

RESOLUTION NO. 37-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO APPROVING THE ESTABLISHMENT OF THE TRUE NORTH COMMONS MASTER PLAN

WHEREAS, the Land Use Review Division staff of the City of Colorado Springs ("City"), has reviewed, analyzed and processed for substantial conformance with the review criteria contained in § 7.5.408 of the City Code, an application for the True North Commons Master Plan (the "Plan"); and

WHEREAS, City staff recommends establishment of the Plan and finds that the Plan substantially conforms to the review criteria contained in § 7.5.408 of the City Code; and

WHEREAS, the Plan is consistent with other community plans and visions including the City's "Comprehensive Plan"; and

WHEREAS, pursuant to City Code § 7.5.407, at a public hearing the Plan has been reviewed and recommended for approval by the City's Planning Commission.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The above and foregoing recitals are incorporated herein by reference and are adopted as findings and determinations of the City Council.

Section 2. City Council finds that the Plan substantially conforms to the review criteria contained in City Code §7.5.408 and hereby approves the Plan attached in Exhibit A.


Section 3. City Council further recommends that upon adoption, this Plan also be utilized, as appropriate, to guide and inform the community with respect to City Strategic Plan goals and objectives, updates to other planning studies, and any necessary ordinances in support of the Plan.

Section 4. This resolution shall be effective upon its approval by City Council.

Dated at Colorado Springs, Colorado, this 12th day of March, 2019.


ATTEST:


Sarah B. Johnson, City Clerk



Council President

TRUE NORTH COMMONS MASTER PLAN/CONCEPT PLAN LAND USE PLAN



Matrix
DESIGN GROUP

CONSULTANT
DAN SCHRIEFF
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone: 719-575-2000
Fax: 719-575-2001

ARCHITECT / PLANNERS
Matrix Design Group
1800 Blake Street, Suite 200
Denver, CO 80202
Phone: 303-733-0200

PROJECT
TRUE NORTH COMMONS
MASTER PLAN/CONCEPT PLAN
CITY OF COLORADO SPRINGS
DECEMBER, 2016

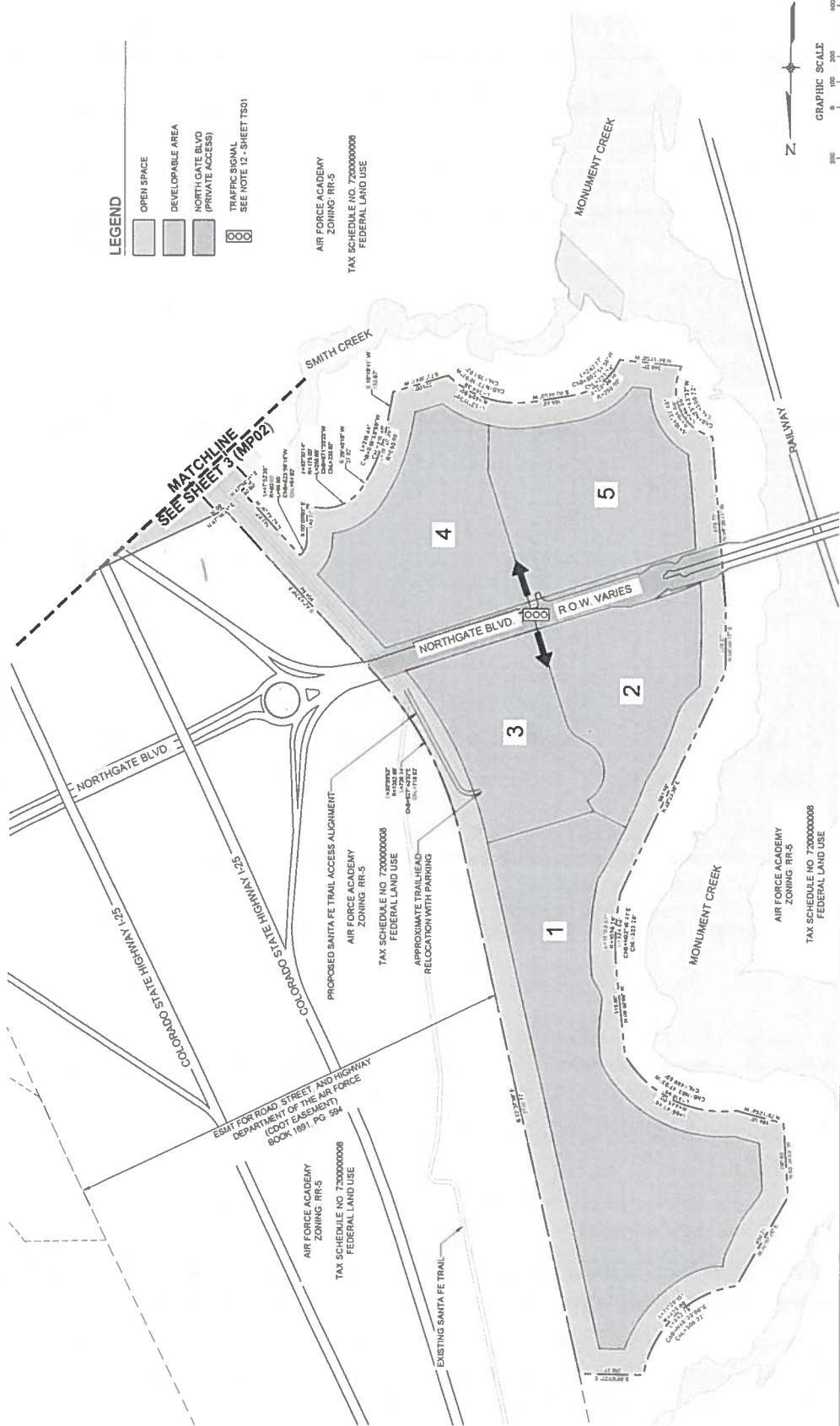
OWNER
UNITED STATES AIR FORCE
10015 COLONEL SHAWN W. CAMPBELL
USAF ACADREY
6004 EDGERTON DRIVE, SUITE 300
USAF ACADEMY, CO 80940

DEVELOPER
BLUE & SILVER
DEVELOPMENT PARTNERS, LLC
BLUE & SILVER DEVELOPMENT
PARTNERS, LLC
CONTACT DAN SCHRIEFF, PE
2435 RESEARCH PKWY, SUITE 300
COLORADO SPRINGS, CO 80920

ISSUE INFORMATION
PROJECT NO. 18-000177
DESIGNED BY: TRACY LUDWIG
CHECKED BY: DAN SCHRIEFF
DATE: 12/15/16
SHEET TITLE: LAND USE PLAN

CITY PLANNING DEPT. FILE NO. CPC MP 18-0177
CITY PLANNING DEPT. FILE NO. CPC PUP 18-0177

MP01
SHEET 2 OF 5



TRUE NORTH COMMONS LAND USE DETAILS - TABLE 2

PARCEL	ACREAGE	LAND USE	MAX BLDG SQUARE FOOTAGE	MAX BUILDING HEIGHT	PARKING REQUIREMENT	BUILDING SETBACK REQUIREMENT	LANDSCAPE SETBACKS
1	20.1	COMMERCIAL OFFICE/RETAIL/DISTRIBUTIONAL	50,000	45'	1 SPACE PER 200 SF	FRONT: 25' REAR: 25'	25'
2	8.1	COMMERCIAL OFFICE/RETAIL/DISTRIBUTIONAL	47,000	47' Tower 62'	1 SPACE PER 200 SF	FRONT: 25' REAR: 25'	25'
3	8.3	COMMERCIAL OFFICE/RETAIL/DISTRIBUTIONAL	50,000	132'	HOTEL: 1 SPACE PER 1 ROOM + 1 SPACE PER 200 SF OF RESTAURANT + 1 SPACE PER 8 SEATS OF MEETING SPACE	FRONT: 25' REAR: 25'	25'
4	10.5	HOSPITALITY	420,000	102'	OFFICE: 1 SPACE PER 400 SF	FRONT: 25' REAR: 25'	25'
5	10.6	HOSPITALITY	200,000	62'	OFFICE: 1 SPACE PER 400 SF	FRONT: 25' REAR: 25'	25'

TRUE NORTH COMMONS MASTER PLAN/CONCEPT PLAN LAND USE PLAN



CONTACT:
 CIVIL ENGINEERS GROUP
 7435 Research Parkway, Suite 300
 Colorado Springs, CO 80920
 Phone: 719-575-0200
 Fax: 719-575-0208

ADDRESS:
 Matrix Design Group
 1600 Blake Street, Suite 200
 Denver, CO 80202
 Phone: 303-973-9200

PROJECT:
 TRUE NORTH COMMONS
 MASTER PLAN/CONCEPT PLAN
 CITY OF COLORADO SPRINGS
 DECEMBER, 2018

OWNER:
 UNITED STATES AIR FORCE
 1000 W. WASHINGTON AVE
 US AIR FORCE ACADEMY
 8004 EDGEWORTH DRIVE, SUITE 200
 USAF ACADEMY, CO 80840

DEVELOPER:

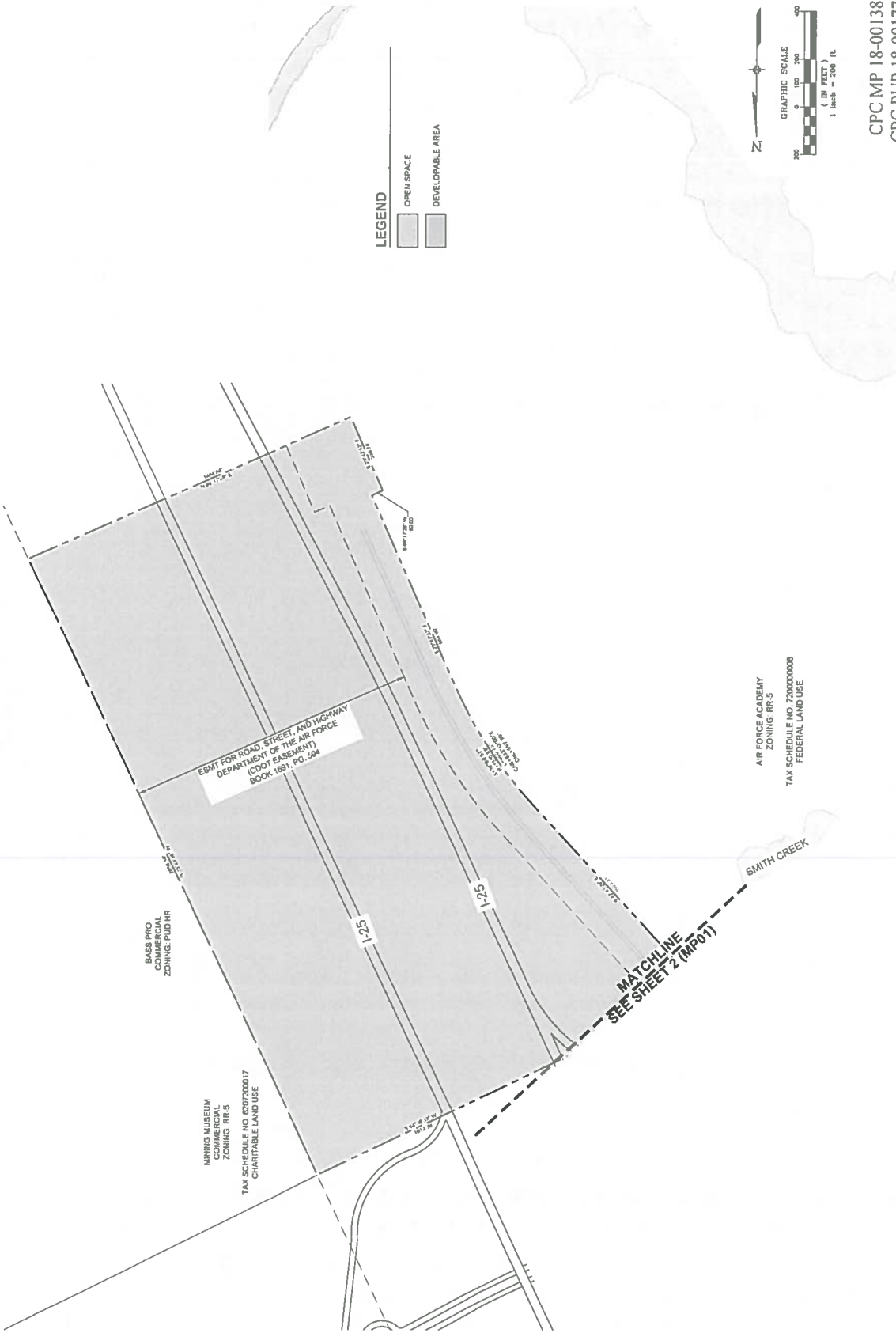
BLUE & SILVER
 DEVELOPMENT PARTNERS, LLC
 BLUE & SILVER DEVELOPMENT
 PARTNERS, LLC
 CONTACT: DAN SCHREFF, PE
 2426 RESEARCH PKWY, SUITE 300
 COLORADO SPRINGS, CO 80920

DATE:
 2018-09-21

DRAWING INFORMATION:
 PROJECT NO: 18-001138
 DRAWN BY: DAN SCHREFF
 CHECKED BY: THOMAS COPE
 APPROVED BY: DAN SCHREFF
 SHEET TITLE: LAND USE PLAN

CITY PLANNING DEPARTMENT
 CITY PLANNING FILE NO. CPC PUP 18-001177

MP02
 SHEET 3 OF 5



CPC MP 18-00138
 CPC PUP 18-00177

TRUE NORTH COMMONS MASTER PLAN/CONCEPT PLAN LAND USE PLAN



CONTRACTOR
 Matrix Design Group
 1400 North Academy Blvd, Suite 300
 Colorado Springs, CO 80920
 Phone: 719-574-4100
 Fax: 719-574-2028

ARCHITECT/PLANNER
 Matrix Design Group
 1400 North Academy Blvd, Suite 300
 Denver, CO 80202
 Phone: 303-572-8200

PROJECT
 TRUE NORTH COMMONS
 MASTER PLAN/CONCEPT PLAN
 CITY OF COLORADO SPRINGS
 MARCH, 2019

OWNER
 UNITED STATES AIR FORCE
 1001 C/O COLONEL SHAWN W. CAMPBELL
 804 EGGERTSON DRIVE, SUITE 200
 USAF ACADEMY, CO 80840

DEVELOPER
 BLUE & SILVER
 DEVELOPMENT PARTNERS, LLC
 BLUE & SILVER DEVELOPMENT
 PARTNERS, LLC
 2000 FREDERICKS BLVD SUITE 300
 COLORADO SPRINGS, CO 80920

DATE
 2019-09-21

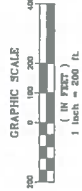
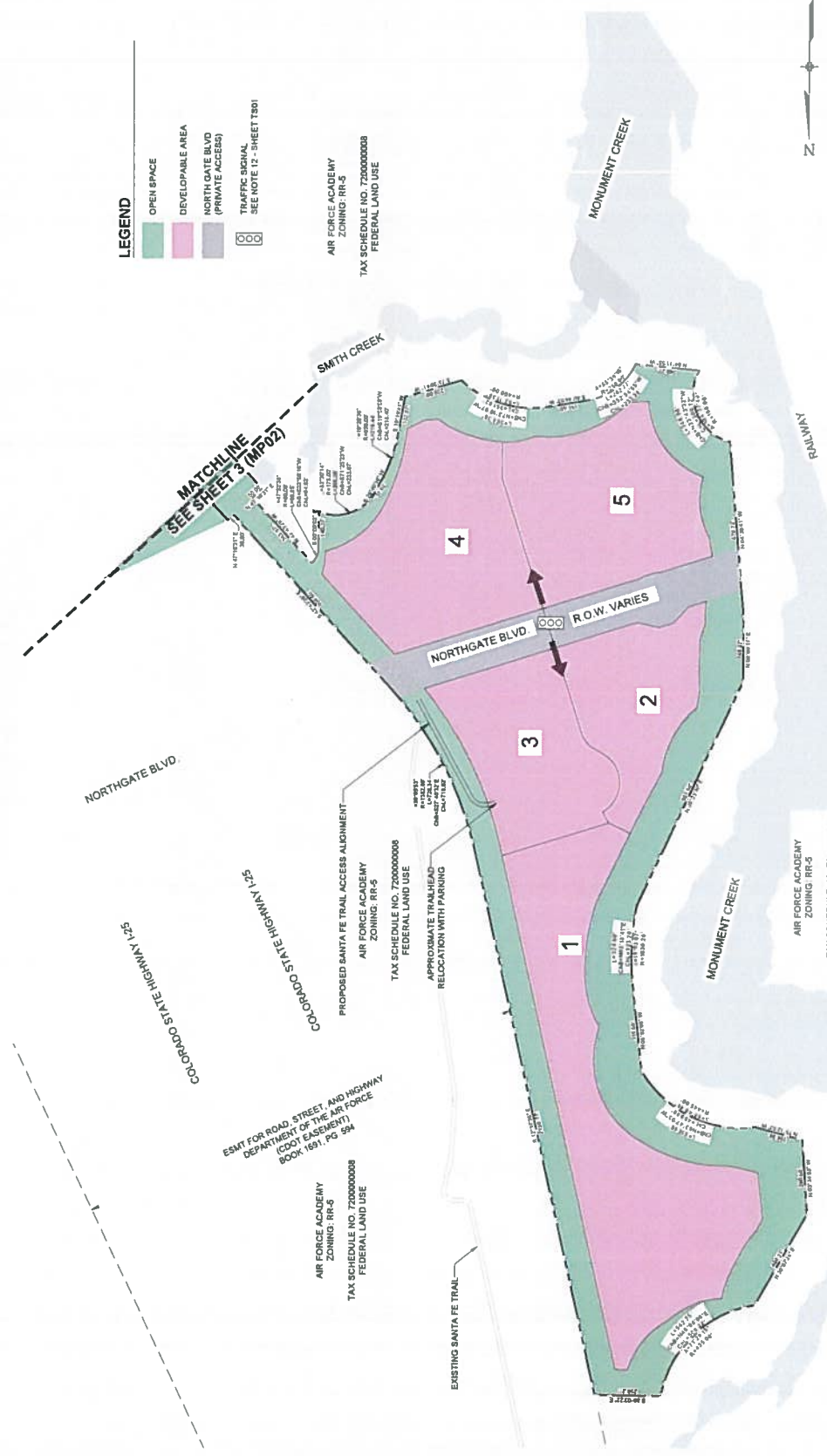
DRAWING INFORMATION
 PROJECT NO. 11.100001
 DRAWN BY: SARAHATHA HOCK
 CHECKED BY: THOMAS LOOP
 APPROVED BY: [Signature]
 SHEET TITLE: LAND USE PLAN



MP01
 SHEET 3 OF 5

- LEGEND**
- OPEN SPACE
 - DEVELOPABLE AREA
 - NORTHGATE BLVD (PRIVATE ACCESS)
 - TRAFFIC SIGNAL (SEE NOTE 12 - SHEET T301)

AIR FORCE ACADEMY
 ZONING: RR-5
 TAX SCHEDULE NO. 7200000008
 FEDERAL LAND USE



CPC MP 18-00138
CPC PUP 18-00177

TRUE NORTH COMMONS LAND USE DETAILS - TABLE 2

PARCEL	ACREAGE	LAND USE	MAX BLDG SQUARE FOOTAGE	MAX BUILDING HEIGHT	PARKING REQUIREMENT	BUILDING SETBACK REQUIREMENT	LANDSCAPE SETBACKS
1	18.8	COMMERCIAL/INSTITUTIONAL	25,000	45'	COMMERCIAL/INSTITUTIONAL	FRONT: 25' SIDE: 25' REAR: 25'	25'
2	8.3	COMMERCIAL/INSTITUTIONAL	40,000	45' Tower 65'	HOTEL (1 SPACE PER 100 SF OF MEETING SPACE)		
3	7.8	COMMERCIAL/INSTITUTIONAL	50,000	120'	HOTEL (1 SPACE PER 100 SF OF MEETING SPACE)		
4	10.7	HOSPITALITY	400,000	100'	OFFICE (1 SPACE PER 400 SF)		
5	8.8		200,000	60'			

TRUE NORTH COMMONS MASTER PLAN/CONCEPT PLAN LAND USE PLAN



CONTRACT PART
CIVIL ENGINEER
 Matrix Design Group
 1500 Blake Street, Suite 300
 Colorado Springs, CO 80902
 Phone: 719-575-4100
 Fax: 719-575-4238
ARCHITECT/PLANNER
 Matrix Design Group
 1500 Blake Street, Suite 300
 Denver, CO 80202
 Phone: 303-517-4200

PROJECT
TRUE NORTH COMMONS
MASTER PLAN/CONCEPT PLAN
CITY OF COLORADO SPRINGS
MARCH, 2018

OWNER
UNITED STATES AIR FORCE
 3000 W. COLORED VALLEY BLVD
 WASHINGTON, CO 80554
 8634 EDGERTON DRIVE, SUITE 200
 USAF ACADEMY, CO 80840

DEVELOPER
BLUE & SILVER
 DEVELOPMENT PARTNERS, LLC
 BLUE & SILVER DEVELOPMENT
 PARTNERS, LLC
 CONTACT: DAN SCHRIEFF, PE
 3000 W. COLORED VALLEY BLVD
 COLORADO SPRINGS, CO 80920

ISSUE
 2018-03-21

ISSUING INFORMATION
PROJECT NO. 18-000138
DRAWN BY SHARONVA MOORE
DRAWN BY TRINIDAD LOFFY
APPROVED BY GREGORY PRANDER
SHEET TITLE LAND USE PLAN



MP02
 SHEET 3 OF 5



CPC MP 18-00138
 CPC PUP 18-00177

TRUE NORTH COMMONS MASTER PLAN/CONCEPT PLAN LAND SUITABILITY ANALYSIS

Matrix
DESIGN GROUP

CONSULTANT
 PAK CONSULTING
 Matrix Design Group
 1600 University Blvd, Suite 300
 Colorado Springs, CO 80920
 Phone: 719-575-9100
 Fax: 719-575-9200

ARCHITECT/ENGINEER
 BLUE & SILVER
 1600 University Blvd, Suite 300
 Denver, CO 80202
 Phone: 303-572-6200

PROJECT
**TRUE NORTH COMMONS
 MASTER PLAN/CONCEPT PLAN**
 MARCH, 2019

OWNER
UNITED STATES AIR FORCE
 3015 COVINGTON BLVD, SUITE 100
 8634 EDGEMONT DRIVE, SUITE 200
 USAF ACADEMY, CO 80840

DEVELOPER
BLUE & SILVER
 DEVELOPMENT PARTNERS, LLC
**BLUE & SILVER DEVELOPMENT
 PARTNERS, LLC.**
 CONTACT: DAN SCHNEPP, PE
 3015 COVINGTON BLVD, SUITE 100
 COLORADO SPRINGS, CO 80920

DATE
 2018-02-21

DRAWING INFORMATION
 PROJECT NO. 18-00138
 DRAWN BY: DANIELA MARTEL
 CHECKED BY: THOMAS LOFF
 APPROVED BY: GREGORY SWAMP
 SHEET TITLE: LAND SUITABILITY ANALYSIS



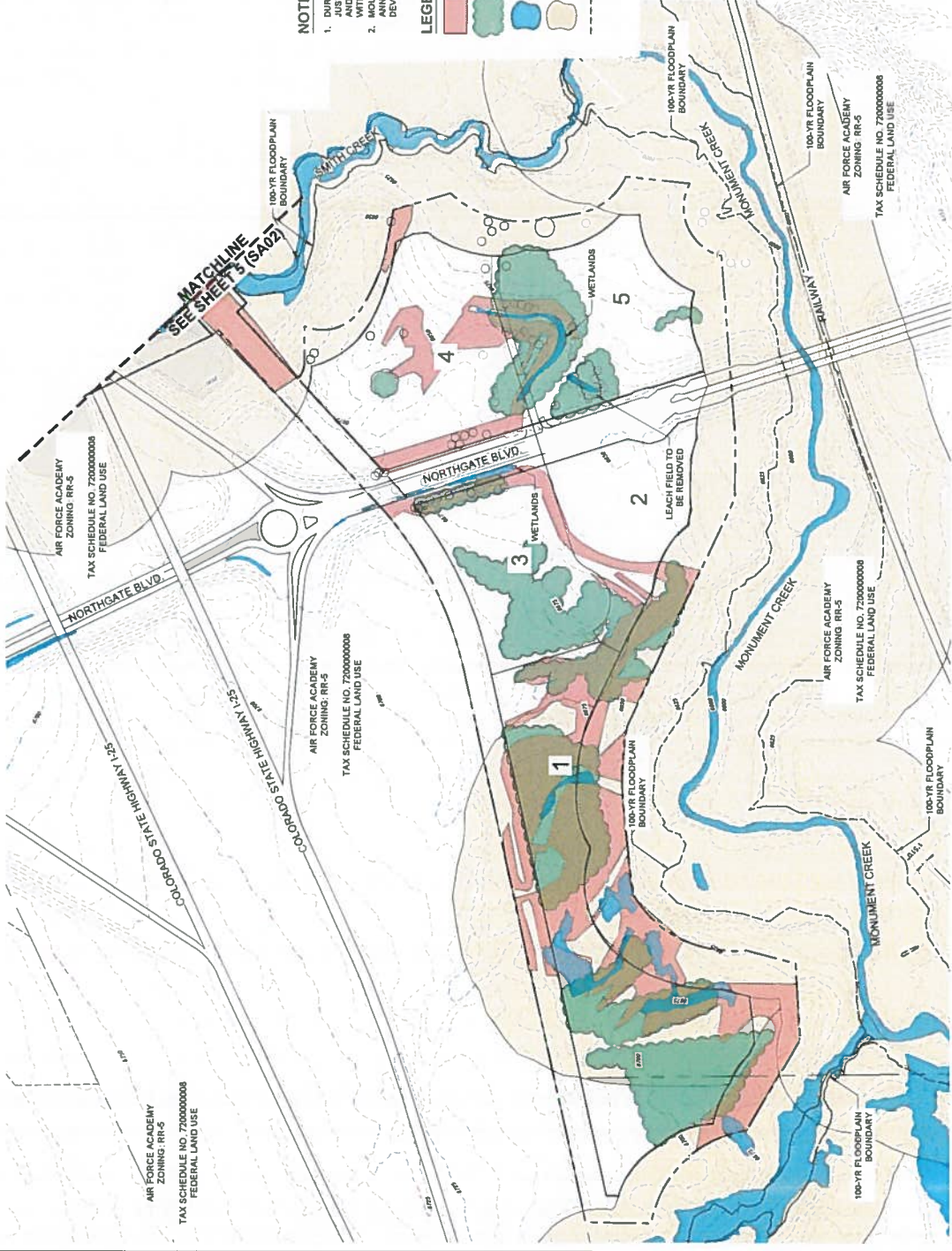
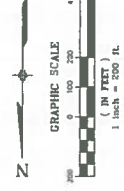
SA01
 SHEET 4 OF 5

NOTES

- DURING THE DEVELOPMENT PLAN REVIEW PROCESS, JUSTIFICATION FOR THE STREAMSIDE REVIEW CRITERIA AND CALCULATIONS FOR THE IMPERVIOUS SURFACE WITHIN THE STREAM BUFFER WILL BE REQUIRED.
- DEVELOPMENT SHALL BE LIMITED TO THAT WITHIN THE ANNEXATION BOUNDARY, BUT IS NOT WITHIN THE DEVELOPABLE ACREAGE.

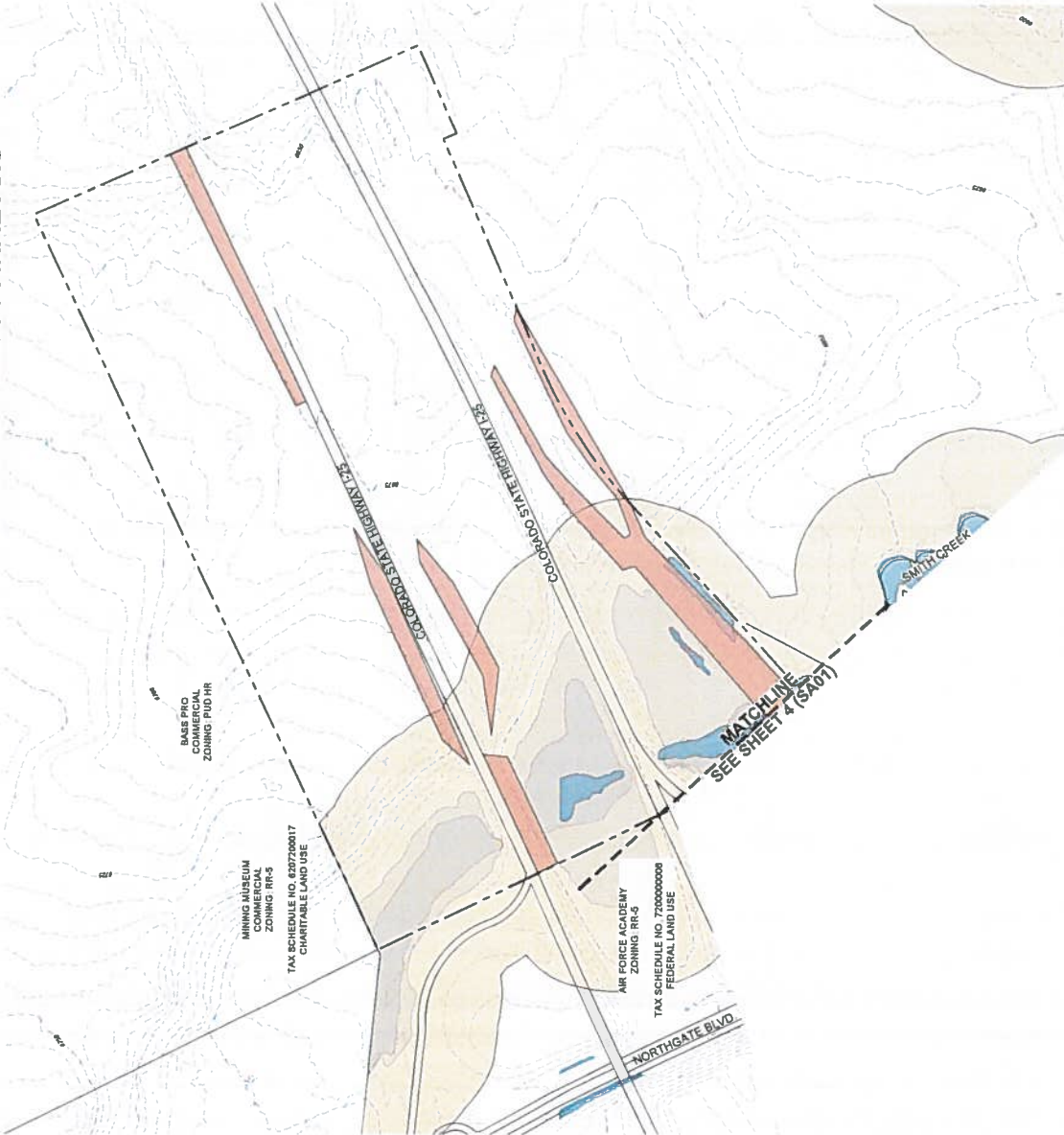
LEGEND

- SLOPES 15 % AND GREATER
- VEGETATION
- WETLANDS
- MOUSE HABITAT
- 100-YR FLOODPLAIN BOUNDARY



CPC MP 18-00138
 CPC PUP 18-00177

TRUE NORTH COMMONS MASTER PLAN/CONCEPT PLAN LAND SUITABILITY ANALYSIS

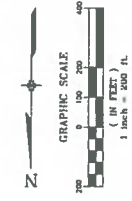


NOTES

1. DURING THE DEVELOPMENT PLAN REVIEW PROCESS JUSTIFICATION FOR THE STREAMSIDE REVIEW CRITERIA AND CALCULATIONS OF THE IMPERVIOUS SURFACE WITHIN THE STREAM BUFFER WILL BE REQUIRED.
2. THE 100-YR FLOODPLAIN BOUNDARY IS NOT WITHIN THE DEVELOPABLE ACREAGE.

LEGEND

- SLOPES 15% AND GREATER
- VEGETATION
- WETLANDS
- MOOSE HABITAT
- 100-YR FLOODPLAIN BOUNDARY



Matrix
DESIGN GROUP

CONSULTANT
C&S CONTACT
Matrix Design Group
1800 North Lincoln Avenue, Suite 300
Colorado Springs, CO 80902
Phone: 719-575-5100
Fax: 719-575-5208

ARCHITECT/PLANNER
Matrix Design Group
1800 North Lincoln Avenue, Suite 300
Denver, CO 80202
Phone: 303-577-0200

PROJECT:
**TRUE NORTH COMMONS
MASTER PLAN/CONCEPT PLAN**
MARCH, 2019

OWNER:
UNITED STATES AIR FORCE
CONTRACTOR: COLONEL SHAWN W. CAMPBELL
USAF ACADemy, 1800 North Lincoln Avenue,
1800 North Lincoln Avenue, Suite 200
USAF ACADEMY, CO 80840

DEVELOPER:
BLUE & SILVER
DEVELOPMENT PARTNERS, LLC
BLUE & SILVER DEVELOPMENT
PARTNERS, LLC.
CONTACT: IAN SCHREIF, PE
1800 North Lincoln Avenue, Suite 200
COLORADO SPRINGS, CO 80902

DATE:
2018-08-21

DRAWING INFORMATION
PROJECT NO. 18-00138
DRAWN BY: SAMANTHA LOCKE
CHECKED BY: THOMAS LOOP
APPROVED BY: GREGORY BARNETT
SHEET TITLE: LAND SUITABILITY ANALYSIS



SA02
SHEET 5 OF 5

CPC MP 18-00138
CPC PUP 18-00177