

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: May 15, 2014
ITEM: 7.A, 7.B
STAFF: Lonna Thelen
FILE NO.: CPC CP 08-00078-A1MJ13, CPC CU 13-00116
PROJECT: Creekside at Rockrimmon

Commissioner Sparks disclosed that she worked on this plan over four years ago for a previous firm and can listen without bias to the information.

STAFF PRESENTATION

Ms. Lonna Thelen presented PowerPoint slides (Exhibit A).

Ms. Kathleen Krager, Transportation Manager, stated trip generation statistics are atypical in a facility that will house a student population. If there is a demand for shuttle bus service for UCCS, the developer will provide that.

APPLICATION PRESENTATION

Mr. John Maynard with NES Inc. presented PowerPoint slides (Exhibit B).

CITIZENS IN FAVOR

Mr. Mike Fenton representing Century Communities property owner to the north, felt this proposal will benefit properties that border Rockrimmon Creek because it will address stormwater issues and will be a positive impact for the city.

Commissioner Phillips now excused.

CITIZENS IN OPPOSITION

1. Mr. Buddy Van Doren representing the Golden Hills Rockrimmon homeowners association (HOA) presented PowerPoint slides and distributed a petition (Exhibit C).

Commissioner Ham inquired if the neighborhood would support a multi-family development rather than the proposed student housing. Mr. Van Doren stated that would allay some of the fears.

Commissioner Sparks asked Mr. Van Doren to identify the area where it has flooded. Mr. Van Doren replied it is the intersection of Delmonico and Rockrimmon.

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2. Ms. Ardith Lindquist, resident of Rockrimmon, distributed a packet entitled "Student Housing Zoning Study: Report and Recommendations" from Saint Paul Planning Commission dated May 2012 (Exhibit D). She was concerned with possible fire hazards due to a high density of occupants in each unit, along with the quality of life in her neighborhood.
3. Ms. Gina Milliken, resident of Rockrimmon, was concerned with fire safety and related her difficulty evacuating from one of only three Rockrimmon exits during the Waldo Canyon fire. She related existing traffic concerns that this development will exacerbate, especially at the Delmonico and Rockrimmon intersection.
4. Ms. Gini Springmeyer, resident of Rockrimmon, was concerned with possible blight and traffic.
5. Mr. Donald Guetig agreed with Mr. Van Doren's presentation.
6. Ms. Geraldine Gieck complained that the public hearing poster was not easily seen by all drivers because it was posted west of the gas station, and she was also concerned with traffic.
7. Mr. Norbert Necker questioned if enough money will be spent to appropriately develop on shifting soils. He related the difficulties with previous development plan proposals.
8. Ms. Jeanette Van Doren thanked the Planning Commission for listening to them and questioned if this is the appropriate use for the site.

APPLICANT REBUTTAL

Mr. John Maynard stated this site is not in the middle of a single-family neighborhood and displayed a map of various existing and proposed residential densities. He referenced difficulties that UCCS has had housing students and had to refuse registration. Married student couples and children of students would be allowed to reside in this development. This is an owner-operator proposal. This proposal is less intense and will use slab foundations that will "float on expansive soils."

Commissioner Ham inquired if the first phasing would be ready for occupancy. Mr. Maynard believed there is the need for at least the first phase of model home construction beginning Fall 2014 with occupancies starting in the Spring of 2015.

Commissioner Sparks requested Mr. Maynard address the drainage issues raised by the neighbors. Mr. Maynard displayed a slide that showed a water quality pond that will channel flows to the stream northward.

Commissioner Shonkwiler inquired of fire safety. Mr. Maynard stated all units will have internal sprinkler systems with fire walls between each unit.

DECISION OF THE PLANNING COMMISSION

Commissioner Markewich was concerned with the egress and ingress especially during a fire. He felt the review criteria were not met.

Commissioner Ham stated the ingress and egress issues remain despite what use is developed on this site.

Commissioner Donley stated this plan is essentially a townhouse project. His concerns with parking and access were addressed. This site is isolated and found this use to be appropriate. He supported the project and found it met the review criteria.

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

Commissioner Walkowski would prefer more infill development. He questioned whether the business model meets the intent of the Zoning Code. He found this use would overburden the existing intersection. He was not in support of the project.

Commissioner Sparks found that the code criteria were met. It is a valid layout compared with previously approved proposals.

Commissioner Shonkwiler stated this proposed use provides a need. The residential intensity is reduced and the concept plan provides commercial uses to support it. If each potential project is reviewed for potential fire then development may be shut down. There are risks involved and all who reside in this area understands those risks. He supported the project.

Commissioner Gonzalez stated this plan proposes a classic placement of uses according to density and intensity of uses. As much as he understands the fear of wildfire risks, the developer and owner have provided above and beyond the requirements with interior sprinkler systems and fire walls. Planning Commission must measure if the quality of the surrounding areas will be substantially injured. He felt there will be some injury, but it should not be significant. The Comprehensive Plan encourages infill development and mixed uses, and that is what this project proposes. He supported both applications.

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item No. 7A-File No. CPC CP 08-00078-A1MJ13**, the concept plan amendment to the Creekside at Rockrimmon Plan, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E. subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Concept Plan:

1. Note that a development agreement which is specific to the project phasing of the entire concept plan area is required with the timing of each item in note 20 and when financial assurances must be posted prior to the approval of the first development plan.
2. Note 6 on sheet 1 should only reference downslope creep as a geologic hazard (not underground mining and potentially unstable slopes).
3. The ownership and maintenance of Tract B in the Tract Table needs to be determined and noted.
4. Revise the drainage channel improvements shown in the development plan to match what is shown in the current Preliminary Final Drainage Report for the Creekside at Rockrimmon by Drexel Barrell, which is currently under review by City Engineering Development Review.

Motion carried 5-2 (Commissioners Walkowski and Markewich opposed with Commissioners Henninger and Phillips excused).

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Moved by Commissioner Sparks, seconded by Commissioner Ham, to approve **Item No. 7B-File No. CPC CU 13-00116**, the conditional use development plan for Creekside at Rockrimmon, based upon the finding that the conditional use complies with the review criteria in City Code Section 7.5.704 and Section 7.5.502.E, subject to compliance with the following technical and/or informational plan modifications:

Technical and Informational Modifications to the Conditional Use:

1. Show the light details on page 6 as full cutoff light fixtures.
2. Mark both sides of the drive at the northwest side of the site as a fire lane.
3. Provide a development agreement with the timing of each item in Note 12 on the Conditional Use Sheet 1. Include the traffic signal at Rockrimmon and Red Ash Point.
4. Add "traffic signal" to the list of items on Note 12 on the Conditional Use Sheet 1.
5. Revise the drainage channel improvements shown in the development plan to match what is shown in the current Preliminary Final Drainage Report for the Creekside at Rockrimmon by Drexel Barrell, which is currently under review by City Engineering Development Review.

Motion carried 5-2 (Commissioners Walkowski and Markewich opposed with Commissioner Henninger and Phillips excused).

May 15, 2014
Date of Decision

Planning Commission Chair

Creekside at Rockrimmon

File Nos. CPC CP 08-00078-A1MJ13
CPC CU 13-00116

May 15, 2014
Lonna Thelen



Creekside at Rockrimmon

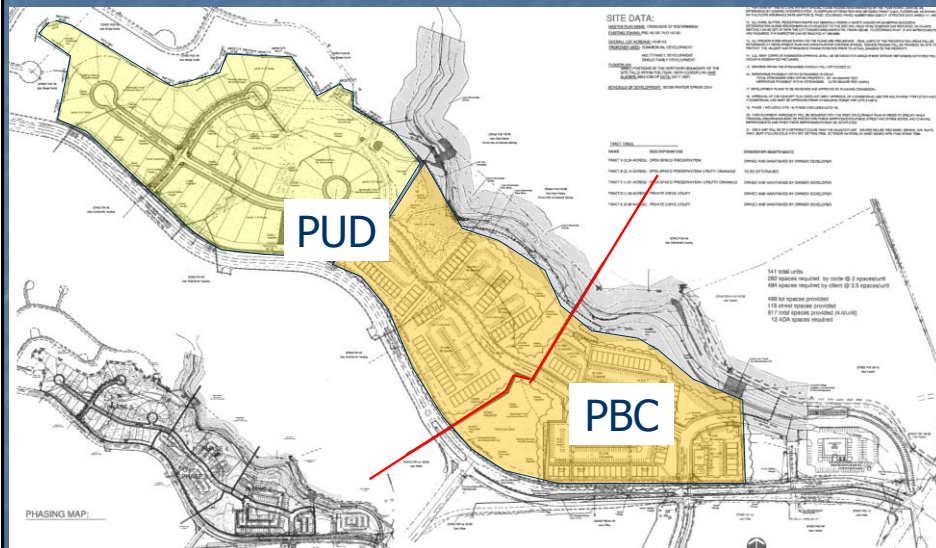


Items: 7.A, 7.B
Exhibit: A
CPC Meeting: May 15, 2014

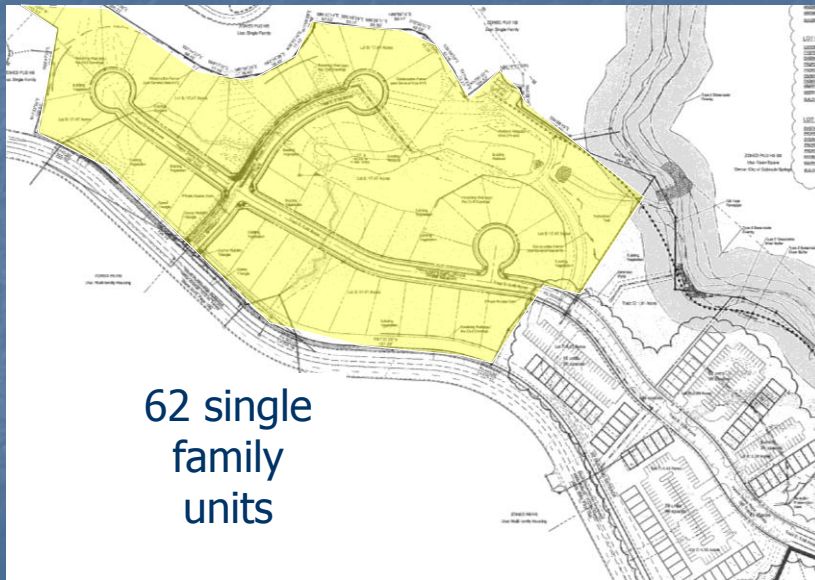
Creekside at Rockrimmon

- History
 - The property was zoned PBC/HS/SS/cr and PUD/HS/SS/cr in 2008.
 - The PUD zoning (30.2 acres) allowed single family and multi-family residential with a maximum density of 7.61 du/ac. The concept plan proposed 168 multi-family and 62 single-family units.
 - The concept plan for the PBC zoning (13.9 acres) allowed two fast food restaurants, one sit down restaurant, two office pad sites, and one retail pad site.
- Applications
 - Concept Plan Amendment
 - Conditional Use Development Plan for multi-family
- Neighborhood Meeting
 - A neighborhood meeting was held on October 29, 2013. 45 people were in attendance.

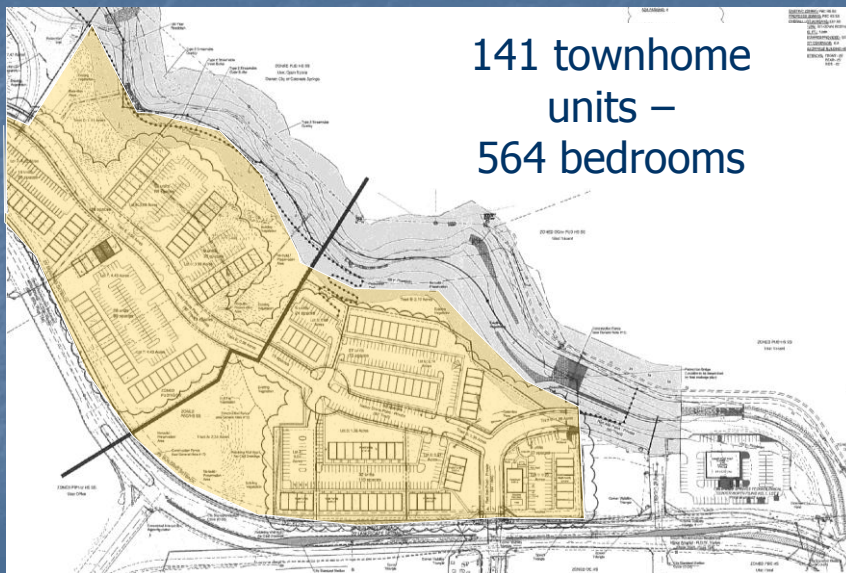
Concept Plan Amendment



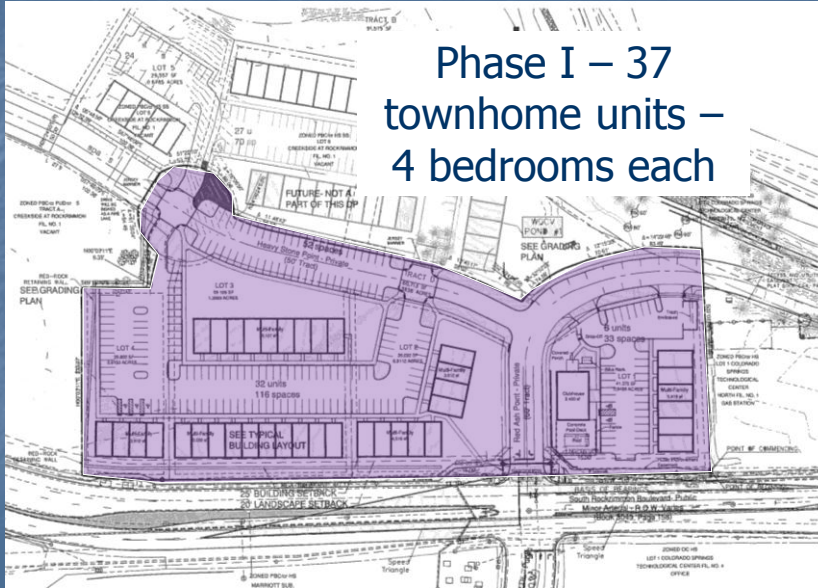
Concept Plan



Concept Plan



Conditional Use



Issues of Concern

- Protection of Hillside and Streamside
- Traffic generation
- Geologic Hazards

Protection of Hillside and Streamside

- Preservation of areas identified by Land Suitability Analysis prepared with plan approved in 2009.
- Streamside area has limited impact and will have minimal impact from drainage improvements required for the stream.
- A trail will be provided on each side of the creek.

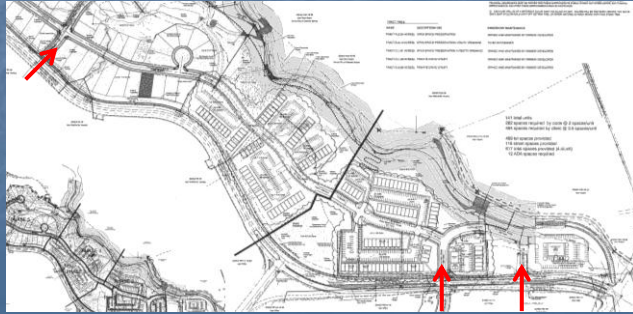


Geologic Hazards

- Geologic Hazard Report was reviewed by City Engineering staff and Colorado Geological Survey staff.
- Items reviewed included:
 - Undermining
 - Expansive soils and bedrock
 - Seasonally shallow groundwater
 - Water-bearing sand layers
 - Uncontrolled fill
 - Downslope creep
- No concerns remain after the review of the plans.

Traffic Generation

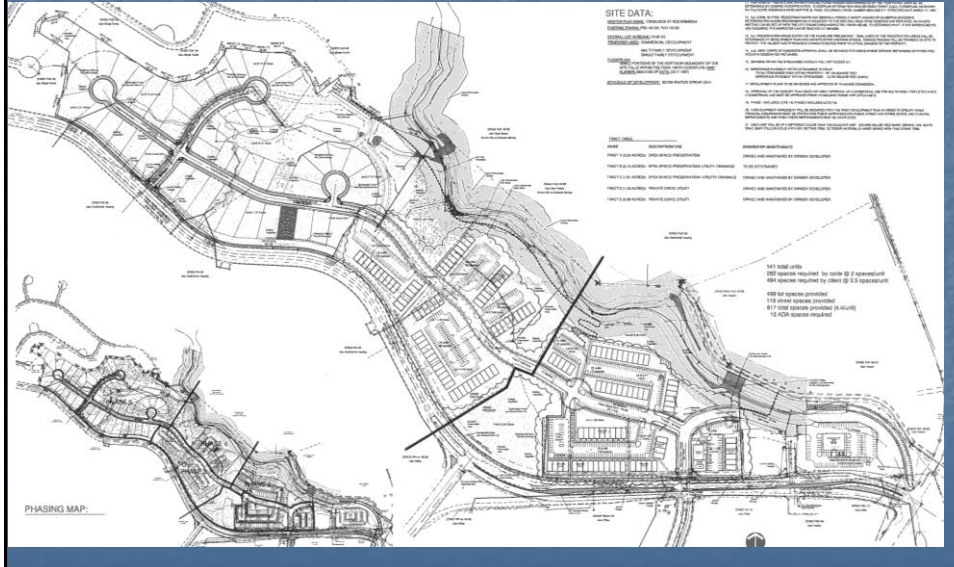
- 3 access points to the site – Red Ash Point, east of the existing gas station and Menzer heights.
- Delay for traffic lights at Delmonico and Rockrimmon intersection, Rockrimmon and Mark Dabling intersection, and the Rockrimmon and I-25 intersection.
- Delays for wildfire evacuation



Creekside at Rockrimmon Recommendation

Staff recommends approval of the concept plan amendment and the conditional use, with technical modifications.

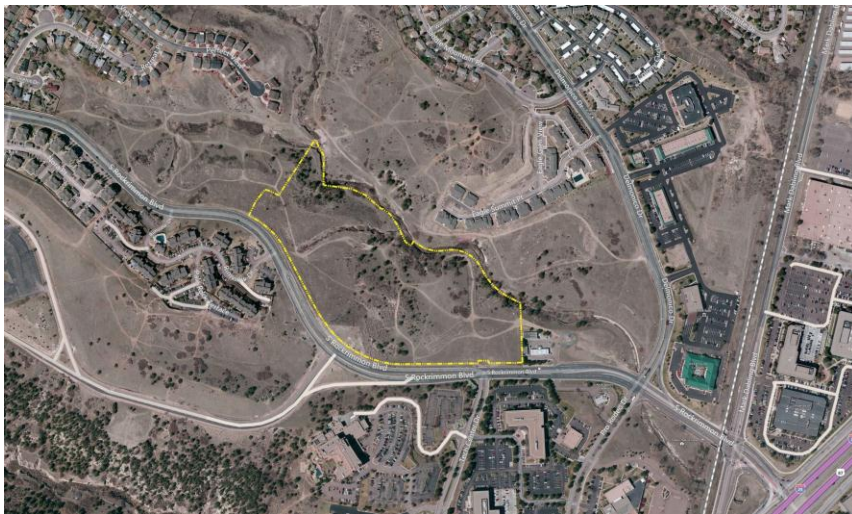
Creekside at Rockrimmon Questions?



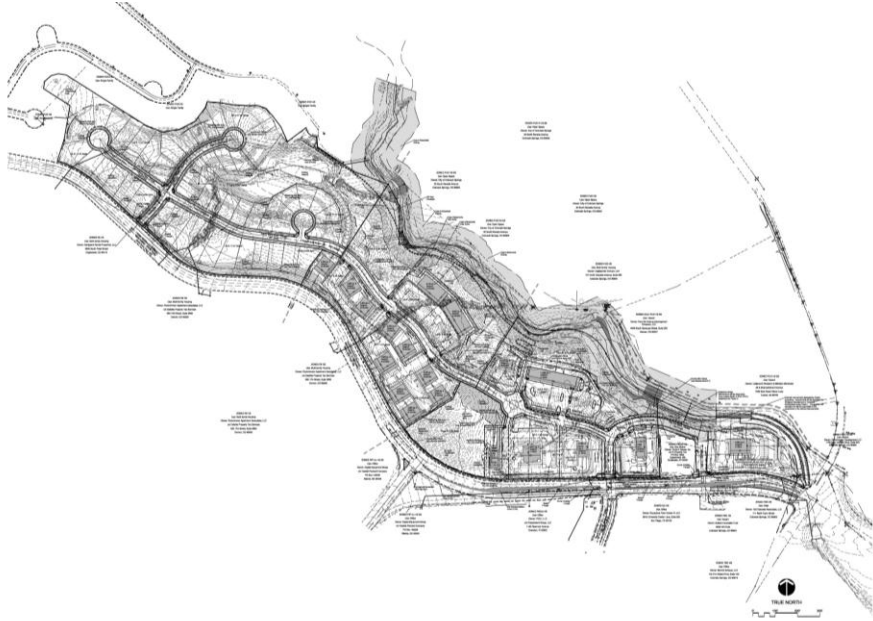
CREEKSIDE AT ROCKRIMMON

City Planning Commission / May 15, 2014

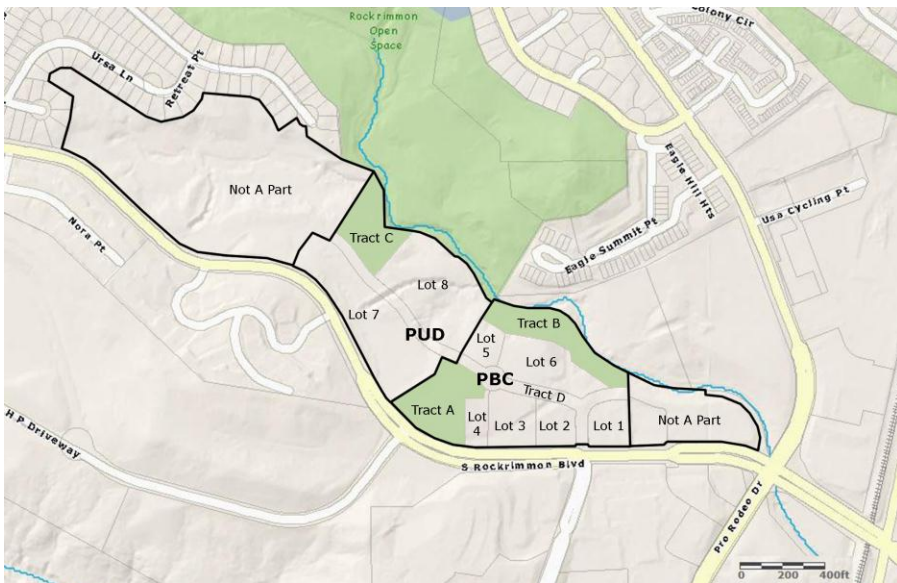
Context Map



Existing Concept Plan



Existing Plat



Proposed Land Use: Townhome Style Student Housing

List of Applications

- Amend Concept Plan to reduce intensity of use
- Conditional Use for Multi-family
- Development Plan for Phase One for 38 units

Product Description

- Student housing in townhome structure
- Rent by bedroom with common kitchen and living area
- Furnished; wired for internet access
- Parking at more than one space per bedroom
- Daily trash pickup
- Fire walls between units
- Developer/ Owner has experience

Renderings of Pueblo Project





Items: 7.A, 7.B
Exhibit: B
CPC Meeting: May 15, 2014

Clubhouse



Proposed Concept Plan



141 total units
252 spaces required by code @ 2 spaces/unit
494 spaces required by client @ 3.5 spaces/unit
499 lot spaces provided
118 street spaces provided
617 total spaces provided (4.4/unit)
12 ADA spaces required

Proposed CU Development Plan



Draft Development Agreement

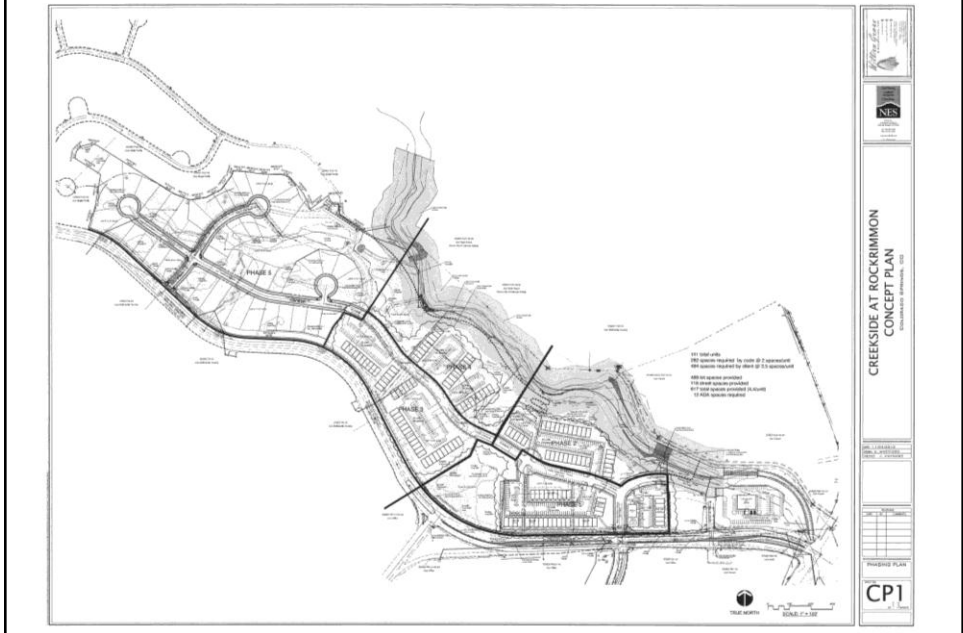
Schedule:

| Improvement | Financial Assurance Amount | Triggering Event |
|--|----------------------------|-----------------------------------|
| Traffic Signal Participation | \$200,000 | Completion of Phase 1 |
| Left Turn Lane + Median at South Rockrimmon Blvd & Red Ash | \$112,000 | Prior to building Permits Phase 2 |
| West ½ Portion of Red Ash Point | \$76,980 | Completion of Phase 2 |
| Channel Improvements Phase 1 & 2 | \$102,443 | Completion of Phase 2 |
| Channel Improvements Phase 2 & 3 | \$256,930 | Completion of Phase 4 |

Questions?

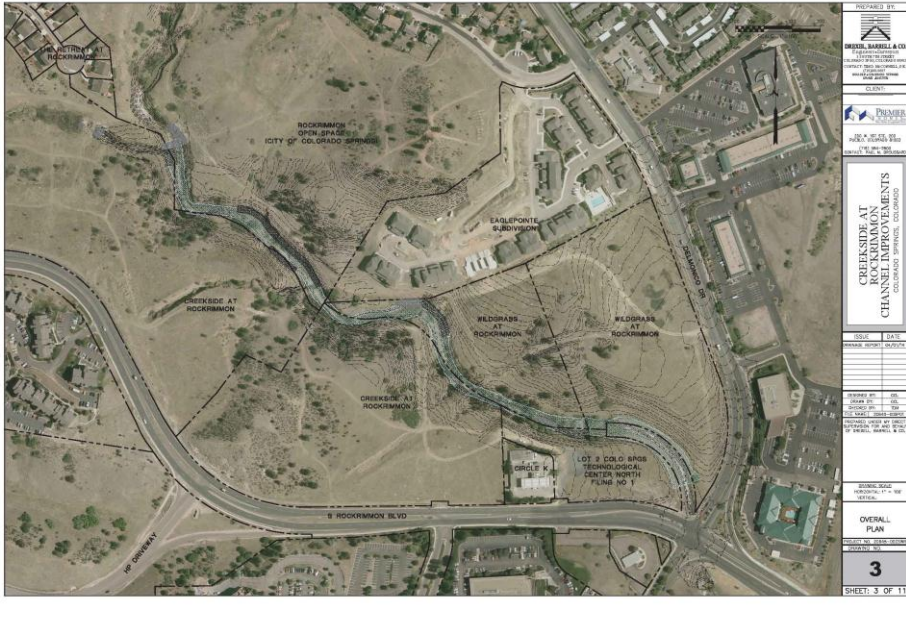


Zoning Map



Items: 7.A, 7.B
Exhibit: B
CPC Meeting: May 15, 2014

Channel Improvements



Items: 7.A, 7.B
 Exhibit: B
 CPC Meeting: May 15, 2014

Creekside at Rockrimmon

**Concerns & Perspectives of the Residents of the
Surrounding Wildland Communities**
Buddy Van Doren, Golden Hills Rockrimmon HOA

Who we are

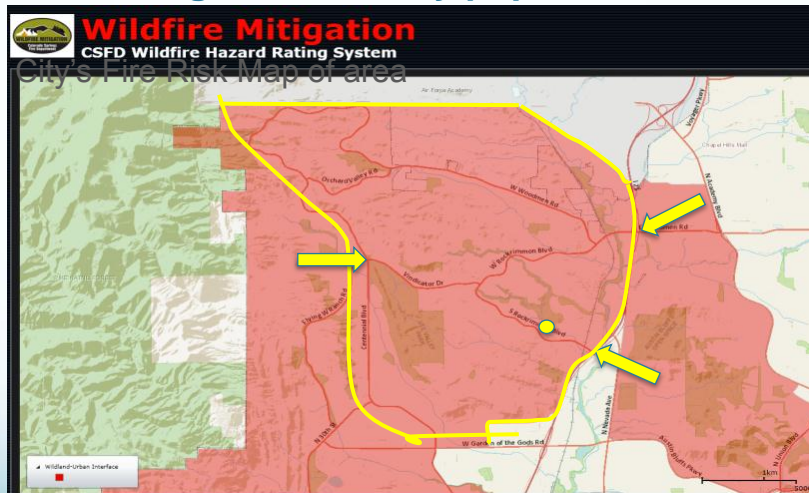
- We are residents of NW Colorado Springs who live in the Wildland Urban Interface (WUI) area in which the proposed Creekside multi-dwelling student housing project would be built (reference filings CPC CP 08-00078-A1MJ13 and CPC CU 13-00116).
- **We are not in favor of the project as it is currently being proposed.**

Among our concerns

- Failure to meet City Code 7.5.501 requirements regarding safety of existing communities
- Failure of the planning process to consider the actual impact of the project on a much larger area than the thousand-foot rule considers. This failure would lead to:
 - Excessive added risk to the thousands of residents now living in the Wildland Urban Interface.
 - Daily traffic volume and road safety problems that would become dangerous in another evacuation.
 - Exacerbated drainage problems in the intersections leading to I-25. This is a current flood problem that paving and buildings will not improve.
- Suitability of the Creekside development with regard to
 - Neighborhood compatibility
 - Land geology, topography, and drainage

Area of Concern – Huge, and heavily populated

- City's Fire Risk Map of area



Items: 7.A, 7.B

Exhibit: C

CPC Meeting: May 15, 2014

Traffic Concerns

Fire Risk

- Creekside would add further traffic volume to an area that is highly developed, and has a very high collective fire risk.
- The area is fully in a Wildland Urban Interface, and has **ONLY THREE EXITS.**
- Several thousand residents would be impacted – 141 quadruple units equals more than 550 additional cars. Adding the traffic from the 270 units of the new Encore at Rockrimmon apartments on Delmonico means more than 1,000 additional autos/day, a significant impact.

Traffic Concerns

Volume

- **Exit (I-25 MP 148) is already a traffic chokepoint**
 - Most area traffic passes east and flows onto I-25
 - MP 148 is one of only two entrances to I-25 for the whole area, containing many thousands of residents living between I-25 on the east and Centennial Blvd on the west, and between Woodmen Valley and S. Rockrimmon Blvd. Pinecliff residents also use MP 148 heavily.
 - All traffic for MP 148 and Mark Dabling goes through a single complex of roads, passing through two traffic lights controlling busy intersections and going under the elevated railroad tracks, passing beneath I-25, and through a single intersection controlling both entrance-exit ramps of Exit 148.

Impacted Wildland Urban Interface Area

- This WUI contains thousands of homes, and many thousands of people. The boundaries are
 - Woodmen Valley on the north to the large apartments and assisted living facilities on S. Rockrimmon
 - I-25 to Centennial Blvd.
- Impacted communities include Golden Hills, Raven Hills, Hunter's Point, Peregrine, Dairy Ranch, Woodmen Valley, Discovery, Oak Hills, Pinecliff, Tamarron, and several more.

Impact on WUI (cont'd)

- We are surrounded with clear evidence of the risk of living in a WUI
 - Waldo Canyon
 - Black Forest
- The residents of our communities were the majority of the evacuees during the Waldo Canyon fire.
- Again, there are only three ways out. Waldo Canyon reduced that to two; next time it could be only one.
- These severe egress limits won't change, and the fire risk remains very high.

Conclusion: The area simply cannot accommodate a significant traffic increase without excessive danger to residents.

...and it will happen again



Our own Fire Department says we will have more wildfire incidents

-Woodmen Edition, May 2, 2014

Without an alarmist tone, City of Colorado Springs officials made it clear they think another wildfire is coming, and they want everyone to get ready.

"We will have a large wildland fire event again," said battalion chief Russ Renck of downtown's Fire Station 1 at the city's public fire preparedness meeting which drew about 300 people to Cheyenne Mountain High School on Thursday, April 24.

The WUI is open recreation space, with many hiking trails – all it takes is one cigarette, or one match

Safety – meeting City Code

- We believe the proposed housing does not meet the requirements of the City Code 7.5.501, excerpted below:

The purposes of the concept plan review are:

1. To ensure use to use compatibility between the proposed land uses, zone district with the surrounding area;
2. To minimize potential hazardous, adverse or objectionable effects of the proposal;
3. To ensure safe points of access to all future lots and adjacent properties"

It does not consider the negative fire safety impact on our community located in the Wildland Urban Interface,

- It is not consistent with current residential profile, at least in terms of maturity and transience.
- The limits of egress imposed by having only three exits in a WUI neighborhood make it unsafe to add yet another high-density residential complex, especially one housing a young, high-transient population unlikely to appreciate the risks.

Safety – How much is too much?

- Most recently, Encore at Rockrimmon was added – 270 units, or more than 500 cars
- Now, we're asked to accommodate Creekside – 564 beds, ~500+ cars
- Where's the tipping point?
 - Where fire will break out next is unpredictable; how it will behave in wildland is predictable: it'll run fast and tax our ability to respond to it.
 - Are we smarter after Waldo Canyon and Black Forest? Maybe, but short of removing so much vegetation that the area is no longer wildland, there's no way to make our fire risk negligible.

Safety – Doing Things Differently

- Virtually no development within Colorado Springs has seriously considered fire danger in platting and organizing communities.
 - Until recently, the Hillside Ordinance actually severely restricted mitigation efforts for developments within the Hillside Overlay.
- We now find ourselves considering development in the heart of this huge WUI, but the land is still being exploited in the same old ways, with no regard for this now-obvious aspect of community safety.

Let's do things differently this time, before we reach a tipping point

Safety (cont'd)

How we can do it differently

- Colorado Springs has shown regard for other aspects of city and community safety, such as the work being done to remedy Stormwater issues
- Recently considered guidelines for the further development of the North Nevada corridor show that we want future development to complement the existing community.

Let's examine our city's Comprehensive Plan and other guidelines; the 21st century has shown us that some changes are in order, for safety's sake.

Other Concerns

The proposal is misleading.

- The casual reader is led to believe that Creekside is a UCCS-sponsored project, but it's a private development.
- In October, the developer stated that Creekside is "about a half a mile from campus." Not even close – it's more than two miles from the nearest campus transit point – and further yet to campus. This lack of familiarity is concerning.
- As of Nov 2013, (after the community presentation) Susan Szyrka, the UCCS Vice-Chancellor for Administration & Finance, had not even met Creekside's developers.

Land Use

- The class finds SE Corridor project viable in the 2008 context of the project as seen when any, a lake and other housing were in the plans for that general area
- The area has always had soil subsidence problems
- We realize that landowners want to realize a return on their investments, but we should not take any cases away from them or the more successful development
- Additionally, we should create alternatives that do not add significantly to the

Land Use (Cont'd)

- Conformance with the City Comprehensive Plan (p. 136) -
 - Encourage infill: This sounds like a great goal, because it maximizes the use of existing infrastructure – until the wildfire issue is considered
 - Locate higher density housing as a transition and buffer: Again, the wildfire “education” that we’ve received in the last two years should have taught us to reexamine rules like this more closely.
 - Meet housing needs of all segments of the community: While we understand the needs of a broad spectrum of the community, we feel it doesn’t make sense to place transient housing for young, single residents in proximity to hiking trails in high fire-danger wildland.

We believe these goals should be revisited, and tempered by the new, hard-won knowledge of fire risks, before making decisions like approval of Creekside.

What we're Not

- We are not anti-UCCS! We support the university. We laud its growth and success, and want it to grow and prosper.
- We are not anti-growth! Growth, based on sensible goals and using our experience, is essential. This is NOT a “NIMBY” reaction.

But

This is the wrong place for student housing

Summary of Concerns

- Fire risk in the WUI is our major concern. The Creekside project does not appear to meet the standards of City Code 7.5.501 regarding the safety of the community into which it would be placed.
- The Creekside impact analysis has been inadequate. There was no consideration of the impact it would have on the many thousands of residents in a huge wildland area with only three exits. The thousand-foot rule is an absurd measure of impact radius.
- Adding traffic to the area is a concern. Encore traffic will impact road safety, and adding Creekside to that is a double hit to daily traffic that would create everyday delays and safety issues, and would become dangerous and even life-threatening in a wildfire evacuation. We don't agree with the City Traffic Engineer; she measures and calculates the traffic – we drive in it.
- Drainage remains a concern. The paving and buildings will move even more water into an intersection that already floods when weather hits; it's downhill from every street feeding it. We await the review of the drainage report (Agenda p. 137)

THANK YOU FOR YOUR ATTENTION AND CONSIDERATION

STUDENT HOUSING PROJECT – RESIDENTS’ STATEMENT OF NON-APPROVAL

We are residents of NW Colorado Springs who live in proximity to the multi-dwelling housing project being proposed on South Rockrimmon Blvd; reference filings CPC CP 08-00078-A1MJ13 and CPC CU 13-00116. **We are not in favor of the project as stated.** Among our concerns:

- **Added traffic volume to a high fire risk Wildland Urban Interface area WITH ONLY THREE EXITS.** Several thousand residents would be impacted – 141 quadruple units equals more than 550 additional cars. Adding the traffic from the 270 units of the new Encore at Rockrimmon apartments on Delmonico means more than 1,000 more autos/day, a huge impact.
- **The exit (I-25 MP 148) is already a traffic chokepoint.** Most area traffic passes east and flows onto I-25, through one of the only two entrances to I-25 for many thousands of residents living between I-25 on the east and Centennial Blvd on the west. All the traffic goes through a complex of roads, passing through two traffic lights controlling busy intersections and going under the elevated railroad tracks, underneath I-25, and through a single intersection controlling both entrance-exit ramps of Exit 148.
- **A very large Wildland Urban Interface area is impacted.** This WUI contains many thousands of people ranging from Woodmen Valley on the north to the large apartments and assisted living facilities on the South, and west to Centennial Blvd. Impacted communities include Rockrimmon, Peregrine, Woodmen Valley, Discovery, Oak Hills, Pinecliff, Tamarron, and many more. The residents of these communities were the majority of the evacuees during the Waldo Canyon fire. There are only three ways out. Waldo Canyon reduced that to two; next time it could be only one. These severe egress limits are not likely to improve, and the fire risk remains very high. The area simply cannot accommodate a significant traffic increase without excessive danger to residents.
- **We believe the proposed housing does not meet the requirements of the City Code 7.5.501-502,** in that it does not consider the negative fire safety impact on our community located in the Wildland Urban Interface, and it is not consistent with current residential profile. The limits of egress imposed by having only three exits in a WUI neighborhood make it unsafe to add yet another high-density residential complex, especially one housing a high-transient population unlikely to appreciate the risks.
- **The proposal is misleading.** It’s labeled as UCCS student housing, but the location is not convenient to the campus – it’s more than two miles from the nearest campus transit point.

We support UCCS, and want it to grow and prosper. But this is the wrong place for student housing.

| Printed Name | Signature | Address / Phone | Date |
|-------------------|---------------------------|--------------------------------------|--------|
| Lynette Reagan | <i>Lynette Reagan</i> | 6530 Delmonico Dr #301 - 448-9905 | 4/5/14 |
| Elizabeth Reed | <i>Elizabeth Reed</i> | 6520 Delmonico Dr. #406 375-3608 | 4/5/14 |
| Adria Wills | <i>Adria Wills</i> | 6520 Delmonico Dr. #405 233-7268 | 4/5/14 |
| Millicent Collins | <i>Millicent Collins</i> | 6520 Rockrimmon #402 559-1384 | 4/5/14 |
| Dorothy Webster | <i>Dorothy J. Webster</i> | 6520 Rockrimmon #408 598-0180 | 4/5/14 |
| Frank Luttrell | <i>Frank Luttrell</i> | 6530 Delmonico #305 388-0154 | 4/5/14 |
| Sue Luttrell | <i>Sue Luttrell</i> | 6530 Delmonico #305 388-0154 | 4/5/14 |
| Maersha Mohr | <i>Maersha Mohr</i> | 6530 Delmonico Dr. #302 266-8359 | 4/5/14 |
| Sean McCulough | <i>Sean McCulough</i> | 6530 Delmonico Dr. #303 593-0843 | 4/5/14 |
| Patricia Riley | <i>Patricia Riley</i> | 6530 Delmonico Dr. #303 593-0843 | 4/5/14 |

STUDENT HOUSING PROJECT - RESIDENTS' STATEMENT OF NON-APPROVAL

| Printed Name | Signature | Address / Phone | Date |
|---------------------|----------------------------|-------------------------------------|--------|
| Releigh Halcomb | <i>Releigh Halcomb</i> | 6530 Delmonico #305 260-0029 | 4/5/14 |
| Bessie Halcomb | <i>Bessie Halcomb</i> | 6530 Delmonico #305 260-0029 | 4/5/14 |
| Billie Wallace | <i>Billie Wallace</i> | #6530 Delmonico 306 598-4061 | 4/5/14 |
| Norene Barnes | <i>Norene Barnes</i> | 6540 Delmonico 301 264-9068 | 4/5/14 |
| Lisa Holman | <i>Lisa Holman</i> | 6540 Delmonico 302 278-9659 | 4/5/14 |
| Carol Addison | <i>Carol S. Addison</i> | 6540 Delmonico #304 532-1006 | 4/5/14 |
| Van Autrey | <i>Van L. Autrey</i> | 6550 Delmonico #301 287-4310 | 4/5/14 |
| Trent Ruper | <i>Trent Ruper</i> | 6550 Delmonico #301 355-5020 | 4/5/14 |
| Nancy Seagrove | <i>Nancy Seagrove</i> | 6550 Delmonico #304 522-0880 | 4-5-14 |
| Bruce Bullard | <i>Bruce Bullard</i> | 6560 Delmonico #303 531-5677 | 4-5-14 |
| Darcy Bennett | <i>Darcy Bennett</i> | 6580 Delmonico #304 | 4-5-14 |
| Glenn Loyche | <i>Glenn Loyche</i> | 6580 Delmonico #404 649-3583 | 4-5/14 |
| Lorraine Micheletti | <i>Lorraine Micheletti</i> | 6590 Delmonico #402 593-2279 | 4-5/14 |
| Mary Graham | <i>Mary L. Graham</i> | 6590 Delmonico #403 332-3496 | 4-5-14 |
| Gerardine Gauch | <i>Gerardine M. Gauch</i> | 6590 Delmonico #404 963-1264 | 4-5-14 |
| Richard Dodder | <i>Richard Dodder</i> | 6590 Delmonico #405 651-9544 | 4-5-14 |
| Linda Glaza | <i>Linda L. Glaza</i> | 6590 Delmonico #305 548-9171 | 4-5-14 |
| Anne Brown | <i>Anne Brown</i> | 6590 Delmonico #204 916-837-6543 | 4-5-14 |
| Kim McCauley | <i>Kim McCauley</i> | 6590 Delmonico #202 264-0068 | 4-5-14 |
| John Evans | <i>John Evans</i> | 6590 Delmonico #201 685-3718 | 4-5-14 |
| Gloria Morris | <i>Gloria Morris</i> | 6580 Delmonico #203 528-5729 | 4-5-14 |
| Koren Morris | <i>Koren Morris</i> | 6580 Delmonico #205 528-5729 | 4-5-14 |
| Karen Crowley | <i>Karen Crowley</i> | 6580 Delmonico #204 593-8343 | 4-5-14 |
| George Stolz | <i>George Stolz</i> | 6530 Delmonico #301 225-5990 | 4-5-14 |

STUDENT HOUSING PROJECT - RESIDENTS' STATEMENT OF NON-APPROVAL

719-213-9972

| Printed Name | Signature | Address / Phone | Date |
|-----------------|--------------------|------------------------------------|--------|
| Twila Clayton | <i>[Signature]</i> | 6550 Delmonico | 4-5-14 |
| Jeanne Purcell | <i>[Signature]</i> | 6540 Delmonico Dr #203 268-3472 | 4-5-14 |
| Mike Crino | <i>[Signature]</i> | 6530 Delmonico Dr #309 258-9811 | 4-5-14 |
| Jennifer Lorden | <i>[Signature]</i> | 6550 Delmonico #101 424-9954 | 4-6-14 |
| RaeAnn Maxwell | <i>[Signature]</i> | 6550 Delmonico #102 237-0507 | 4-6-14 |
| Jerry Bianchi | <i>[Signature]</i> | 6550 Delmonico #105 598-0712 | 4-6-14 |
| David King | <i>[Signature]</i> | 6560 Delmonico #101 599-7464 | 4-6-14 |
| Mary Beth King | <i>[Signature]</i> | 6560 Delmonico #101 599-7464 | 4-6-14 |
| Bruce Sclavi | <i>[Signature]</i> | 6580 Delmonico #101 357-8297 | 4-6-14 |
| Laurie Sclavi | <i>[Signature]</i> | 6580 Delmonico #101 351-8297 | 4-6-14 |
| Susan Bailey | <i>[Signature]</i> | 6590 Delmonico #103 200-6834 | 4-6-14 |
| Karron Smith | <i>[Signature]</i> | 6590 Del #105 268-6722 | 4-6-14 |
| Agnes Stone | <i>[Signature]</i> | 6520 Delmonico #203 598-9251 | 4-6-14 |
| Jane Denton | <i>[Signature]</i> | 6520 Delmonico #202 265-0083 | 4-6-14 |
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| Printed Name | Signature | Address / Phone | Date |
|-------------------|-------------------|-----------------------------|--------|
| Carol A. Lubell | Carol A. Lubell | 1975 Oak Hills Dr. 460-9450 | 4/3/14 |
| Jerry Lubell | Jerry Lubell | 1975 Oak Hills Dr. 460-9450 | 4/3/14 |
| Mark Zharovsk | Mark Zharovsk | 1620 Pinnacle Ridge Ln | 4/4/14 |
| Mary Ellen Schaad | Mary Ellen Schaad | 1670 Pinnacle Ridge Lane | 4/4/14 |
| LACY ULLMANN | Lacy Ullmann | 1665 Pinnacle Ridge Ln | 4/4/14 |
| Vivian R. Parle | Vivian R. Parle | 1685 Summit Pt Ct. | 4/4/14 |
| Ronald R. Parle | Ronald R. Parle | 1685 Summit Pt Ct | 4/4/14 |
| GARRY FURCHER | Garry Furcher | 1775 PINNACLE RIDGE | 4-4-14 |
| Theresa McDavis | Theresa McDavis | 2510 Oak Hills | 4-4-14 |
| Thomas Davis | Thomas Davis | 2510 Oak Hills Dr. | 4-4-14 |

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|-----------------|------------------|--|--------|
| Francis Moore | Francis P. Moore | 2520 OAK Hills Dr 80919 719-598-3245 | 4/4/14 |
| Con Wiggan | [Signature] | 2735 Oak Hills Dr 719-548-8725 | 4/4/14 |
| Mary Schenk | Mary Schenk | 610 Big Valley Dr 719-599-8248 E/S 80919 | 4/5/14 |
| Debbie Dockwell | Debbie Dockwell | 7015 Pebble Way 80919 599-7833 | 4/5/14 |
| Barbara Wassa | Barbara J Wassa | 465 Buckeye Dr 80919 200-1033 | 4/5/14 |
| Evelyn Ast | Evelyn Ast | 1350 Montwood Dr 598-8743 | 4/5/14 |
| Jan Eggleston | Jan Eggleston | 7335 Buckeye Ct 80919 598-0633 | 4/5/14 |
| T. L. Riddle | T. L. Riddle | 1980 Oak Hills Ct Colorado Springs 598-1191 | 4/5/14 |
| Terri Reinhard | Terri Reinhard | 1920 Oak Hills Dr 379 80919 598-21147 | 4/5/14 |
| Gail Vadala | [Signature] | 1735 Pinnacle Ridge 598-2496 | 4/5/14 |

Gail Vadala

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| Printed Name | Signature | Address / Phone | Date |
|--------------------|---------------------------|---------------------------------------|----------|
| William L Galloway | <i>William L Galloway</i> | 1856 Oak Hills Dr 719 598 0521 | 4-5-2014 |
| ROBIN & SPEISER | <i>Robin Speiser</i> | 1820 TRAPPERS Glen Ct 719 592 9588 | 4/5/2014 |
| JOE CATALANO | <i>Joe Catalano</i> | 1870 TRAPPERS Glen Ct | 4-5-2014 |
| FRANK BLUSTEN | <i>Frank Blusten</i> | 1775 OAK HILLS DR | 4/5/2014 |
| Deona Blustein | <i>Deona Blustein</i> | 1775 Oak Hills Dr | 4/5/2014 |
| JOHN SHAW | <i>John Shaw</i> | 1735 OAK HILLS DR | 4/5/2014 |
| JOHANNIE TONIOLO | <i>Johannie Toniole</i> | 1675 OAK HILLS DR. | 4/5/2014 |
| GLORIA TONIOLO | <i>Gloria Toniole</i> | 1675 Oak Hills dr | 4/5/2014 |
| Jana Jo Watt | <i>Jana Jo Watt</i> | 1622 Oak Hills Dr. | 4/5/2014 |
| Connie Edgers | <i>Connie Edgers</i> | 1626 OAK HILLS DR | 4/5/2014 |

CONNIE EDGERS

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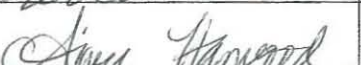
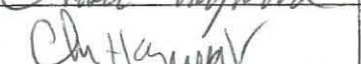
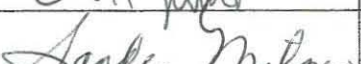
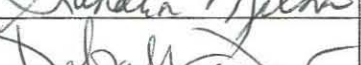
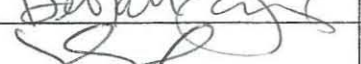
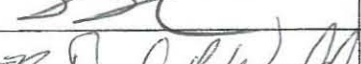
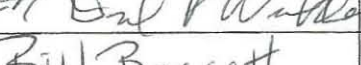
| Printed Name | Signature | Address / Phone | Date |
|-------------------|-----------|------------------------------|------------|
| T. Gilman | | 1648 Oak Hills | 4/5/14 |
| PATRICIA R Gilman | | 1640 OAK HILLS DR | 4/5/14 |
| Mike Scott | | 7275 Oak Valley Dr | 4/5/14 |
| Lorraine Scott | | 7275 Oak Valley Dr | 4/5/14 |
| RO Kasper | | 7150 Higher Road 599-0276 | 4/5/14 |
| Latie Cleary | | 419 Ravensview Ct CS | 4/7/14 |
| Mary Lou Vaughn | | 6425 Delmonico Dr | Apr 7 2014 |
| Pam Genuardo | | 1960 Chateau Pt. Ct. | 4/16/14 |
| BERNELLE DEMO | | 1990 Chateau Pt | 4/18/14 |
| Gail Trask | | 1995 Chateau Pt. | 4/18/14 |

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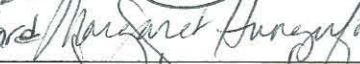

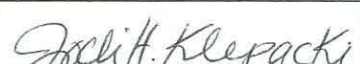


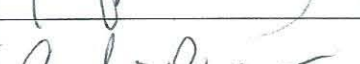
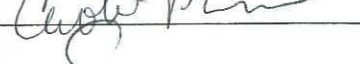

| Printed Name | Signature | Address / Phone | Date |
|---------------|---|-----------------------------------|---------------|
| Bill Trask |  | 1995 Chateau Pt. Ct | 4-18-14 |
| Mike Seaton |  | 1935 Chateau Pt. Ct. | 18 Apr 2014 |
| Robert Powers |  | 1985 OAK HILLS DR | 18 APR 2014 |
| Aimee Haywood |  | 1640 Pinnacle Ridge Ln. | 18 April 2014 |
| Chris Haywood |  | " " | " |
| Sandra Milner |  | 1650 Pinnacle Ridge ^{CU} | 19 April 2014 |
| Debra Fornero |  | 2195 Oak Hills Dr. | 04-19-2014 |
| Jesse Spaeth |  | 1940 Monde Ct | 4-19-2014 |
| DAVID WINNER |  | 1665 9 TONEY PT CT | 4-21-14 |
| Bill Bassett |  | 1635 Stone Pt Ct | 21 Apr 14 |

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| ROYANNE SHOUSE |  | 1620 Stony | 4-21-2014 |
| #5 UNITS |  | 1680 Stony Pt Ct | 4-21-2014 |
| Margaret Hungerford |  | 1650 Stony Point 80919 | 4/21/14 |
| LARRY HUNGERFORD |  | 1650 Stony Point 80918 | 4/21/14 |
| Jodi H. Klepacki |  | 1660 Stony Point Ct | 4/21/14 |
| ALENDRE MOGGA |  | 1730 Oak Hills Dr | 4/21/14 |
| Brian Williams |  | 1750 Oak Hills Dr | 4/21/14 |
| Janet Passmore |  | 1625 Stony Pt Ct | 4-21-14 |
| Stacy Cox |  | 1745 Oak Hills Dr. | 4-21-14 |
| Rhonda Weston |  | 1715 Oak Hills Dr | 4.21.14 |

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| Gail Labosky | <i>Gail Labosky</i> | 630 Big Valley Dr 598-9472 | 4/19/14 |
| Joyce Horst | <i>Joyce Horst</i> | 570 Big Valley Dr. 593-0761 | 4/19/14 |
| Glenda Mason | <i>Glenda Mason</i> | 262-9195 695 Carved Terrace | 4/19/14 |
| Richard Mason | <i>Richard Mason</i> | 262-9195 695 CHAVED TERRACE | 4/19/14 |
| KENNY HODGES | <i>Kenny Hodges</i> | 7302 STOVERATE C/S 80919 520-7375 | 4/19/14 |
| DAENT GRAVES | <i>D. Brent Graves</i> | 7306 STREGATE CT C/S 80919 590-8622 | 4/19/14 |
| Brooke Graves | <i>Brooke D. Graves</i> | 7306 Stregate Ct. C/S 80919 | 4/29/14 |
| James Gerner | <i>James Gerner</i> | 720 Big Valley Dr. C/S 80919 466-9986 | 4/19/14 |
| SHARL BALLEW | <i>Sharl Ballew</i> | 555 BIG VALLEY DR | 4/21/14 |
| Sue Spruel | <i>S. Spruel</i> | 810 Big Valley Dr. 80919 | 4/21/14 |

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| Printed Name | Signature | Address / Phone | Date |
|----------------------|-----------------------------|--|------------|
| KRZYSZTOF MYSZKOWSKI | <i>Krzysztof Myszkowski</i> | 1010 BIG VALLEY DR CO SPRGS 80919 719.599.9538 | 03.30.2014 |
| Diane Myszkowski | <i>Diane Myszkowski</i> | 1010 BIG VALLEY DR, C/S, 80919 719-599-9538 | 03-30-2014 |
| Suzanne Gardner | <i>Suzanne Gardner</i> | 940 Big Valley Dr, C/S 80919 719-592-0671 | 4-9-2014 |
| Rex Gardner | <i>Rex Gardner</i> | 940 Big Valley Dr. c/s spgs 719-592-0671 | 4/9/14 |
| Diane Bianchi-Bell | <i>Diane Bianchi-Bell</i> | 875 Big Valley DR 719 599-3420 | 4/9/14 |
| William Bell | <i>William Bell</i> | 875 Big Valley Dr 719 599 3420 | 4/9/14 |
| Carrie Jones | <i>Carrie Jones</i> | 815 Big Valley Dr. Co. Springs Co. 80919 | 4/9/14 |
| Bryce Morgan | <i>Bryce Morgan</i> | 815 Big Valley DR Co. Springs Co 80919 | 4/9/14 |
| JACK MCCORMICK | <i>Jack McCormick</i> | 7225 Delmonico Dr. Co. Springs Co 80919 | 4/21/14 |
| Geraldine A. Gieck | <i>Geraldine A. Gieck</i> | 1015 Big Valley DR Colorado Springs Co 80919 5946910 | 4-29-14 |

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| RICHARD STERN | <i>Richard Stern</i> | 1315 BIG VALLEY C/S 80919 719-593-2341 | 3/30/14 |
| Zena Verros | <i>Zena M. Verros</i> | 1310 Big Valley DR 719-278-7473 C/S 80919 | 3/30/14 |
| Sarah Verros | <i>Sarah Verros</i> | 1310 Big Valley Dr. C/S CO 80919 719 930 4131 | 3/30/14 |
| Steven J. Verros | <i>Steven J. Verros</i> | 1310 Big Valley Dr C/S P/S 719-210-2831 Co 80919 | 3/30/14 |
| Megan Verros | <i>Megan Verros</i> | 1310 Big Valley Dr C/S/CO 80919 719 968 6040 | 3/31/14 |
| Becky Ciletti | <i>Becky Ciletti</i> | 1330 Big Valley Dr C/S CO 80919 719 599 076 | 4-4-14 |
| FRED ARCHULETA | <i>Fred Archuleta</i> | 1305 BIG VALLEY DR. C/S CO 80919 719-598-1562 | 4-6-14 |
| UNA ARCHULETA | <i>Una Archuleta</i> | 1305 Big Valley Dr C/S CO 80919 598-1562 | 4-6-14 |
| Michelle Archuleta | <i>Michelle Archuleta</i> | 306 Saddle Mountain Rd C/S CO 80919 351 9671 | 4-6-14 |
| CARY LOEWEN | <i>Cary H. Loewen</i> | 7850 Delmonico Dr. C.S. CO 80919 599-1462 | 5/1-14 |

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|--------------------------|-----------|--|---------|
| Christine Ketterhagen | | 7720 Delmonico DR CSO 719-594-0293 | 4-21-14 |
| Michael Ketterhagen | | 7720 Delmonico Dr Spr. 719-594-0293 | 4/21/14 |
| Mary Joanne Berner Knopp | | 910 Big Valley Dr. | 4/30/14 |
| STEPHEN KNOPP | | 910 BIG VALLEY DR 719-593-8433 | 4/30/14 |
| Kathy Walsh | | 7855 Delmonico Dr. | 5-1-14 |
| DANIEL G. ANDERSON | | 7820 DELMONICO DR | 5-1-14 |
| Nancy Davis | | 920 Big Valley Dr | 5/1/14 |
| JUDY ANDERSON | | 930 BIG VALLEY DR | 5/1/14 |
| Robert Golden | | 1110 Big Valley Dr | 5/3/14 |
| Amy Newton | | 1160 Crown Haven Cir. | 5/10/14 |

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| TEENA WARDEN | | 1345 CARLSON DR 80919 719-528-6081 | 4/6/14 |
| Charles Warden | | 1345 CARLSON DR COLORADO SPRINGS CO 80919 719-528-6081 | 4/6/14 |
| Vernita M Hare | | 1350 CARLSON DR 80919 719-266-1505 | 5/4/14 |
| JAMES GODFREY | | 1005 Big Valley Dr Colorado Springs, Co 80919 | 5/10/14 |
| MARCEA HYTEN | | 1230 CROWN HAVEN CIR COLOR SPRS, CO 80919 | 5/10/14 |
| BLAINE HYTEN | | 1230 CROWN HAVEN CIR COLOR SPRS, CO 80919 | 5/10/14 |
| Rebecca Mejia | | 5974 Canyon Reserve Hts Co Springs, CO 80919 | 5/10/14 |
| Erica Lam | | 1244 Crown Haven Cir | 5/10/14 |
| Jacobs Burger | | 1272 Crown Haven Cir. Colo Spgs, CO 80919 | 5/10/14 |
| Bealis Burger | | 1272 CROWN HAVEN CIR CO SPRINGS CO 80919 | 5/10/14 |

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| THADDEUS F. GEMBRZYNSKI | | 1065 BIG VALLEY DR COL SPRGS, CO. 80919 | 4/24/14 |
| Donald J Gieck | | 1015 Big Valley Dr Colo Springs CO 80919 | 5/7/14 |
| Marty Marlan | | 1286 Crown Haven Cir Colorado Springs CO 80919 | 5/10/14 |
| Kris Helweg | | 6384 WINTER HAVEN DR. 80911 | 5/10/14 |
| Richard Monday | | 408 W. Rockrimmon Blvd AATE C12 80919 | 5/10/14 |
| Juanvil Monday | | 408 W Rockrimmon Blvd #E C5 80919 | 5/10/14 |
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|--------------------|---------------------------|------------------------------------|-------------|
| Nancy J. Nuttelman | <i>Nancy J. Nuttelman</i> | 1770 Oak Hills Dr CO SPGS 80919 | May 5, 2014 |
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|-------------------|--------------------------|---|---------|
| DAVID FRUH | <i>David Fruh</i> | 20 Gold Coin 80919 719- 528 -338-8729 | 5/12/14 |
| KENNETH FAIRBANKS | <i>Kenneth Fairbanks</i> | 160 MIKADO DR E, CS, CO 528-6598 | 5/12/14 |
| ORGA WOOD | <i>Orga Wood</i> | 220- RADEN HILLS RD 719-593-7948 80919 | 5/12/14 |
| Jane Condit | <i>Jane Condit</i> | 175 Raven Hills Rd 80119 719-277-7590 | 5/12/14 |
| Wendell JOHNSON | <i>Wendell Johnson</i> | 1356 MIKADO DR 593-0932 | 5/12/14 |
| Leonard Rieth | <i>Leonard Rieth</i> | 7045 Raven Hills Pl Colorado Springs, CO | 5/12/14 |
| Jeffrey Hanson | <i>Jeffrey Hanson</i> | 20 Gold Coin Ct CS 8: 709-623-6516 | 5/12/14 |
| RICHARD ADAMS | <i>Richard Adams</i> | 30 Mikado Dr. E | 5/13/14 |
| Sandy Browne | <i>Sandy Browne</i> | 6980 Mikado Ln. | 5/13/14 |
| Kevin Kinzel | <i>Kevin Kinzel</i> | 184 Mikado Dr. E. | 5/13/14 |

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| Stepha F Burn | <i>SFB</i> | 7193750374 320 E Rockrimm Blvd | 05/13/2014 |
| Betty J Burn | <i>Betty Burn</i> | 7193750374 320 E Rockrimm Blvd | 5/13/2014 |
| Ueki Meline | <i>Ueki Meline</i> | 195 Mikado Dr E | 5/13/2014 |
| Steven Berkheimer | <i>Sttt Ber</i> | 6870 Dauntless Ct. (770) 490-8090 | 5/13/14 |
| Elaine Berkheimer | <i>Elaine Berkheimer</i> | 6870 Dauntless Ct 404 694-0161 | 5-13-14 |
| Katharina Jackson | <i>Katharina Jackson</i> | 6940 Mikado Lane 719-598-3122 | 5/13/14 |
| Carolyn Mangold | <i>Carolyn Mangold</i> | 24 Raven Hills Ct 598-2534 | 5/13/14 |
| Janet Lewis | <i>Janet Lewis</i> | 190 Anchoria Wj Colorado Springs 5982787 | 5/13/14 |
| Stepha Zeren | <i>Stepha Zeren</i> | 15 MIKADO DR WEST CO SPRINGS CO 80919 | 5/13/14 |
| DAVID GARDNER | <i>David Gardner</i> | 190 ANCHORIA WAY C.S., CO 80919 | 5/13/14 |
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Koehn, Alayna

From: Chip & Nicole Alger <algerm@comcast.net>
Sent: Tuesday, May 13, 2014 2:55 PM
To: Koehn, Alayna
Subject: Vote NO! - Planned Development at Rockrimmon and Delmonico

I strongly urge you to vote No on the proposed housing development in the Rockrimmon area. We are already being bombarded with high density housing on Delmonico near the USA Cycling center. This would greatly increase traffic in our area and at a major intersection for evacuation routes.

Save our community and the Wildland Urban Interface.

Nicole Alger
6340 Delmonico Drive
Colorado Springs, CO 80919

Student Housing Zoning Study: Report and Recommendations



**Saint Paul Planning Commission
May 2012**

Background and Geography

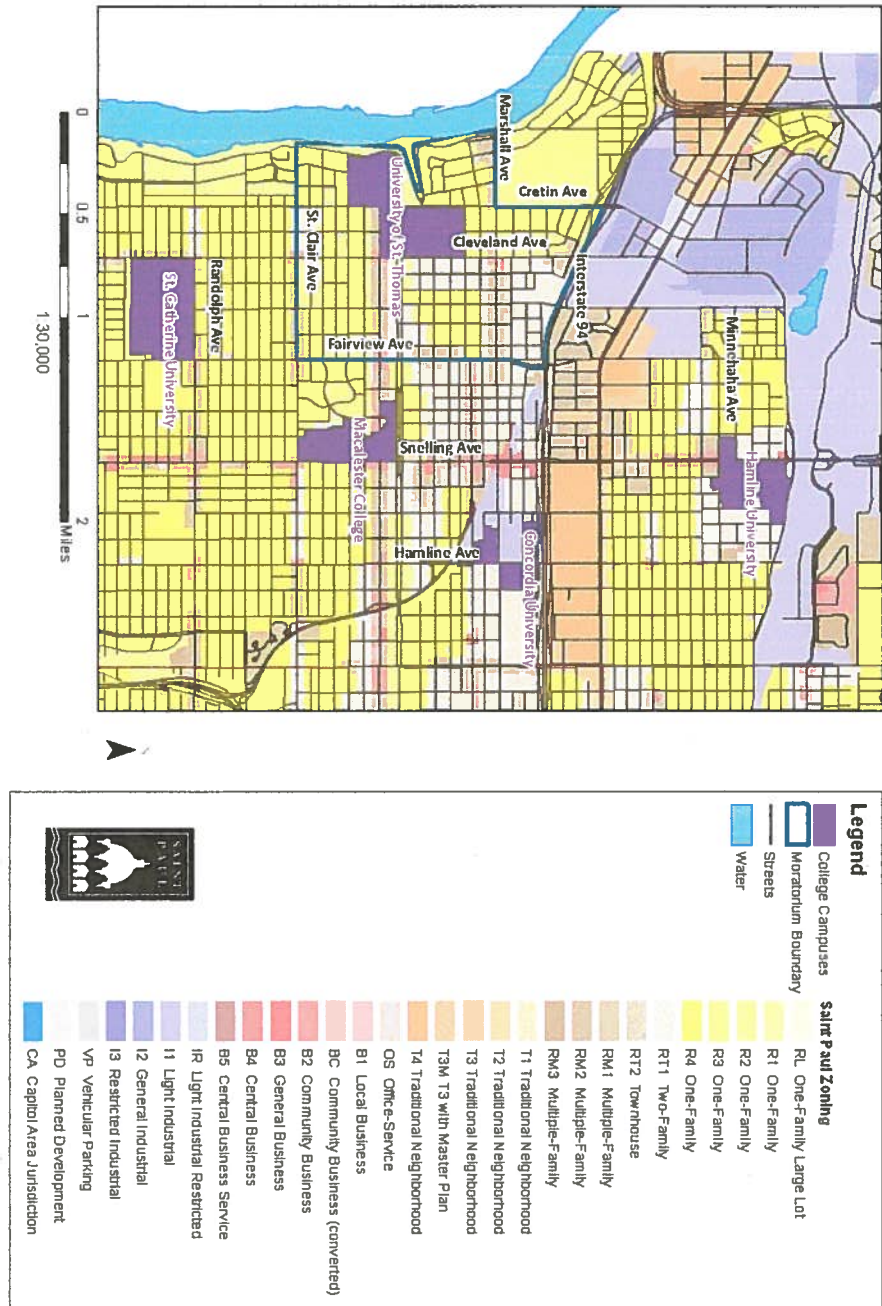
In August of 2011, the Saint Paul City Council enacted a one-year moratorium on the conversion of owner-occupied homes to rental in portions of the Highland Park, Macalester Groveland, and Merriam Park neighborhoods. Intended to temporarily prohibit the proliferation of new college/university student rental housing in neighborhoods of predominantly single-family and duplex housing, the moratorium applies in R1-RM2 zoning districts within an area bounded by Mississippi River Boulevard, Marshall Avenue, Interstate 94, Fairview Avenue, and St. Clair Avenue (see Figure 1). Accompanying the moratorium, the City Council requested that the Saint Paul Planning Commission study the issue and make recommendations regarding the regulation of student housing within the area of the moratorium.

Understanding the Issue

There are nine college or university campuses located within the City of Saint Paul. Five of these institutions—Hamline University, Concordia University, St. Catherine University, Macalester College, and the University of Saint Thomas (UST)—are located proximal to or within the moratorium area (see Figure 1). While these institutions all provide some degree of housing on campus, limited capacity of on-campus housing and the preference of some students for off-campus housing options result in demand for housing in the surrounding neighborhoods.

The conversion of housing to student occupancy, particularly the conversion of previously owner-occupied single-family and duplex housing, has substantially affected the character of the neighborhoods in and around the moratorium area and has had a negative impact on quality of life for many residents. Students tend to live at higher concentrations of adult residents as compared to rental housing as a whole. As a result, traffic and parking impacts tend to be greater than for rental housing in general. In addition, students as a population have a different lifestyle than the population as a whole, and in particular in comparison to families with young children. Students also are a transient population with respect to the neighborhoods they inhabit, and so have less connection to the long-term well-being of that neighborhood than more permanent residents may. As a result, noise can be an issue, and inattention to things like litter or property appearance can lead to negative associations with students and student housing for other residents. Finally, poor student behavior, exacerbated by alcohol use and abuse, can have a dramatic, negative impact on neighborhood livability. In general, these negative impacts associated with student housing are felt more acutely in lower-density neighborhoods, as the conversion of even a single unit measurably changes the make-up of the neighborhood.

Student Housing Zoning Study - Figure 1



But student housing is a complex issue, and goes well beyond conversion of owner-occupied homes to student rentals. While problematic, these conversions can be

understood as a natural market response to demand for housing. Students want to live close to classes and on-campus facilities, but on-campus housing may be limited or undesirable. In neighborhoods such as those within the moratorium area, demand exceeds what is available in existing rental stock, and opportunities for new multifamily construction are limited. Similarly, the impacts of student housing are, as noted above, tied to issues of behavior, housing maintenance and property upkeep, and transiency.

Complex, multi-faceted problems generally require complex, multi-pronged responses that can address all aspects of the problem. The City, school administrators, landlords and developers, the students themselves, and even neighborhood residents all play roles in the student housing system. As a consequence, all need to be involved in addressing neighborhood impacts of student housing.

In recognition of the broad and complex nature of student housing issues, the recommendations address both the issue of conversions contained within this report fall into two broad categories. In response to the request from the City Council, the report recommends an ordinance which creates an overlay zoning district to limit the density, and therefore impact, of student rental housing in low-density residential neighborhoods. In recognition of the fact that the trend of housing conversion to student rental is in response to continuing demand for student housing, and that a number of factors not addressed by the density ordinance contribute to the neighborhood impacts of student housing, the report also recommends a variety of other potential approaches to complement and broaden the impact of the density ordinance.

Data and Research Findings

DATA ON EXISTING STUDENT HOUSING

The exact number of students living in the areas of concern is not known. During Fall of 2010, 3,002 of 5,715 full-time undergraduate students at the UST Saint Paul campus lived off-campus. According to a report issued by the West Summit Neighborhood Advisory Committee (WSNAC), UST estimates the number of these students living within one mile of the UST campus number to be approximately 1,700, a number that has stayed relatively stable over the last 20 years despite an overall increase in undergraduate enrollment at the Saint Paul campus¹. Another 2,600 full time students from the other four nearby schools live off-campus, though not necessarily all in the surrounding neighborhoods.

City staff also analyzed several data sources, including informal records kept by UST of the locations of off-campus student housing, student housing locations identified by the

¹ West Summit Neighborhood Advisory Committee, *Off-Campus and On-Campus Student Housing Study*, 2011

Saint Paul Department of Safety and Inspections, Ramsey County parcel and land use data, and a study conducted by the UST Geography Department. UST records identified 426 dwelling units as student houses² within one mile of the UST campus. Excluding those students living in structures containing three or more units, this would put the number of students residing in single-family and duplex units? in this area at 1,704 (assuming maximum legal occupancy of four students per unit).

Ramsey County records show 348 separate addresses in this same area where three or more units are located. Comparison to UST data shows 154 separate addresses (with a total unit count of 1665) with a least one-student occupied unit. Assuming two students per unit and only one student-occupied unit per address, this would mean at least another 308 students within a one-mile radius of the UST campus. However, this number is likely much higher.

This analysis suggests at least 2,000 UST students living in the neighborhoods within 1 mile of the UST campus, with the potential for higher numbers. This number is markedly higher than the UST estimate from the WSNAC report of around 1,700. It does not include any students from the other four nearby institutions who may be residing in the neighborhood.

Other data sets also suggest an incomplete picture of student housing in the area of concern. Comparison of the locations of student rentals identified by UST with a data set of student rentals compiled by the Saint Paul Department of Safety and Inspections (DSI) found approximately substantial, but not complete, overlap. Within an area bounded by the Mississippi River, I-94, Snelling Avenue, and Randolph Avenue (the same area studied by the UST Department of Geography, as discussed below), UST identified 478 student rental units and DSI identified 158, with 122 units appearing on both lists. These lists include all student dwelling units, regardless of structure size, type, or ownership.

CONCENTRATION OF STUDENT HOUSING IN THE NEIGHBORHOOD

At issue is how the demand for student housing has been accommodated within the neighborhoods. Both anecdotal evidence and analysis of property records suggest that, despite large numbers of students already living in the neighborhood, there continues to be demand for new student rental units, particularly near the UST campus, where the housing stock is primarily single-family homes and duplexes. While exact numbers are not available, it is generally accepted that significant numbers of single-family homes and duplexes within this area? have been converted from owner-occupied to rental, many now housing college students. Visual analysis of the spatial distribution of known UST student housing location around the campus reinforces the notion that students place a premium on proximity to campus (**see Figure 2**).

² Units in single-family or duplex homes, regardless of ownership; assumes both units in duplexes are student rentals.

UST GEOGRAPHY DEPARTMENT STUDY

These conclusions are congruent with the findings of a study conducted by the UST Department of Geography.³ The study examined the conversion of single-family and duplex homes between homestead and non-homestead status, as a proxy for owner-occupied and rental statuses, respectively. The report found that between 2002 and 2009, homes were converted from homestead to non-homestead at a rate notably higher than the city-wide average, and the neighborhood had changed from 14% non-homestead in 2002 to 25% non-homestead in 2009, with almost all of that increase due to an increase in residential non-homestead properties. Using UST enrollment data, the study identified only approximately 1,000 UST students living in the study area at 438 non-homestead properties, accounting for less than half of all residential non-homestead properties. While this would suggest that either students of other nearby institutions or non-students play a major role in driving demand for rental housing in the area, it should also be noted that it is not mandatory for students to provide local address information to UST, nor is the data verified in any way.

The report also looked at property values, and found that property values increased, with non-homestead properties having a mean value of \$366,000 compared to \$312,000 for homesteaded properties. Based on these findings, the report's authors concluded that while there was a significant increase in student rentals, that the overall impact on the housing market was to drive investment and was a positive one. However, this conclusion does not account for overall housing market factors, the value premium placed on income earning rental properties as opposed to owner-occupied properties, nor impacts to quality of life that may impact potential property buyers' decisions.

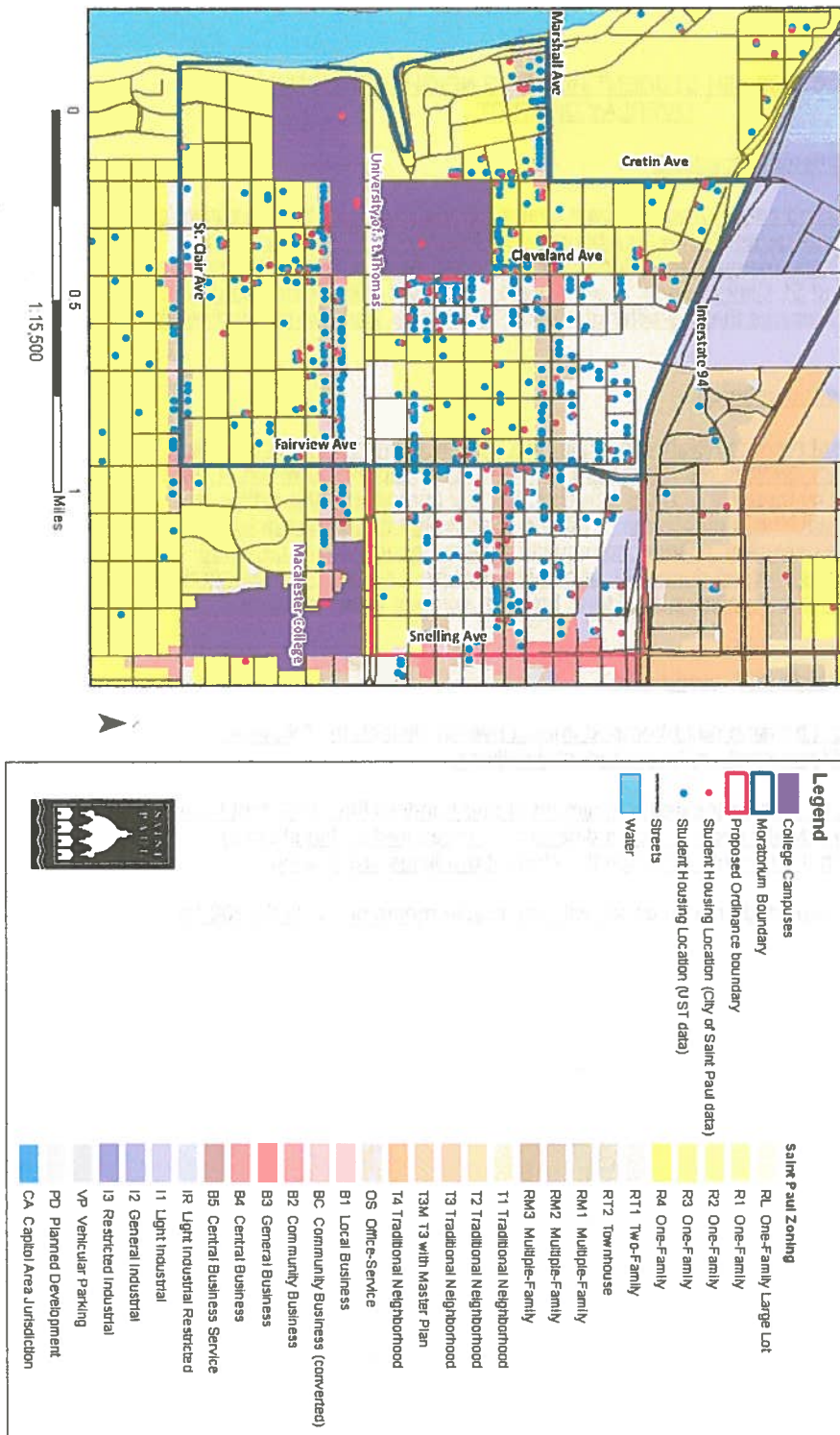
LOUIS SMITH STUDY

As a precursor to its own report and drawing on the data sets created by the UST Geography Department, the West Summit Neighborhood Advisory Committee (WSNAC) commissioned a study by Smith Partners⁴ to evaluate approaches for promoting livability and housing market stability in the neighborhoods around the UST campus. The Smith report concluded that conversion of owner-occupied housing to student rentals had occurred at levels that threatened to push the neighborhood into a self-reinforcing pattern of disinvestment and decline, a concept known as the "tipping point" theory.

³ *University of St Thomas Student Housing Study 2010-2011*; Catherine Hanson (adjunct faculty) and Justin Riley (student). Available upon request.

⁴ Cite Smith Study

Student Housing Zoning Study - Figure 2



While Saint Paul has an unusually high number of institutions of higher learning within its boundaries, it is by no means the only municipality to see impacts of student rentals on residential neighborhoods. In many cases, tipping point theory has been applied to explain how neighborhood change is driven by student housing. In 2005, the City of

Milwaukee, working with the University of Wisconsin-Milwaukee to address impacts of student housing on neighborhoods near the campus, identified one-third of properties in absentee ownership as the tipping point above which neighborhood disinvestment and decline occurs⁵. A Nottingham (UK) planning document from 2007 outlines policies for reducing and maintaining student households as 25% or less of households in districts within the city⁶, with a goal of preventing neighborhood “imbalance” (the document cites the same litany of effects on neighborhood livability described in the following section of this report). A 2002 survey conducted near the University of Georgia also found that neighborhood streets appeared the healthiest when student rentals were 25% or less of properties.

Other communities have identified differing limits on the percentage of student housing necessary to preserve community identity. Ohio University performed outreach activities in surrounding neighborhoods in Athens, OH, and identified a goal of a target maximum of 40% student rentals. By contrast, communities in Glasgow and Fife, Scotland, have identified a maximum student rental rate per block of just 5% in order to maintain community balance. The National HMO (Homes in Multiple Occupancy) Lobby in the UK, which includes student rental houses, has identified 10% of households as student households and students as 20% of total populations as targets for maintaining community balance⁷.

An appropriate balance of student housing as a percentage of households in a community varies depending on community or neighborhood characteristics. Much of the neighborhood in the area of the student housing moratorium is low-density residential, dominated by single-family homes. This environment is particularly sensitive to the changes in community character such that conversion of even few homes on one block from owner-occupied to student rental can be significant. The ‘tipping point’ in the neighborhoods in the moratorium area may be as low as 10-15%.

Impacts

Specific impacts of student housing may be a function of inadequate property maintenance, over-occupancy and adult residential densities greater than that of the surrounding neighborhood, and/or poor student behavior. These impacts are related to some inherent qualities of student housing: It tends to be almost exclusively rental with absentee ownership (i.e., owner not living in a unit on the premises), the students occupying the housing are generally transient with respect to the neighborhood where it is located, and it tends to be geographically concentrated in neighborhoods proximal to, or at least convenient to, college campuses. These impacts may be more acute

⁵ *A Strategy and Vision for the UWM Neighborhood*, City of Milwaukee, 2003 (pg. 38).

⁶ See: <http://www.nottinghamaction.org.uk/downloads/BBCSPD%20reissued%20March%2007.pdf>

⁷ See: <http://hmolobby.org.uk/39articles.pdf>

where student housing is concentrated and/or in lower-density residential neighborhoods.

Owners of student rental properties may not observe the same standards of property maintenance as residents of owner-occupied properties expect. This may be a function of lack of awareness of maintenance needs, or may reflect a desire on the part of property owners to minimize costs. It should be noted that the same potential issue exists with regard to rental properties as a whole.

Over-occupancy and density of adult housing may also be a problem, particularly in lower density residential neighborhoods. Where over-occupancy is not an issue, the nature of occupancy may be. A household composed of two adults and two minors has a different (lesser) impact on its neighborhood, particularly in terms of traffic generation and parking demand, than does a household composed of four adults. Again, it should be noted that the same holds true for both student housing and rental housing as a whole. However, it should also be noted that student housing is almost always composed of all-adult households, in contrast to the renting households as a whole. The effects of over-occupancy and increased adult housing density are likely to be more keenly felt, as a function of the number of student housing units, in lower-density residential neighborhoods.

Finally, student behavior is often an issue. Young adults living away from parents for the first time sometimes exhibit behaviors—such as playing loud music or talking loudly at late hours—that are a nuisance to surrounding residents. Such poor behavior is often magnified and augmented by alcohol consumption, leading to behaviors such as public urination and vomiting, or property destruction. Even where such flagrantly poor behavior is not an issue, the transient nature of student residents—they generally live off-campus in a community for no more than 3-4 years and often in a given unit for no more than one year—may be an issue. For example, most home or business owners will pick up trash left on the sidewalk in front of their property; the incentive to do so may not exist for a student renter who has no long term stake in the health of a neighborhood.

Responding to the Problem: Recommendations

While there are a wide-range of potential ways to address the neighborhood impacts associated with student housing, there are a relatively limited number of actions the City can take unilaterally, that is by virtue of its authority to regulate land use and enforce regulations regarding public health and safety. Moreover, the request from the City Council was specific to controlling proliferation of student housing in established neighborhoods composed of primarily single-family and duplex structures.

However, research conducted by staff to the Planning Commission suggests that mitigating the impacts of student housing requires a comprehensive solution.

Restricting conversion of single-family and duplex homes can prevent concentration of student housing in certain neighborhoods, but it will not reduce the demand for student housing that is driving those conversions, nor will it address student behavior. But an ordinance change can be paired with other efforts to both regulate new student housing and recognize demand, while also mitigating the impacts of existing student housing. A comprehensive approach will not only employ a city's land-use and public health and safety authority, but also engage educational institutions, students and their parents, landlords, and even other neighborhood residents in creating solutions.

In response, this report offers dual recommendations. First, in response to the request from the City Council, an ordinance is recommended to create an overlay district, within which the density of student rental housing would be limited. Second, the consideration of a number of additional approaches and tools, to be used in conjunction with the overlay ordinance to address the broader issues associated with student housing, is recommended.

ORDINANCE RECOMMENDATION

The August 2011 request from the Saint Paul City Council was for the Planning Commission to explore options for limiting proliferation of student dwellings in R1-RM2 districts within the moratorium area. The Planning Commission explored a number of options for regulating student housing, including looking at ordinances used in other communities (see FURTHER RECOMMENDATIONS below). In drafting the recommended ordinance (see Attachment A), it was also considered how a new ordinance would best fit within the existing Saint Paul zoning code, as well as the existing inspection, regulatory, and enforcement context.

In summary, the Planning Commission is recommending a new Student Housing Neighborhood Impact Overlay District that would define and require a 150 ft. distance requirement between student dwellings. The Commission is recommending an enactment of the overlay district and in an area generally bounded by Mississippi River Boulevard, Marshall Avenue, Cretin Avenue, Interstate 94, Snelling Avenue, Summit Avenue, Fairview Avenue, and Saint Clair Avenue. This is slightly larger than the current moratorium area. Student dwellings are defined as a one- or two-family dwelling requiring a fire certificate of occupancy in which at least one unit is occupied by three (3) or more students. Existing student dwellings that do not meet this distance requirement are grandfathered in and become legally non-conforming.

The boundary for the recommended overlay ordinance can be seen in Figure 2, and the text of the ordinance can be found in Attachment A.

FURTHER RECOMMENDATIONS

The study yielded a wide-range of potential tools and approaches for addressing the impacts associated with student housing, from which the Planning Commission has identified a number of priority actions. While some of these recommendations involve

things typically beyond the scope of the Planning Commission, and a number require cooperation of entities other than the City of Saint Paul, the Planning Commission believes the identified strategies provide options for pursuing a more comprehensive approach to student housing, which would in turn enhance the effectiveness of the recommended density ordinance.

Priority actions identified by the Planning Commission include:

- Explore a requirement for residential colleges and universities to require first and second year students to live on campus. Freshmen and sophomores have been found to be associated with a higher rate of behavior-related neighborhood disturbances. Many schools require on-campus residency for first-year students, and provide residential supervision for all underclassmen living on campus.
- Conduct a small area planning process in the moratorium area, including a 40-acre study, to examine current zoning vis-à-vis the Comprehensive Plan and identify opportunities appropriate for zoning for multifamily housing.
- Create an historic conservation district that would put in place tools and regulations to encourage the preservation of the moratorium areas generally high-quality, historic housing stock

In addition to priority actions, the following is a list of various approaches that other cities have taken to help mitigate the proliferation of single-unit and duplex conversions and more generally address the issue of student housing in neighborhoods surrounding universities. This larger list represents both potential alternatives to the recommended ordinance as well as tools and approaches that could be implemented along with the ordinance in a more comprehensive approach.

City Zoning Approaches:

- Restrict student housing (occupancy limits, conditional reviews, distance separation requirements, zoning district restrictions); this approach has been used throughout the country. The challenge is to craft ordinances that are effective, legally defensible, and not overly-broad. Also, this approach generally will not impact existing student housing.
 - In 2005, a Greensburg PA city ordinance required that student homes not be within 500 feet of another student home. Homes in the downtown district are exempt from this requirement. The Greensburg PA ordinance also includes: occupancy limits, definition of a 'student', and landlord registration requirements.
 - Duluth (MN) reviews all new rental housing within 1.5 miles of the University
 - Newark (DE); Rooming houses must be 10 lot-widths apart?
 - The definition of a student home in Newark, DE does not include "RM zoning-permitted boarding houses or rooming houses; nor shall they include the taking of non-student, non-transient

boarders or roomers in any residence district; nor shall they include single-family detached, semi-detached, or row dwellings within the following subdivisions or fronting on the following streets.”

- West Chester (PA): Rooming Houses must be 400 ft. apart and are a special exception.
- Altoona (PA): student house is a special exception, with a 4x lot width separation.
- Charlottesville (VA); 3 unrelated persons allowed in University overlay districts, 4 unrelated person allowed elsewhere.
- Poughkeepsie (NY): limits 3 unrelated persons per student household, 4 for all other households.
- Restrict the definition of a family
 - Needs to be non-discriminatory, broad enough to include unmarried and/or same sex partners. Exemptions can be written into ordinance.
- Reduce the number of unrelated persons allowed
 - Macomb (IL), East Lansing (MI), Salisbury (MD), Lawrence (KS), Lincoln (NE), Bloomington (IN)
- Accommodate higher-density student housing where appropriate; this approach has been used effectively in Milwaukee (WI), Austin (TX), and to some extent in Minneapolis. There are limited opportunity sites in Saint Paul in the area of concern.
 - Designate areas for higher density student housing near? transit (Austin TX, Milwaukee WI)

City Permitting Approaches:

- Require landlords to take responsibility. A city, by virtue of its police powers, can also play a role in encouraging or requiring landlords to help mitigate impacts.
 - Gainesville (FL) employs a point system which can lead to revocation of the rental license for problem properties. Adopting such a system would require a rental licensing program, which Saint Paul does not currently have.
 - Bethlehem, PA requires both tenants and landlords to sign supplemental agreements regarding conduct and property upkeep.
- Public posting (e.g., on city website) of information on legal number of occupants or which properties are licensed

City Enforcement Approaches:

- Reduce impacts of student housing through stepped-up enforcement of:
 - housing and fire safety codes,
 - reducing nuisance crimes,
 - nuisance ordinances

- pre-existing occupancy rules (Saint Paul allows no more than four unrelated adults)
- This approach is resource intensive, and will not alone solve problems. Level of enforcement, inspections, fees may vary. These tools may address a range of issues, but generally do not address the question of density of student housing as long as occupancy rules are followed.

City-Imposed Requirements for Universities:

- City-imposed campus housing requirements might also be a solution. Staff research did not turn up any examples of this approach elsewhere. However, Saint Paul already regulates aspects of college/university development and operation through conditional use permits; subject to legal review by the CAO, the City could potentially require a college or university to provide a prescribed amount of housing on campus as a reasonable condition of a conditional use permit.
- Require/provide more on-campus housing, special programs to encourage ownership, buyback programs.

Schools-Based Approach:

- Educating students regarding acceptable behavior and the impacts of poor behavior should be part of any solution. Parents, student organizations, and neighbors can also play a role.
- Impose penalties for poor behavior. UST in particular has such a mechanism in place, but its effectiveness has been questioned by some.
- Require first and second year students to live on-campus, provide alternative (to dormitories) choices for on-campus housing, or simply provide more on-campus housing relative to student population.
- “Turn back” houses and duplexes that have been converted to student rentals. As part of the 2004 conditional use permit which authorized the expansion of the University of St. Thomas (UST) campus, UST was required to buy, rehab, and sell with deed restrictions requiring owner-occupancy 30 student rental houses; approximately 18 houses have been turned back to date. An alternative approach would be for a school to provide financial incentives to faculty and staff (or others) to purchase and occupy homes in the neighborhoods adjacent to the campus.

Landlord Based Approach:

- Require better tenant behavior. Lease terms which allow eviction of problem tenants are one potential tool. Use of such a tool can be encouraged by schools (through promotion or endorsement of landlords meeting certain standards), neighborhood organizations, or even student groups. This would be an alternative to a City-imposed approach.

Parents of students, neighbors, and student groups:

- Encourage and model better behavior and community engagement. Examples of potential strategies include educational programs, informal outreach between neighbors and students, and student service projects (for example, a UST student-group recently led a neighborhood trash pickup). These strategies would generally be pursued in cooperation with schools.

Attachment A

ARTICLE VII. 67.700. SH STUDENT HOUSING NEIGHBORHOOD IMPACT
OVERLAY DISTRICT

Sec. 67.701. Establishment; intent.

The SH student housing neighborhood impact overlay district is established as shown on the official zoning map, generally the area bounded by Mississippi River Boulevard, Marshall Avenue, Cretin Avenue, and Interstate 94, Snelling Avenue, Summit Avenue, Fairview Avenue, and St. Clair Avenue, to ameliorate the impact of dedicated student housing within and preserve the character of predominantly one- and two-family dwelling neighborhoods.

Sec. 67.702. Student dwellings.

Within the SH student housing neighborhood impact overlay district, a student dwelling is a one- or two-family dwelling requiring a fire certificate of occupancy in which at least one unit is occupied by three (3) or more students. For the purposes of this article, a student is an individual who is enrolled in or has been accepted to an undergraduate degree program at a university, college, community college, technical college, trade school or similar and is enrolled during the upcoming or current session, or was enrolled in the previous term, or is on a scheduled term break or summer break from the institution.

Sec. 67.703. Standards and conditions.

Within the SH student housing neighborhood impact overlay district, the following standards and conditions shall apply for student dwellings:

- (a) A student dwelling shall be located a minimum of one hundred fifty (150) feet from any other student dwelling located on a different lot, measured as the shortest distance between the two lots on which the student dwellings are located.
- (b) Parking shall be provided in accordance with the requirements of article 63.200 for new structures.