

January 3, 2022

Mr. Bill Gray
City of Colorado Springs Land Use Review Division
30 S. Nevada Avenue, Suite 105
Colorado Springs, CO 80903

RE: Launchpad Project Description

Dear Mr. Gray,

On behalf of The Place and Cohen Esrey, Shopworks Architecture is pleased to submit this development application for a new 50-unit affordable housing apartment building at 810 N. 19th Street. This development was awarded Low-Income Housing Tax Credits from the Colorado Housing Finance Authority (CHFA) in May 2022. The design team will need to have a building permit in-hand by May 2023 to comply with the terms of the award.

This request has been created by the following parties:

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Project Description

The Launchpad is a single, 4-story affordable housing apartment building comprised of 50 units in a mix of 1- and 2-bedroom units. The building will be co-owned and operated by The Place, a Colorado Springs based non-profit organization whose mission to ensure that Colorado youth have safe housing, supportive relationships and the opportunity for self-sufficiency and success.

The unit sizes will range from 435 SF for a one-bedroom unit to 775 SF for a two-bedroom unit. The approximately 1.07-acre vacant site is comprised of two parcels generally located west of the Dale Street

and N. 19th Avenue intersection. The site is well-connected to a variety of goods and services, including a shopping center and parks within a ½ mile of the site, and being within a ¼-mile of bus stops along N. 19th and Uintah Streets.

The site is comprised of two parcels which will be combined into a single lot with a subdivision final plat that accompanies this development plan. The site is designed to comply with all R-5 zone district requirements. There are 36 parking spaces provided onsite, maximizing the parking reductions per code including:

- Proximity to transit 5%
- Proximity to bike route 5%
- Proximity to public parking 5%
- Bicycle Parking (16 total bicycle parking spaces)
- Motorcycle Parking

Justification:

This proposed development plan complies with the development plan review criteria and is consistent with the intent and purpose of the Colorado Springs Zoning Code.

- 1) The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not yet developed uses identified in approved development plans.

The site is designed in response to the significant slope at the northwest corner of the site, along with the platted ROW on the south end of the property. The building is located on the flattest portion of the site at the northeast corner, adjacent to 19th Street, with the access drive aligned with Dale Street to the east. Surface parking is provided south of the building. A small, fenced courtyard provides a nice outdoor amenity for future residents.

- 2) The development plan substantially complies with any City adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.

This development proposal meets the Housing for All Goal VN-2 “Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs” in PlanCOS and following strategies:

- Housing For All Strategy VN-2.A-1: In partnership with other organizations and agencies, continue to develop and support existing, expanded and new initiatives to address homelessness to include provision of additional shelter beds, permanent supportive housing, and programs to be coupled with increased enforcement applicable laws including camping bans.

- Housing For All Strategy VN-2.A-2: Collaborate with Colorado Springs Utilities, non-profit, and private sector partners to create and implement a comprehensive attainable housing plan that incorporates a full range of options, strategies, and priorities to support the development and provision of housing for households below the area median income level
- Celebrate our Partnerships Policy RC-5.A: Build on the momentum of local organization to connect residents with community-based resources and activities.
- Celebrate our Partnerships Strategy RC-5.A-3: Support plans for facilities that proactively and holistically address the mental health needs of our community, and that are reasonably and appropriately integrated with surrounding land uses.

3) The project meets dimensional standards, such as but not limited to, building setbacks, building height, and building area set forth in this chapter, or any applicable FBZ or PUD requirement.

The site is comprised of two parcels, and a subdivision final plat accompanies this development plan to combine the two into one. The building is sited entirely in the R-5 zone district, and multifamily residential is a permitted use. The site is designed to the R-5 requirements per the table below:

Required	Provided
Front setback: 20'	20' front setback
Rear setback: 25'	25' rear setback
Side setback: 5'	5' side setback
Max building height: 45ft.	40ft
Min. Lot Area Per Unit: 800 SF for 4-story= 40,000SF	46,660SF

4) The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.

The grading, drainage and stormwater quality and mitigation along with flood protection comply with all applicable codes.

5) The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.

This development plan application is proposing 38 parking spaces for 50 units (47 one-bedrooms, 3 two-bedrooms), by utilizing the following parking reductions per Section 7.4.204:

- Proximity to transit 5%
- Proximity to bike route 5%
- Proximity to public parking 5%
- Bicycle parking (providing 18 bicycle parking spaces)

- Motorcycle parking

Parking Space Requirement by Use (Section 7.4.203)	Proposed Number of Units	Required Parking Spaces	Parking Reductions: parking (Section 7.4.204)	Total Parking Spaces Provided
1.5 spaces per 1-bedroom	47	70.5	39.6	36
1.7 spaces per 2-bedroom	3	5.1		
Totals	50	75.6		

This parking reduction request is informed by comparable parking studies conducted by RTD, Shopworks Architecture and Fox Tuttle Transportation Group that have shown that affordable housing communities (especially developments serving people making at or below 60% of the area median income) are typically designed with underutilized parking lots. According to the Parking & Affordable Housing Report conducted by Shopworks Architecture and Fox Tuttle Transportation Group, "50% of parking in affordable housing projects go unused, and across the board affordable housing facilities are over parked and requirements can be up to 5 times the need, especially in lower Area Median Income (AMI) levels (p.3)." This reduction of parking demand is generally due to affordable housing often be in areas with better access to transit due to CHFA requirements due to high cost of vehicle ownership and maintenance that is often unattainable by lower-income residents.

- 6) All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.

All parking stalls, drive aisles, loading and unloading areas and waste removal areas comply with the code.

- 7) The project provides landscaped areas, landscape buffers and landscape materials as set forth in this chapter and the Landscape Design Manual.

The development complies with all landscape requirements. Please see development plan that accompanies this letter.

- 8) The project preserves, protects, integrates, or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.

The project is sensitive to the significant slope and soils. The building sits at the northeast corner of the site adjacent to 19th Street, placing the bulk of the building away from existing single-

family homes.

- 9) The building location and site design provide for safe, convenient, and ADA-accessible pedestrian, vehicular, bicycle and applicable transit facilities and circulation.

The building location and site design comply with all ADA requirements. A sidewalk along 19th Avenue provides safe pedestrian access to the rest of the neighborhood. Vehicular access is provided on the east side adjacent to 19th Ave and is aligned with Dale Street.

- 10) The number, location, dimension, and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.

Vehicular access is provided on the east side adjacent to 19th Street and is aligned with Dale Street. No other vehicular access is being proposed.

- 11) The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to the surrounding properties.

All available utilities will be brought in from 19th Street.

- 12) If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for project.

ROW improvements along 19th Street will be in accordance with all City standards. Should construction timing align with the 19th Street ROW improvements City project, we'll be sure to coordinate with Bryan Wilson and Cole Plat.

- 13) Significant off-site impacts reasonably anticipated because of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor, and noise.

All lighting and construction will be designed per City code, and residents will comply with applicable noise ordinances.

Issues:

A meeting with the Land Development Technical Committee was held on December 15, 2021. No significant issues were raised. Some helpful items that were identified were:

- The site has a significant slope running from west to east.
 - We have included a geotechnical report as part of our development plan application.

- The design team should coordinate with Bryan Wilson and Cole Plat regarding the 19th Street ROW improvements.
 - We have reached out to Mr. Wilson and Mr. Plat regarding our plans and will continue to do so closer to the time of construction.

We look forward to working with the City of Colorado Springs to make this future affordable housing development a success! Please feel free to contact us at any time if you have any questions or concerns.

Sincerely,



Alisha Kwon Hammett
Shopworks Architecture