

CENTERPOINT APARTMENTS DEVELOPMENT STANDARDS ADJUSTMENT

PROJECT STATEMENT

NOVEMBER 2024; REVISED DECEMBER 2024

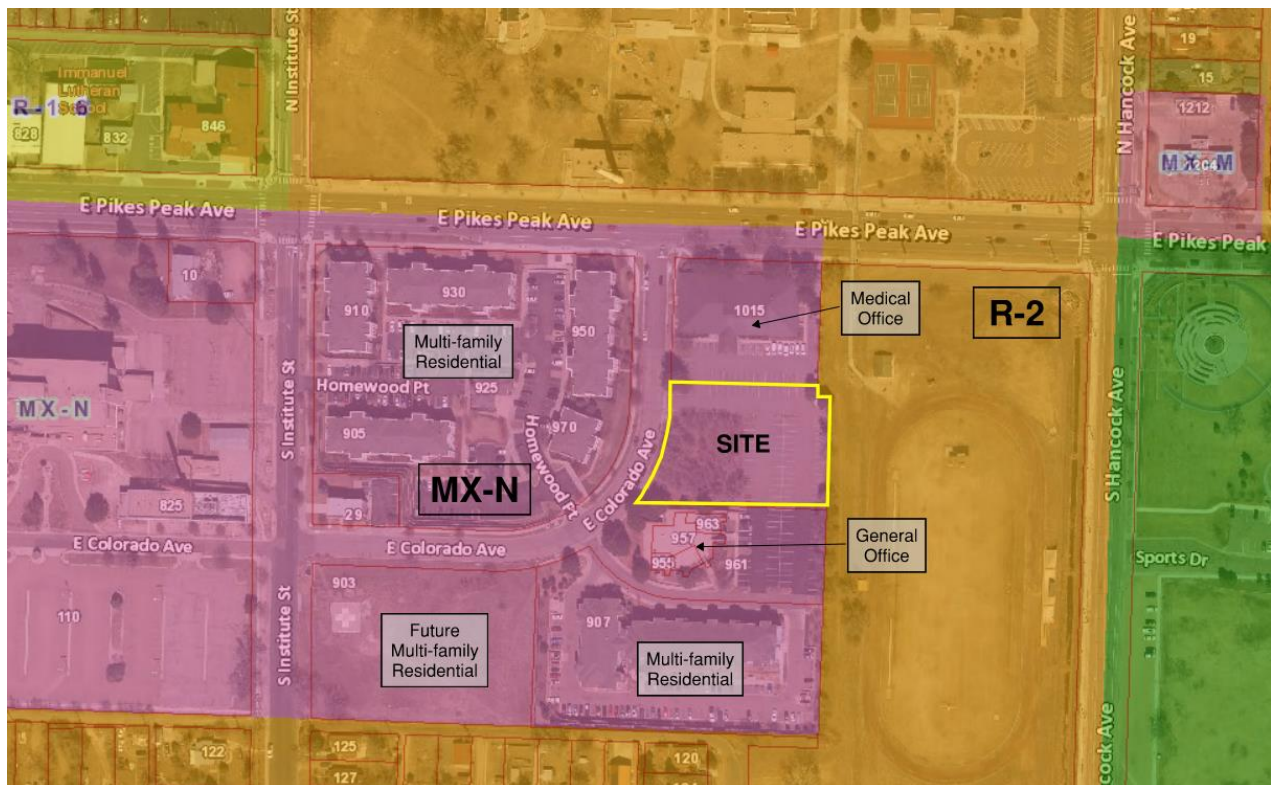
REQUEST

N.E.S. Inc., on behalf of Greccio Housing Unlimited, Inc, requests approval of a Development Standards Adjustment to City Code 7.3.3.A to allow multi-family residential with 23 units in a single structure where 10 is the maximum allowed in an MX-N zone. This project is located at 1015 E Pikes Peak Ave.

LOCATION AND ZONING

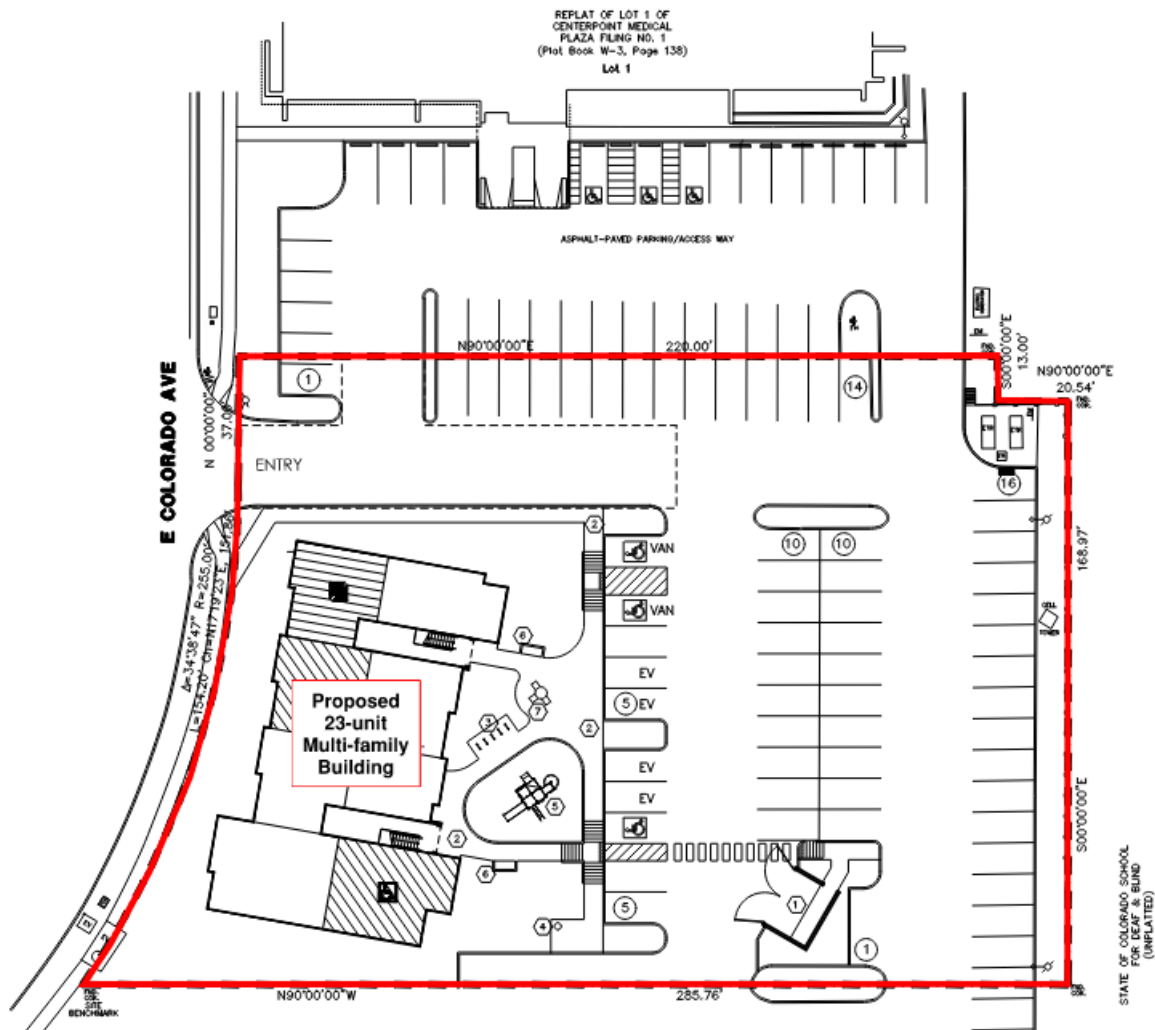
The Centerpoint Apartments project is proposed at 1015 E Pikes Peak Ave on the northeast corner of E Pikes Peak Ave and E Colorado Ave. The site is 45,600 square feet (1.04 AC) in size and is partially developed as a parking lot and partially undeveloped. The site is adjacent to medical offices to the north, general offices to the south, multi-family residential to the west, and a sports field to the east. The site is currently zoned MX-N (Mixed-use Neighborhood Scale) and borders, MX-N to the north, south, and west, and is adjacent R-2 to the east.

Legal Description: Lot 2 A Replat of Lot 1 of Centerpoint Medical Plaza Filing No. 1



PROJECT DESCRIPTION

This project proposes multi-family residential with 23 total units in a single structure where 10 is the maximum allowed in the MX-N zone per City Code section 7.3.301.A. The proposed density of the project is approximately 22 du/acre. A Conditional Use is also proposed to allow Multi-family Residential in the MX-N zone. The proposed project will utilize the existing shared access point on E Colorado Ave and will utilize shared parking with the medical offices to the north. There are multi-modal transit options nearby including a bus route and multiple bike routes. The proposed Multi-Family Residential community is intended to serve individuals and families whose household income is between 30% – 50% of the Area Median Income (AMI). The affordability of this project will be secured by private covenant.



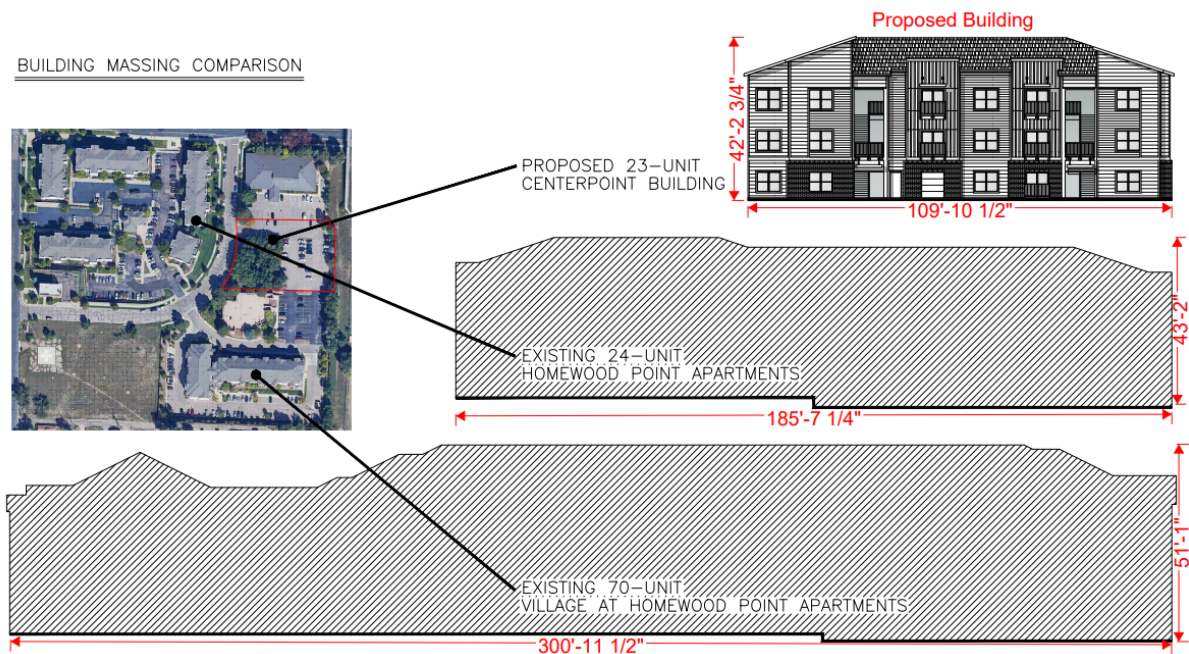
PROJECT JUSTIFICATION

CONFORMANCE WITH DEVELOPMENT STANDARDS ADJUSTMENT CRITERIA (CODE SECTION 7.5.525.E)

The Planning Commission may approve or approve with conditions a Development Standards Adjustment if the Planning Commission determines that the proposed alternative design meets the following criteria:

- 1. The alternative design achieves the intent of the subject standard to the same or better degree than the standard for which a waiver is requested;**

This project proposes multi-family residential with 23 units in a single-structure where 10 is the maximum allowed in the MX-N zone district. While the number of units within the structures exceeds the code maximum of 10 units, the intent of the requirement is still met. The intent of this use specific standard is to limit the bulk, scale, and development intensity of multi-family in areas adjacent to lower density residential uses. Additionally, this standard is intended to limit the off-site impacts in areas that may not have capacity to absorb high-density development.



This infill project is adjacent to office uses, two existing multi-family residential communities, and is near a third multi-family residential development that was approved in 2023 that is not yet constructed. The other multi-family communities are much larger in size, and number of units. The proposed project is only 1 structure with a maximum of 23 units and will utilize the existing parking lot which will be shared with the offices to the north and proposed minimal site improvements. The proposed building is the comparable or shorter than the surrounding apartments, please see the 'Building Massing Comparison' exhibit included with the submittal. The building frontage adjacent to E Colorado Ave is 40% less than the building frontage of the Homewood Pointe apartment buildings adjacent to E Colorado Ave to the west. Play areas are proposed on the east side of the building,

adjacent to the existing parking lot, facing the existing sports field. The proposed 23-unit multi-family building is not adjacent to any low-density residential, is smaller in scale and less intense than the surrounding multi-family uses, and the anticipated off-site impacts can be absorbed by existing infrastructure and will be mitigated by site design.

2. When considered together with compensating benefits, the alternative design advances the goals and policies of this UDC to the same or better degree than the standard for which a waiver is requested;

The proposed compensating benefit for this project is to provide housing for individuals and families whose household income is 30 – 50% of the Area Median Income and this benefit will be guaranteed by private covenant. The proposed compensating benefit of affordability and the design of the project advances the goals and policies of the UDC. City Code section 7.1.103.G states that the purpose of the UDC is to *“Promote opportunities for affordable and attainable housing throughout the City.”* This is an infill project in an area where there are multi-modal transit options, nearby services, and employment opportunities for future residents. The proposed building will be developed on a 17,000-sf, undeveloped portion of an existing lot near Downtown Colorado Springs. The limited square footage available for this project limits the size of the building to be much smaller than the other multi-family buildings nearby.

Additionally, the UDC states that the purpose is also to, *“Protect private property from adjacent nuisances such as incompatible uses and noise.”* As described above, the site is adjacent to other multi-family uses that are larger in bulk, scale, and development intensity and the project site is not directly adjacent to any lower-density residential uses. With the overall small number of units, the off-site impacts will be minimal and will not impact, or even be visible by any lower density residential uses in the area. The site is designed to locate high-activity areas away from adjacent uses and traffic impacts will be minimal. The proposed project is entirely compatible with adjacent uses.

Other goals of the UDC are to, *“Ensure the logical growth of the City's physical elements;’ and, “Encourage adequate multi-modal transportation facilities.’* As described above, this site will modestly increase density in an area where there are multi-modal transportation options, existing roadways that have adequate capacity for a slight increase in residential density, and a large regional park nearby.

Furthermore, the purpose of the Mixed-Use Neighborhood Scale zone district is to, *“provide opportunities for a compact mix of, for example, low intensity neighborhood-serving commercial, office, institutional, low-scale multi-family residential uses... MX-N zone districts are intended to maintain the scale of the adjacent neighborhood, to avoid establishments so large that they serve as destinations for persons from outside the neighborhood, and to have safe and convenient pedestrian and bicycle access.”* The proposed infill development is smaller in scale and compatible with the surrounding neighborhood. While the number of units in the structure is greater than 10, the proposed development can still be considered low-scale multi-family residential due to the overall low impact of the proposal. Additionally, the project would capitalize on the existing bike and

pedestrian connectivity to Memorial Park, nearby businesses, and transit options. This project would not attract people from outside the neighborhood, and instead, provides housing in an area where there are adequate services and connectivity to reach those services.

3. The alternative design imposes no greater impacts on adjacent properties that would occur through compliance with the specific requirements of this UDC; and

There will be no greater impacts on adjacent properties than if only 10 units were allowed in the building versus the proposed 23-units. As described above, the site is surrounded by other, larger multi-family communities and is not directly adjacent to any lower density residential. Nearby roads have the capacity for the modest increase in units that this project will bring and there are existing multi-modal transit options and pedestrian infrastructure in the area.

4. The alternative design provides compensating benefits that are reasonably related to the proposed waiver and would not otherwise be required by this UDC or State law. Compensating benefits may include one or a combination

As described above, the proposed compensating benefit of this project is to restrict occupancy of the units to residents whose household income is 30-50% AMI and 50% of the units will be set aside for seniors within this income threshold. This is not required by the UDC but does effectively further the purpose of the UDC and City's Comprehensive Plan as described above.

The Developer, Greccio Housing, is a Community Housing Development Organization (CHDO) which is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. Further, Greccio Housing's Articles of Incorporation state that their purpose is, "to provide for, and to encourage and assist others in providing for, the housing needs of lower-income residents of the Colorado Springs area through a ministry of community, prayer, and action."

To guarantee long-term affordability of the project, the developer plans to establish private covenants, or a similar type of agreement, for the community that will restrict occupancy to residents whose household income is 30-50% AMI. Other mechanisms to guarantee long-term affordability that may be utilized include, but are not limited to, a Land Use Restrictive Agreement (LURA) or a deed restriction. As described above, the Developer can attest to their intent and mission via the non-profit's Articles of Incorporation and By-Laws.

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