

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

NEW BUSINESS CALENDAR

DATE: September 18, 2014
ITEM: 7.A-7.C
STAFF: Meggan Herington
FILE NO.: CPC MPA 05-00278-A2MN14, CPC PUZ 14-00066, CPC PUP 14-00070
PROJECT: 11305 Voyager

STAFF PRESENTATION

Ms. Meggan Herington, City Principal Planner, presented PowerPoint slides (Exhibit A).

APPLICANT PRESENTATION

1. Mr. John Olson, EV Studio Planning, presented PowerPoint slides (Exhibit B). He also distributed a market analysis report along with letters of support (Exhibit C). Mr. Olson stated the staff recommendation of denial was first presented last Wednesday and the applicant was surprised.
2. Mr. Bryan Holland stated it is a challenging site due to high pressure gas lines. Comments received from two different City Land Development Technical Committee (LDTC) meetings prompted the applicant to proceed with the plans, but had no idea of staff opposition until the last minute. He was aware of concerns from Cameron Butcher Company's regarding screening, and has reached out to all neighbors. He has not heard a response from the neighbor to the north. The previous owner had the opportunity to develop as office/industrial uses anytime during 1985-2004. New Life Church owned the site since 2004, and it has been on the market the last few years. He is willing to continue coordination with their neighbors, and noted letters of support from the community. He requested approval.

Commissioner Markewich inquired of current apartment vacancy rates. Mr. Wysocki stated the City Economic Vitality Division is completing a needs assessment and found occupancy rates of rental housing as high as 90%.

STAFF REQUESTED TO SPEAK

City staff comments taken out of order because City staff needs to leave the meeting shortly.

Commissioner Donley inquired about the Voyager Parkway category. Ms. Krager stated it is a principal arterial and is compatible with access and can accommodate full development of the master plan within reason.

CITIZENS IN FAVOR

1. Ms. Elizabeth Dapper of Rivers Stone Management explained the vacancy rates in the northern part of the City are at 5% or less for apartment complexes. Office/Industrial is still at an 18%

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vacancy. This multi-family project should employ about eight persons. She recommended approval.

3. Mr. Kent Maer is a commercial broker and stated there exists 32,000,000 square feet of commercial/industrial space in the market with a 10% vacancy (3,000,000 square feet of vacant space). A stabilized market is at 95% occupancy rate; thus, historically there is a 5-7 year supply of industrial space in the northern area of the city. Over 70% of the commercial/industrial market is construction manufacturing related to residential.

Commissioner Markewich inquired of requested uses. Mr. Kent is hearing more demands for retail uses. Retail is dependent upon residential.

4. Ms. Tina Luck is a regional property manager and provided projection of 5.2% vacancy in the north end. There are only two competitors in the area. Her company delivers over 600 units with zero concessions. Adding these 344 residential units will only help.
5. Mr. Kevin Butcher, Cameron Butcher Company, nearby property owner stated his concerns regarding residential use setbacks and screen separations were resolved. If industrial uses were focused in this area, the transportation network would need to improve to provide better network of delivery (i.e. I-70 and I-25 intersection with a concentration of industrial, as well as the Wal-Mart distribution center in Cheyenne, Wyoming, and Target Distribution Center in Pueblo). He felt there is a need for residential uses in the area.
6. Pastor Brady Boyd, New Life Church, is excited to see development across the street. He referenced a letter in support from Cheddar's restaurant (see Exhibit C). He's received assurances that double the amount of young students would stay at their school if residential accommodations were available nearby.

CITIZENS IN OPPOSITION

1. Mr. Bruce Wright represented the owners of industrial buildings immediately north of this site. The owners depended upon the master plan that identified this area as office/industrial uses. They are concerned that residential uses would negatively impact and be detrimental to their investment.
2. Mr. Steve Clark, adjacent property owner from Wichita, Kansas, developed 100,000 square-foot buildings approximately 10 years ago. He felt it would be unjust to convert the site to residential that may negatively impact their ability to market their site.

Commissioner Walkowski inquired of the impact this project would have on his clients. Mr. Clark stated it is related to management issues with complaints of nearby residential occupants. Industrial users don't want to locate next to residential uses. It would impact his ability to attract tenants.

Commissioner Walkowski inquired of the specific incompatibilities. Mr. Clark stated it is lighting, noise, and the truck traffic from the industrial uses.

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3. Mr. Johnny Stevens, who owns over 3,000,000 square feet of industrial space and partner with Mr. Clark of the adjacent property, expounded about the types of complaints received from the residential neighbors, mainly being truck noise. He was concerned with children playing nearby industrial uses and truck traffic.

APPLICANT REBUTTAL

Mr. Olson stated only 21 of the proposed units are three-bedroom units that are typically occupied by families with children.

Mr. Olson offered to continue to coordinate with Mr. Clark and Mr. Stevens to negotiate buffering between uses to make this work in everyone's favor.

STAFF REQUESTED TO SPEAK

Mr. Wysocki provided food for thought and referenced the amount of residentially-zoned property that is located nearby this applicant could take advantage of.

Commissioners Smith and Markewich inquired about the Code Enforcement complaint process regarding noise. Mr. Smith responded that City Code Chapter 9 outlines the parameters of light and noise standards for use types.

Commissioner McDonald inquired of the number of zone changes in this master plan since its inception. Ms. Herington stated there have been at least four larger zone changes within the last six years of her being assigned to this geographic area, such as Copper Ridge and other changes from multi-family to single-family.

Commissioner Phillips inquired of the apartment staff and how apartment management fields complaints. Ms. Luck stated there will be a manager on-site with a staff of seven to field the residence's calls for complaint. Tenants do not typically call City Code Enforcement, they contact management to coordinate those concerns.

DECISION OF THE PLANNING COMMISSION

Commissioner Donley noted the previous 21 amendments to the master plan. He was concerned that the City's Executive Branch was involved with these applications. This project has a greater distance separation and was not sympathetic with the adjacent use just as he's not sympathetic with fly-over complaints near the Air Force Academy. He'd prefer no access to Voyager. He'd like to see full access onto Jet Stream. He preferred analysis of job-to-housing ratio rather than acreage. There are adequate places to provide residential within those office/industrial planned areas.

Commissioner Markewich appreciated the analysis of staff to focus on the industrial uses and "spirit" of the original master plan upheld. He is a proponent of updating the Comprehensive Plan that would allow the City to better identify desires and need for office, industrial and other uses. He agreed that items 2 and 3 of City Code Section 7.5.603.B, zone change criteria, were not met. He did not support the applications.

CITY OF COLORADO SPRINGS PLANNING COMMISSION RECORD-OF-DECISION

Commissioner Henninger stated the existing industrial use buildings are good to have on the north side of town, yet several apartment complexes and existing single-family homes in the area represent major growth in this area. This proposal is an adjustment to the master plan and the opportunity to expand and support retail and commercial. He felt that master plans are not cast in stone.

Commissioner Walkowski appreciated City staff having a forward-thinking look at master plan uses, but did not hear a defined reason for drawing the line in the sand against certain uses with regard to this project. The Comprehensive Plan says it does not provide direction for converting industrial land to other uses. A case could be made that residential density can be increased and supported. The applicant made a case that their plan represents a minor adjustment of 5% within the entire master plan. He found that the master plan criteria was met. There is plenty of office/industrial within the master plan. There may be an opportunity to make this an appropriate use for this parcel. He found this residential use would not cause a detrimental impact to surrounding uses.

Commissioner Smith was conflicted, but sympathized when he heard the amount of vacant industrial property and the fact that this property was on the market for quite some time with no interest from office/retail or industrial users. He has no compassion for residential neighbors that complain of uses that existed prior to the development of their home. He supported the applications and opposed City staff's recommendations.

Commissioner McDonald stated economics in any area dictate change to master plans and identified uses at the time of submittal. All do their best based on the information at the time the master plan was created. She supported the applications.

Commissioner Phillips found the multi-family uses are compatible with the area. He supported the applications.

Moved by Commissioner Walkowski, seconded by Commissioner Philips, to **approve Item No. 7.A-File No. CPC MPA 05-00278-A2MN14**, the amendment to the Northgate Master Plan, based upon the finding that the amendment meets the review criteria for master plan amendments as set forth in City Code Section 7.5.408. Motion carried 7-1 (Commissioner Markewich opposed and Commissioner Ham absent).

Moved by Commissioner Walkowski, seconded by Commissioner Smith, to **approve Item No. 7.B-File No. CPC PUZ 14-00066**, the zone change of 17.05 acres from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development: Multi-family residential, 30 dwelling units per acre maximum, commercial uses as permitted in the PBC zone district excluding Medical/Recreational Marijuana Center, Motor Vehicle Service Station and Sexually Oriented Businesses, 45-foot maximum building height), based upon the findings that the change of zoning request does comply with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603 and the criteria for the establishment and development of a PUD zone as set forth in City Code Section 7.3.603. Motion carried 7-1 (Commissioner Markewich opposed and Commissioner Ham absent).

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

Commissioner Donley stated he may be voting against the concept plan solely based upon the high pressure gas line that crosses the site.

Moved by Commissioner Walkowski, seconded by Commissioner Smith, to **approve Item No. 7.C-File No. CPC PUP 14-00070**, the 11305 Voyager PUD Concept Plan based upon the findings that the PUD concept plan does meet the review criteria for PUD concept plans as set forth in City Code Section 7.3.605, subject to the condition that future access is subject to review and approval by the City Engineer. Motion carried 6-2 (Commissioners Donley and Markewich opposed with Commissioner Ham absent).

September 18, 2014

Date of Decision

Planning Commission Chair

DRAFT

11305 Voyager

Minor Master Plan Amendment, Zone Change and Concept Plan

City File Numbers

CPC MPA 05-00278-A2MN14 - Quasi-Judicial

CPC PUZ 14-00066 - Quasi-Judicial

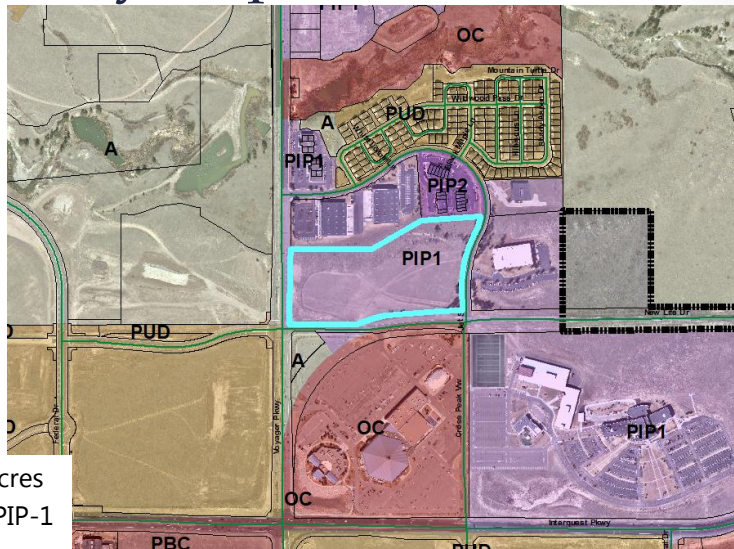
CPC PUP 14-00070 - Quasi-Judicial

City Planning Commission, September 18, 2014

Meggan Herington, AICP

Principal Planner

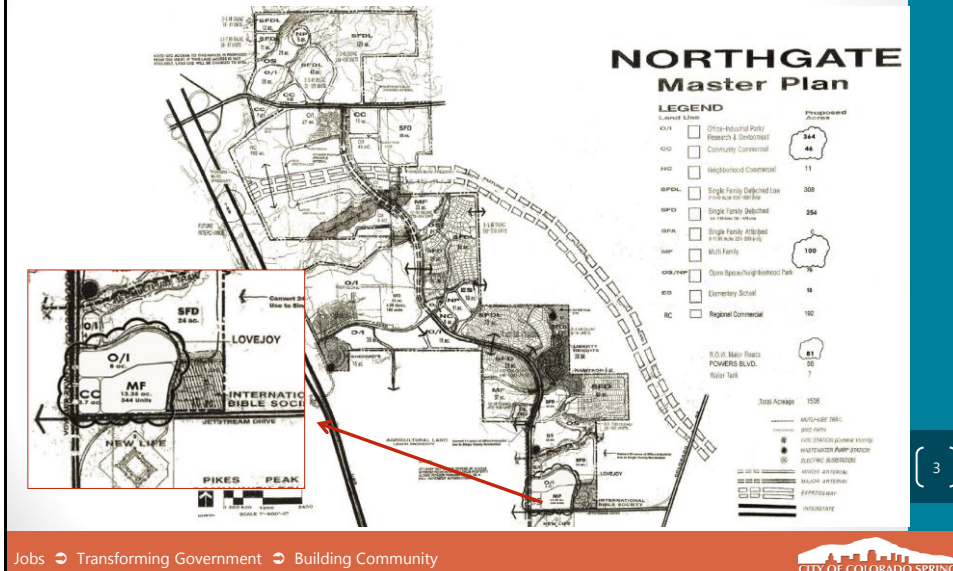
Vicinity Map



17.05 Acres
Zoned PIP-1

2

Northgate Master Plan Amendment



Jobs → Transforming Government → Building Community



Northgate Master Plan Amendment

- Northgate Master Plan adopted in 1985
- Intent of the Northgate Master Plan was to provide O/I opportunities
 - *Commitment to developing a high quality campus like setting, affording significant opportunity for large scale, very desirable industrial uses to develop based on the favorable environmental conditions and location.*
- Amended 20 times since adoption
- Office and Industrial (O/I) uses reduced from 900 acres to 364 acres
- Important to preserve valuable office and industrial properties as the intent of the Northgate Master Plan

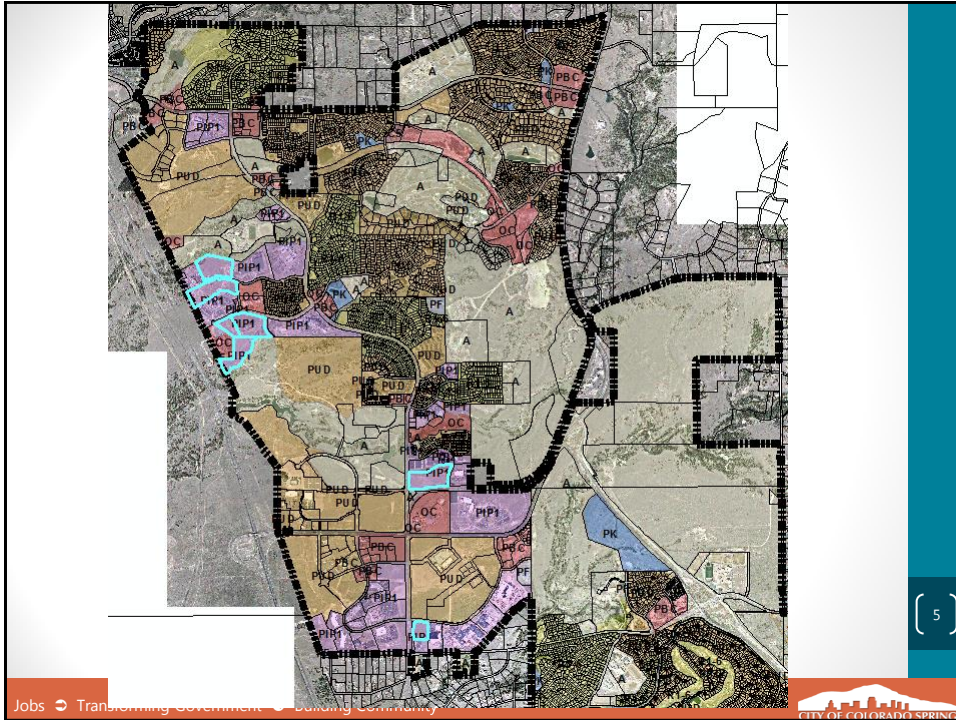
Jobs → Transforming Government → Building Community



Item: 7.A-7.C

Exhibit: A

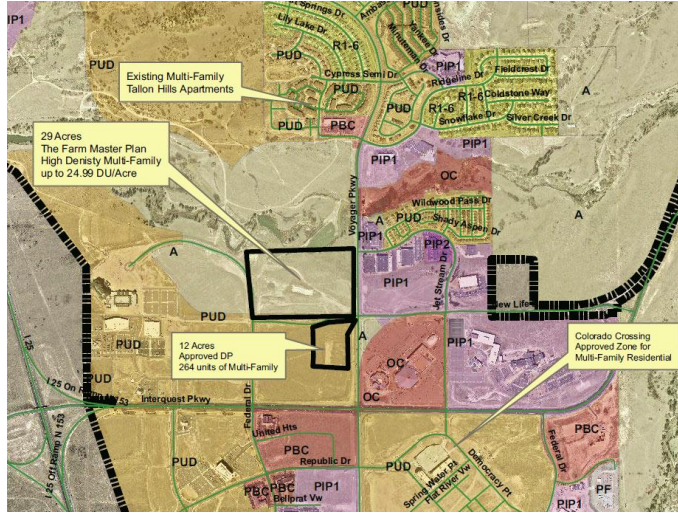
CPC Meeting: September 18, 2014



Zone Change

- Rezone from PIP-1 to PUD
- PUD
 - All uses in PBC excluding:
 - Marijuana Centers
 - Motor Vehicle Service Station
 - Sexually Oriented Business
 - 45 Foot Height Maximum
- Not in conformance with review criteria
 - Not consistent with Comp Plan
 - Not consistent with Northgate Master Plan

Zone Change

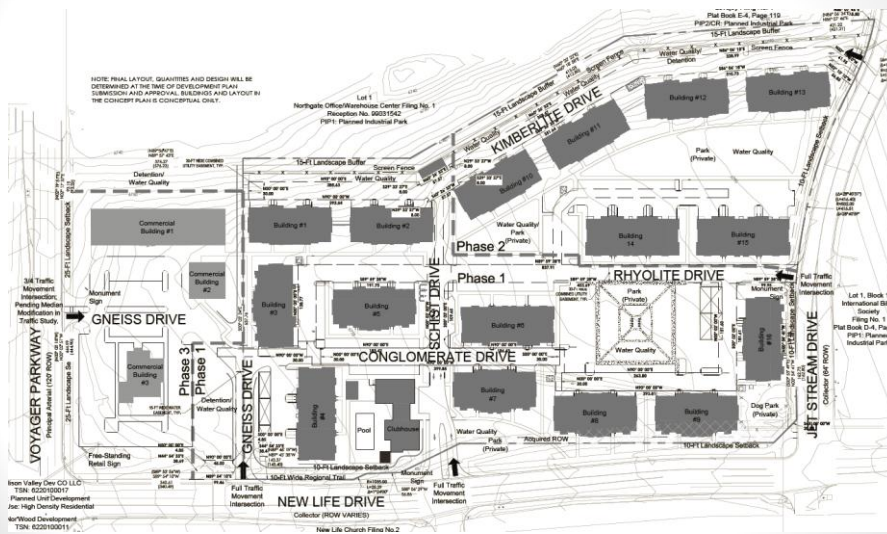


7

Jobs → Transforming Government → Building Community



Concept Plan



8

Jobs → Transforming Government → Building Community



Item: 7.A-7.C
 Exhibit: A
 CPC Meeting: September 18, 2014

Stakeholder Process

- Notification to 35 property owners
- Received comments in both support and opposition
- Opposition from property owner to the north
 - Concerned about the impact of multi-family on the existing industrial properties

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Recommendation

Staff recommends denial of the applications as presented finding that the applications do not meet the established review criteria.

Staff further finds:

- Important to protect remaining office and industrial properties in Northgate as the intent of the Northgate Master Plan states,
- Prevent over saturation of uses/not promoting a mix of land uses as stated in the City Comprehensive Plan
- Approval may create incompatible land uses

10

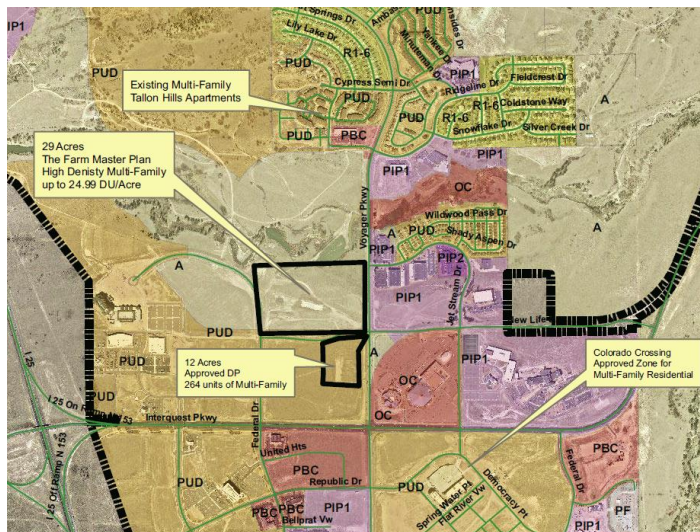
Recommendation

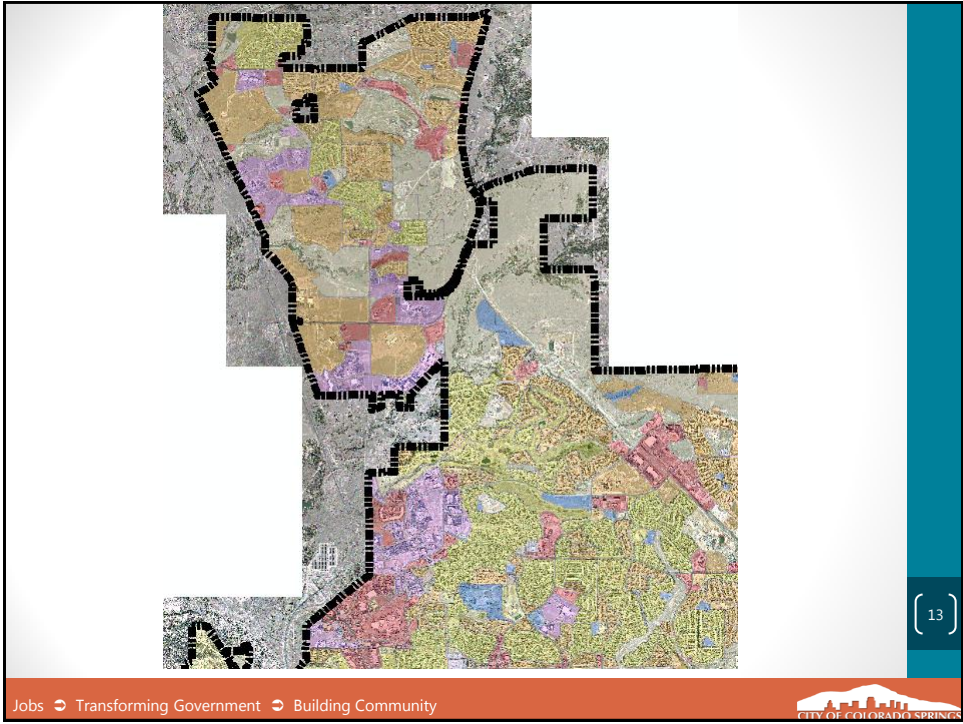
- **If** the concept plan is approved, staff recommends that a condition be added that states:

Amend the concept plan to show a right-in/right-out access to Voyager Parkway

**No recommended conditions for the other applications

Questions?

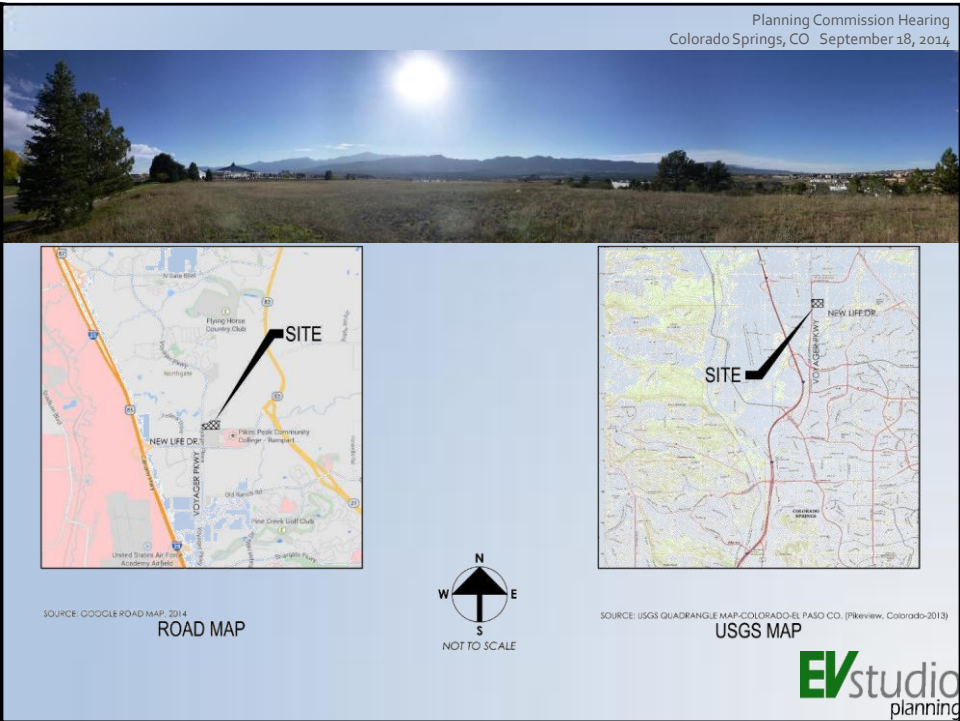




11305 Voyager Pkwy

Minor Adjustment to Northgate Master Plan
Concept Plan for the Re-Zone to PUD

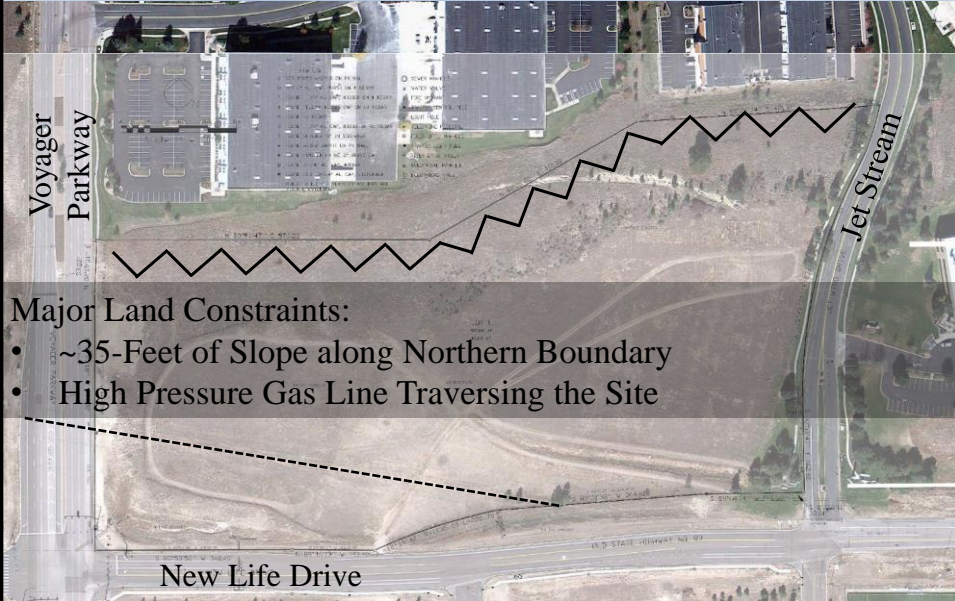
Land Owner: New Life Church
Developer: Bayley Yandell Development LTD
Architect/Planner/Engineers: EV Studio





Site Information & History:

- Owner: New Life Church (2004)
- Annexed in 1985
- On the market since 2011
- Market Value: ~\$4,000,000.00*
- Currently Tax Exempt
- 16.69 Acres
- Zoning: PIP-1



Major Land Constraints:

- ~35-Feet of Slope along Northern Boundary
- High Pressure Gas Line Traversing the Site

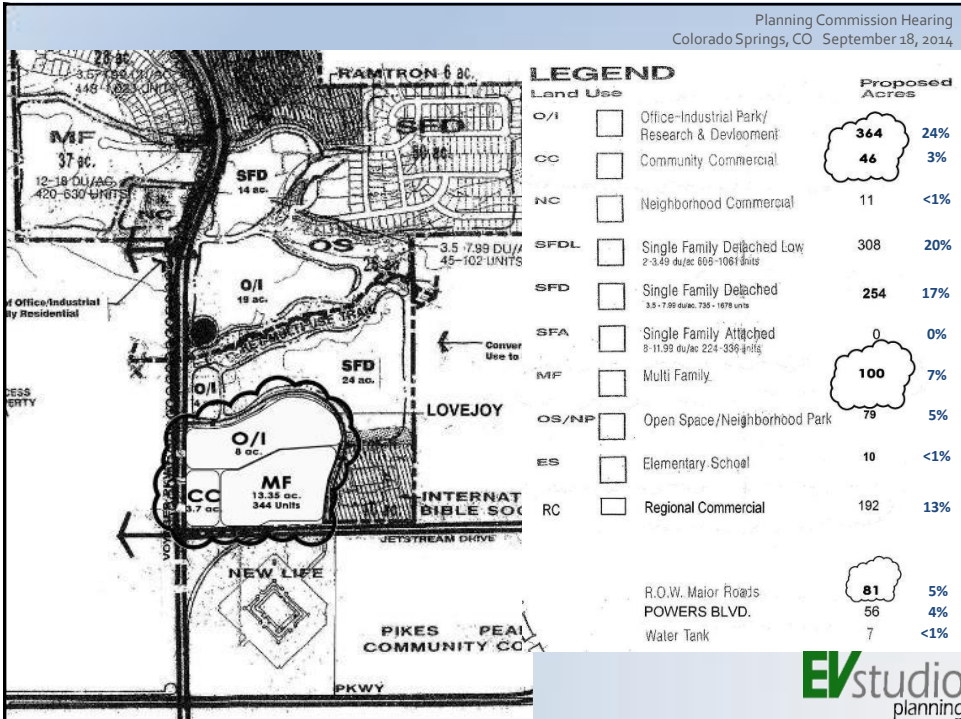
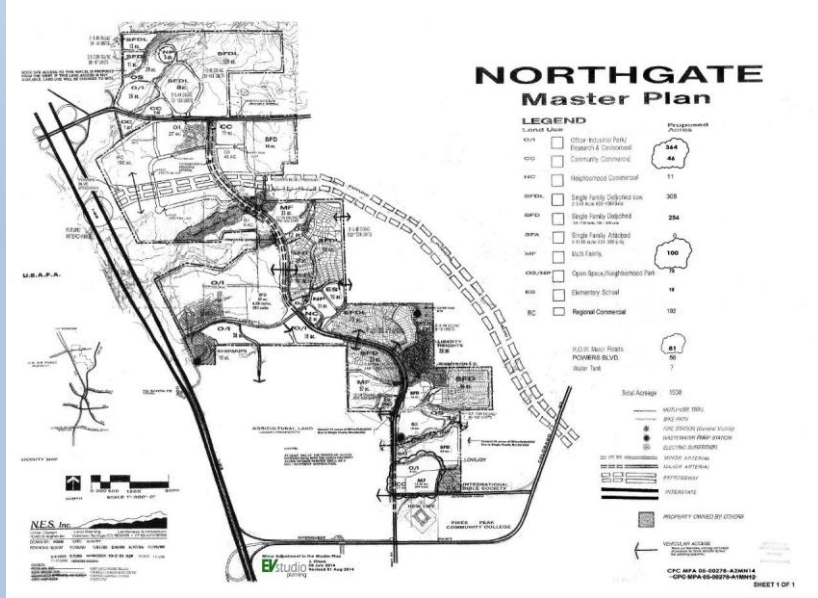


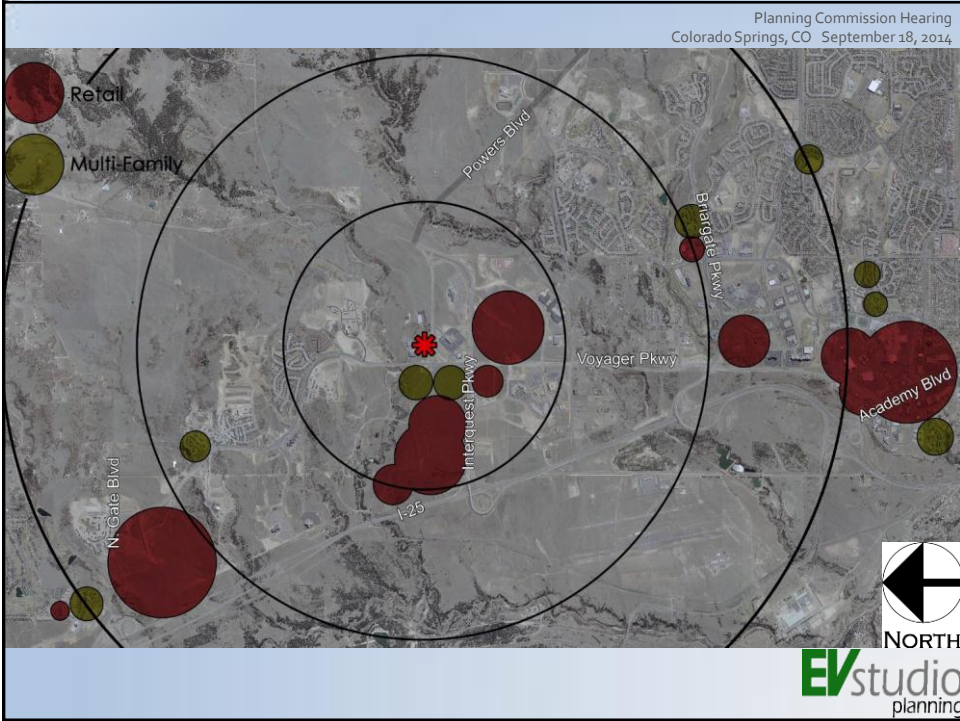
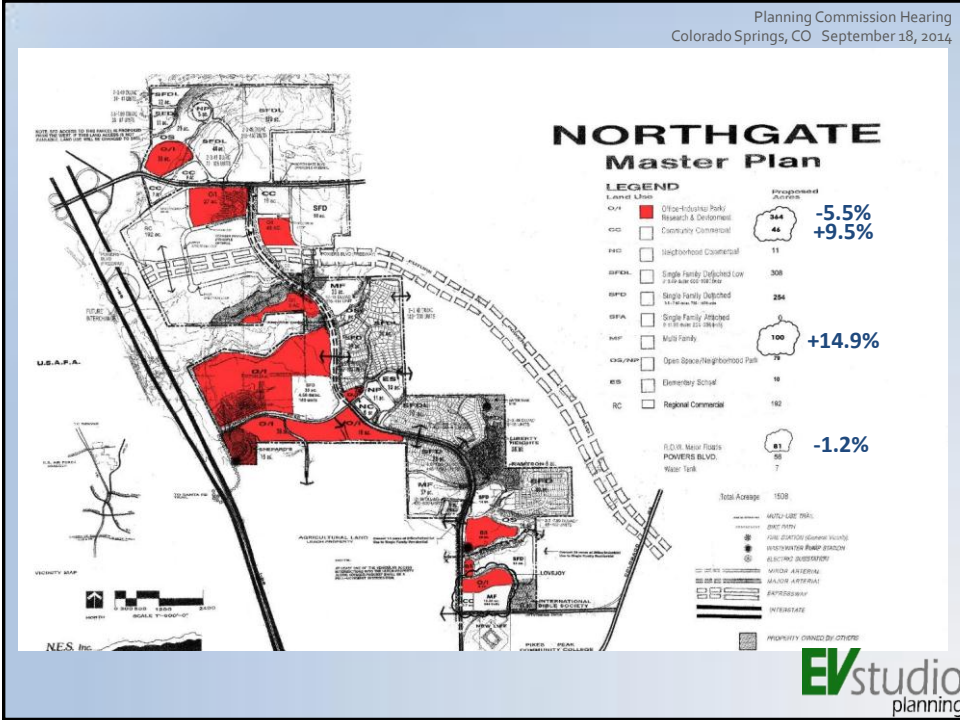


EVstudio
planning



EVstudio
planning





NOTE: FINAL LAYOUT, QUANTITIES AND DESIGN WILL BE
DETERMINED AT THE TIME OF DEVELOPMENT PLAN
SUBMISSION AND APPROVAL. BUILDINGS AND LAYOUT IN
THE CONCEPT PLAN IS CONCEPTUAL ONLY.





Neighboring Property Concerns Addressed:

Air Force Academy Flight Patterns

- Noted on Concept Plan

Biblica

- Applicant is willing to Remove Southern Access Drive along Jet Stream

Office/Industrial to the North

- Applicant is providing a screen fence and an increased landscape buffer
- Applicant is willing to limit the multi-family (For Rent)



Response to City Comments:

“Continued changes in the office and industrial land use could result in an eventual elimination of this use type and a negative impact on the ability to site these types of uses in the Northgate area and City as a Whole”

The project at hand is 16.7 Acres of land which has been annexed, zoned & vacant since annexation in 1985. It has been listed for sale since 2011

Response to City Comments:

The Currently Approved North Gate Master Plan includes 381 Acres of Land Designated as O/I or Office/Industrial Park/Research & Development

We are showing a Decrease of 16.7 Acres, or 5.5%, Leaving 364 Acres of Land within the Master Plan Area Alone.

As Stated in the Staff Report, the Amendment for Copper Ridge decreased O/I by 192 Acres, or by One Third.



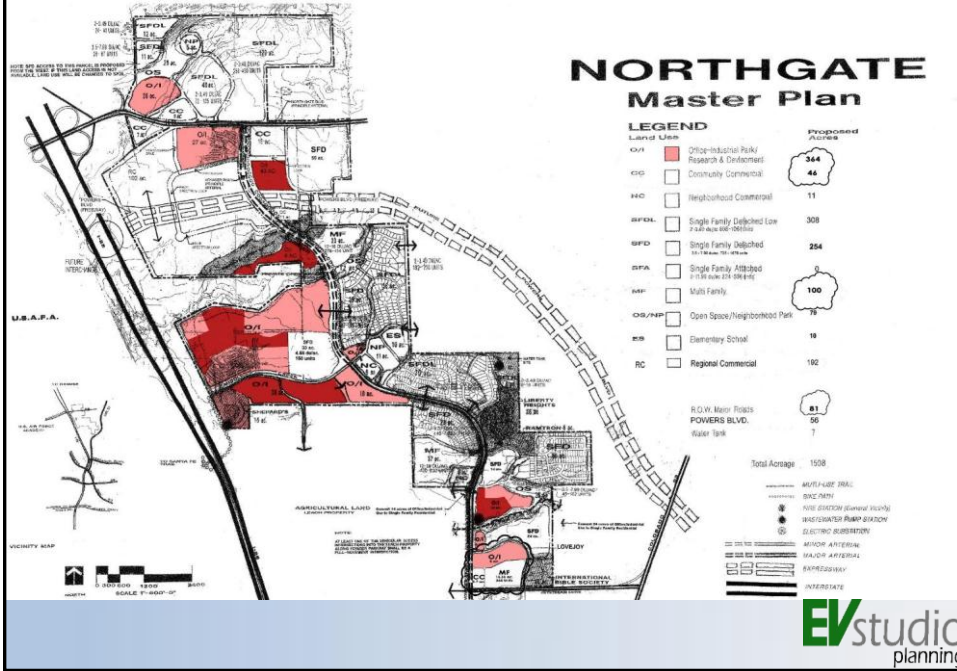
Response to City Comments:

“Elimination of the office and industrial (PIP-1) could impact the overall ability of the City to attract new corporate headquarters, office/industrial flex space and other similar uses.”

This Property is 16.7 Acres of contiguous land with the burden of an existing high pressure gas line bisecting the site;

In the MP Area, 364 Acres of O/I remain, with ~134 Acres remaining undeveloped.





Response to City Comments:

“Changing the zoning from PIP-1 to PUD to allow additional multi-family would potentially unbalance the uses in the area”

The O/I Land Area in the North Gate Master Plan with this revision is Still 24% of the land in the Master Plan Area; Multi-Family is only 6.6% of the land.

NorthGate Land Use Vs. City-Wide Land Use:

Ratio Comparison North Gate vs. City (Commercial/Office/Industrial: Residential)

Colorado Springs: ~ 1:4
NorthGate: ~ 1:1

*Colorado Springs C/O/I: 9,632 Acres
*Colorado Springs Res: 31,729 Acres

*According to the 2012 data found in the 2013 QLI Document for Colorado Springs

NorthGate C/O/I: 613 Acres
NorthGate Residential: 662 Acres



Response to City Comments:

“It is the finding of staff that the proposal to rezone from PIP-1 to PUD does not meet all of the required criteria for zone changes, particularly criterions 2 and 3.”

Criterion 2. “The Proposal is consistent with the goals and policies of the Comprehensive Plan.”

Analysis in the following slides...



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 201: Promote a Focused, Consolidated Land Use Pattern

- Adjacent land uses to the property include Multi-Family directly to the West and Southwest.
- Multi-Family is a complementary use to the existing New Life Church, Pikes Peak Community College, and Commercial uses in the Area



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 202: Make Natural and Scenic Areas and Greenways an integral part of the land use pattern

- The Developer of the Property will construct the connection to the trail network with a 10-ft wide trail along New Life Drive as a part of the project
- Internally, we are committed to providing a high amount of private park spaces and opportunities to include passive and active areas for storm water infiltration.



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 203: Develop a Land Use Pattern that is Mutually Supportive with the Intermodal Transportation System

Policy LU 301: Promote a Mixed Land Use Pattern

Policy LU 302: Encourage Development of Mixed-use Activity Centers

Policy LU 303: Promote A Pedestrian-oriented and Transit-oriented Development Pattern



Goals & Policies – Comprehensive Plan –Mar. '01

- Our Plan includes internal Pedestrian & Vehicular Connectivity between residences, clubhouse & Commercial
- we have incorporated the opportunity for commercial service and restaurant uses to be cohesive with the placement of the apartments without physical barriers
- Our inclusion of the 10-ft wide trail connection, proximity to New Life Church, PPCC, and multiple planned retail uses will make the automobile a choice for residents, not a requisite



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 401: Encourage Appropriate Uses and Designs for Redevelopment and Infill Projects

- Appropriate uses include those which complement the adjacent uses.
- a multi-family residential use accompanied by community retail and services is a more complementary use than the uses for which it is currently zoned
- The proposed use provides an option for students of Pikes Peak Community College and Members of New Life Church to live close to daily activities.



Goals & Policies – Comprehensive Plan –Mar. '01

- Industrial Uses, such as those permitted in PIP-1, are better screened or buffered than complementing.
- Site topography provides 35+ feet of elevation change to aid in buffering the industrial use to the north
- Horizontal distance from any of our apartment buildings to:
 - Building Properties to North: 125-feet
 - Northern property line: 75-feet



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 501: Plan Residential Areas to Integrate Neighborhoods into the wider subarea and Citywide Pattern

- The integration of multi-family residential and community commercial into this area provides for the area to better function as a neighborhood and not as an isolated subdivision



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 601: Assure Provision of Housing Choices

- In the Staff Report, the City states that “*Changing the zoning from PIP-1 to PUD to allow additional multi-family would potentially unbalance the uses in the area*” yet when we consider that this area is disproportionate to how the city functions for residential (City: 1:4); (Site: 1:1), Re-zoning this land does exactly what this goal states... I.E. More Residential is needed to balance the uses



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 602: Integrate Housing with Other Supportive Land Uses

- (Same Response as LU 203; 301; 302; 303)
- Our Plan includes internal Pedestrian & Vehicular Connectivity between residences, clubhouse & Commercial
- we have incorporated the opportunity for commercial service and restaurant uses to be cohesive with the placement of the apartments without physical barriers



Goals & Policies – Comprehensive Plan –Mar. '01

Policy LU 701: Plan and Develop New Commercial Areas as Activity Centers

- We have included community commercial as an added amenity to the residents.
- It will also aid in serving the congregation of New Life Church before and after services.



Goals & Policies – Comprehensive Plan –Mar. ‘01

Policy LU 801: Locate New Employment Activities within Mixed-Use Centers

- The incorporation of residential in the area provides the balance to promote additional employment centers.
- the area is in need of residences to accommodate the prospective employers



Goals & Policies – Comprehensive Plan –Mar. ‘01

Policy LU 801: Locate New Employment Activities within Mixed-Use Centers

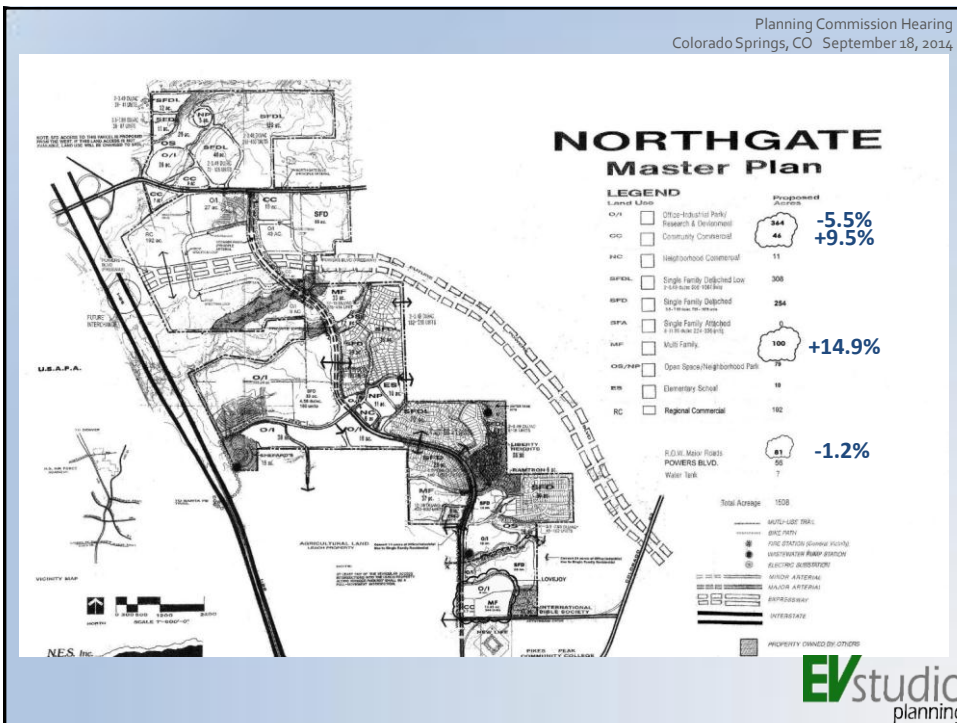
- *Strategy LU 801e: Plan and Locate Complimentary Mixed Uses to Serve Large, Single-Employer Campuses*
“Plan and Locate complementary mixed-use centers to serve the needs of employees in large campuses. Include **commercial, service, restaurant,** lodging, recreational, and **higher density residential uses with good pedestrian connections.**”



Response to City Comments:

Criterion 3. "Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as a implemented do not have to be amended in order to be considered consistent with a zone change request."

Modifications to the Master Plan were less than 15% in any one category.



Response to City Comments:

“...deviating from the original vision of that part of the city to have a balance between residential and non-residential uses.”

- As stated before, the City’s ratio of Residential to C/O/I is approximately 4:1;
- An increase in residential in the NorthGate Area provides a Market Balance to C/O/I more in line with the city as a whole.



Response to City Comments:

“Multi-family residences in this area may have a negative impact on existing and potential future industrial uses on the surrounding parcels. Approval of this zone change would essentially isolate a pocket of the existing PIP-1 Zoning, which staff fears would result in possible issues with attracting new tenants or expansion of the existing uses.”

- In terms of actual Land Use, this re-zone does not “isolate” Existing & Potential Industrial Uses, it provides the transition with significant grade change and buffer.



Response to City Comments:

“The northern neighbor has concerns about the impacts of new residential neighbors. The overall issue is compatibility and whether future residents on the subject property will object to the existing industrial uses to the north”

- The plan is to develop the property as “For Rent” Apartments;
- We are providing an increased landscape buffer with increased trees and a screen fence in addition to the existing natural elevation change.



Potential Conditions of Approval

1. Limit access points along Jet Stream to northern access point only
 - Limit the Multi-Family Area as “For Rent”
2. All Buffering Requirements of the City shall be met along the northern property line without administrative relief
 - 15-foot wide landscape buffer
 - Screen consisting of vegetation (6’ tall)
 - One tree per 20 lineal feet of buffer
 - 50% Plants as Evergreen
 - Opaque Fence – 6’ Height



Discussion...

NOTE: FINAL LAYOUT, QUANTITIES AND DESIGN WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMISSION AND APPROVAL. BUILDINGS AND LAYOUT IN THE CONCEPT PLAN IS CONCEPTUAL ONLY.

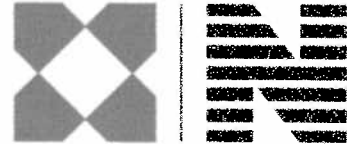


Summary:

1. 344 Apartments; 3.7 Acres of Commercial/Retail
2. Low Impact Development Incorporated along with a 10-ft wide trail
3. Compatibility and Letters of Support from New Life Church to the South and Biblica to the East
4. Addressed all City Staff Comments.
5. ~\$55 Million Construction Budget
6. Harmonious Land Uses complementary to the adjacent land uses of the commercial, church and the college



Newmark Grubb Knight Frank



TO: BRYAN HOLLAND

FROM: KENT MAU / RANDY MILLER
NEWMARK GRUBB KNIGHT FRANK
CBRE

The Industrial Market is a total of 31 mm SF making it the largest market in commercial real estate in Colorado Springs. This market is 9% vacant and it has 2,778,000 square feet of space, and to fill this up will require an additional 7,000 new job hires. It will be a long time before 7,000 new workers are absorbed, so despite a low vacancy rate, the gains to get near stabilized occupancy will require a lot of new growth. Several points:

1. Under current vacancy and using the recent trends in absorption it will take 7 to 40 years to lease up to stabilized occupancy.
2. There is a glut of industrial space (see Randy's notes on the attached)
3. When you strip off the top building (Highest rent) (Off R&D and office showroom) which make up 9 mm of the 31 mm total (at 30% of the industrial market you are left with the following uses:
 - Office / Warehouse
 - Manufacturing / Assembly
 - Warehouse/ Distribution

These uses cannot afford \$5.00 ground.

The range of price of dirt to an industrial user is \$2.25 to \$3.50 sf.

There will be no demand from 22 mm sf of industrial use on north end from this sector because one cannot buy ground at this price in our market area.

THERE IS AN ABUNDANCE OF VACANT LAND SUITABLE FOR OFFICE INDUSTRIAL BUILDING IN THE IMMEDIATE AREA SURROUNDING SUBJECT PROPERTY: SEE MAP AND SPREADSHEET

- 70 + Acres surrounding Epic 1 and other Patriot office flex properties
- 143 Acres – at Colorado Crossing – Voyager and Interquest
- 76.5 Acres of Commercial Zoned Land – Flying Horse
- 26 Acres at Federal and Interquest
- 700 Acres of AG land east of Flying Horse on Highway 83
- 2,000 acres north and east of Flying Horse, east side of Highway 83
- Numerous other 5 -16 acre parcels on Federal, Old Ranch Road, and in Briargate at the Deluxe Property on Union, on Telstar, and Research Parkway, to name a few

THERE IS AN ABUNDANCE OF VACANT OFFICE AND OFFICE WAREHOUSE SPACE FOR LEASE IN THE MARKET AREA:

- Ramtron/Cypress Building is half empty – 34,000 sf industrial space ASKING \$6.00/sf NNN. All 68,000 sf is for sale and available for user.
- Quantum Buildings have combined opportunity of 406,207 square feet in 3 buildings. ALL of the space is available via sublease or direct.
- Ford Motor Credit vacancy – 80,000 sf vacant
- Patriot Interquest II – 46,000 sf vacant
- 1150 Kelly Johnson – 33,000 sf
- 4 Story 70,000 sf Office Building
- Partially completed at Colorado Crossing 100,000 sf

Industrial Land across the city – available for \$2.25 - \$2.82/sf ASKING prices.

Monument – PIP – 7 acres \$2.50/sf ASKING

Lexington Road/Union – Briargate – 7.41 Acres – PIP \$2.23 PSF ASKING

East Platte – 28 Acres – PIP Zoned - \$2.82/sf ASKING

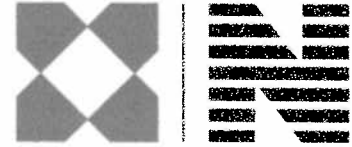
Arrowswest – 17.73 acres in Arrowswest Industrial Park area- \$2.72 sf ASKING

Item: 7.A-7.C

Exhibit: C

CPC Meeting: September 18, 2014

Newmark Grubb Knight Frank



In 3 ½ years of actively marketing the 16.9 acres at New Life Drive and Voyager, we have not had any significant interest from buyers seeking industrial, office or office flex products.

- Industrial Developers cannot pay more than \$3.50 PSF for land
- There hasn't been any new office or office flex projects built in the Interquest area in more than 5 years.
 - Primarily retail, hotels, residential
- We did have an offer from Apartment Developer Brian Douglas Properties for all of the land. Would build majority apartments with some retail on front.
- Did have an offer from a retail developer for 5 acres to put 4 restaurant cluster on the front facing Voyager.

Based on the above and our combined experienced of our 60 years in CRE business, we do not agree with the contention that the market is tight for these uses. There is more than enough land and space available to last for some time to come.

The demand has never existed in any significant way on industrial uses to park in this area due to price constraints, an industrial market who has been weak for the last 15 years. With the exception of a few BTS for companies, there is no demand for industrial ground.



Cheddar's Casual Café
Attn: Mark Rogers
1140 Interquest Pky.
Colorado Springs Co, 80921

To Whom It May Concern,

My name is Mark Rogers. Along with my father and sister, I own and operate the Cheddars Casual Café restaurant, located on Interquest Parkway, in Colorado Springs. This location is perhaps our best across the entire country, as it has the best setting, with Pikes Peak and the Air Force Academy nearby. It also has a great clientele and fantastic employees. Unfortunately, the sales aren't what we expected, because of delays and closures within the development, like the Hammond's Hotel halting construction.

Now, for the first time in years, we're seeing a little growth, and we couldn't be more excited about what that means for the area and our business. For example, there is a Drury Hotel being constructed behind our restaurant, and there are apartments under-contract less than a mile away. The highway construction on I-25 is also almost complete, which will bring back consistent driving patterns, and thus better dinner business, things we've been patiently awaiting for quite some time.

Finally, the reason for this letter is to show our family's support for the proposed apartments on Voyager and New Life Dr. I understand that a zoning hearing will take place in the near future, and I hope these residences are authorized for development. More rooftops lead to greater guest traffic, which will in turn allow us to hire more employees, thus creating a great situation for the city.

Thank you for your consideration,

Mark Rogers
Roaring Fork Restaurants, Inc.
President / C.O.O.
mrogers@rfrco.com
(214) 762-7400



Subject: FW: File # CPC MPA 05-00278-A2MN14
From: Bryan Holland <bholland@bydevelopment.org>
Date: Tue, Sep 09, 2014 9:35 am
To: "John Olson (john@evstudio.com)" <john@evstudio.com>
Attach: image002.jpg
Preliminary Development Plan New Life Apt.pdf

From: Alan Goins (USA) [mailto:Alan.Goins@biblica.com]
Sent: Tuesday, September 9, 2014 9:44 AM
To: Herington, Meggan
Cc: Bryan Holland
Subject: File # CPC MPA 05-00278-A2MN14
Importance: High

Dear Ms. Herington,

We, Biblica U.S., located at 1820 Jet Stream Drive, appreciate the opportunity to provide comments on the proposed New Life Church Development located to the west of our property. In an earlier letter, we stated that we had no objection to the proposed rezoning or concept plan. The one concern that remains is the traffic impacts the development will have on Jet Stream Drive. Although we have had the opportunity to review the traffic study and plan, we continue to raise concern about how vehicular traffic generated from the development will impact this roadway and the intersection of New Life Drive and Jet Stream Drive. The developer has indicated to us that they would be willing to lose, altogether, the entrance directly across from our drive (see attached) instead of the drive further north if that would be acceptable to the city. If this were the case, Biblica would be in support of the project. Let me also state that the developer has been very open and transparent with their project plan and demonstrated a willingness to work with us to mitigate any traffic impacts. If you require a more formal written letter of support, I would be happy to send one as well.

Sincerely,

Alan J. Goins
Facilities Manager
1820 Jet Stream Drive
Colorado Springs, CO 80921
719.867.2634
Alan.Goins@biblica.com
www.Biblica.com



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Item: 7.A-7.C
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CPC Meeting: September 18, 2014

Property Comparison Report - Financial Implications

Property Address	1705 & 1727 Jet Stream	4610-4650 Nautilus Peak VW	10625 Federal Drive	Subject Property
Current Property Use	86,034 SF Distrib & Storage Warehouse	Vue21 Apartment Homes - 322 Units	Wal-Mart Data Center	Vacant land currently zoned PIP1
Year Built	1999	2008	2012	NA
Land Size in Acres	8.85	11.35	25.15	16.69
Land Size in Square Feet	385,506.00	494,406.00	1,095,534.00	727,016.40
2014 Market Value "Land" *	\$ 1,214,344.00	\$ 2,570,911.00	\$ 5,203,787.00	\$ 3,998,588.00
2014 Market Value "Land" Per Acre	\$ 137,214.01	\$ 226,511.98	\$ 206,910.02	\$ 239,579.87
2014 Market Value "Land" Per Land SF	\$ 3.15	\$ 5.20	\$ 4.75	\$ 5.50
2014 Market Value "Improvements" *	\$ 3,354,592.00	\$ 30,505,208.00	\$ 23,747,552.00	NA
2014 Market Value "Improvements" Per Acre	\$ 379,049.94	\$ 2,687,683.52	\$ 944,236.66	NA
2014 Market Value "Improvements" Per Land SF	\$ 8.70	\$ 61.70	\$ 21.68	NA
2014 "Total" Market Value *	\$ 4,568,936.00	\$ 33,076,119.00	\$ 28,951,339.00	\$ 3,998,588.00
2014 "Total" Market Value Per Acre	\$ 516,263.95	\$ 2,914,195.51	\$ 1,151,146.68	\$ 239,579.87
2014 "Total" Market Value Per Land SF	\$ 11.85	\$ 66.90	\$ 26.43	\$ 5.50
2014 Assessed Value "Land" *	\$ 352,160.00	\$ 204,640.00	\$ 1,509,100.00	NA
2014 Assessed Value "Land" Per Acre	\$ 39,792.09	\$ 18,029.96	\$ 60,003.98	NA
2014 Assessed Value "Land" Per Land SF	\$ 0.91	\$ 0.41	\$ 1.38	NA
Total Assessed "Improvements" *	\$ 972,840.00	\$ 2,428,220.00	\$ 6,886,790.00	NA
Total Assessed "Improvements" Per Acre	\$ 109,925.42	\$ 213,940.09	\$ 273,828.63	NA
Total Assessed "Improvements" Per Land SF	\$ 2.52	\$ 4.91	\$ 6.29	NA
"Total" Assessed Value *	\$ 1,325,000.00	\$ 2,632,860.00	\$ 8,395,890.00	NA
2014 "Total" Assessed Value Per Acre	\$ 149,717.51	\$ 231,970.04	\$ 333,832.60	NA
2014 "Total" Assessed Value Per Land SF	\$ 3.44	\$ 5.33	\$ 7.66	NA
2014 Total Tax Rate	0.084149	0.090316	0.077149	NA
Total Current Year (2014) Taxes *	\$ 111,497.44	\$ 237,789.39	\$ 647,734.51	NA
Total Tax Revenue Per Acre	\$ 12,598.58	\$ 20,950.61	\$ 25,754.85	NA
Total Current Year (2014) City Taxes **	\$ 5,669.68	\$ 11,266.01	\$ 35,926.01	NA
Total City Tax Revenue Per Acre	\$ 640.64	\$ 992.60	\$ 1,428.47	NA
Last Reported Sale Date *	3/4/1999	11/27/2013	NA	NA
Last Reported Sale Amount*	\$ 828,847.00	\$ 53,800,000.00	NA	NA
Last Reported Sale Amount Per Acre	\$ 93,655.03	\$ 4,740,088.11	NA	NA
Last Reported Sale Amount Per Land SF	\$ 2.15	\$ 108.82	NA	NA

* Data pulled from El Paso County Assessor and Treasurer Tax Information and Database

RESPONSE TO CITY COMMENTS:

“CONTINUED CHANGES IN THE OFFICE AND INDUSTRIAL LAND USE COULD RESULT IN AN EVENTUAL ELIMINATION OF THIS USE TYPE AND A NEGATIVE IMPACT ON THE ABILITY TO SITE THESE TYPES OF USES IN THE NORTHGATE AREA AND CITY AS A WHOLE”

THE PROJECT AT HAND IS 16.7 ACRES OF LAND WHICH HAS BEEN ANNEXED, ZONED & VACANT SINCE ANNEXATION IN 1985. IT HAS BEEN LISTED FOR SALE SINCE 2011



RESPONSE TO CITY COMMENTS:

THE CURRENTLY APPROVED NORTH GATE MASTER PLAN INCLUDES 381 ACRES OF LAND DESIGNATED AS O/I OR OFFICE/INDUSTRIAL PARK/RESEARCH & DEVELOPMENT

WE ARE SHOWING A DECREASE OF 16.7 ACRES, OR 5.5%, LEAVING 364 ACRES OF LAND WITHIN THE MASTER PLAN AREA ALONE.

AS STATED IN THE STAFF REPORT, THE AMENDMENT FOR COPPER RIDGE DECREASED O/I BY 192 ACRES, OR BY ONE THIRD.

Item: 7.A-7.C

Exhibit: C

CPC Meeting: September 18, 2014

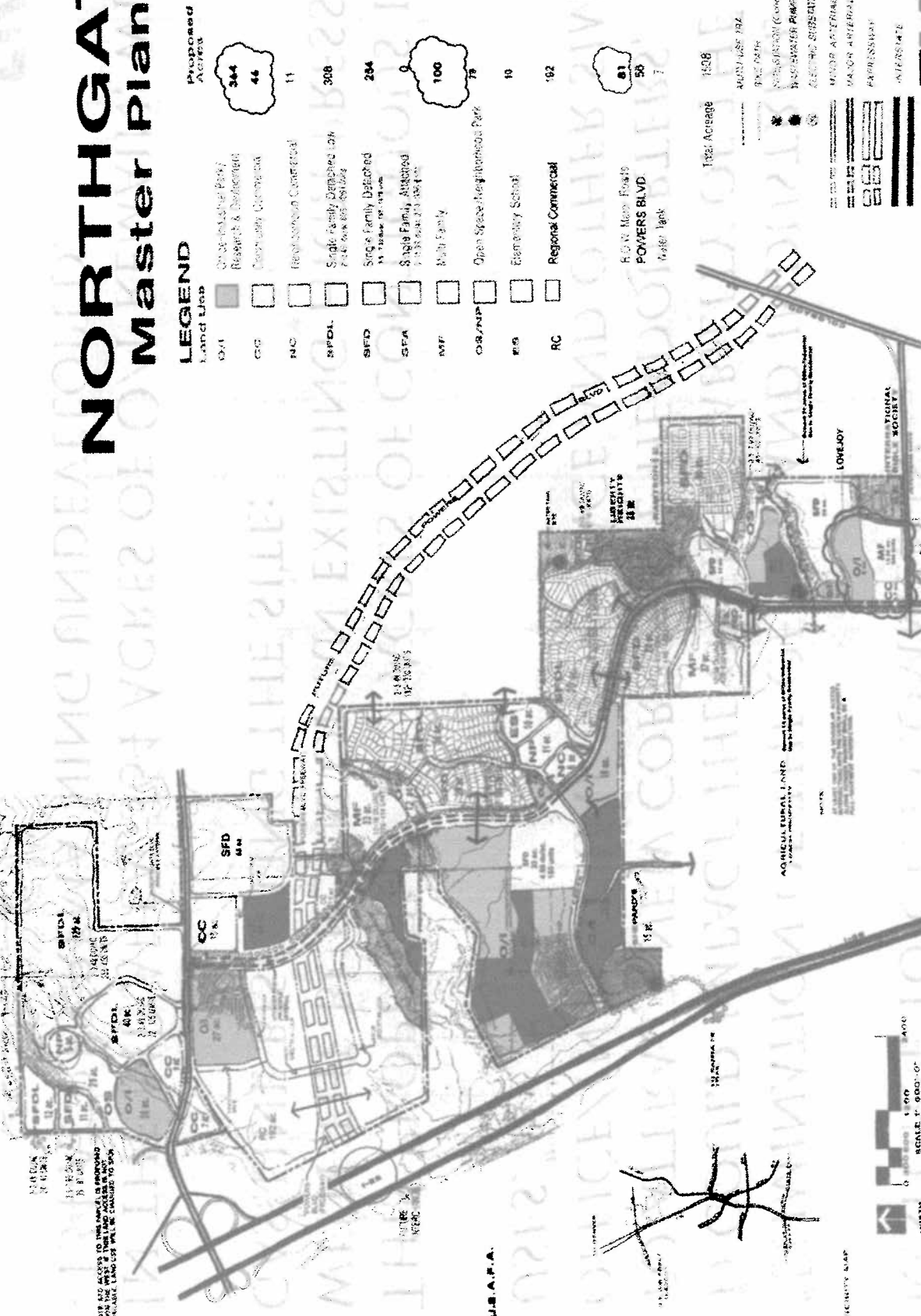
RESPONSE TO CITY COMMENTS:

“ELIMINATION OF THE OFFICE AND INDUSTRIAL (PIP-1) COULD IMPACT THE OVERALL ABILITY OF THE CITY TO ATTRACT NEW CORPORATE HEADQUARTERS, OFFICE/INDUSTRIAL FLEX SPACE AND OTHER SIMILAR USES.”

THIS PROPERTY IS 16.7 ACRES OF CONTIGUOUS LAND WITH THE BURDEN OF AN EXISTING HIGH PRESSURE GAS LINE BISECTING THE SITE;

IN THE MP AREA, 364 ACRES OF O/I REMAIN, WITH ~134 ACRES REMAINING UNDEVELOPED.

NORTHGATE Master Plan



LEGEND

Land Use	Proposed Allocation
OC	Office/Professional/Research & Development 344
CC	Community Commercial 44
NC	Neighborhood Commercial 11
SPDL	Single Family Detached Low Density Residential 368
SFD	Single Family Detached Medium Density Residential 284
SPA	Single Family Attached Medium Density Residential 100
MFI	Multi-Family 78
OS/AMP	Open Space/Neighborhood Park 10
ES	Elementary School 10
RC	Regional Commercial 162

Total Acreage 1508

Land Use	Proposed Allocation
OC	344
CC	44
NC	11
SPDL	368
SFD	284
SPA	100
MFI	78
OS/AMP	10
ES	10
RC	162



RESPONSE TO CITY COMMENTS:

“CHANGING THE ZONING FROM PIP-1 TO PUD TO ALLOW ADDITIONAL MULTI-FAMILY WOULD POTENTIALLY UNBALANCE THE USES IN THE AREA”

THE O/I LAND AREA IN THE NORTH GATE MASTER PLAN WITH THIS REVISION IS STILL 24% OF THE LAND IN THE MASTER PLAN AREA; MULTI-FAMILY IS ONLY 6.6% OF THE LAND.

NORTHGATE LAND USE VS. CITY-WIDE LAND USE:

RATIO COMPARISON NORTH GATE VS. CITY
(COMMERCIAL/OFFICE/INDUSTRIAL: RESIDENTIAL)

COLORADO SPRINGS: ~ 1:4
NORTHGATE: ~ 1:1

*COLORADO SPRINGS C/O/I: 9,632 ACRES
*COLORADO SPRINGS RES: 31,729 ACRES

* ACCORDING TO THE 2012 DATA FOUND IN THE 2013 QLI DOCUMENT FOR COLORADO SPRINGS

NORTHGATE C/O/I: 613 ACRES
NORTHGATE RESIDENTIAL: 662 ACRES

RESPONSE TO CITY COMMENTS:

“IT IS THE FINDING OF STAFF THAT THE PROPOSAL TO REZONE FROM PIP-1 TO PUD DOES NOT MEET ALL OF THE REQUIRED CRITERIA FOR ZONE CHANGES, PARTICULARLY CRITERIONS 2 AND 3.”

CRITERION 2. “THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.”

ANALYSIS IN THE FOLLOWING SLIDES...

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 201: PROMOTE A FOCUSED, CONSOLIDATED LAND USE PATTERN

- ADJACENT LAND USES TO THE PROPERTY INCLUDE MULTI-FAMILY DIRECTLY TO THE WEST AND SOUTHWEST.
- MULTI-FAMILY IS A COMPLEMENTARY USE TO THE EXISTING NEW LIFE CHURCH, PIKES PEAK COMMUNITY COLLEGE, AND COMMERCIAL USES IN THE AREA

GOALS & POLICIES – COMPREHENSIVE PLAN –MAR. '01

POLICY LU 202: MAKE NATURAL AND SCENIC AREAS AND GREENWAYS AN INTEGRAL PART OF THE LAND USE PATTERN

- THE DEVELOPER OF THE PROPERTY WILL CONSTRUCT THE CONNECTION TO THE TRAIL NETWORK WITH A 10-FT WIDE TRAIL ALONG NEW LIFE DRIVE AS A PART OF THE PROJECT
- INTERNALLY, WE ARE COMMITTED TO PROVIDING A HIGH AMOUNT OF PRIVATE PARK SPACES AND OPPORTUNITIES TO INCLUDE PASSIVE AND ACTIVE AREAS FOR STORM WATER INFILTRATION.

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 203: DEVELOP A LAND USE PATTERN THAT IS MUTUALLY SUPPORTIVE WITH THE INTERMODAL TRANSPORTATION SYSTEM

POLICY LU 301: PROMOTE A MIXED LAND USE PATTERN

POLICY LU 302: ENCOURAGE DEVELOPMENT OF MIXED-USE ACTIVITY CENTERS

POLICY LU 303: PROMOTE A PEDESTRIAN-ORIENTED AND TRANSIT-ORIENTED DEVELOPMENT PATTERN

GOALS & POLICIES – COMPREHENSIVE PLAN –MAR. '01

- OUR PLAN INCLUDES INTERNAL PEDESTRIAN & VEHICULAR CONNECTIVITY BETWEEN RESIDENCES, CLUBHOUSE & COMMERCIAL
- WE HAVE INCORPORATED THE OPPORTUNITY FOR COMMERCIAL SERVICE AND RESTAURANT USES TO BE COHESIVE WITH THE PLACEMENT OF THE APARTMENTS WITHOUT PHYSICAL BARRIERS
- OUR INCLUSION OF THE 10-FT WIDE TRAIL CONNECTION, PROXIMITY TO NEW LIFE CHURCH, PPCC, AND MULTIPLE PLANNED RETAIL USES WILL MAKE THE AUTOMOBILE A CHOICE FOR RESIDENTS, NOT A REQUISITE

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 401: ENCOURAGE APPROPRIATE USES AND DESIGNS FOR REDEVELOPMENT AND INFILL PROJECTS

- APPROPRIATE USES INCLUDE THOSE WHICH COMPLEMENT THE ADJACENT USES.

- A MULTI-FAMILY RESIDENTIAL USE

ACCOMPANIED BY COMMUNITY RETAIL AND SERVICES IS A MORE COMPLEMENTARY USE THAN THE USES FOR WHICH IT IS CURRENTLY ZONED

- THE PROPOSED USE PROVIDES AN OPTION FOR STUDENTS OF PIKES PEAK COMMUNITY COLLEGE AND MEMBERS OF NEW LIFE CHURCH TO LIVE CLOSE TO DAILY ACTIVITIES.



GOALS & POLICIES – COMPREHENSIVE PLAN –MAR. '01

- INDUSTRIAL USES, SUCH AS THOSE PERMITTED IN PIP-1, ARE BETTER SCREENED OR BUFFERED THAN COMPLEMENTING.
- SITE TOPOGRAPHY PROVIDES 35+ FEET OF ELEVATION CHANGE TO AID IN BUFFERING THE INDUSTRIAL USE TO THE NORTH
- HORIZONTAL DISTANCE FROM ANY OF OUR APARTMENT BUILDINGS TO:
 - BUILDING PROPERTIES TO NORTH: 125-FEET
 - NORTHERN PROPERTY LINE: 75-FEET

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 501: PLAN RESIDENTIAL AREAS TO INTEGRATE NEIGHBORHOODS INTO THE WIDER SUBAREA AND CITYWIDE PATTERN

- THE INTEGRATION OF MULTI-FAMILY RESIDENTIAL AND COMMUNITY COMMERCIAL INTO THIS AREA PROVIDES FOR THE AREA TO BETTER FUNCTION AS A NEIGHBORHOOD AND NOT AS AN ISOLATED SUBDIVISION

GOALS & POLICIES – COMPREHENSIVE PLAN –MAR. '01

POLICY LU 601: ASSURE PROVISION OF HOUSING CHOICES

- *IN THE STAFF REPORT, THE CITY STATES THAT “CHANGING THE ZONING FROM PIP-1 TO PUD TO ALLOW ADDITIONAL MULTI-FAMILY WOULD POTENTIALLY UNBALANCE THE USES IN THE AREA” YET WHEN WE CONSIDER THAT THIS AREA IS DISPROPORTIONATE TO HOW THE CITY FUNCTIONS FOR RESIDENTIAL (CITY: 1:4); (SITE: 1:1), RE-ZONING THIS LAND DOES EXACTLY WHAT THIS GOAL STATES... I.E. MORE RESIDENTIAL IS NEEDED TO BALANCE THE USES*

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 602: INTEGRATE HOUSING WITH OTHER SUPPORTIVE LAND USES

- (SAME RESPONSE AS LU 203; 301; 302; 303)
- OUR PLAN INCLUDES INTERNAL PEDESTRIAN & VEHICULAR CONNECTIVITY BETWEEN RESIDENCES, CLUBHOUSE & COMMERCIAL
- WE HAVE INCORPORATED THE OPPORTUNITY FOR COMMERCIAL SERVICE AND RESTAURANT USES TO BE COHESIVE WITH THE PLACEMENT OF THE APARTMENTS WITHOUT PHYSICAL BARRIERS

GOALS & POLICIES – COMPREHENSIVE PLAN –MAR. '01

POLICY LU 701: PLAN AND DEVELOP NEW COMMERCIAL AREAS AS ACTIVITY CENTERS

- WE HAVE INCLUDED COMMUNITY COMMERCIAL AS AN ADDED AMENITY TO THE RESIDENTS.
- IT WILL ALSO AID IN SERVING THE CONGREGATION OF NEW LIFE CHURCH BEFORE AND AFTER SERVICES.

GOALS & POLICIES – COMPREHENSIVE PLAN – MAR. '01

POLICY LU 801: LOCATE NEW EMPLOYMENT ACTIVITIES WITHIN MIXED-USE CENTERS

- THE INCORPORATION OF RESIDENTIAL IN THE AREA PROVIDES THE BALANCE TO PROMOTE ADDITIONAL EMPLOYMENT CENTERS.
- THE AREA IS IN NEED OF RESIDENCES TO ACCOMMODATE THE PROSPECTIVE EMPLOYERS



GOALS & POLICIES – COMPREHENSIVE PLAN –MAR. '01

POLICY LU 801: LOCATE NEW EMPLOYMENT ACTIVITIES WITHIN MIXED-USE CENTERS

- STRATEGY LU 801E: PLAN AND LOCATE
COMPLEMENTARY MIXED USES TO SERVE LARGE,
SINGLE-EMPLOYER CAMPUSES

“PLAN AND LOCATE COMPLEMENTARY MIXED-
USE CENTERS TO SERVE THE NEEDS OF
EMPLOYEES IN LARGE CAMPUSES. INCLUDE
COMMERCIAL, SERVICE, RESTAURANT,
LODGING, RECREATIONAL, AND HIGHER
DENSITY RESIDENTIAL USES WITH GOOD
PEDESTRIAN CONNECTIONS.”

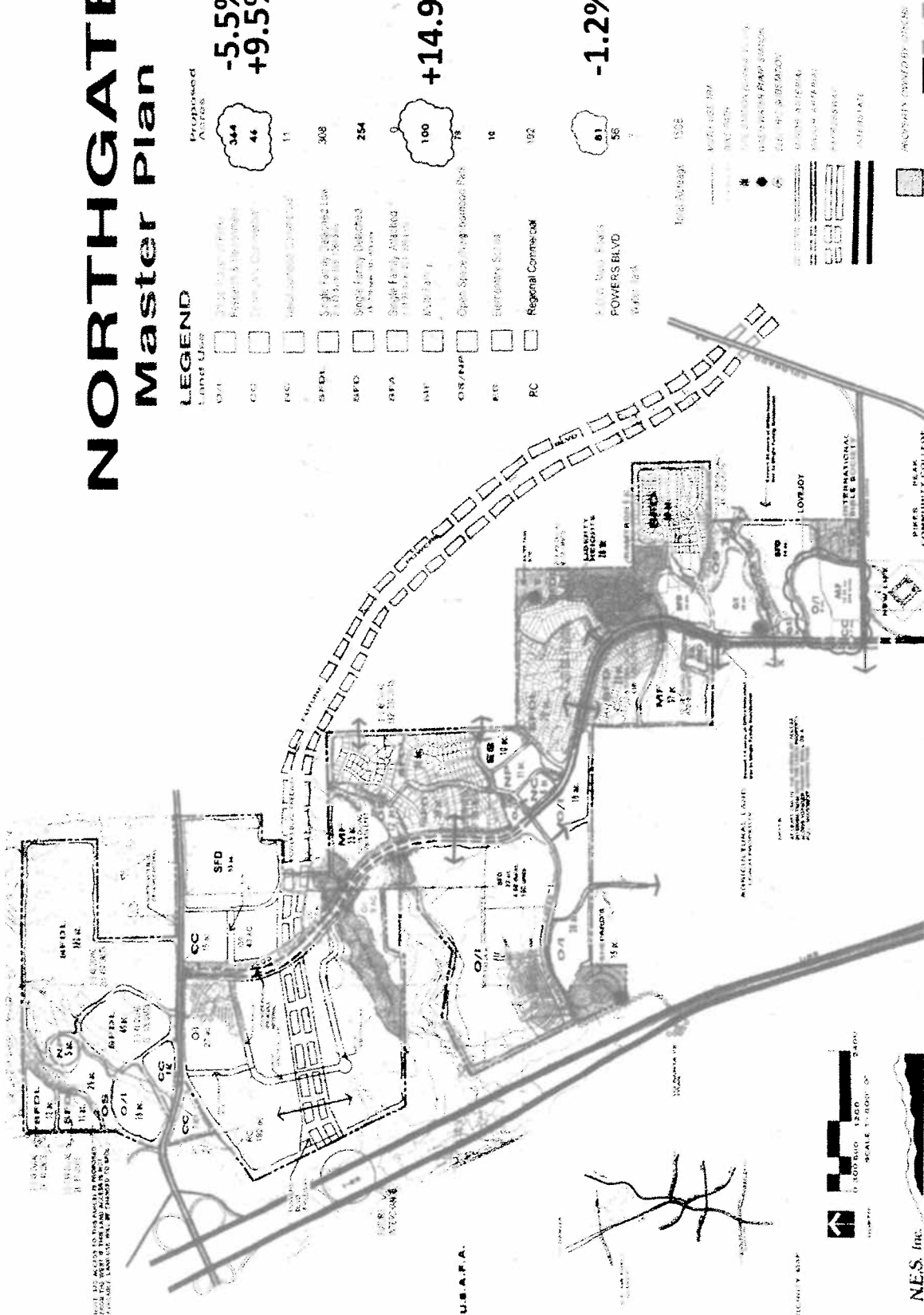
RESPONSE TO CITY COMMENTS:

CRITERION 3. “WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS A IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.”

MODIFICATIONS TO THE MASTER PLAN WERE LESS THAN 15% IN ANY ONE CATEGORY.

NORTHGATE Master Plan

Legend	Preparation of A-20000	Change
O/I	344	-5.5%
CC	46	+9.5%
PC	11	
SFDL	308	
SFPL	254	
RFA	100	+14.9%
MP	18	
O/S/MP	192	
PC	61	-1.2%



RESPONSE TO CITY COMMENTS:

“ ...DEVIATING FROM THE ORIGINAL VISION OF THAT PART OF THE CITY TO HAVE A BALANCE BETWEEN RESIDENTIAL AND NON-RESIDENTIAL USES.”

- AS STATED BEFORE, THE CITY’S RATIO OF RESIDENTIAL TO C/O/I IS APPROXIMATELY 4:1;
- AN INCREASE IN RESIDENTIAL IN THE NORTHGATE AREA PROVIDES A MARKET BALANCE TO C/O/I MORE IN LINE WITH THE CITY AS A WHOLE.

RESPONSE TO CITY COMMENTS:

“MULTI-FAMILY RESIDENCES IN THIS AREA MAY HAVE A NEGATIVE IMPACT ON EXISTING AND POTENTIAL FUTURE INDUSTRIAL USES ON THE SURROUNDING PARCELS. APPROVAL OF THIS ZONE CHANGE WOULD ESSENTIALLY ISOLATE A POCKET OF THE EXISTING PIP-1 ZONING, WHICH STAFF FEARS WOULD RESULT IN POSSIBLE ISSUES WITH ATTRACTING NEW TENANTS OR EXPANSION OF THE EXISTING USES.”

- IN TERMS OF ACTUAL LAND USE, THIS RE-ZONE DOES NOT “ISOLATE” EXISTING & POTENTIAL INDUSTRIAL USES, IT PROVIDES THE TRANSITION WITH SIGNIFICANT GRADE CHANGE AND BUFFER.

Item: 7.A-7.C

Exhibit: C

CPC Meeting: September 18, 2014

RESPONSE TO CITY COMMENTS:

“THE NORTHERN NEIGHBOR HAS CONCERNS ABOUT THE IMPACTS OF NEW RESIDENTIAL NEIGHBORS. THE OVERALL ISSUE IS COMPATIBILITY AND WHETHER FUTURE RESIDENTS ON THE SUBJECT PROPERTY WILL OBJECT TO THE EXISTING INDUSTRIAL USES TO THE NORTH”

- THE PLAN IS TO DEVELOP THE PROPERTY AS “FOR RENT” APARTMENTS;
- WE ARE PROVIDING AN INCREASED LANDSCAPE BUFFER WITH INCREASED TREES AND A SCREEN FENCE IN ADDITION TO THE EXISTING NATURAL ELEVATION CHANGE.

POTENTIAL CONDITIONS OF APPROVAL

1. LIMIT ACCESS POINTS ALONG JET STREAM TO NORTHERN ACCESS POINT ONLY
 - LIMIT THE MULTI-FAMILY AREA AS “FOR RENT”

2. ALL BUFFERING REQUIREMENTS OF THE CITY SHALL BE MET ALONG THE NORTHERN PROPERTY LINE WITHOUT ADMINISTRATIVE RELIEF
 - 15-FEET WIDE LANDSCAPE BUFFER
 - SCREEN CONSISTING OF VEGETATION (6’ TALL)
 - ONE TREE PER 20 LINEAL FEET OF BUFFER
 - 50% PLANTS AS EVERGREEN
 - OPAQUE FENCE – 6’ HEIGHT

Land in InterQuest Area Suitable for Office Industrial - (Compare to Numbers on Map)

Property	Location	Size	Comments
1 InterQuest COPT	South side of InterQuest Parkway, west of Federal Drive	105 Acres	105 acres directly south of HollyWood Theater and Cheddars Restaurant. Surrounds 5 story Epic I Building. 70+ acres are PUD - surround office flex properties Interquest I and Interquest II. Interquest II currently has 46,000 sf vacant.
2 Norwood InterQuest Marketplace	North side of InterQuest - up to Voyager; east of Brunswick Family and Kum & Go.	70 Acres (Approximate)	Owner is Norwood. Mixed use development. Retail and some residential. Apartment project for 269 units breaking ground soon.
3 Colorado Crossing	SEC of Voyager and InterQuest	153 Acres	Court Appointed Trustee in charge. Numerous construction based liens. 143 Acres of PUD. Depending on the demands of the market, the vacant land could be office, industrial, etc.
4 Allison Ranch	NWC of Voyager and New Life Drive	485 Acres ±	Rolling acres with awesome views and topography. Primarily residential development. "The Farm"... Proposing 29 acres of Multi-Family.
5 Flying Horse - Undeveloped acreage	West Side of Highway 83	300 Acres ±	Part of the very successful Flying Horse residential and commercial development with clubhouse and golf course. There are a total of 76.5 acres designated for Commercial within the Flying Horse master plan, updated in November 2012
6 InterQuest and Federal	SEC of InterQuest and Federal Drive	26.427 Acres	North of the Wal-Mart Data Center along Federal Drive - directly east of Colorado Crossing. This has frontage on Interquest Pkwy/Highway 83 at Federal Drive intersection. Contiguous to Walmart Data Center. Zoned P8C but could be used for Office or Industrial.
7 InterQuest Commons	SWC InterQuest and Voyager	22 Acres	Directly west of Colorado Crossing at the Corner of InterQuest and Voyager. This 22 acres just sold to a developer who has extensive interest from numerous fast food and other retail PAD users. Retailers need additional "house tops" residential housing units to support their various businesses.
8 AG Land - East of Flying Horse - North of Powers	NW termination of Ridgeline Drive west side of Voyager	700 + Acres	VACANT AG LAND - Extensive acreages on the east side of Highway 83 across from Flying Horse north of Powers - AG land, but no shortage of land that can be purchased and used for PIP Uses.
9 Biblica-Owned Land Parcel	East of Jet Stream on north side of New Life Drive	10 Acres	10 acres on east side of the Biblica Building, on the north side of New Life Drive. On same side of New Life Drive as SUBJECT property... next to Biblica Office Warehouse complex.
10 Shamrock Ranch	North East of Flying Horse Ranch - above Old North Gate Road - borders Highway 83 on east side.	2,000 Acres	2,000 acre ranch.

