



CONTINENTAL 370 FUND LLC

APRIL 8, 2016

CONCEPT PLAN, ZONE CHANGE & MASTER PLAN AMENDMENT

PROJECT DESCRIPTION

Continental Properties Company, Inc. ("Continental") proposes a Class A, market-rate apartment community on approximately eighteen (18) acres of land, generally located at the northwest corner of Voyager Parkway and New Life Drive (the "Property"), as indicated on the enclosed concept plan. The proposed development (the "Project") meets local residential housing needs and complements the character of adjoining land uses.

Continental is a Milwaukee-based developer of apartment, retail and hospitality properties throughout the United States. Privately held throughout its history and headquartered in Menomonee Falls, Wisconsin, Continental has developed 13,828 multifamily apartment homes in fifty-one (51) communities in sixteen (16) states. Continental develops, owns, and operates each of its trademarked Springs communities. Continental has a thorough screening process for potential residents which include income/credit history, rental history, employment checks, and criminal background checks.

The Property was annexed into the City of Colorado Springs in 2005 and is currently subject to the approximately 475 acre master plan for The Farm developed by Allison Valley Development Company, LLC ("AVDC") and approved by the City in 2014. The approved master plan established high density multifamily as the future land use of the Property, designating a residential density between twelve and twenty-four dwelling units per acre (12-24 DU/AC). The Project is consistent with the City of Colorado Springs' 2020 Comprehensive Plan, which designates the site as General Residential. Continental proposes a change of zone from Agriculture with Conditions of Record ("A/CR") to Planned Unit Development ("PUD") in order to permit the Project.

A Minor Adjustment is proposed to both "The Farm" and "Interquest Marketplace" Master Plans to reflect the recent New Life Drive excess right of way transaction. Based upon the realignment and construction of New Life Drive along the common boundary of both Master Plans (south boundary of The Farm and north boundary of Interquest Marketplace), 1.01 acres of existing right of way associated with the old northerly alignment was not being utilized and therefore is now available for development. The southerly shift of existing New Life Drive necessitates adding the unutilized 1.01 acres into The Farm Master Plan Parcel 1, and then removing the same area from the Interquest Marketplace Master Plan to ensure both Master Plans correlate with each other along their common boundary. Graphic representations of each adjustment are included with this submittal.

The Project will comply with the density limits of the Master Plan. Proposed residential buildings will offer a two-story townhome design featuring private, ground-level direct access entries to each unit. Many units have attached, direct-access garages and the community will offer a limited number of detached garages. Each building will contain twenty units comprised of studio, 1-bedroom, 2-bedroom, and 3-bedroom units.

The Project meets and exceeds all of the concept review criteria, as described herein.

CONCEPT PLAN

PROJECT JUSTIFICATION

As required by City Code, Continental 370 Fund LLC meets and exceeds all Concept Plan Review Criteria, as described below.

- 1. Will the proposed development have a detrimental effect upon the general health, welfare and safety or convenience of persons residing or working in the neighborhood of the proposed development?**

The Project meets City Code requirements as well as the intent of the Comprehensive Plan and Master Plan. The Project benefits the community and vicinity by offering a housing type that will support existing business and future commercial development in the area.

Continental proposes public sidewalk along Voyager Parkway and New Life Drive; the sidewalk will connect to The Farm's overall trail system, providing connectivity for pedestrians. The development will be enclosed and secured by perimeter fencing. Automatic vehicular gates will be present at the community entry and the entrance gate will be closed at all times for security.

- 2. Will the proposed density, types of land uses and range of square footages permit adequate light and air both on and off site?**

The Project complies with the City's 2020 Comprehensive Plan and the approved 475-acre Master Plan known as *The Farm*. The Master Plan permits a residential density between twelve and twenty-four dwelling units per acre (12-24 DU/AC) for the Property. The Project will be within the permitted density.

The layout of the Project promotes a community feel with useable open space in excess of municipal requirements, and amenities for the residents including a clubhouse with resort style pool, fitness center, click café, grilling area, gathering/seating areas, car care center, pet spa and pet playground.

- 3. Are the permitted uses, bulk requirements and required landscaping appropriate to the type of development, the neighborhood and community?**

Building setbacks and landscaping throughout the Project will meet or exceed municipal requirements. The two-story residential buildings will be below the maximum permitted building height.

- 4. Are the proposed ingress/egress points, traffic circulation, parking areas, loading and service areas and pedestrian areas designed to promote safety, convenience, and ease of traffic flow and pedestrian movement both on and off the site?**

One (1) main vehicular access point will be provided along New Life Drive into the development—this access point is in conformance with the Master Plan. Vehicular gates will be set at a point interior to the site to allow for adequate stacking of vehicles. One (1) emergency access point will be provided along Voyager Parkway. Parking will be distributed throughout the site and will exceed the number of parking spaces required in the Zoning Code.

A sense of place is created for the community through a thoughtfully designed site plan. Ample open space and landscaping, courtyards, and pedestrian connectivity throughout foster neighbor interaction and contribute to place making.

5. Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

The Project requires certain utility extensions but will not exceed capacity or overburden existing utilities. The development will satisfy all park and school requirements. The development will not overburden the capacity of existing streets.

6. Does the proposed development promote the stabilization and preservation of the existing properties in the adjacent areas and surrounding residential neighborhoods?

The Project compliments the existing and proposed land uses surrounding the site. High density residential is permitted to the west and the Project's perimeter fencing and landscaping will provide an adequate buffer between the developments. The private open space provided along the northern boundary of the site will effectively buffer the Project from lower density developments to the north. Properties to the south and west of the Project will be buffered by New Life Drive and Voyager Parkway.

7. Does the concept plan show how any potentially detrimental use to use relationships (e.g. commercial use adjacent to single-family homes) will be mitigated? Does the development provide a gradual transition between uses of differing intensities?

The Concept plan does not result in any potentially detrimental use to use relationships—the Master Plan ensured that neighboring land uses were properly arranged and complimented one another. The two-story residential buildings found within the Project are at a scale consistent with the vicinity and neighborhood. The private open space, surrounding streets (New Life Drive and Voyager Parkway) and site proof fence along Voyager Parkway adequately buffer the Project and allow for gradual transitions between uses of differing intensities.

8. Is the proposed concept plan in conformance with all requirements of this Zoning Code, the Subdivision Code and with all applicable elements of the Comprehensive Plan?

The proposed concept plan is in conformance with the Zoning Code, Subdivision Code and all applicable elements of the Comprehensive Plan.

PROJECT ISSUES

The Project will meet all bulk requirements dictated in the Zoning Code and will meet or exceed all requirements laid out in the Subdivision Code. All applicable elements of the Comprehensive Plan will be met.

Zone Change

PROJECT JUSTIFICATION:

The Project is in conformance with the approved 475-acre master plan (*The Farm*) and meets market demand. In the next three years from 2016 through 2018, more than 5,900 new households will be created in the City of Colorado Springs, Colorado. Of those new households, 59% will be rentable households. **This means that 3,532 households will be looking for a place to rent in the area.** A large percentage of these households will be upwardly mobile, young professionals with disposable income. Colorado Springs currently lacks adequate housing options to capture this growing segment of the population. The Project meets the demand.

City of Colorado Springs, CO

Year	Total Households	New Households Created	New Renter Households
2015	177,456	1,952	1,152
2016	179,408	1,973	1,164
2017	181,382	1,995	1,177
2018	183,377	2,017	1,190
Total for 2016-2018		5,986	3,532

Source: US Census Bureau (2010), ESRI Demographics (2015-2020), National Multi-Housing Council, Green Street Advisors

PRE-APPLICATION ISSUES:

1. Access Location –

The proposed concept plan includes a full access point along New Life Drive and an emergency access point along Voyager Parkway. As with any for-rent apartment operation, the Project will function as a commercial business—as apartment leases must be constantly renewed, visibility is critical to the Project’s success. In order to take advantage of traffic passing the site, the clubhouse and main point of access into the development must be as close to Voyager Parkway as possible.

A traffic study prepared by LSC Transportation Consultants, Inc. is being supplied with this submittal package.

2. Preble’s Meadow Jumping Mouse –

A portion of the northerly boundary of the site is adjacent to habitat for the Preble’s Meadow Jumping Mouse. A portion of the site adjacent to the Preble’s habitat will be designated as private open space and will be fenced with silt fencing to prevent inadvertent impacts to habitat outside the construction footprint. Construction activities nearest to the Preble’s habitat will be monitored to ensure no additional Preble’s habitat will be unintentionally impacted. In the unlikely event that a Preble’s is encountered (dead, injured, or hibernating) during construction activities, Continental will immediately contact the U.S. Fish and Wildlife Service. A permanent perimeter fence will be constructed to the south of the Preble’s habitat, further limiting disturbance from the Project after construction is complete.

3. **Path Access—**

The Project will include a public path along Voyager Parkway and New Life Drive and a public trail along the north side of the development, from Voyager Parkway to the west, as indicated on the enclosed Concept Plan. (The trail will be outside of the Preble's habitat.) The public trail and public walk will connect to The Farm's overall trail system.

4. **R.O.W. Vacation—**

A portion of the right-of-way to be vacated is part of the subject property. The City has approved and executed the deeds necessary to consummate the inclusion of the parcels into the apartment site, and all of the documents necessary to convey title to the right-of-way parcels to AVDC have been fully executed and placed in escrow with Land Title. However, the delivery and recording of the deeds necessary to transfer title to all of the right-of-way parcels cannot be consummated until the City receives and approves an environmental report (relating to a parcel that the City is supposed to receive in exchange for one of the right-of-way parcels): That report has been completed and the transfer of the parcels to AVDC is expected to be completed by April 15, 2016.

5. **Utility Easement Vacation**

A large gas main easement currently exists on the Property, as indicated on the Concept Plan. However, the gas main has since moved into the Right of Way on New Life Drive. Continental intends to vacate the easement, by separate instrument, through the City's easement vacation process.

6. **Drainage**

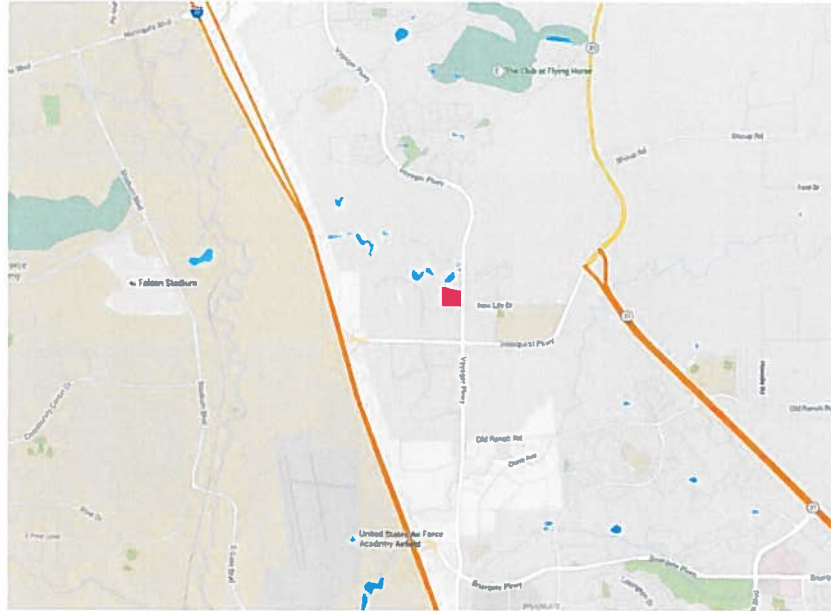
Drainage will be described in the drainage letter being supplied with this submittal package.

7. **Minor Adjustment of Two Master Plans**

AVDC is submitting a Minor Adjustment to both The Farm and Interquest Marketplace Master Plans, concurrently with Continental's Zone Change and Concept Plan applications.

GENERAL INFORMATION

VICINITY MAP



VICINITY AERIAL





Developer: Continental 370 Fund LLC
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Owner: Allison Valley Development Company, LLC
1755 Telstar Drive, Suite 211
Colorado Springs, CO 80920

Legal Description: Exhibit A (Attached)

Date of Preparation: November 17, 2015
Revised: February 9, 2016

Concept Plan Acreage: 17.97 Acres

Master Plan Name: The Farm

Preliminary Plat: Preliminary Plan will be used for platting purposes.

FEMA floodplain: Map Number: 08041C0506 F
Effective Date: March 17, 1997

Existing Buildings: The site is vacant, no buildings exist on the site

Proposed Land Use: Continental 370 Fund LLC proposes a two hundred eighty (280) unit multifamily apartment development, on 17.97 acres of land, generally located on the northwest corner of Voyager Parkway and New Life Drive

Current Zoning: A/CR

Proposed Zoning: PUD

Housing Type: The Project will be within a density range of twelve and twenty-four dwelling units per acre (12-24 DU/AC). The maximum building height will be forty feet (40').

Existing Easements: A gas main easement currently exists on the Property, as indicated on the Concept Plan. However, the gas main has since moved into the Right of Way on New Life Drive. Continental intends to vacate the easement, by separate instrument, through the City's easement vacation process.

Approved Variances: No variances have been approved for the site.

Phasing: The Project will be a single phase development and construction of the Project will occur over a 24 month period.