential subsidence areas. It is our opinion that the recommended 30-foot setback for an air shaft that is typically less than 2 feet in diameter and will be grout injected at depth is excessive and would not be necessary.

CGS Comment: *Terracon's three deep borings are insufficient to adequately characterize the condition of mine workings, voids, and subsidence hazard for a structure this large. CGS agrees with Terracon that additional borings on approximately 40-50 ft spacing within and around the footprints of all proposed structures will be needed to adequately characterize the subsidence hazard on this site.*

Terracon Response: In general, mining maps overlaid with aerials provide a general location of the mined areas and should not be considered to be accurate in plan view. However, this particular site is unique such that the mine "haul road", or the main corridor tunnel lines up relatively well with documented surface subsidence. The attached Exhibit A-1, shows the documented surface subsidence associated with the "haul road". Due to this identifier, it is our opinion that the mine maps and worked out areas may correlate relatively well the aerial overlays.

We concur with CGS that three borings are not sufficient to characterize the site with respect to mine activity. The borings were part of our initial phase of exploration with the intention of performing supplemental borings at a later time. We do not agree with the 40 to 50-foot spacing of borings within all building footprints. As indicated in our report, it is our intention to perform relatively closely spaced borings, at about 50 feet apart, at the locations where the designated worked out mine areas overlap the proposed building improvements only. If the supplemental borings indicate unfavorable results, we will recommend additional borings. We are proposing to perform approximately 8 to 10 supplemental mine borings as shown on the attached Exhibits A-

1 through A-4. Similarly to the initial three borings, we plan on performing gamma, caliper, and density logging of the borings.

Additional Terracon Comments

We encountered a relatively soft zone within the bedrock profile at a depth of about 110 to 115 feet below the ground surface within Test Boring B-1. The rock cored unusually fast (approximately 2 minutes) for the 5-foot core run. We recognized this as an area of concern, however, a review of the gamma, caliper, and density logging within this boring did not indicate this zone was associated with features commonly found with mining activity. Therefore, it is our opinion that the zone from 110 to 115 feet below the ground surface within Boring B-1 is associated with a layer of lower strength bedrock, not mining activity.

CLOSURE

This letter has been prepared for the exclusive use of our client for specific application to the project discussed and has been prepared in accordance with generally accepted geotechnical engineering practices. No warranties, either express or implied, are intended or made. We appreciate the opportunity to be of service to you on this project. If you have any questions concerning this letter, or if we may be of further service, please contact us.

Sincerely,
Terracon Consultants, Inc.

Robert M. Hernandez, P.E.
Project Geotechnical Engineer

Ryan W. Feist, P.E.
Geotechnical Department Manager

Copies to: Addressee (1, *PDF)
Lonna Thelen, City of Colorado Springs, Planning Department (1, *PDF)
Jill Carlson, CGS (1, *PDF)

Enclosures: Exhibit A-1, Existing and Proposed Mine Borings with Proposed Layout
Exhibit A-2, Existing and Proposed Borings with Mine Map Overlay
Exhibit A-3, Existing and Proposed Borings with Proposed Building Overlay
Exhibit A-4, Existing and Proposed Borings with Mine Map and Proposed Building Overlay

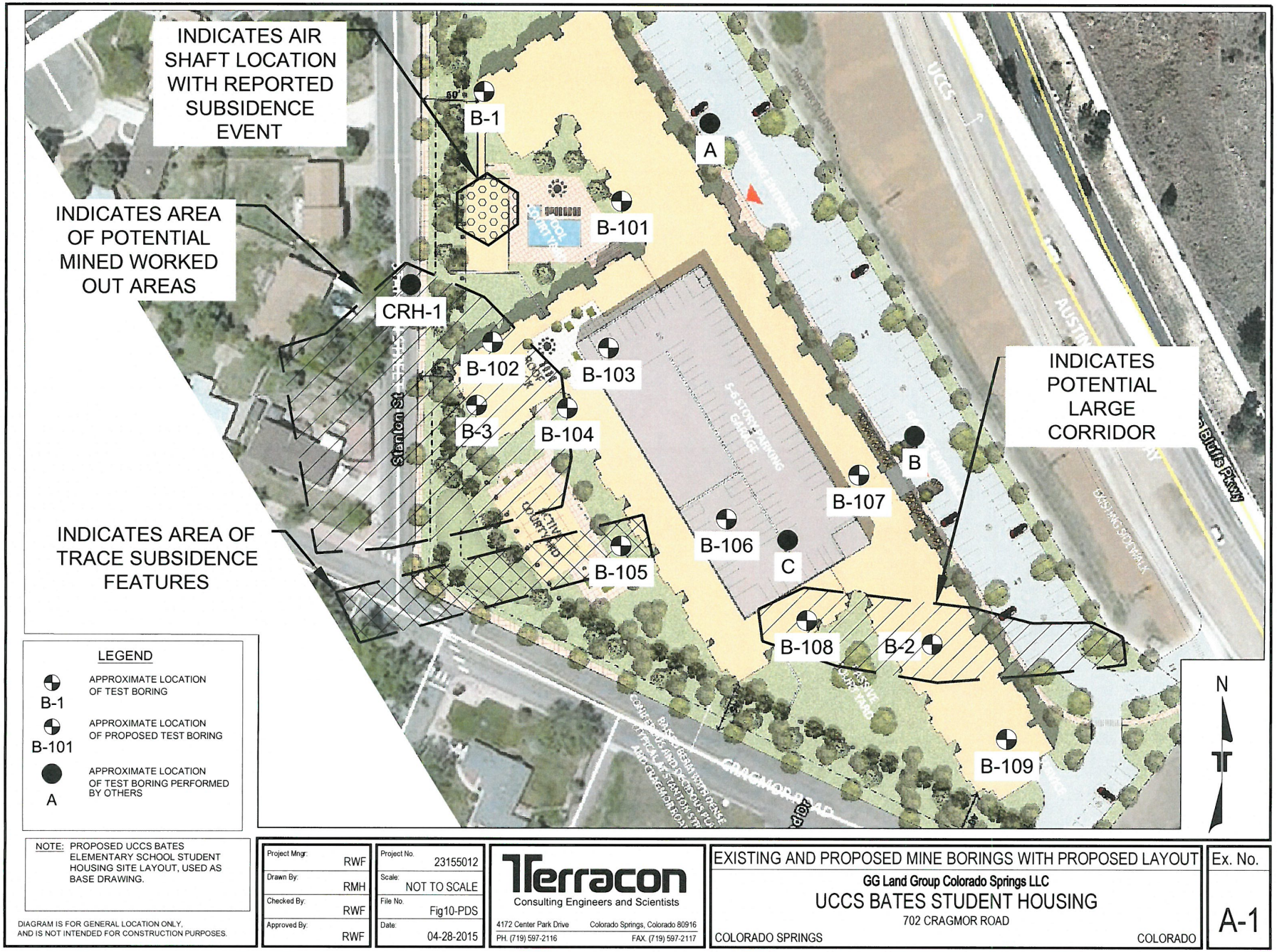

INDICATES AIR SHAFT LOCATION WITH REPORTED SUBSIDENCE EVENT
INDICATES AREA OF POTENTIAL MINED WORKED OUT AREAS
INDICATES AREA OF TRACE SUBSIDENCE FEATURES
INDICATES POTENTIAL LARGE CORRIDOR
B-1
A
B-101
CRH-1
B-102
B-103
B-3
B-104
B
B-107
B-106
C
B-105
B-108
B-2
B-109
Stanton St
CRAGMOR ROAD
N
LEGEND
B-1 APPROXIMATE LOCATION OF TEST BORING
B-101 APPROXIMATE LOCATION OF PROPOSED TEST BORING
A APPROXIMATE LOCATION OF TEST BORING PERFORMED BY OTHERS
NOTE: PROPOSED UCCS BATES ELEMENTARY SCHOOL STUDENT HOUSING SITE LAYOUT, USED AS BASE DRAWING.
DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.
Project Mngr: RWF
Drawn By: RMH
Checked By: RWF
Approved By: RWF
Project No. 23155012
Scale: NOT TO SCALE
File No. Fig10-PDS
Date: 04-28-2015
Terracon
Consulting Engineers and Scientists
4172 Center Park Drive Colorado Springs, Colorado 80916
PH. (719) 597-2116 FAX. (719) 597-2117
EXISTING AND PROPOSED MINE BORINGS WITH PROPOSED LAYOUT
GG Land Group Colorado Springs LLC
UCCS BATES STUDENT HOUSING
702 CRAGMOR ROAD
COLORADO SPRINGS COLORADO
Ex. No.
A-1

FIGURE 9

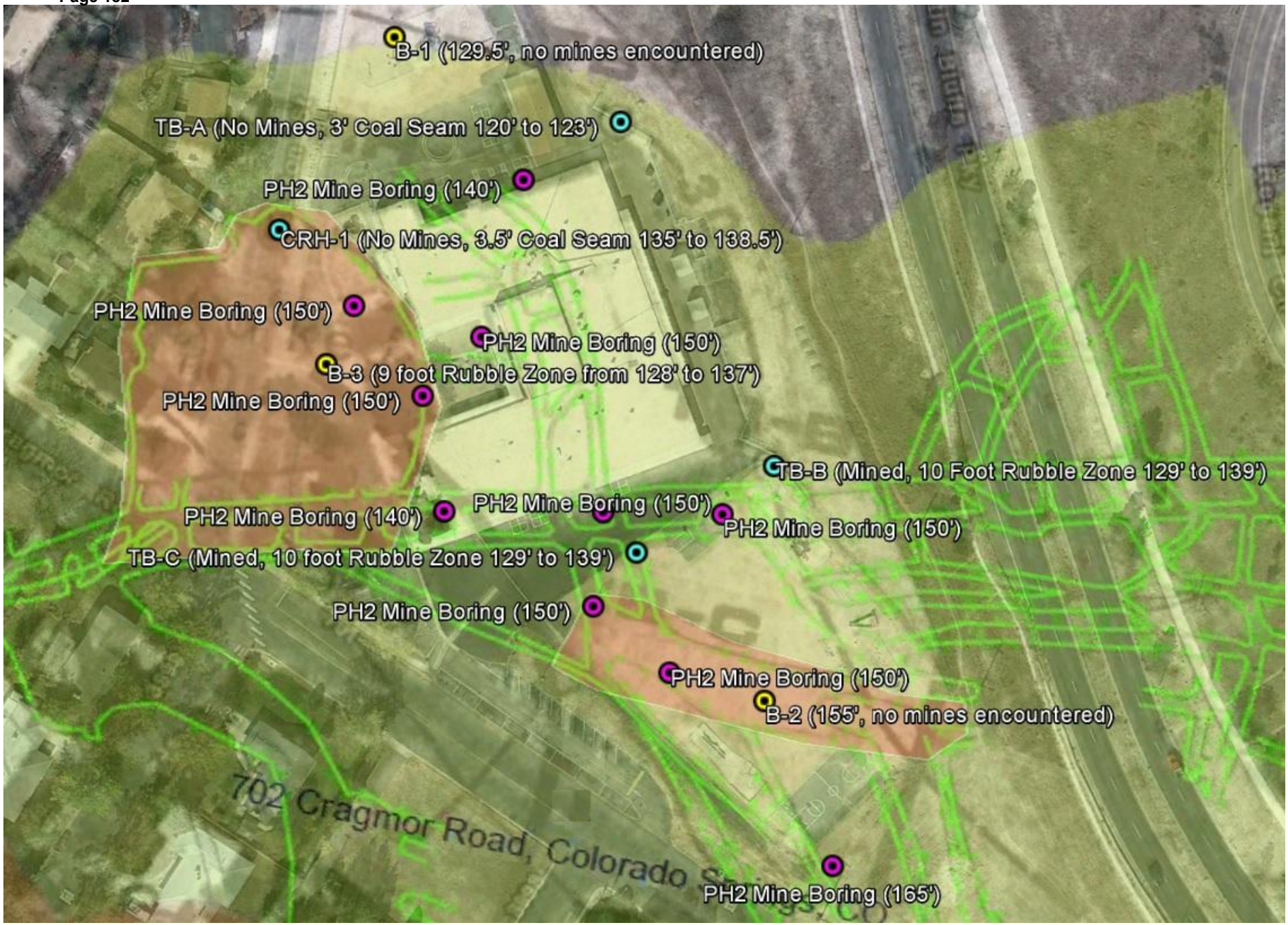


Exhibit A-2, Existing and Proposed Borings with Mine Map

FIGURE 9

Exhibit A-3, Existing and Proposed Borings with Proposed Building

FIGURE 9

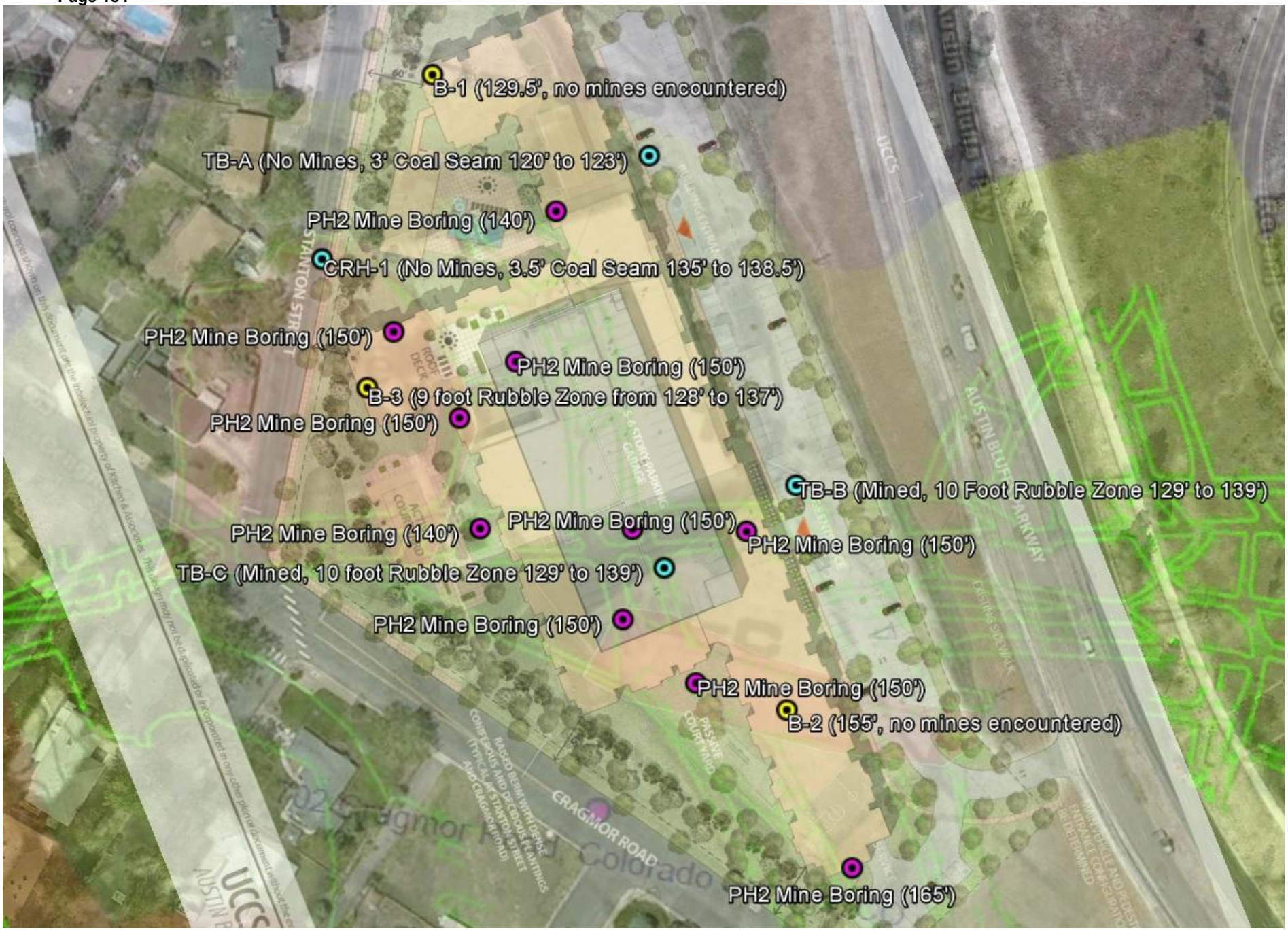


Exhibit A-4, Existing and Proposed Borings with Mine Map and Proposed Building

FIGURE 9

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401
303.384.2655

Karen Berry
State Geologist

June 29, 2015

Lonna Thelen, AICP, LEED AP
Planning & Development, Land Use Review Division
City of Colorado Springs
P.O. Box 1575
Colorado Springs, CO 80901

Location:
NW¼ SE¼ NW¼ Section 29,
T13S, R66W of the 6th P.M.
38.8926, -104.807

Subject: **Follow-up – Bates Student Housing – 702 Cragmor Road**
City of Colorado Springs, El Paso County, CO; CGS Unique No. EP-15-0024

Dear Lonna:

Colorado Geological Survey has reviewed Terracon's Phase II subsidence hazard investigation plan and response (June 24, 2015) to CGS's June 4, 2015 review of the proposed Bates Student Housing Project at 702 Cragmor Road. Terracon's Phase II plan is reasonable and, if implemented as proposed, should satisfactorily address CGS's subsidence-related concerns.

Air shaft setback: Colorado Division of Reclamation, Mining and Safety (DRMS) oversees closure of shafts and other AML (abandoned mine lands)-related features. I am deferring to (and the applicant's geotechnical engineer will need to consult with) them on the guidelines/specifications for stabilizing, sealing and capping the air shaft once located, and setback requirements or recommendations.

Phase II boring plan: The boring location plan shows nine borings to better delineate and characterize depth, condition, and location of mine workings, to determine potential impacts to development plans, and to design mitigation if needed (whether through a grouting/stabilization program or foundation design). Boring locations may need to be adjusted as the Phase II subsidence investigation progresses, and additional borings may be needed, depending on whether mine workings are encountered, and findings.

CGS looks forward to reviewing the results of the Phase II subsidence investigation, analysis, mitigation recommendations (if a subsidence hazard is determined to be present), and shaft location and stabilization results. If you have questions or require further review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

FIGURE 10

CITY PLANNING COMMISSION AGENDA

ITEM NO: 6

STAFF: KURT SCHMITT

FILE NO:
CPC NV 15-00049 – QUASI-JUDICIAL

PROJECT: WENDY'S FREESTANDING SIGN

APPLICANT: URBAN STRATEGIES, INC. / LES GRUEN

OWNER: RHW REAL ESTATE LLC. / WENDY'S OF COLORADO SPRINGS

PROJECT SUMMARY:

1. Project Description: Request by Urban Strategies Inc. on behalf of RHW Real Estate LLC for approval of a nonuse variance to add an additional seven feet high freestanding sign totaling 33.02 square feet where an existing legal non-conforming 45 feet tall pole sign totaling 128 square feet currently exists. Per city code, one freestanding sign is permitted based on the linear property frontage off of a right-of-way. **(FIGURE 1)**
2. Applicant's Project Statement: **(FIGURE 2)**
3. Planning and Development Department's Recommendation: Staff recommends denial of the application.

BACKGROUND:

1. Site Address: 8080 N. Academy Blvd.
2. Existing Zoning/Land Use: C5/P / Fast Food Restaurant
3. Surrounding Zoning/Land Use: North: PBC / Hotel, Automotive Repair
   South: PBC / Restaurant
   East: C5 / Commercial Center, Restaurant
   West: PIP-1 / Vacant lot
4. Comprehensive Plan/Designated 2020 Land Use: Regional Center
5. Annexation 1983, Chapel Hills Addition No. 2
6. Master Plan/Designated Master Plan Land Use: Not applicable
7. Subdivision: Lot 1, Zuider Zee Sub Fil 2
8. Zoning Enforcement Action: No open cases.
9. Physical Characteristics: This .83-acre parcel is located at the southwest corner of Kelly Johnson Blvd. and N. Academy Blvd. The flat parcel has a building in the center portion of the lot. The existing pole sign is located on the south east side of the property adjacent to Academy Blvd. and the new freestanding ground sign is proposed for the northeast corner of the lot.

STAKEHOLDER PROCESS AND INVOLVEMENT: During the internal review process, the property was posted for 10 days and a notification mailing was sent out to 21 owners of properties within 500 feet of the site in conformance with standard procedure. There were no written comments received during this notification. The site will be posted and postcards mailed prior to the Planning Commission hearing.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

The Wendy's property is located at the southwest corner of North Academy and Kelly Johnson Blvd. and is classified as "Commercial" use for implementing the sign code criteria. Under the sign ordinance re-codified in March of 2012, the allocation criteria for approving freestanding signage is regulated by the use of the property and the linear property frontage along the right-of-way as per Section 7.4.409 (A) (B) – Major Sign Types – Freestanding Signs.

On March 19th, 2013 city staff met with representatives of Wendy's of Colorado Springs as well as their sign contractor to discuss the sign program and allocations for the property at 8080 N. Academy Blvd. Guidance was given for creative ways to take advantage of the maximum signage allowance for this property.

Property background

Wendy's previously had two (2) freestanding signs on the property that were originally permitted under a previous sign ordinance. The existing freestanding pole sign **(FIGURE 3)** is 120 square feet in size and 45 feet in overall height, and is located at the southeast corner of the Wendy's building. The low profile freestanding monument sign **(FIGURE 4)** was 59 square feet in size and 6 feet in overall height and was located at the northeast corner of the property. Both signs were classified as legal non-conforming. Under this classification the signs could not be altered (i.e.

raised, lowered, increased or decreased in size, or removed) other than a standard face replacement, otherwise they would be required to come into current code compliance. In this situation, compliance is impossible as the current ordinance does not allow both signs on the property.

New sign ordinance requirements
Under the current sign code the criteria allocations for signage is no longer based off of the zone in which the property is located, but by the use classification of the property.

Under the current criteria for a commercial use classification, the freestanding sign allocation is based off of the linear property frontage on a public street or right of way. The property frontage at 8080 N. Academy is unique in that it has frontage on both Kelly Johnson Blvd. and North Academy Blvd.

The 2012 City Sign Ordinance would allow Wendy's either one (1) freestanding sign located off of Kelly Johnson Blvd. at 101 square feet x 20 feet in overall height, or one (1) freestanding sign off of North Academy at 42 square feet x 7 feet in overall height. However, the existing pole sign would have to be removed to bring the property into compliance in order to support any new freestanding sign. Staff recognizes that if the original monument sign was not removed, the property would continue to have two freestanding signs. However, given that the original monument sign was removed, the new replacement sign is not permitted by the current sign code.

Property Remodel

In early 2015 during the remodel of the Wendy's building, sign permits were issued for all wall and directional signs on the property. Upon later inspections the site was recorded to have removed the existing low profile monument sign at the northeast corner of the property and installed a new non-conforming freestanding sign 56 square feet x 11 feet 7 inches in height. **(FIGURE 5)**

Staff compliance follow up

The city planning staff followed up with the representatives of Wendy's as well as the sign contractor and had the non-conforming and unpermitted sign removed. Wendy's is currently seeking a non-use variance to allow for a second freestanding sign 33 square feet x 7 feet in overall height when an existing legal non-conforming pole sign is already present on the property.

The proposed sign will replace the original low profile sign that was removed during the remodel construction.

Non use variance criteria:

1. Exceptional or Extraordinary Physical Conditions - 7.5.802 (B.1)

   The first criterion is not met. There are no exceptional or extraordinary physical conditions of this property to support a non-use variance.

2. No Reasonable Use of Property – 7.5.802 (B.2) –

   The second criterion not met. Under the current code the sign allocations, this property is allowed up to one (1) freestanding sign based on the property frontage of a right of way. This property has an existing sign that is classified as legal non-conforming and may stay without further change to the property signage. The current sign exceeds what the allocation would

allow under new code criteria. Self-imposed conditions such as removing an existing legal non-conforming sign do not constitute evidence of no reasonable use.

3. No Adverse Impact to Surrounding Property – 7.5.802 (B.3)

   The third criterion is not met. Currently there is a legally permitted freestanding sign on the property that exceeds what current code would allow, granting of a variance would weaken the general purpose of the 2012 City Sign Ordinance by allowing additional freestanding signage on the property. Allowing excessive signage to an individual user in the N. Academy corridor could negatively impact the viability and visibility of other competing businesses in the area.

1. Conformance with the City Comprehensive Plan: Chapter 6 Community Character/Appearance.

   Strategy CCA 201: Revise the sign ordinance to reduce sign clutter.

   Revise the sign ordinance to reduce the proliferation of sign in commercial zones particularly in activity center and along major transportation corridors.

   Staff does not believe that the Comprehensive Plan supports the request for a non-use variance for an additional freestanding sign where an existing freestanding sign exists at this location.

2. Conformance with the Area's Master Plan: This site does not have a master plan.

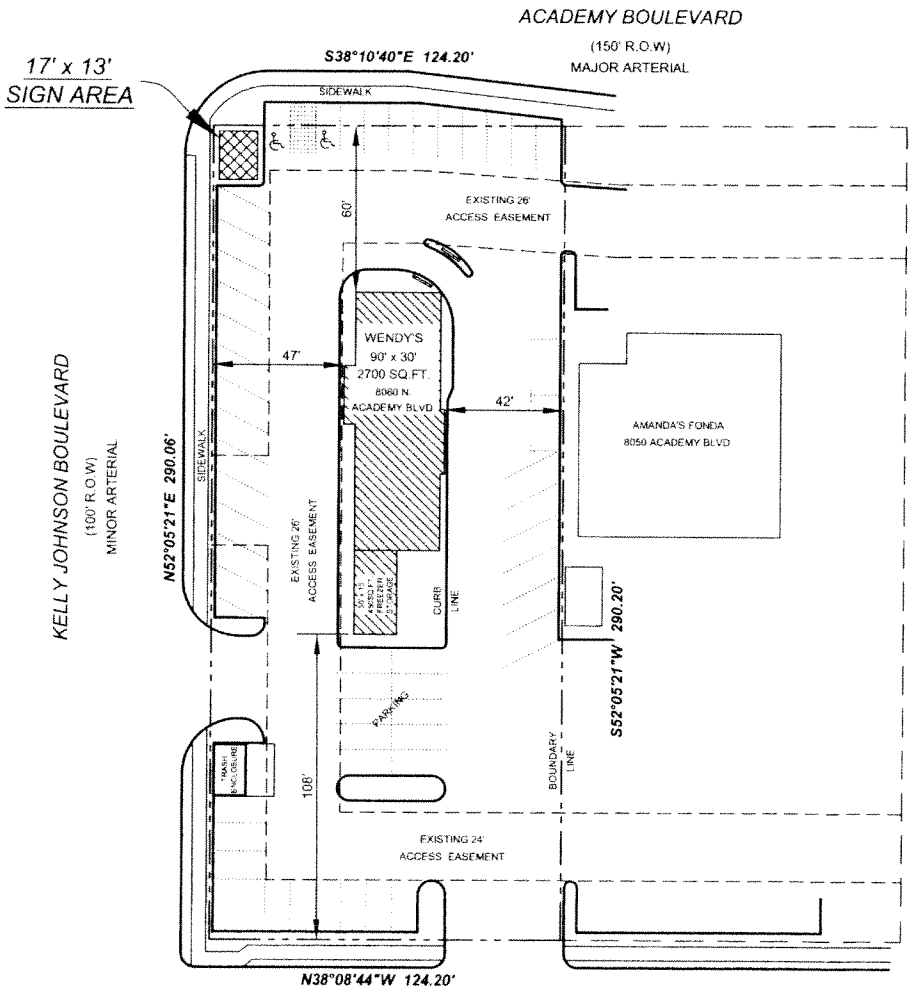
STAFF RECOMMENDATION:

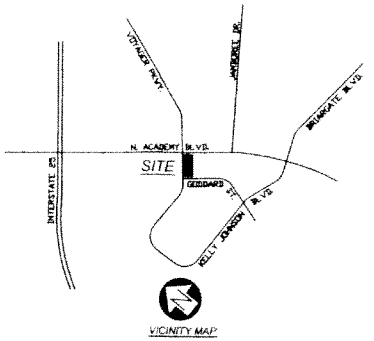
Item No: 6 CPC NV 15-00049 – NON-USE VARIANCE
Deny the nonuse variance for Wendy's of Colorado Springs, based upon the finding that the nonuse variance does not comply with the review criteria in City Code Section 7.5.802.B**.**

LOT 1, ZUIDER ZEE SUBDIVISION FILING NO. 2

SITE PLAN

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO





LEGAL DESCRIPTION:	LOT 1 ZUIDER ZEE SUBDIVISION FILING NO. 2
PROPERTY DESCRIPTION:	WENDY'S
PROPERTY ADDRESS:	8080 N. ACADEMY BOULEVARD
OWNER ADDRESS:	RWH REAL ESTATE LLC 1515 N. ACADEMY BLVD., SUITE 400 COLORADO SPRINGS, CO 80909 (719) 573-8979
APPLICANT ADDRESS:	URBAN STRATEGIES 6 S. TEJON, SUITE 550 COLORADO SPRINGS, CO 80903 (719) 227-7777
PROPERTY AREA:	36,034 SQUARE FEET
BUILDING LOT COVERAGE:	(2700+450)/36,034 = 8.74 %
ZONING:	C5
EXISTING LAND USE:	RESTAURANT
BUILDING HEIGHT:	45'(MAX)
BUILDING SETBACKS:	20' FRONT 5' SIDE 20' REAR
EXISTING PARKING SPACES:	PARKING RATIO 1/100SQ.FT PARKING REQUIRED = 27 PARKING PROVIDED = 39 2 HANDICAP

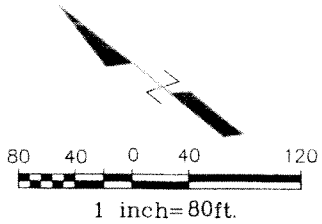


FIGURE 1

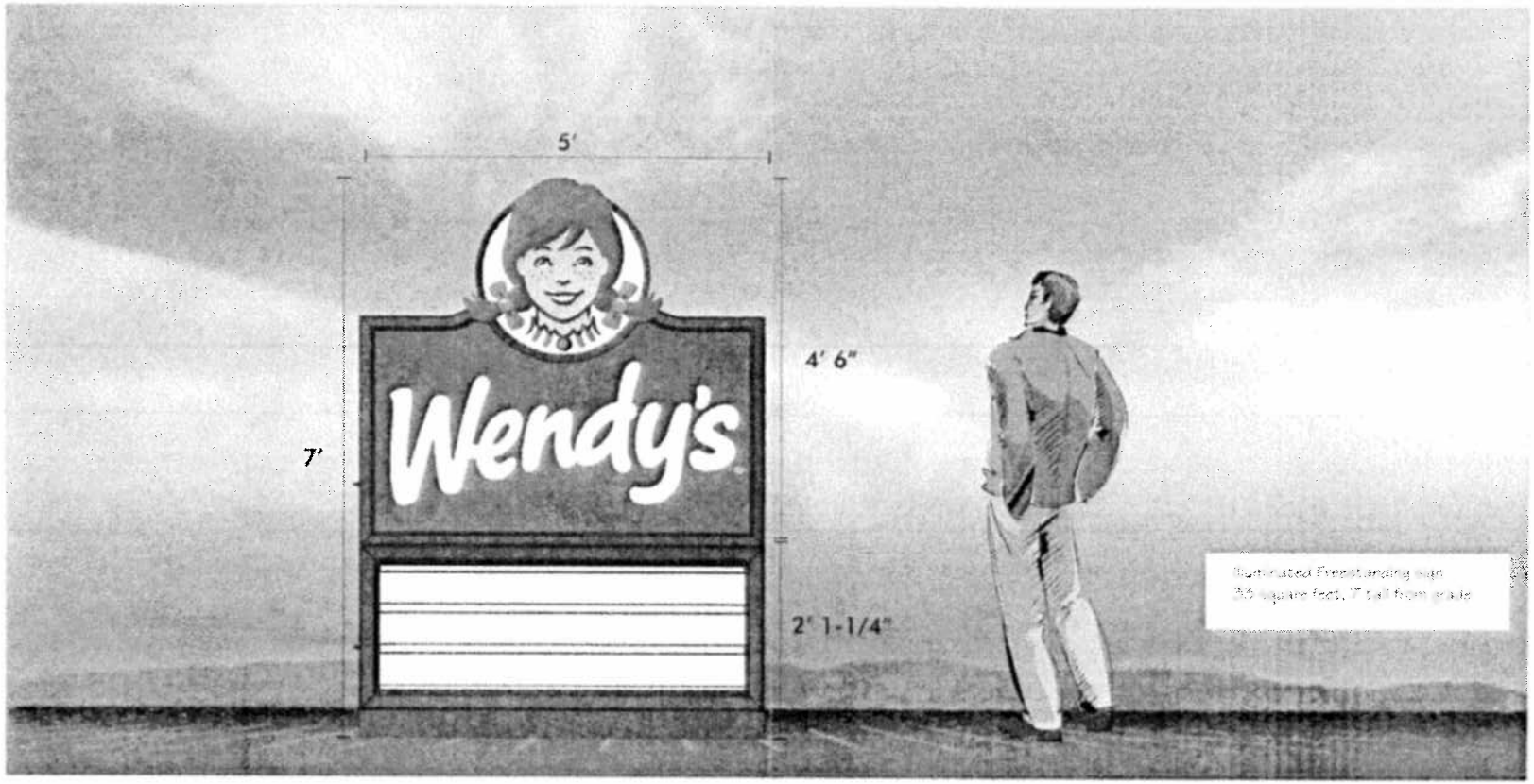

5'
7'
4' 6"
2' 1-1/4"
Wendy's
SPECTRUM
LIGHTING, SIGN & ELECTRICAL COMPANY
719.520-5167 FAX (719) 520-5902

FIGURE 1

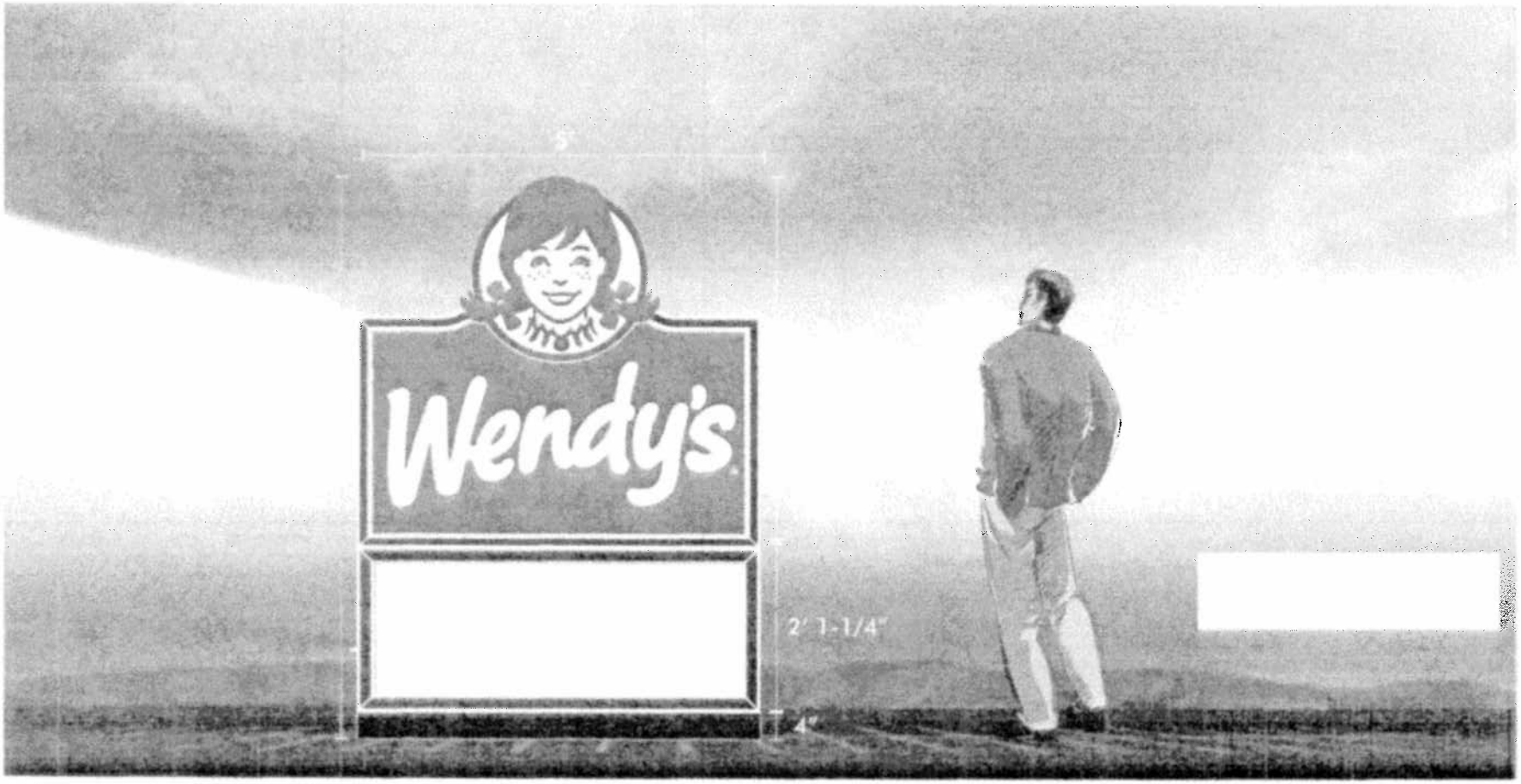


FIGURE 1

Les Gruen

URBAN STRATEGIES

June 10, 2015

Mr. Kurt A. Schmitt
Sign Specialist, Development Review Enterprise
Community Development Department
2880 International Circle, Suite 200
Colorado Springs, CO 80910

Re: **Non-Use Variance For Freestanding Sign**

Dear Kurt:

The purpose of this non-use variance request is seeking permission for a freestanding monument sign to replace another monument sign that was inadvertently replaced with a larger sign. This action compromised the legal non-conforming use status that had permitted the sign prior to its removal.

The owner immediately removed the improperly installed sign when alerted to the situation and requests a non-use variance for a freestanding monument sign that is smaller than the original sign that existed at this location. The proposed smaller sign (33 SF and 7 feet high, compared to approximately 50 SF previously) is consistent with what would be permitted under current requirements.

This request meets each of the three review criteria necessary for an application to be approved.

This particular lot ***exhibits extraordinary or exceptional conditions*** inasmuch as it is a portion of what were developed as four associated lots accommodating restaurant uses. (Note access easement allowing internal site access among adjacent lots.) Over the years, ownership of the individual lots has become fragmented and current relationships between owners reflect the competitive nature of the restaurant business. Furthermore, the subject parcel fronts two different streets, which adds additional extraordinary conditions when compared to most other lots.

The foregoing extraordinary conditions have ***compromised reasonable use*** of the property. Were the all four adjacent restaurant properties under single ownership, or if there were more cordial relationships between owners, a "coordinated sign plan" could be crafted that would allow for the use requested in this non-use variance.

This proposal has ***no adverse impact*** to surrounding properties. If this non-use variance request is approved, the owner of this site will be able to reconstruct a smaller version of a sign that has existed on the property at the same location for many years.

Your consideration and approval of this request would be greatly appreciated

Sincerely,

Les Gruen

URBAN STRATEGIES, INC. / Six South Tejon Street / Suite 550 / Colorado Springs, Colorado 80903 / Tel 719.227.7777 / Fax 719.227.7778
Email urbanstrategies@msn.com / www.urbanstrategiesinc.net

FIGURE 2

FIGURE 3

FIGURE 4

FIGURE 5

APPENDIX

DEVELOPMENT APPLICATION REVIEW CRITERIA

PUD ZONE CHANGE REVIEW CRITERIA:
7.3.603: ESTABLISHMENT AND DEVELOPMENT OF A PUD ZONE:

A. A PUD zone district may be established upon any tract of land held under a single ownership or under unified control, provided the application for the establishment of the zone district is accompanied by a PUD concept plan or PUD development plan covering the entire zone district which conforms to the provisions of this part.
B. An approved PUD development plan is required before any building permits may be issued within a PUD zone district. The PUD development plan may be for all or a portion of the entire district. The review criteria for approval of the PUD concept plan and approval of a PUD development plan are intended to be flexible to allow for innovative, efficient, and compatible land uses. (Ord. 03-110, Ord. 12-68)

7.3.605: PUD PLAN REVIEW CRITERIA:
Substantial compliance with the criteria is necessary for the approval of the PUD plan. The Director may determine that certain criteria are not applicable based on the characteristics of the individual project. PUD plans shall be reviewed based on the following review criteria:

A. Is the proposed development pattern consistent with the Comprehensive Plan, the 2020 Land Use Map, and all applicable elements of the Comprehensive Plan (including the Intermodal Transportation Plan and the Parks, Recreation and Trails Master Plan)?
B. Are the proposed uses consistent with the primary and secondary land uses identified in the 2020 Land Use Map of the Comprehensive Plan, as amended?
C. Is the proposed development consistent with any City approved Master Plan that applies to the site?
D. Is the proposed development consistent with the intent and purposes of this Zoning Code?
E. Does the development pattern proposed within the PUD concept plan promote the stabilization and preservation of the existing or planned land uses in adjacent areas and surrounding residential neighborhoods?
F. Does the development pattern proposed within the PUD concept plan provide an appropriate transition or buffering between uses of differing intensities both on site and off site?
G. Does the nonresidential development pattern proposed within the PUD concept plan promote integrated activity centers and avoid linear configurations along roadways?
H. Are the permitted uses, bulk requirements and required landscaping appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community?
I. Does the PUD concept plan provide adequate mitigation for any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes)?
J. Does the PUD concept plan accommodate automobile, pedestrian, bicycle and transit modes of transportation as appropriate, taking into consideration the development's primary function, scale, size and location?
K. Does the PUD concept plan include a logical hierarchy of perimeter and internal arterial, collector and local streets that will disperse development generated vehicular traffic to a

variety of access points and ways, reduce through traffic in adjacent residential neighborhoods and improve resident access to jobs, transit, shopping and recreation?

L. Will streets and drives within the project area be connected to streets outside the project area in a way that minimizes significant through traffic impacts on adjacent residential neighborhoods, but still improves connectivity, mobility choices and access to jobs, shopping and recreation?

M. Does the PUD concept plan provide safe and convenient vehicle and pedestrian connections between uses located within the zone district, and to uses located adjacent to the zone district or development?

N. Will adequately sized parking areas be located to provide safe and convenient access, to avoid excessive parking ratios and avoid excessive expanses of pavement?

O. Are open spaces integrated into the PUD concept plan to serve both as amenities to residents/users and as a means for alternative transportation modes, such as walking and biking?

P. Will the proposed development overburden the capacities of existing or planned streets, utilities and other public facilities?

Q. Are the areas with unique or significant natural features preserved and incorporated into the design of the project? (Ord. 03-110; Ord. 03-190, Ord. 12-68)

7.5.502 (E): DEVELOPMENT PLAN REVIEW CRITERIA:

E. Development Plan Review Criteria: A development plan shall be reviewed using the criteria listed below. No development plan shall be approved unless the plan complies with all the requirements of the zone district in which it is located, is consistent with the intent and purpose of this Zoning Code and is compatible with the land uses surrounding the site. Alternate and/or additional development plan criteria may be included as a part of an FBZ regulating plan.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off site negative influences and to buffer adjacent properties from negative influences that may be created by the proposed development?

5. Will vehicular access from the project to streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design? (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78) 125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78)

NONUSE VARIANCE REVIEW CRITERIA:

7.5.802 (B): CRITERIA FOR GRANTING A NONUSE VARIANCE:

B. Criteria For Granting: The following criteria must be met in order for any nonuse variance to be granted:

1. The property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district; and

2. That the extraordinary or exceptional physical condition of the property will not allow a reasonable use of the property in its current zone in the absence of relief; and

3. That the granting of the variance will not have an adverse impact upon surrounding properties.

Nonuse variances to the parking and storage regulations (article 4, part 2 of this chapter) and to the sexually oriented business separation requirements (part 13 of this article) are subject to additional criteria set forth in subsections C and D of this section.