



URBAN LANDSCAPES LLC
URBAN DESIGN | LANDSCAPE ARCHITECTURE
142 South Raven Mine, Suite 175
Colorado Springs, CO 80905
john@urbanlandscapes.design
719.600.8366

PROJECT STATEMENT

March 29, 2022, Revised June 23, 2022

City of Colorado Springs
Land Use Review Division
c/o Tamara Baxter, Senior Planner
30 South Nevada, Suite 701
Colorado Springs, CO 80901

RE: 2525 Concord Project Statement

To whom it may concern,

The following Project Statement is in reference to a 21-Unit Multi-Family Residential Development planned along the northern bank of the future Legacy Loop at the south end of the Roswell Neighborhood. The goals and intentions of the development are to provide a contextual residential development for the property at 2525 Concord, to the southwest of the Lincoln Center Development.

The twenty-one units are planned in four buildings, designed to reflect the character and architecture of the existing neighborhood with architecture resembling that of the nearby Old North End Neighborhood. The design takes great care in addressing the street with front porches and other architectural elements.

It was a conscientious decision to utilize the big house design for the apartments, as the goal was to provide multi-family residential while keeping the architecture contextual to the fabric of the neighborhood. In doing so, DHN Development as a developer, strives to keep rental rates lower in contrast to the common approach of pricing units for what the market will otherwise bear. With that in mind, the loss of 5 units (or nearly 25% of the total planned units) would drive the rates of the remaining units to a level that would be no longer attainable for most families. Therefore, it is very important that to maintain the 21 units that we are proposing.

The zoning for the property is "OR" or "Office Residential," which requires a Conditional Use Application for the Development Plan and a Public Hearing in front of Planning Commission for a residential use. Accompanying the Conditional Use Development Plan, we are proposing a Waiver of Replat to combine the existing lots into one single lot.

CONDITIONAL USE DEVELOPMENT PLAN REVIEW CRITERIA

7.5.704: Authorization and Findings

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

We have carefully calibrated the architecture in style and massing as such that the buildings have the appearance of a single, large home, while supplying the much needed residential units as strongly desired in the Comprehensive Plan, Plan COS. Each of the street frontages include front doors and front facades, properly addressing the streets.

- B. Intent Of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

The design for the 21 units at 2525 Concord has been carefully designed for compliance on a relatively steep parcel of infill land to comply to all City Regulations in regard to health, safety and welfare, including, but not limited to stormwater runoff and accessibility.



- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City. *A large component of the Comprehensive Plan, Plan COS, is to provide additional housing and infill development. The proposed 2525 Concord development accomplishes both, while being sensitive and contextual to the existing fabric of the Roswell neighborhood. By providing much needed housing adjacent to an activity center, The Lincoln Center; transit stops; and the bicycle network system of the Legacy Loop, 2525 Concord makes great use of the existing services while reducing the needs for additional suburban sprawl at the peripheries of the City.*

ALTERNATIVE PARKING OPTIONS - ON-STREET PARKING

As a part of the Development Plan submittal, we are requesting the use of on-street parking, per City Code Section 7.4.204(B). Since the initial Development Plan submittal, we have increased the quantity of off-street parking to be greater than 50% of the demand of the site, and therefore have removed the request for a non-use variance request. We maximized the off-street parking in this design per City Code Section 7.4.204(C) and utilized space of which would have been for a turn-around area at the end of the parking lot for two motorcycle parking spaces.

We are requesting to utilize the adjacent on-street parking as a part of the Development Plan. This request was previously granted at the nearby Lincoln Center with on-street parking on all four sides of that property, albeit the on-street parking permitted along Cascade Avenue is rarely used. It has been noted on multiple visits to the site that parking is widely available adjacent to, and across the streets from the property at 2525 Concord Avenue.

NON-USE VARIANCE REQUEST

We have also included a non-use variance request with the Development Plan for the decreased Building Setbacks along Cascade, Harrison and Concord from 25-feet to 10-feet. This is particularly necessary along Cascade Avenue due to its existing topography and drop-off of elevation as one traverses east from Cascade Avenue. We are proposing the building be shifted to the east and the residential units 10-Feet from the right-of-way, allowing the building to be level, or just slightly above the grade of the sidewalk.

In addition to Cascade Avenue, we are requesting non-use variance requests for Harrison and Concord. We desire the front yards of the homes, which are less usable for the residents, to be decreased in size and better address the streets, providing additional space that is more usable for parking, the bike storage shed and passive recreation spaces behind the structures. While these two streets do not have the constraints of Cascade, having them shifted toward the street, allows the space to have the fourth building, which includes 5 units.

LANDSCAPE ALTERNATIVE COMPLIANCE

With this application, we are also requesting an Alternative Compliance proposal for the landscape setback for Cascade Avenue, a Minor Arterial Street. The required landscape setback for Cascade Avenue, as a Minor Arterial, is twenty (20) feet. Similar to the request, for the building setback, this request is necessary due to the drastic slope coming down hill from Cascade Avenue. We desire to keep the buildings as close to the street, decreasing the area of landscape. With the alternative compliance proposal, we propose to add twenty (20) additional shrubs (or 40 additional #1 perennials/ornamental grasses), which is a 50% increase of plant material when two (2) trees would be substituted.



Thank you for your consideration in the planned addition to the Roswell Neighborhood!

Sincerely,

John W. Olson RLA | LEED-AP | CNU-A
Urban Landscapes LLC, Principal