
UNFINISHED BUSINESS CALENDAR

CITY PLANNING COMMISSION AGENDA

ITEM NOS: 4.A- 4.C

FILE NOS:

4.A - CPC MPA 04-00043-A2MN15 – QUASI-JUDICIAL

4.B - CPC PUZ 15-00051 – QUASI-JUDICIAL

4.C - CPC PUP 15-00052 – QUASI-JUDICIAL

STAFF: LONNA THELEN

PROJECT: PENROSE-ST. FRANCIS NEW CAMPUS

APPLICANT: RTA ARCHITECTS

OWNER: TURTLE CREEK GRANDVIEW OFFICE LLC



PROJECT SUMMARY:

1. Project Description: There are three applications as part of this project: a minor master plan amendment, a zone change, and a concept plan. The master plan amendment is a request for a change from office, neighborhood commercial, and general industrial to office, hospital, and community commercial. **(FIGURE 1)** The zone change request is from PIP-1 (Planned Industrial Park), OC (Office Complex), and PBC (Planned Business Center) to PUD (Planned Unit Development with 1,032,000 square feet maximum of commercial, office, civic, 200-foot maximum building height). The PUD concept plan is a proposal for hospital, office/medical office, and commercial. **(FIGURE 2)** The 51.05 acre site is located northeast of Fillmore Street and Centennial Boulevard.
2. Applicant's Project Statement: **FIGURE 3**
3. Planning and Development Team's Recommendation: Approve the amendment to the Hill Properties Master Plan, approve the zone change from PBC, OC and PIP-1 to PUD (Planned Unit Development with 1,032,000 square feet maximum of commercial, office, civic, 200-foot maximum building height) and approve the concept plan subject to significant and technical modifications to the plan.

BACKGROUND:

1. Site Address: Not currently addressed
2. Existing Zoning/Land Use: PBC, OC, PIP-1/vacant
3. Surrounding Zoning/Land Use:
North: R-5, R-1 6000/multi-family residential, single family residential, and open space due to landslides
South: PUD/medical office, vacant
East: R, PIP-2/asphalt batch plant, industrial
West: PBC, OC/commercial, vacant, office
4. Comprehensive Plan/Designated 2020 Land Use: Commercial Center
5. Annexation: Mesa Addition #2, 1971
6. Master Plan/Designated Master Plan Land Use: Hill Properties Master Plan / Neighborhood Commercial, Office and General Industrial
7. Subdivision: Not platted
8. Zoning Enforcement Action: None
9. Physical Characteristics: The 51.05-acre site is relatively flat on the west side, but slopes dramatically on the east side down towards Fillmore Ridge Heights.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Public notice was provided to 137 property owners within 1,000 feet of the property on two occasions: 1) after the submittal of the applications, and 2) prior to the Planning Commission meeting of September 17, 2015. This project was postponed at the September 17, 2015 meeting to a date certain of October 15, 2015, therefore no additional public notice was necessary. **FIGURE 4** is the correspondence received during the review of the applications. The primary concerns heard from the neighborhood were related to drainage and geologic hazards.

ANALYSIS OF REVIEW CRITERIA/MAJOR ISSUES/COMPREHENSIVE PLAN & MASTER PLAN CONFORMANCE:

1. Review Criteria/Design & Development Issues:
The project site contains a total of 51.05 acres and is located northeast of W. Fillmore Street and Centennial Boulevard. The purpose of the master plan amendment, zone change, and concept plan applications are to allow hospital and medical office uses on the north portion of the site, as well as, a commercial zone in the southwest corner of the site.

The site is part of the Hill Properties Master Plan which was approved in October of 2014 for 15.3 acres of Office, 12.5 acres of General Industrial, 19 acres of neighborhood commercial and 2.7 acres of private open space. **(FIGURE 5)** The applicant's request is for 6.0 acres of office, 36.5 acres of Hospital, and 8.5 acres of Community Commercial.

The site is currently zoned PBC, OC and PIP-1 and the applicant is requesting a zone change to PUD to allow a mix of commercial, office and civic uses. The PUD concept plan identifies five use zones: Hospital Building Zone (High Rise), Office / Medical Office Zone, Commercial Zone, Parking Zone, and Landscape Zone. The hospital building zone of the concept plan would allow a maximum building height of 200 feet. The significant building height allowance is being requested specifically for the hospital zone to allow for efficient and effective configuration of the functions in the hospital building. Emergency services, diagnostic and treatment services, surgery, and building support functions are located on the lower floors while patient rooms are provided in the upper floors. The eleven or twelve story building would have likely floor heights of 15-20 feet thereby creating a building nearly 200 feet tall. The site is located 420' south of the northern property line within a commercial area. The proposed bulk and scale will not have an unacceptable impact on the surrounding properties.

There are two proposed access point off of Centennial Boulevard and one access point off of Fillmore into the site. Because the site is adjacent to the asphalt batch plant, the central utility plan and helipad along with landscaping and drainage areas have been placed next to the asphalt plant to screen the use from the new hospital building. More details of the screening will be provided at the development plan stage. The main hospital structure has also been placed away from the northern property line to ensure a buffer between the single-family residences and the multi-family to the north.

During the review of the project, there were two major concerns from the neighborhood. The first concern was geologic hazards on the property. The geologic hazard report submitted by the applicant was sent to Colorado Geologic Survey (CGS) for review. A review letter from CGS was provided on August 24, 2015 **(FIGURE 6)**. The letter identifies two major areas of concern: 1) landslides, unstable slopes and potentially unstable slopes and, 2) deep debris-laden and undocumented fill materials. The proposal under review is for a concept plan and at this time no additional studies were required of the applicant. Instead, a technical modification was added to require that at the time of development plan a geologic hazard study must be provided and reviewed by CGS. At the development plan stage additional borings will be required to determine the effects of a 200 foot tall building on adjacent developments and what steps would be required to construct a new structure.

The second concern was drainage. The neighborhood directly to the east has industrial users located off of Fillmore Heights. The association for the owners, Fillmore Heights Owners Association provided a letter of concern. The letter is part of **FIGURE 4**. A drainage report was provided as part of this application and reviewed by City Engineering. A more detailed drainage report will be required as part of the development plan review process to ensure drainage criteria are met for the site.

Staff has reviewed the master plan amendment, zone change, and concept plan and find that the applications are consistent with the review criteria and standards of City Code. Staff recommends approval of all three applications.

2. Conformance with the City Comprehensive Plan:

The 2020 Land Use Plan within the Comprehensive Plan includes the site within the Commercial Center designation. The Commercial Center is to be used for large scale commercial uses serving the wider community. The proposed hospital, office/medical office and commercial uses will serve the wider community. The comprehensive plan also supports a mix of land uses and encourages infill. This site will allow for both a mix of land uses and is an infill project on property that has never developed.

Objective LU 3: Develop A Mix of Interdependent, Compatible, and Mutually Supportive Land Uses.

Over the past several decades, the location and design of development have created a pattern of isolated, disconnected, single-purpose land uses. An alternative to this type of land use pattern is one that integrates multiple uses, shortens and reduces automobile trips, promotes pedestrian and bicycling accessibility, decreases infrastructure and housing costs, and in general, can be provided with urban services in a more cost-effective manner.

Objective LU 4: Encourage Infill and Redevelopment

Encourage infill and redevelopment projects that are in character and context with existing, surrounding development. Infill and redevelopment projects in existing neighborhoods make good use of the City's infrastructure. If properly designed, these projects can serve an important role in achieving quality, mixed-use neighborhoods. In some instances, sensitively designed, high quality infill and redevelopment projects can help stabilize and revitalize existing older neighborhoods.

3. Conformance with the Area's Master Plan:

The applicant is requesting an amendment to the Hill Properties Master Plan to allow the site to be used for a hospital facility with supporting uses of office/medical office and commercial. The previously approved plan allowed for office, neighborhood commercial, and general industrial. The general industrial use was compatible with the properties to the east, but generally not compatible with the office and neighborhood commercial uses proposed to the west. The change to a hospital use is more compatible with proposed uses to the east and the comprehensive plan designation of Commercial Center.

STAFF RECOMMENDATION:

Item No: 4.A CPC MPA 04-00043-A2MN15 – MASTER PLAN AMENDMENT

Approve the amendment to the Hill Properties Master Plan, based on the finding the request complies with the review criteria in City Code Section 7.5.408.

Item No: 4.B CPC PUZ 15-00051– Zone Change

Approve the zone change from PBC, OC and PIP-1 to PUD (with 1,032,000 square feet maximum of commercial, office, civic, 200-foot maximum building height), based on the finding the request complies with the review criteria in City Code Section 7.5.603.B (Establishment or Change of Zone District Boundaries).

Item No: 4.C CPC PUP 15-00052 – Concept Plan

Approve the concept plan for Penrose-St. Francis New Campus, based on the finding the plan complies with the review criteria in City Code Section 7.3.605 (Review Criteria for PUD Concept Plans) subject to compliance with the following significant modifications and technical and/or informational modifications to the concept plan:

Technical and Informational Modifications to the Concept Plan:

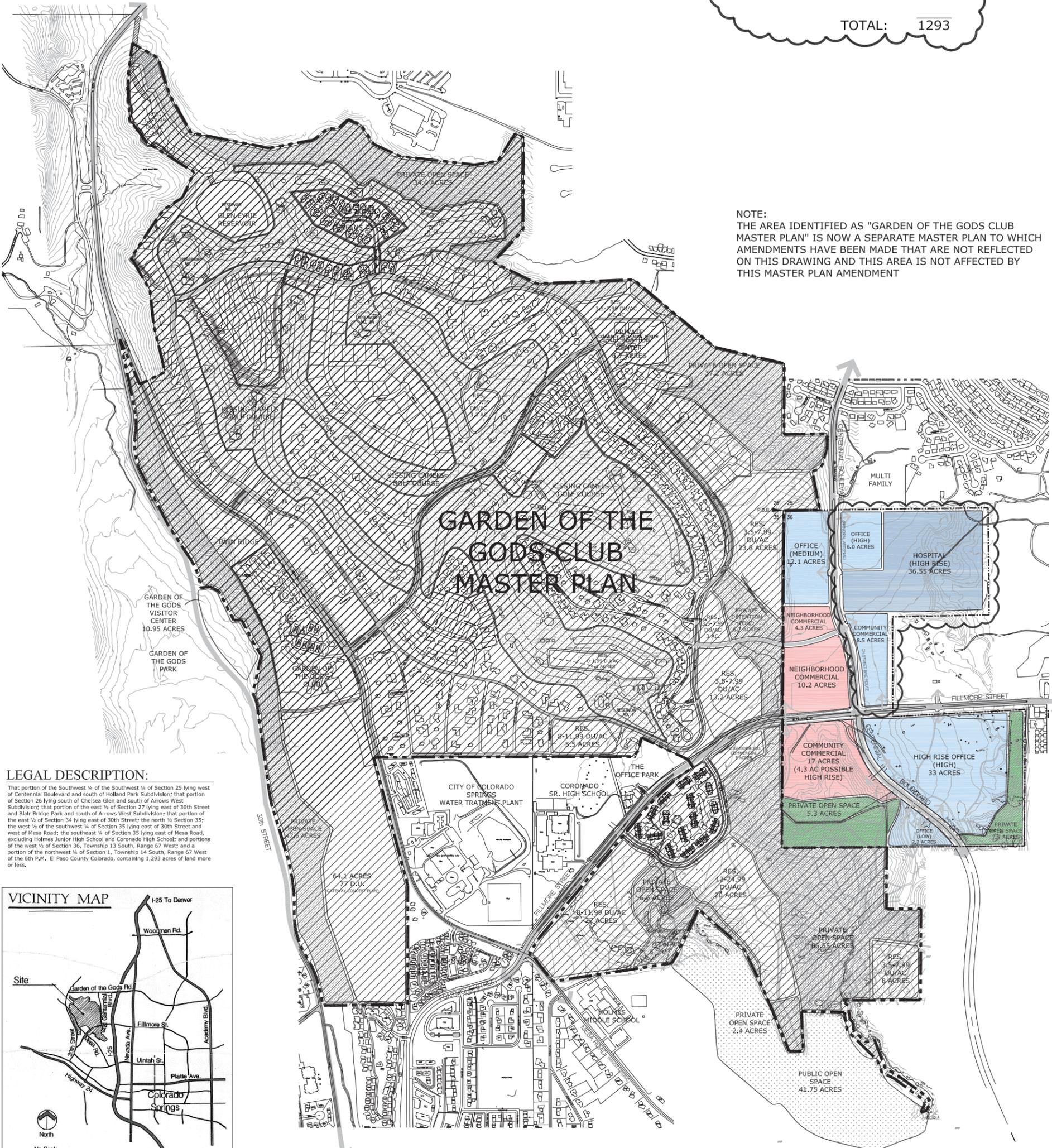
1. Include a note on the concept plan that states "A geologic hazard report will be required with the submittal of a development plan for the hospital building zone and the parking zones north and east of the hospital building zone."
2. To the west of the property identify the land uses as office, medical office, vacant and financial institution. The note has been added, but is not entirely readable. Ensure the note is legible.
3. Scale the site plan to a typical scale, for example 1"-100'.

LEGEND:

	ACRES
 GARDEN OF THE GODS CLUB MASTER PLAN	1139
 OFFICE	61.8
 COMMERCIAL	30.35
 HOSPITAL	36.55
 PUBLIC ROW ROADS	11.7
 PRIVATE ROW ROADS	0.8
 PRIVATE OPEN SPACE	12.8

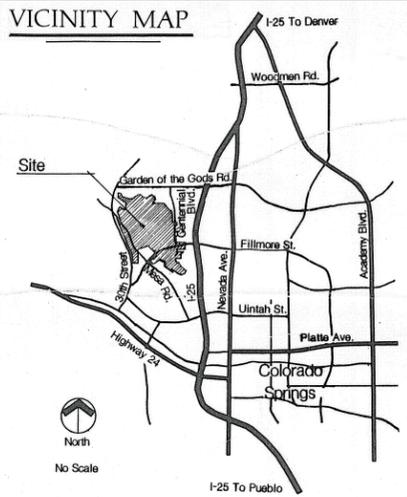
TOTAL: 1293

NOTE:
 THE AREA IDENTIFIED AS "GARDEN OF THE GODS CLUB MASTER PLAN" IS NOW A SEPARATE MASTER PLAN TO WHICH AMENDMENTS HAVE BEEN MADE THAT ARE NOT REFLECTED ON THIS DRAWING AND THIS AREA IS NOT AFFECTED BY THIS MASTER PLAN AMENDMENT

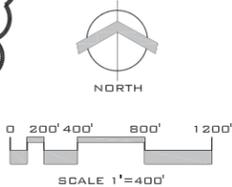


LEGAL DESCRIPTION:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 25 lying west of Centennial Boulevard and south of Holland Park Subdivision; that portion of Section 26 lying south of Chelsea Glen and south of Arrows West Subdivision; that portion of the east 1/2 of Section 27 lying east of 30th Street and Blair Bridge Park and south of Arrows West Subdivision; that portion of the east 1/2 of Section 34 lying east of 30th Street; the north 1/2 Section 35; the west 1/2 of the southwest 1/4 of Section 35 lying east of 30th Street and west of Mesa Road; the southeast 1/4 of Section 35 lying east of Mesa Road, excluding Holmes Junior High School and Coronado High School; and portions of the west 1/2 of Section 36, Township 13 South, Range 67 West; and a portion of the northwest 1/4 of Section 1, Township 14 South, Range 67 West of the 6th P.M., El Paso County Colorado, containing 1,293 acres of land more or less.



File Number:	Approval Date:	Amendment:
CPC MPA 04-00493-A1MN14	Oct. 14, 2014	37.3 Acres of General Industry & 11 acres of Neighborhood Commercial changed to 12.5 acres General Industrial, 19 acres Neighborhood Commercial, & 15.3 acres Office. The 2.7 acres of Private Open Space remains unchanged.

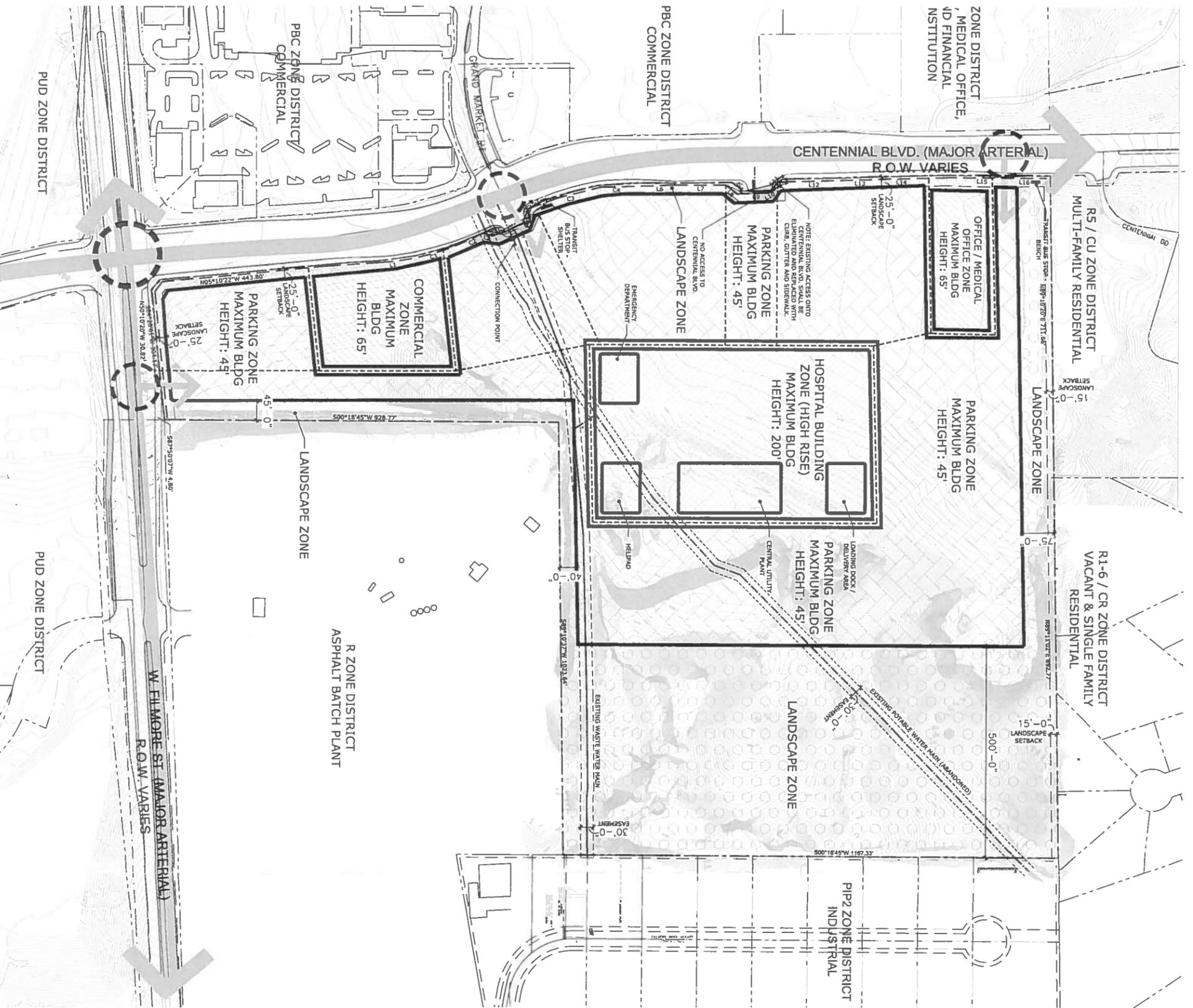


APPLICANT
RTA ARCHITECTS
 19 SOUTH TEJON STREET, SUITE 300
 COLORADO SPRINGS, CO 80903
 (P) 719-471-7166
 (F) 719-471-1174
 CONTACT: MARK E. PIERSON
 Date: 8-14-2015

HILL PROPERTIES
 AMENDED MASTER PLAN
 HILL DEVELOPMENT CORPORATION
 COLORADO SPRINGS, COLORADO

FIGURE 1

USER:PW.HPIERSOMTESLA L:\2015\15003.01 PRH CONCEPT PLAN\2015\003.01-CP-202.DWG 14 AUG 2015 - 1:58PM XREFS:



PROPOSED LAND USES

Hospital Building Zone (High Rise): Hospital, Hospice, General Office and Medical Office
 Office/Medical Office Building Zone: General Offices, Medical Offices, Labs and/or Clinics
 Commercial Zone: Commercial (including all Commercial uses in the Land Use Table in Section 7.1.203 of the City Code), General Office and Medical Office.
 Landscape Zones: Landscape areas of varying sites and configurations, and Stormwater Quality and Detention Ponds
 Parking Zone: Parking for/over/under parking (Public and Private), Parking Structure (Public and Private)

GENERAL NOTES

1. Platting: This concept plan is not to be used for preliminary platting purposes.
2. Floodplain Statement: This site, Section 36, Township 13 South, Range 67 West of the 6th P.M. in El Paso County, Colorado, is not within a designated F.E.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 0804103149, Effective March 17, 1997.
3. WPA 04-00043-4-2010(15) site is part of the Hill Properties Master Plan (CPC WPA 04-00043-4-2010(15)).
4. Platting: At this time, there are no plans for phased construction. However, the final design will allow for future expansion. Construction is anticipated to begin in February 2017 and be completed in May 2019.
5. The proposed zoning for the site is PUD. The proposed zones include a hospital zone with 200' maximum height, Office/Medical Office/Commercial zone with 65' maximum height, and Parking zones with 45' maximum height.
6. The Hospital's emergency services, provisions will be taken to minimize noise impacts to the residential areas to the North of the site. These measures include locating the Helipad away from the residential area, and may include also include designating flight paths to and from the hospital that avoid flying over the residential areas and adopting the Helicopter Association International Fly Neighborhood Program.
7. Helicopter services are anticipated at the site for flight for life as part of the Hospital's emergency services. Provisions will be taken to minimize noise impacts to the residential areas to the North of the site. These measures include locating the Helipad away from the residential area, and may include also include designating flight paths to and from the hospital that avoid flying over the residential areas and adopting the Helicopter Association International Fly Neighborhood Program.
8. The final design will address the lighting for safety lighting due to the height of the building and helicopter operations during the development phase of the project.
9. Signage for the project will be addressed during the Development Plan phase of the project.
10. All signal modifications and improvements to the intersection of Grand Market Point and Centennial Boulevard will be at the expense of the property owner.

LEGEND

ACRES	DESCRIPTION
5.77	ACCESS POINT
2.71	PRIVATE PEDESTRIAN CIRCULATION
18.24	PUBLIC PEDESTRIAN CIRCULATION
24.33	EXISTING POTABLE WATER MAIN (ABANDONED)
51.05	EXISTING WASTE WATER MAIN

TABLE OF CURVES

NO.	DELTA ANG.	RADIUS	ARC LEN.	CHORD BRG
C1	08°12'56"	763.67'	109.50'	N08°44'51"
C2	11°29'32"	762.59'	152.96'	N20°19'13"
C3	15°04'37"	645.00'	169.73'	N17°08'35"
C4	08°47'51"	643.21'	98.75'	N03°08'07"

TABLE OF LINES

NO.	BEARING	DIST.
L1	N03°15'35"	79.67'
L2	N15°28'26"	31.66'
L3	N24°52'40"	75.00'
L4	S65°07'20"	12.00'
L5	N64°49'00"	22.58'
L6	N01°05'59"	72.62'
L7	N00°48'46"	140.00'
L8	N39°06'33"	31.94'
L9	N00°48'46"	75.00'
L10	N89°11'14"	12.00'
L11	N40°27'17"	22.73'
L12	N00°48'46"	138.00'
L13	N01°46'03"	180.03'
L14	N00°48'46"	66.00'
L15	N01°05'47"	180.10'
L16	N00°48'46"	68.54'



CITY FILE NUMBER
 CPC PUP 15-00052

PENROSE - ST. FRANCIS NEW CAMPUS
 NORTHEAST CORNER OF CENTENNIAL BLVD & W. FILLMORE ST.
 COLORADO SPRINGS, CO 80908

RTA ARCHITECTS
 1900 NORTH COLONIAL AVE. SUITE 200
 COLORADO SPRINGS, CO 80908
 TEL: 719.578.7400 FAX: 719.578.7410
 WWW.RTAARCHITECTS.COM

15003.01
 8-14-2015
 DATE
 REVISIONS
 1
 CONCEPT PLAN - SITE PLAN

FIGURE 2

PENROSE-ST. FRANCIS NEW CAMPUS

Master Plan Amendment, Zone Change, and Concept Plan

PROJECT DESCRIPTION

The property is located to the northeast of the intersection of Centennial Boulevard and W. Fillmore Street, in Colorado Springs, Colorado. The site is part of the Hill Properties Master Plan, CPC MPA 04-00493-A1MN14, approved by the City on October 14, 2014. In this area, the Master Plan proposed 19.0 acres of Neighborhood Commercial, 15.3 acres of Office, 12.5 Acres of General Industry, and 2.7 acres of Private Open Space, a total of approximately 51.05 acres. The current zoning for this area is Office Complex - OC (18.470 acres), Planned Industrial Park - PIP1 (13.578 acres) and Planned Business Center - PBC (10.952 acres). A proposed Private Open Space occupies area on both the OC and PIP1 zones in the northeast corner of the property.

The purpose of this application is to amend the previously approved Master Plan, provide for a Zone Change, and establish a new Concept Plan and for the entire 51.05 acre site as a Planned Unit Development (PUD). The proposed Master Plan amendment would revise the land uses on the site to allow for Hospital and Office uses. The Concept Plan identifies four use zones: Hospital Building Zone (High Rise), Office/Medical Office Building Zones, Landscape Zones and Parking Zones. As part of the Concept Plan, access to the site is provided by three separate access points – two from Centennial Boulevard and one from W. Fillmore St. In addition to the features noted above the proposed development would need to provide for high rise construction and establish strategies for mitigating the impact of the adjacent Asphalt Plant on W. Fillmore St.

The proposed hospital use requires allowing high rise construction on the site. A high rise hospital building allows for an efficient and effective configuration of functions in the building. Emergency Services, Diagnostic and Treatment Services, Surgery and Building Support functions are allocated to the lower floors. Patient Rooms are provided in the upper floors. On the lower floors this configuration allows for related functions to be efficiently grouped together. On the upper floors this configuration allows for patients to be effectively moved by elevator to the functions housed on the lower floors. Floor to floor heights are 15 feet to 20 feet high depending on the functions on each floor. As a result an 11 or 12 story building would be nearly 200 feet tall.

As part of the proposed development, the impact of the adjacent Asphalt Plant on the project site will be mitigated in part by strategically placing site/building elements as a buffer to the Asphalt Plant site. These functions could include building support areas, central plant, and service area functions of the building, as well as detention areas and landscaping.

PROJECT JUSTIFICATION

Master Plan Amendment

The proposed Master Plan amendment would revise the land uses on the site to allow for Hospital and Office uses. First, the proposed amendment conforms to the policies and strategies of the Comprehensive Plan and the 2020 Land Use Map. The Comprehensive plan and the 2020 Land Use Map identify the project area at the intersection of Centennial Boulevard and Fillmore Street as a 'Commercial Centre'. The land uses in the proposed amendment are consistent with this use. Second, the proposed Public and Commercial land uses in the amendment are also compatible with the surrounding Commercial, Office, Medical Office, and High Rise Office uses. Third, the proposed changes to the land use category designations will not have a significant impact upon the transportation system, utility infrastructure, public facilities, or the provision of public safety services and facilities. Finally, the proposed land use changes will accommodate the environmental goals of the city's land use standards.

Zone Change

Per the requirements of Chapter 7, Article 5, Part 6 of the Zoning Code, the proposed changes to the zone district boundaries on the subject property are acceptable for the following reasons:

1. The proposed Planned Unit Development (PUD) will not be detrimental to the public interest, health, safety, convenience or general welfare. The proposed hospital and associated medical office/ambulatory services uses are consistent with the Comprehensive Plan for the area and in the public interest as they provide vital health care service to the community. To address public safety and convenience, the site will allow for three access points – two from Centennial Boulevard and one from W. Fillmore St. – providing a safe and convenient means of vehicular access to the public. Finally, the proposed hospital and associated medical office/ambulatory services will help to create a district of medical services by adding to the existing services (Medical Offices, Rehabilitation Center and Veteran's Administration Clinic) already present in the vicinity, which supports the general welfare of the community.
2. The proposal is consistent with the goals and policies of the Comprehensive Plan. The 2014 Comprehensive plan identifies the project area at the intersection of Centennial Boulevard and Fillmore Street as 'Commercial Centre'. The PUD uses proposed by this application are consistent with this overall land use designation.
3. The proposal is consistent with the proposed amendment to the approved Master Plan. The site is part of the Hill Properties Master Plan that has historically designated over two-thirds of the uses on the site as Commercial or Office. Consistent with the approved Master Plan, the proposed PUD rezoning retains the Office uses, allows for a diverse mix of other uses, and adds the Hospital use, which is compatible with the adjacent mostly Commercial uses.

Concept Plan

The Concept Plan identifies the types of uses that are anticipated in the respective PUD Zones. While each Zone has a wide range of permitted uses, not all are appropriate or desirable in this location. The anticipated range of uses for this site is as follows:

Hospital Building Zone (High Rise): Hospital, Hospice, Consumer convenience services, Convenience food sales, General food sales, Specialty food sales, Quick serve restaurant, Sit down – served at table, Public Assembly, Public park and recreation, Religious institution, Semipublic community recreation.

Office/Medical Office Building Zone: General Offices, Medical offices, labs and/or clinics, Mixed office/residential use, .Commercial center, Consumer convenience services, Convenience food sales, General food sales, Specialty food sales, Hotel/motel, Mixed commercial-residential, Personal consumer services, Personal improvement services, Indoor sports and recreation, Outdoor sports and recreation, Neighborhood serving retail, Daycare services, Commercial greenhouse.

Landscape Zones: Landscape areas of varying sizes and configurations

Parking Zone: Parking lot/surface parking (Public and Private), Parking Structure (Public and Private).

These uses are intended to be compatible with the existing commercial uses in the vicinity and to provide a transition to the Camelback Pointe multifamily residential development to the north.

In accordance with the requirements of Chapter 7, Article 5, Part 5 of the Zoning Code, the proposed concept plan is acceptable for the following reasons:

A. The proposed development is consistent with the Comprehensive Plan, the 2020 Land Use Map, and all applicable elements of the Comprehensive Plan (including the intermodal transportation plan and the parks, recreation and trail. The Comprehensive plan and the 2020 Land Use Map identify the project area at the intersection of Centennial Boulevard and Fillmore Street as 'Commercial Centre'. The Planned Unit Development (PUD) uses proposed by this application are consistent with this overall land use designation.

B. The proposed uses are consistent with the primary and secondary land uses identified in the 2020 Land Use Map of the Comprehensive Plan, as amended. The 2020 Land Use Map identifies the project area at the intersection of Centennial Boulevard and Fillmore Street as 'Commercial Centre'. The Planned Unit Development (PUD) uses proposed by this application are consistent with this overall land use designation.

C. The proposed development is consistent with the City approved master plan that applies to the site. The site is part of the Hill Properties Master Plan that has historically designated over two-thirds of the uses on the site as Commercial or Office. Consistent with the approved Master Plan, the proposed rezoning retains the Office uses, allows for a diverse mix of other uses, and adds the Hospital use, which is compatible with the adjacent mostly Commercial uses.

D. The proposed development is consistent with the intent and purposes of the Zoning Code (Section 7.2.102). The proposed land uses for this property are appropriate given the nature of the surrounding land uses and the master plan proposal for this location. The site's development will provide for infill growth of the City and will reduce congestion in the streets due to the proximity of similar uses. The hospital itself will facilitate the provision of public infrastructure services. As a result, the proposed concept plan will promote the health, safety and general welfare of the city.

E. The development pattern proposed within the PUD concept plan promotes the stabilization and preservation of the existing or planned land uses in adjacent areas and surrounding residential neighborhoods. The proposed PUD uses are compatible with the adjacent mostly Commercial uses and the proposed Landscape zone will provide a buffer between the site and the multifamily residential to the north.

F. The development pattern proposed within the PUD concept plan provides an appropriate transition or buffering between uses of differing intensities both on site and off site. The proposed Hospital and Office uses on the property are compatible with the light industrial uses to the east and south. The proposed Hospital and Office uses are consistent with the existing and proposed commercial and office developments to the west and south. The proposed Landscape Zone provides an appropriate transition between the Hospital and Office uses and the multi-family residential to the north.

G. The nonresidential development pattern proposed within the PUD concept plan promotes integrated activity centers and avoids linear configurations along roadways. The proposed Hospital use zone and Office/Medical Office use zone will provide for numerous types of services that effectively create an activity center. The PUD concept plan arranges use zones on the site allow for a varied streetscape that avoids linear configurations along roadways.

H. The permitted uses, bulk requirements and required landscaping are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community. The proposed hospital and associated medical office/ambulatory uses are compatible with the existing services (Medical Offices, Rehabilitation Center and Veteran's Administration Clinic) already present in the surrounding neighborhood. While the final areas and heights are not completely known at this time, the proposed areas and heights are appropriate to the overall size of the site (51.05 acres), and compatible with the adjacent development types. The proposed Landscape zones will provide a buffer between the site and the multifamily residential to the north, the asphalt plant to the south, and provide transitions to the surrounding neighborhood and city open space.

I. The PUD concept plan provides adequate mitigation for any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes). The concept plan shows how any potentially detrimental use to use relationships will be mitigated and provides a gradual transition between uses of differing intensities. The proposed PUD uses provide a transition between the more intense commercial and industrial uses to the west, south and east of the site and the multifamily residential to the north. The existing Landslide Open Space and the proposed Landscape zone at the

North of the site provide a buffer between the existing Holland Park neighborhood of single-family homes.

J. The PUD concept plan accommodates automobile, pedestrian, bicycle and transit modes of transportation as appropriate, taking into consideration the development's primary function, scale, size and location. The proposed PUD concept plan allows for three access points – two from Centennial Boulevard and one from W. Fillmore St. – providing a safe and convenient means of automobile access to the site. The plan also allows for multiple pedestrian access points to the site. The existing bicycle lanes on both Centennial Blvd. and W. Fillmore St. provide ample access for bicycle access to the site, and would allow for recreational access to surrounding trails in the neighborhood.

K. Although the scale of the proposed PUD concept plan does not merit perimeter and internal arterial, collector and local streets. The proposed plan will disperse development generated vehicular traffic to a variety of access points and ways, reduce through traffic in adjacent residential neighborhoods and improve resident access to jobs, transit, shopping and recreation. Three vehicular access points – two from Centennial Boulevard and one from W. Fillmore St. – are provided. Both streets are Principal Arterials and provide direct or indirect access to Interstate 25 allowing for easy access to and from the site for the entire community.

L. Streets and drives within the project area are connected to streets outside the project area in a way that minimizes significant through traffic impacts on adjacent residential neighborhoods, but still improves connectivity, mobility choices and access to jobs, shopping and recreation. The three vehicular access points – two from Centennial Boulevard and one from W. Fillmore St. – direct traffic to Principal Arterial streets and will not generate through traffic in adjacent residential neighborhoods. The proposed traffic access will improve connectivity, mobility choices and access to jobs, shopping and recreation in the community.

M. The PUD concept plan provides safe and convenient vehicle and pedestrian connections between uses located within the zone district, and to uses located adjacent to the zone district or development. The PUD concept plan proposes internal circulation and access to uses adjacent to the development to quickly and safely move vehicular and pedestrian traffic from surrounding streets and through the site. This is accomplished in part by utilizing the existing full movement signalized intersection on Centennial Blvd. as the main access point to the site.

N. Adequately sized parking areas will be located to provide safe and convenient access, to avoid excessive parking ratios and avoid excessive expanses of pavement. This will be accomplished by providing multiple parking zones distributed across the site, and possibly by providing structured parking.

O. Open spaces, consisting of Landscape zones, are integrated into the PUD concept plan to serve both as amenities to residents/users and as a means for alternative transportation modes, such as walking and biking. Multiple areas of Landscape zones are proposed to provide connections to the existing Landslide Open Space, accommodate walking trails on the site, and to act as buffers between adjacent uses.

P. The proposed development does not overburden the capacities of existing or planned streets, utilities and other public facilities. As demonstrated in the provided Traffic Impact Analysis, the proposed development of this site will not overburden planned streets. As demonstrated in the provided Drainage Study, HGL, and Wastewater report, the proposed development of this site will not overburden utilities and other public facilities.

Q. There are no existing areas with unique or significant natural features on the site to be incorporated into the design of the project.

Thelen, Lonna

From: Mark Pierson <mpierson@rtaarchitects.com>
Sent: Wednesday, September 23, 2015 4:00 PM
To: Thelen, Lonna
Subject: FW: Filmore/Centennial Hospital proposal

Lonna – See message from Steve Tuck below.

From: Tuck, Steve [<mailto:STuck@springsgov.com>]
Sent: Thursday, July 09, 2015 10:23 AM
To: John Vandervalk
Cc: Mark Pierson
Subject: RE: Filmore/Centennial Hospital proposal

John,
Thank you for the comments. I will provide them to the applicant and send you the City review letter once completed.
Let me know if you have questions.
Steve

From: John Vandervalk [<mailto:johnvandervalk@yahoo.com>]
Sent: Thursday, July 09, 2015 10:21 AM
To: Tuck, Steve
Subject: Filmore/Centennial Hospital proposal

Hi Steve,

Thanks for taking the time to sit down with my neighbor John Patterson and myself. This will probably be the first of a few emails, I want to make sure you have everything that you need from me and my other neighbors.

After hearing that Turtle Creek/Penrose Hospital wants to rezone the property from 45' maximum height to 200' or greater I have a plethora of questions.

1. I was on the crew that hauled in the fill dirt and material in 2004 with R.E. Monks. We were bringing in about 10-20 loads per hour and definitely not compacting it. A bulldozer would level it off and we would keep dumping.
2. It wasn't just fill dirt but plenty of broken up asphalt was in the loads. Does that pass EPA regulations or is that not an issue at all?
3. It is deep fill as stated by the topography maps. Rezoning to put in essentially the tallest skyscraper in the city sounds absurd to me. Wouldn't the foundation have stability issues? Is the city/Turtle Creek/Penrose willing to acknowledge this could be a devastating problem?? My house has shifted this spring, I can't imagine the magnitude of how much a building in the same area would shift if it was that much bigger. This land is moving every year especially with excess rain!

4. USGS has stated and documented proof that mesa is moving. FEMA condemned the land adjacent to the north and removed 8 houses. Why would the city want to risk a potential leaning tower of Pisa? Is the USGS survey not taken into consideration?

5. Drainage is a HUGE issue. The businesses (to the East) at the bottom of the hill have been dealing with flooding due to improper mitigation of storm water drainage. How is Turtle Creek going to resolve this issue.

6. Hofstead Terrace and Hofstead Court homes have been dealing with excess water and basement flooding again this past May. There is no drainage mitigation down these streets which get far too much water coming off the surrounding hills. Is the city prepared to address this issue? Can we residents be assured no water will come off the Mesa if building ensues up top?

That's all for now, would you kindly email me back so I know you received this email? I will have plenty of other questions coming in the next couple of days if that is alright?

Hope you have a wonderful day, sorry to bombard you with all these concerns!

John 719-649-1030

Mr. Steve Tuck

Reviewing Planner

Dear Mr. Tuck,

We received your "Public Notice" informing us of the proposed plan to develop a large hospital complex at the northeast corner of Fillmore Street and Centennial Blvd. We live on Hofstead Terrace in the Holland Park neighborhood . This street is the cul-de-sac where a major landslide occurred in 1999, destroying a number of homes on Hofstead Terrace and Hofstead Court. It was thought by many, although never proven, that the construction of the Camel Point Apartment complex on Centennial could have had some part in this very destructive landslide. Almost every remaining home on these two streets has suffered significant flooding in those homes with basements.

We have reviewed the proposed plans and summarized geological report at your office last week. Although the report does not state that a development should not be built on the proposed site due to geological instability, it is made clear that this is a possibility that should be carefully considered before proceeding with such a development here.

There are other reasons why this should not be built above and in such close proximity to a large residential neighborhood. These include greatly increased traffic and noises from sirens night and day.

Finally, we seriously question the wisdom of building a **health care** facility in close proximity to an operating asphalt plant.

Surely there are other sites in Colorado Springs away from long established neighborhoods for the Penrose Hospital complex to be built. We, therefore, urge your company to *not* follow through with this potentially dangerous and unwise construction at this proposed site.

Respectfully ,

Rhona Fletcher and Hans Mehnert

1232 Hofstead Terrace

Colorado Springs, CO 80907

719-264-1722

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FWF File No. 3041.010

August 27, 2015

Via Email and U.S. Mail
(stuck@springsgov.com)

Steve Tuck
City of Colorado Springs
Planning Department
30 South Nevada Avenue, #105
Colorado Springs, CO 80903

Re: Penrose - St. Francis New Campus / Fillmore and Centennial

Dear Steve:

This office represents the Fillmore Heights Owners Association which consists of owners within the Fillmore Heights project. As you may know, this project is directly to the east and down slope from the proposed new Penrose - St. Francis medical campus on the northeast corner of Fillmore and Centennial. The proposed medical / hospital campus is an exciting project and will definitely be a valuable addition to Colorado Springs and the surrounding area. However, as planning for this project goes forward, there are some significant constraints which need to be addressed. The purpose of this letter is to highlight these issues now while it is early in the process, rather than having to address them at a later stage when solutions could become more problematic. The concerns basically fall into two categories -- drainage and geo-hazard. To take these one at a time:

Drainage. When Fillmore Heights was developed in 1998-1999, a 66" RCP culvert was installed to convey stormwater flows from the project as well as offsite (i.e., to the west) to the outfall point. This culvert was designed to accept and convey historic upstream flows (82 CFS in a 100 year storm, using then-adopted criteria), as well as developed flows from Fillmore Heights. (See Preliminary / Final Drainage Report for Fillmore Heights Filing No. 1 dated June 29, 1998 prepared by Associated Design Professionals, Inc., "Proposed Development Characteristics"). The concept plan for the hospital campus suggests approximately thirty-two acres of the fifty-one acre site will be developed as impervious area, thus significantly increasing historic runoff. If more than 82 CFS (in a 100 year storm) is diverted east on to Fillmore Heights, it will overwhelm the existing storm drainage system at Fillmore Heights. This constraint must be addressed in the final drainage plans for the hospital campus. An additional constraint exists in that facilities to convey stormwater from Fillmore Heights' outfall point to the new detention pond just constructed by CDOT on the southeast corner of Chestnut and Fillmore (as well as the capacity of that pond itself) are also not sized to accept any developed flows from the proposed hospital campus.

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Geo-Hazard Concerns. The Geological Hazards Evaluation prepared by CTL/Thompson for the hospital campus refers to potentially unstable slopes and historic landslide areas to the east. This may understate existing conditions. The surface of the steep slope to the east is underlain by a downsloping impervious shale formation which “daylights” just to the west of Fillmore Ridge Heights. Ground water intercepted by this shale layer flows continuously and year round from this “daylight” outfall, even in past drought years. Thus, the existing slopes to the east of the hospital campus are resting on a well lubricated downsloping shale layer. I would be happy to put the CTL/Thompson folks in touch with representatives of the Fillmore Heights association to inspect this discharge area, since they may not have been aware of it. This condition raises issues with the safety of placing substantial additional overburden on this unstable slope, which the concept plan suggests will occur with fills to extend the “parking area” to the east of the existing crest and placing the weight of the proposed ten-story hospital right next to the potentially unstable crest. We would suggest these issues be more thoroughly evaluated as they may impact placement of the proposed structures and fill areas on the site.

I trust this letter is helpful to highlight these issues early in the planning process when they can be best addressed. I am certain representatives of the Fillmore Heights association would be more than happy to meet with you or the project’s representatives if you think such a meeting would be beneficial to the project.

Sincerely,



BRUCE M. WRIGHT

BMW/gad

cc: Peter Wysocki
Tim Mitros
Joy Focht
Mark Pierson, RTA Architects

AMENDMENTS HAVE BEEN MADE THAT ARE NOT REFLECTED ON THIS DRAWING AND THIS AREA IS NOT AFFECTED BY THIS MASTER PLAN AMENDMENT

from: Hill Master Plan
File No. CPC MPA 04-
00493-AI MN14
app: 10/14/14 by City
Council

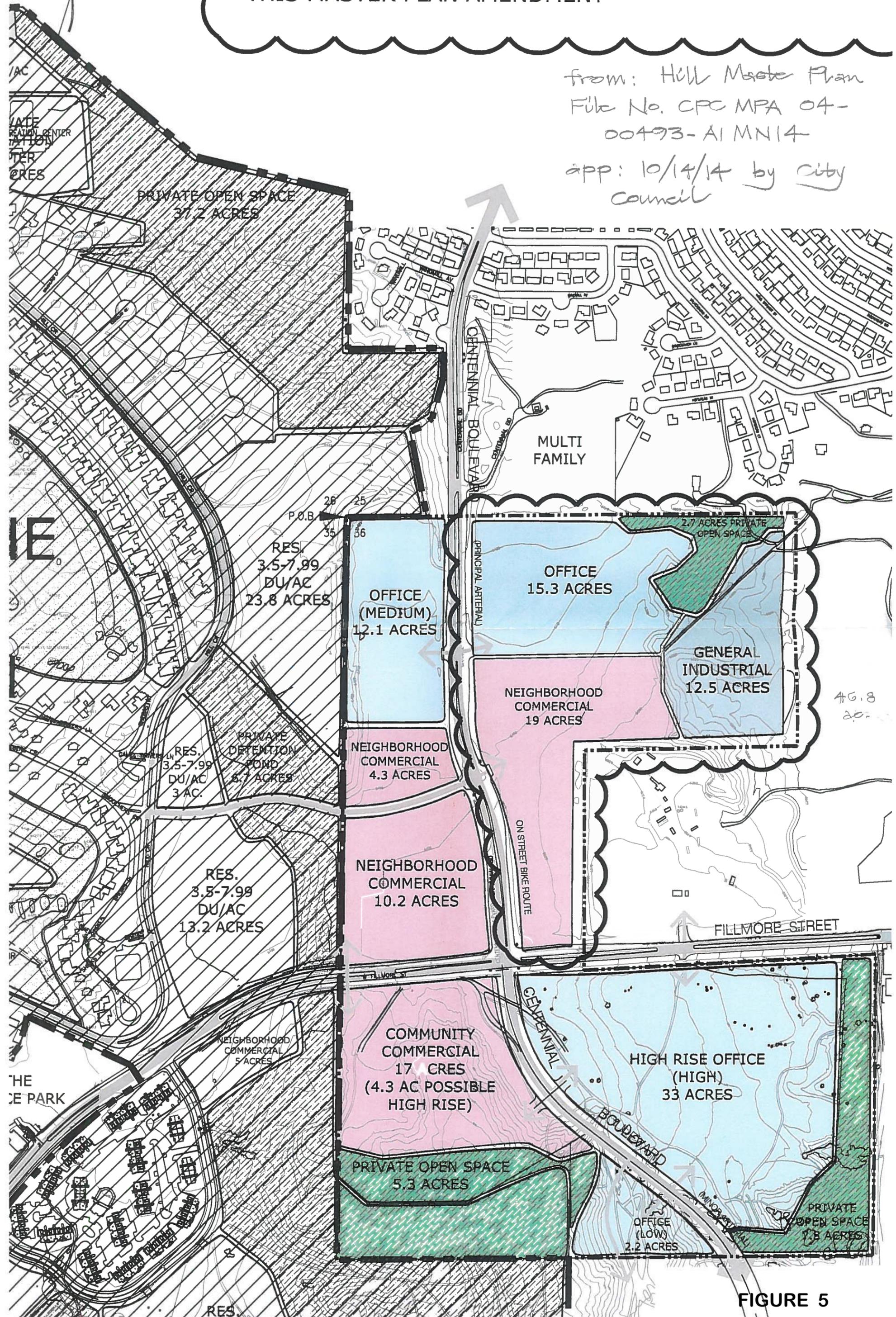


FIGURE 5

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

August 24, 2015

Steve Tuck, Principal Planner
Planning & Development, Land Use Review Division
City of Colorado Springs
P.O. Box 1575, Mail Code 155
Colorado Springs, CO 80901

Location:
NW¼ Section 36,
T13S, R67W of the 6th P.M.
38.8804, -104.8447

Subject: Penrose-St. Francis New Campus – Concept Plan
City of Colorado Springs, El Paso County, CO; CGS Unique No. EP-16-0002

Dear Mr. Tuck:

Colorado Geological Survey has reviewed the above-referenced concept plan referral. I understand the applicant proposes an 11-story, 200 ft. tall hospital, two medical office buildings, a parking garage, and a central utility plant on 51 or 55 acres located northeast of Centennial Boulevard and W. Fillmore Street. With this referral, I received a letter requesting CGS's review (July 24, 2015), a Due Diligence Geologic Hazards Evaluation and Preliminary Geotechnical Investigation (CTL/Thompson, February 27, 2015), a Conceptual Drainage Letter (Kiowa Engineering, June 1, 2015), and a set of two Concept Plans (RTA Architects, June 12, 2015).

CTL's geologic hazard study contains appropriate *preliminary* recommendations for mitigating the site's potential hazards and geotechnical constraints, which include landslide head scarp areas, unstable and potentially unstable slopes, and areas of deep, debris-laden, uncontrolled fill.

- 1) **Landslides, unstable slopes, and potentially unstable slopes.** Extreme care must be exercised in developing the northeastern portion of the site, in the head scarp area of the Holland Park landslide. Other landslides have been observed and mapped on the east side of the site as well (MS-42 and CTL's Surficial Geologic Conditions map [Figure 2]). Structural loading and changes to existing vegetation and drainage patterns could cause renewed or accelerated movement and damage to the apartment complex to the north, residential lots to the northeast, and the commercial development to the east. CGS agrees with CTL (page 12) that the landslide complex's "relationship to the location of the CUP [central utility plant], or other buildings in close proximity, will need to be evaluated," and that "If site development is to occur in or above this area [the area north of the asphalt plant], it will need to be studied in detail."

No stability analysis has been done, and the borings that are included in CTL's report may not extend through potential slope failure surfaces – the borings near the east slope are only 20-25 ft deep, and the slope is 110-140 ft in elevation. **CGS strongly recommends that the city require detailed slope stability analyses for both the area above the Holland Park landslide scarp and the portion of the site between the asphalt plant and the northern boundary.** The stability analyses should be based on subsurface investigations, including coring to look for evidence of failure planes (bentonite seams, slickensides, and other evidence of shear) extending through lowermost possible failure planes, and should use site-specific, measured shear strength values, existing and planned slope geometry, seismic

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loading (ground acceleration) due to the close proximity of the Rampart Range fault, and planned structural loads.

Building locations may need to be adjusted westward depending on stability analysis results and the applicant's mitigation strategy and methods. Control of surface and subsurface drainage will be critical, both to reduce water infiltration in slope areas, and to help mitigate expansive soils if present.

- 2) **Deep, debris-laden, and undocumented fill materials.** CTL provides a good description of the current understanding of the depth, lateral extent, and content of the extensive fill materials present on the site. CGS agrees that the lateral extent, thickness and composition of the debris-laden fill needs to be more accurately characterized and factored into development plans.

Thank you for the opportunity to review and comment on this project. If you have questions or need additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist