



# Drexel, Barrell & Co.

July 3, 2023

City of Colorado Springs – Land Use Review  
Attn: Logan Hubble, Planner II  
30 South Nevada Ave, Suite 701  
Colorado Springs, CO 80903  
719-385-5099

Engineers/Surveyors

Colorado Springs  
Lafayette

3 South 7<sup>th</sup> Street  
Colorado Springs,  
Colorado 80905-1501

719 260-0887

**RE: Project Statement – Development Plan  
Royal Pine Apartments (Lots 1-4, Markets at Pine Creek Filing No. 6)**

Mr. Hubble,

On behalf of DBG Properties, LLC, please accept this project statement and the enclosed supplemental materials as Drexel, Barrell & Co's application and request for your review and approval of a proposed Development Plan for the Royal Pine Apartment Project located at 4150-4180 Royal Pine Drive, Colorado Springs.

### **Description**

Royal Pine Apartments is an infill development that proposes to develop a high-quality workforce rental-apartment community in order to add much needed housing that will support the adjacent community and surrounding businesses.

The overall 7.95-acre site is proposed to be re-platted as Royal Pine Apartments Filing No. 7 (by separate subsequent City submittal). The site is located west of the intersection of Powers Boulevard and Union Boulevard.

The site is bounded on the southwest by Royal Pine Drive, on the northwest by a private drive and existing commercial development, on the northeast by Powers Boulevard and on the southeast by Union Boulevard.

The property is currently platted as Lots 1-4 of Markets at Pine Creek Filing No. 6 and is zoned MX-M (Mixed-Use Medium Scale) under the new LDC.

### Site Design

The applicant is proposing to develop a 232-unit workforce rental-housing neighborhood. The project will be comprised of three 4-story elevator served buildings and a single-story clubhouse. The neighborhood will provide a mix of 1, 2, and 3-bedroom apartments, all of which have been proven to be attractive to residents in our other communities. The municipal requirement for parking will be met through a combination of surface parking spaces with some being canopy covered. This addition to the community will not only

help diversify the housing options in Colorado Springs, but it will also help to synergize and solidify the adjacent neighborhoods.

The buildings have been arranged on-site to take advantage of the unique location. Multiple buildings and amenity spaces will help to break up building mass. An amenity package featuring a Clubhouse, flexible indoor recreation areas, and fitness as well as outdoor amenities such as community gardens, a tot lot and a dog run will be included for the residents.

### Architecture

*The exterior design of the buildings promotes a distinctive multi-family character by incorporating materials, massing, and details that will complement and enhance adjacent land uses. Varied roof forms reduce the bulk of each building. Low awning roofs bring the mass down to a pedestrian scale. The primary entrances are emphasized.*

*The four-story massing is broken up with varying roof forms as well as carefully placed color and materials to establish a pleasing rhythm on the façade and provide visual interest. The exterior will be constructed of durable materials – including glass, stucco, and decorative stone/concrete block. There will be one common color palette employed throughout the neighborhood to create an authentic and purposefully styled theme.*

*All building exteriors will be highly detailed with a distinct base, middle, and top to create a distinctly human scaled pedestrian experience. Along with the four-story buildings, the clubhouse will relate to other buildings through similar quality materials, thoughtful massing, and a holistic approach to the overall character of the project.*

### Landscape Architecture

The plant palette focuses on native and low water plants with a mix of canopy and ornamental trees, deciduous and evergreen shrubs, ornamental grasses, and flowering perennials. The height, spacing and textures of the plantings are designed to frame views, accent areas of interest and provide for year-round interest. The use of sod is minimal to help create a sustainable, water-wise and low maintenance landscape. This allows for a progression from the informal, naturalistic planting adjacent to residential buildings to more formal planting of the clubhouse.

*At the clubhouse, amenities for residents and visitors will include a fitness center, a community room/gathering area, an outdoor fenced gathering/play area, community gardens, lawn seating, festoon lighting, a tot lot and a dog run.*

## Justification and Compliance with Colorado Springs Development Plan Review Criteria

- A. The decision-making criteria in Section 7.5.409 (General Criteria for Approval) apply unless modified by this Subsection 4;

*The application is in compliance with the general criteria for approval to include the UDC, other applicable regulations, engineering standards and utilities, and prior approvals.*

- B. The application complies with all applicable Use-specific standards in Part 7.3.3 related to the proposed use(s);

*The application complies with all applicable Use-specific standards for the proposed use within the MX-M zone.*

- C. The details of the site design, building location, orientation, and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings, and uses, including not-yet-developed uses identified in approved Development Plans;

*The project design is compatible and harmonious with existing buildings and uses and has been reviewed by the La Plata Communities Design Review Board and is in compliance with the Briargate Crossing Design Guidelines for architectural and site design components. This infill development will be constructed within an existing commercial area. The buildings have been arranged on-site to take advantage of the unique location. Multiple buildings and amenity spaces will help to break up building mass. The buildings will meet municipal height requirements and will be comparable in scale to nearby existing structures while respecting human-scale and reinforcing pedestrian orientation.*

- D. Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable;

*No significant off-site impacts are anticipated as this is an infill site and the project is planned to take advantage of existing public facilities. Utility infrastructure to serve the project already exists at the site and traffic generated from the project will be less than if the site was developed for commercial use. It is not anticipated to place any additional burden on existing streets, utilities, parks, schools or other public facilities, rather the applicant anticipates that the development will provide additional opportunities through the fees and taxes generated.*

- E. The Development Plan substantially complies with any City-adopted plans that are applicable to the site, such as Land Use Plans, approved master plans for a specific development, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals;

*The project substantially complies with PlanCOS and the new UDC which states that the MX-M zone district is to accommodate a mix of uses, for example, commercial, retail, office, multi-family residential and civic uses. Royal Pine Apartments is consistent with PlanCOS in numerous ways. This addition to the community will:*

- *Work to complete an unfinished development area.*
- *Add to the diversity of housing stock provided within the City.*
- *Provide an affordable housing option to the City's growing workforce.*
- *Contribute to a thriving economy.*
- *Maximize existing infrastructure by developing an infill site.*

- F. The project meets dimensional standards applicable to the zone district, or any applicable requirement in an FBZ or PDZ district;

*The project meets the dimensional standards of the MX-M zone district and the site Concept Plan.*

- G. The project grading, drainage, flood protection, stormwater quality, and stormwater mitigation comply with the City's Engineering Criteria, the drainage report prepared for the project on file with the Stormwater Enterprise Manager, and other federal, state, and City regulations;

*The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with all regulations and the site provides for less impervious coverage and stormwater runoff than would have been for the previously proposed commercial use on the site.*

- H. The project complies with all the development standards of Article 7.4 (Development Standards and Incentives), including access and connectivity requirements in Part 7.4.4 (Access and Connectivity), the landscaping and green space requirements in Part 7.4.9 (Landscaping and Green Space), and the parking loading requirements in Part 7.4.10 (Parking and Loading);

*The project complies with Article 7.4. Two public vehicular access points are provided to the site that meet emergency response criteria. Private drives within the site have been designed to channel traffic to and from outside streets conveniently and safely. ADA, pedestrian and bicycle connectivity will be provided throughout, as well as connections to existing neighboring facilities. Landscaping and Green Space meet or exceed City criteria, especially in areas that buffer the existing single-family residential*

*to the west. A landscape buffer has been provided around the perimeter of the site in conformance with City code. Landscape plantings are placed along the buffer to screen noise and minimize off-site light intrusion associated with the adjacent commercial development. The site has been designed to take advantage of the existing topography and leverage view corridors. Residential units along the perimeter of the site are situated above the existing street offering mountain and city views over the adjacent existing commercial development. Parking requirements meet City criteria and we are open to exploring providing additional parking to alleviate any concerns regarding on-street parking in the nearby neighborhood or business parking lots. Both resident and guest parking is to be provided utilizing a variety of parking types dispersed throughout the site. Surface parking spaces will be available to residents to include some with canopies. Generous attention has been paid to providing adequate parking within proximity of each residential building and the Clubhouse. Additionally, the project will provide bike racks, accommodating bicycles parked outside of residences. Parking lots are shielded from surrounding streets by buildings and landscaping.*

- I. The project complies with all applicable requirements of any Overlay District in which the property is located, as listed in Part 7.2.6 (Overlay Districts);  
*The subject property is not in an Overlay District.*
  
- J. The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site;  
*There are no identified sensitive or hazardous natural features associated with the site as the site has previously been overlot graded and partially developed. There is a protected open space to the northwest of the site but this is separated from this proposed development by a currently vacant lot that is approximately 300 feet in depth (Lot 2 of The Market at Pine Creek Filing 3).*
  
- K. The project connects or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties;  
*The project already has adequate public utilities to or within the site and extensions have already been made to surrounding properties.*
  
- L. If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians, and emergency vehicles in accordance with the Engineering Criteria Manual, public safety needs for ingress and egress, and a City accepted traffic impact study, if required, prepared for the project.

*No increased impacts are anticipated on existing roadways and intersections as the traffic generation from the proposed multi-family use will be less than the previously approved commercial uses for the site. A trip generation memo and a full Traffic Impact Study are being provided for City review in any case to address traffic generation, ingress, egress and safety.*

**Issues**

The developer (DBG), architect (Santulan), Steve Posey (City), Holly Robertson (City), and Drexel, Barrell & Co. held an informal online meeting with many of the nearby Pine Creek neighbors on June 20, 2023. Issues raised by the neighbors and adjacent businesses included:

- Increased traffic and safety issues for vehicles and pedestrians
- Sufficient parking provided on the proposed multi-family site
- Wildlife in the area and degradation of preservation areas
- Crime and a transient population associate with the proposed apartments
- Trash and construction – during and after construction of the project
- Multi-family in what was anticipated to be commercial use property

We plan to address these raised items as we move forward through the City Land Use review process and anticipate have second informal meet in-person on July 6, followed by a formal meeting later in July in an effort to go above and beyond and address as many issues as we can.

**City Wide Development Impact – Police and Fire Fee Housing/Building Data**

Residential		
Housing Type	Existing use # of units	New use # of units
50 units or more in residential structure	0	232

Non-Residential		
Building Type	Existing use square feet	New use square feet
Apartment Clubhouse	0	4,737

We trust you find our application and request for this Development Plan application for Royal Pine Apartments acceptable. We look forward to working with the City in processing the application and submittal for this high-quality workforce housing development. Please contact us if you have any questions or require any additional information.

Respectfully,

*Drexel, Barrell & Co.*

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized initial "T" and "M".

Tim D. McConnell, P.E.  
President