
SAXON PARTNERS

PROJECT STATEMENT

NOVEMBER 2020

REQUEST

N.E.S. Inc. on behalf of Saxon Partners requests approval of the following applications:

1. Major Amendment to the Greenbriar Powerwood Master Plan for 10.98AC site.
2. Major Amendment to the Greenbriar Powerwood Concept Plan for a 10.98AC site.

LOCATION

The property is in the southeast corner of the E. Woodmen Rd and Tutt Blvd intersection. The site is bounded by E. Woodmen Road to the north, Tutt Blvd on the west, Heidrich's Colorado Tree Farm to the east and proposed multifamily residential to the south. The 10.98-acre property is currently vacant and is zoned PBC-AO (Planned Business Center and Airport Overlay). The surrounding land uses include vacant PUD (Planned Unit Development) zoned property to the north of E. Woodmen Road; vacant PBC (Planned Business Center) zoned property to the west; vacant proposed multifamily to the south; and Heidrich's Colorado Tree Farm to the east.



PROJECT DESCRIPTION

The request is for a major change to the Greenbriar / Powerwood Master Plan and Concept Plan to allow for 9.22 ACs of the 10.98 AC Regional Commercial parcel located in the southwest corner of E. Woodman Road and Tutt Blvd. to be amended to multifamily residential within the PBC Zone. A 1.76 AC parcel located in the northeast corner will remain regional commercial. The proposed maximum residential density for the multifamily is 35 dwelling units per acre and the proposed maximum height is 45 feet, consistent with the PBC zoning. The multifamily residential will be one-bedroom and studio units geared toward serving the workforce needs of the nearby Penrose St. Francis hospital.

There are two proposed access points to the multifamily residential development; one from Tutt Blvd via a right-in/right-out access and one via the existing roundabout and connecting private street Powerwood Vw to the south. The south access will be a shared access easement with the planned multifamily residential lot to the south. The 1.76 AC regional commercial parcel will have a right-in/right-out access onto E. Woodman Rd with cross-access onto the multifamily residential site. An analysis of the proposed new right-in/right out access onto E. Woodmen Road will be addressed in a traffic study that will be submitted with the development plan. All drives and turning radii will meet the requirements of the Colorado Springs Fire Department (CSFD), details of fire access drives will be submitted with the site development plan.

The commercial and residential portions of the site meet all setback and landscape buffer requirements by providing 15-foot and 25-foot building and landscape buffers.

PROJECT JUSTIFICATION

I. Master Plan Amendment

Section 7.5.408 of the Zoning Code sets out the review criteria for Master Plans. Many of these criteria relate to new Master Plans but those that are relevant to the proposed amendments to the Greenbriar/ Powerwood Master Plan are as follows:

CONFORMANCE WITH MASTER PLAN REVIEW CRITERIA

A. Comprehensive Plan: PlanCOS:

The multifamily residential development complies with the recently adopted PlanCOS which promotes vibrant neighborhoods, Thriving Economy, Strong Connections and Unique places. This project is supportive of infill development and diverse housing choices.

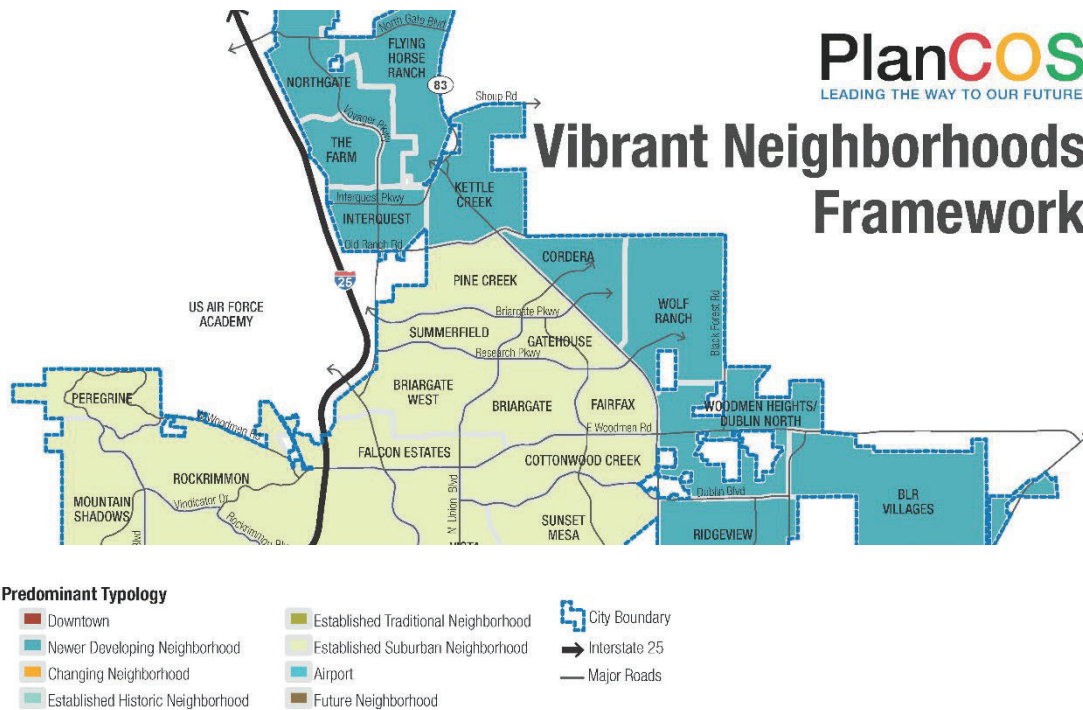
Vibrant Neighborhoods

Vibrant Neighborhoods are a large focus and overarching objective of PlanCOS. Common desired elements of vibrant neighborhoods are described in PlanCOS as supporting diverse housing choices, having an integrated mix of land uses to siting of residential, retail, office, recreational, and educational facilities within close proximity, safe physical connections to

support and encourage walkability with links to existing and future multimodal transportation systems, the city’s trails and green infrastructure network and neighborhoods.

The proposed multifamily and regional commercial components of the major master plan amendment create vibrant neighborhoods by supporting the policies and strategies as outlined in PlanCOS.

This area has been identified by the city as a new or developing neighborhood, the populations within these neighborhoods are assumed to be relatively stable and less vulnerable. Skyline (tier 1) regional trail runs along the northern boundary of the property and provides regional trail connections to and from this parcel. The proposal for multifamily residential housing and regional commercial will provide higher density housing in the area while integrating a mix of land uses. The project location is within the Woodmen Heights /Dublin North Newer Developing Neighborhood. The proposed major amendment meets the goals of this topology by providing accessibility to amenities such as the nearby hospital, opportunities for employment and, connections to a future smart street corridor along Woodman Road and the regional trail to promote and enhance the overall livability and adaptability in the future.



Amending the master plan to multifamily residential and with a small portion of regional commercial supports the following PlanCOS Vibrant Neighborhood policies:

Policy VN-3.E: Encourage the integration of mixed use into neighborhoods.

Strategy VN-3.E-1: Focus incentives for mixed-use development within parts of the city that have been identified as priority redevelopment areas or corridors that have the potential for enhanced multimodal access and walkability.

Woodman Road has been identified by the city as a smart street corridor, this amendment will provide both multifamily residential and regional commercial access to enhanced multimodal opportunities and walkability.

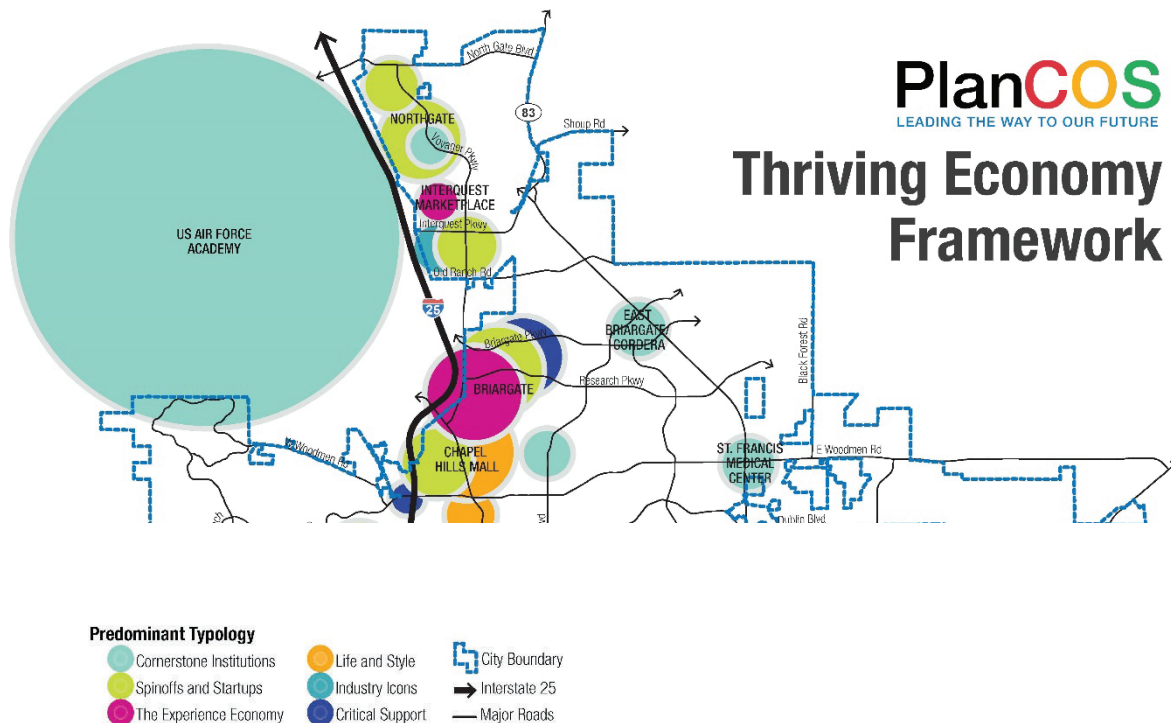
Strategy VN-3.E-3: Through a combination of Zoning Code changes and development review decisions, encourage and support flexible site and building designs and residential densities that are adaptable to the specific site.

The incorporation of both multifamily residential and regional commercial respond to the specific connections and adjacent land uses of the site. Being adjacent to the hospital as a cornerstone institution, proposed multifamily to the south, E. Woodman Road as a future smart corridor and the Skyline Tier 1 regional trail, this amendment provides residential and commercial opportunities that specifically respond to the site.

Thriving Economy

Plan COS is further supported by this project through its incorporation of PlanCOS's policies and strategies for Thriving Economy. This project is adjacent to the St. Francis Medical Center, and planned business center to the immediate west. Nurturing cornerstone institutions, such as the St. Francis Medical Center, is a prevailing goal of PlanCOS.

As described in PlanCOS the cornerstone institution topology serves as the foundation of the local economy. The economic success of the city is in large driven by these institutions as they attract, retain and create new talent that enhances the overall quality of life in Colorado Springs. This proposal meets the goal of the cornerstone institution topology by providing common desired elements of this topology such as access to well-connected multimodal transportation uses, nearby housing options for employees working in the area, amenities including walkability, parks, gathering places and supporting uses that attract investment and provide value to employees, customers and visitors and is designed to integrate with surrounding land uses. Housing choices and regional commercial opportunities that will support, reinforce, expand the St. Francis Medical Center and serve to connect and integrate it within the larger community.



Amending the master plan to multifamily residential and with a small portion of regional commercial supports the following PlanCOS Thiving Economy policies:

Policy TE-1.C: Leverage the city’s livability as a workforce and economic driver

Strategy TE-1.C-2: Support and leverage projects and initiatives with mixed uses, transit supported and walkable attributes to attract and retain a skilled workforce and business investment

The proposed amendment will provide housing and regional commercial opportunities adjacent to a cornerstone institution. This parcel is located along E. Woodmen Road, a smart street corridor, with a direct connection to the Skyview Trail a tier 1 regional trail providing transportation alternatives and connections to regional recreation opportunities.

Strategy TE-1.C-5: Provide for convenient access to quality goods and services that support major employment areas, through a combination of proactive and responsive planning, zoning, and development approval actions

Multifamily housing choices and regional commercial located on this parcel will provide access to quality goods and services such as the St. Francis Medical Center and planned commercial center directly west of the development. Multifamily housing and regional commercial will provide a supportive benefit to the hospital by providing diversity in housing choices and commercial opportunities for employees, residents and visitors to the area.

Policy TE-1.D: Enhance our Cornerstone Institutions campuses while also integrating them into the surrounding community.

Strategy TE-1.D-2: Support Cornerstone Institutions (Typology 1) campus developments that provide amenities, services, and cultural assets to nearby residents.

This master plan amendment will provide housing choices and commercial development and support for planned commercial development located between the hospital and this development. Housing opportunities near the hospital will provide housing opportunities and choices for hospital employees and serve to support commercial opportunities within the nearby area.

Strategy TE-1.D-3: Provide a mix of uses that are both neighborhood and institutional campus-serving to help integrate them into the community.

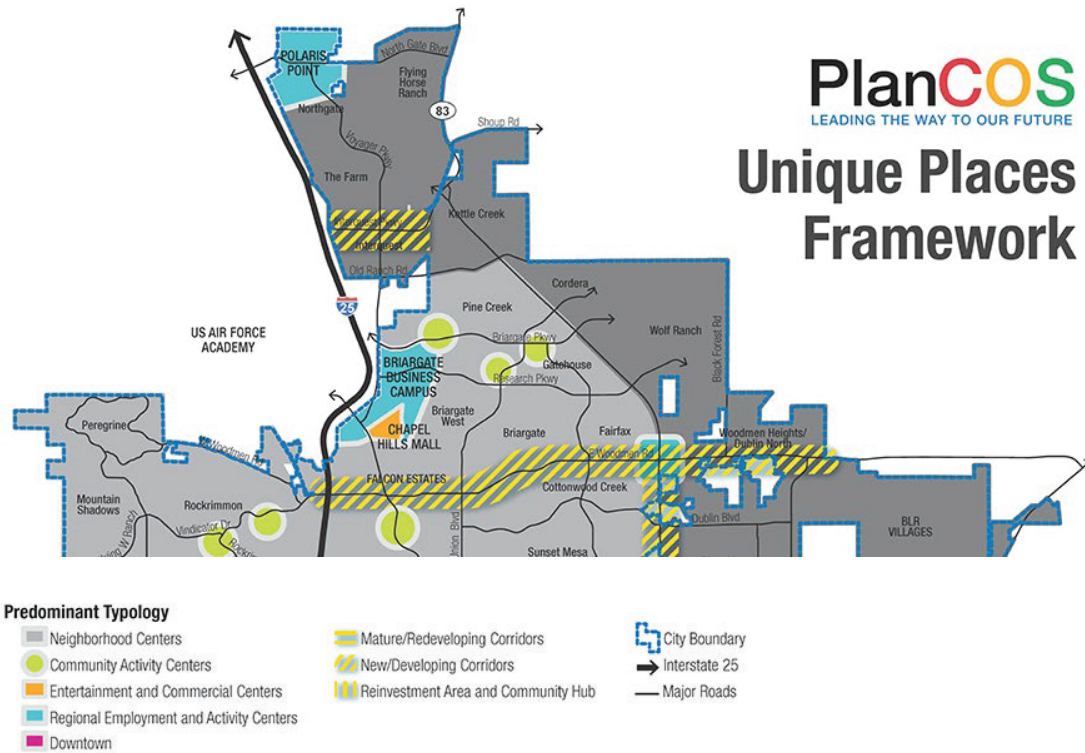
Multifamily and regional commercial in this area will serve to support the hospital by providing diverse housing opportunities and choices for hospital employees. Residents of the multifamily portion of the site will serve to support the hospital center, regional commercial and nearby commercial (such as the planned commercial to the immediate west of the site).

Strategy TE-1.D-6: Ensure that these employment and activity nodes are pedestrian-oriented and easily accessible by existing or future alternative modes of transportation

The Skyview tier 1 regional trail is proposed to run along E. Woodmen Road along the northern portion of the parcel. This trail will provide a transportation alternative, regional connectivity and connection to recreation for pedestrian activity stemming from the hospital and multifamily residential. Additionally, E. Woodmen Road, a smart street corridor, runs along the northern boundary of both the hospital center and the parcel, this corridor will provide additional ease in accessibility and transportation alternatives.

Unique Places

The proposed amendment supports the goals and policies of unique places outlined in PlanCOS by serving as an infill development. This development is classified as typology 4: Regional Employment and Activity center, as such this area is characterized by an increased mix of supporting land uses, integrating high density residential, and improving regional transportation connections as transit hubs. E. Woodmen Road is identified as a New/Developing Corridor by PlanCOS Unique Places Framework.



This amendment is in support of the following Unique Places policies and strategies.

Policy UP-4.A: Actively plan and encourage a development pattern consisting of unique centers located along new and developed corridors and at other designated areas throughout the city.

Strategy UP-4.A-3: In conjunction with committed transit improvements, create and adopt new transit-oriented development and mixed use-supportive base zoning or overlays to support the continued development and redevelopment of key corridors and centers.

This amendment is proposing multifamily and regional commercial uses located along a new developing corridor in the city.

Strategy UP-4.A-4: Encourage new and redeveloped buildings to activate street life and support multimodal access.

This development is located directly adjacent to E. Woodmen Road, a smart street corridor, and the future Skyview tier one trail, both of which will provide transportation alternatives and support for multimodal access.

Land Use Relationships

- B. The master plan promotes a development pattern characterizing a mix of mutually supportive and integrated residential and nonresidential land uses with a network of interconnected streets and good pedestrian and bicycle connections.**

The proposed Master Plan amendment promotes mutually supportive and integrated residential and non-residential land uses by serving as a connecting transition of land uses between the higher intensity uses of the Hospital to the west and lower intensity County commercial and residential land uses to the far east. The property likewise serves the same purpose from north to south and aids to transition from PBC to vacant land. Details of the overall site layout, access points and traffic flow will be submitted with the development plan.

- C. Activity centers are designed so they are compatible with, accessible from and serve as a benefit to the surrounding neighborhood or business area. Activity centers also vary in size, intensity, scale and types of uses depending on their function, location and surroundings.**

The proposed use and location of the multifamily and regional commercial parcel will be supportive of the nearby hospital directly to the west of this development. The proposed multifamily residential and small regional commercial component of the Greenbriar / Powerwood master plan will not serve as a major activity center but more as direct support to the activities of the Hospital and surrounding functions.

- D. The land use pattern is compatible with existing and proposed adjacent land uses and protects residential neighborhoods from excessive noise and traffic infiltration.**

The proposed multifamily residential of the development will be compatible with the multifamily to the immediate south of the site. The regional commercial portion of the site is located closer to E. Woodmen Road and will create a transition between E. Woodmen Road, planned business center to the west, existing tree farm to the east and proposed multifamily on the same parcel.

- E. Housing types are distributed to provide a choice of densities, types and affordability.**

The multifamily residential project will provide additional housing choices in a growing area of the City. This project will help diversify the currently available housing options and price points in this area of the City and be supportive of the adjacent commercial and hospital uses. The introduction of this project in this area will aid to support PlanCOS policies, strategies and objectives to emphasize the importance of infill development and adaption to ever-changing market needs and demands.

- F. Land use types and location reflect the findings of the environmental analysis pertaining to physical characteristics which may preclude or limit development opportunities.**

No natural features, features of geologic interest or geological hazards have been identified in this area.

G. Land uses are buffered, where needed, by open space and/or transitions in land use intensity.

Landscape buffers are incorporated into the concept plan with ample space for landscaping to provide a visual screen and adequate buffer between land uses.

H. Land uses conform to the definitions contained in section 7.5.410 of this part.

Terms and definitions utilized in this project statement and application conform to section 7.5.410.

I. The land use master plan conforms to the most recently adopted Colorado Springs parks, recreation and trails master plan.

A portion of the proposed Skyview trails runs along the northern segment of this parcel. The Skyview trail is a tier 1 regional trail that will help meet the goal of linking trails and completing connections between recreation hubs, serve to create recreation opportunities in the City, provide year-round recreation opportunities and promote regional tourism.

J. Recreational and educational uses are sited and sized to conveniently service the proposed population of the master plan area and the larger community.

The proposed Skyview regional trail that runs along the northern portion of the site will serve to connect residents to the regional trail. Details of open space, resident amenities and pedestrian and vehicular circulation will be provided with the site development plan.

Public Facilities

K. The proposed school sites meet the location, function and size needs of the school district

This property is within the Falcon School District. The Falcon school district will provide comments regarding this development.

L. The land use master plan conforms to the adopted plans and policies of Colorado Springs Utilities.

This project is within the Colorado Springs Utilities Service area boundaries and conforms to the adopted plans and policies of the Colorado Springs Utilities. Colorado Springs Utilities will provide comments on this project with the site development plan.

M. Proposed public facilities are consistent with the strategic network of long-range plans.

PlanCOS calls for a mix of housing diversity, integration of mixed use into neighborhoods and community connectivity. Changing the regional commercial use of the parcel to multifamily residential with a smaller portion of regional commercial will fulfill PlanCOS, and the Colorado Springs Parks and Trails Master Plan by providing a mix of housing diversity, promoting the integration of mixed use into neighborhoods and promoting greater community connectivity.

N. The master development drainage plan conforms to the applicable drainage basin planning study and the drainage criteria manual.

The submitted Drainage Memo shows that the proposed change in land use continues to conform with the approved MDDP for the Master Plan.

Transportation

O. The land use master plan is consistent with the adopted intermodal transportation plan. Conformity with the intermodal transportation plan is evidence of compliance with State and local air quality implementation and maintenance plans.

The proposed Skyview Trail located along the northern segment of the property runs parallel to E. Woodman Rd. and will serve to provide safe and accessible regional transportation alternatives for pedestrians and bicyclists. An analysis of the proposed new right-in/right out access onto E. Woodmen Road will be addressed in a traffic study that will be submitted with the site development plan.

P. The land use master plan has a logical hierarchy of arterial and collector streets with an emphasis on the reduction of through traffic in residential neighborhoods and improves connectivity, mobility choices and access to jobs, shopping and recreation.

This project will serve to provide needed housing and regional commercial opportunities for employers and employees in the nearby area. The multifamily site and regional commercial site will serve as connecting pieces between the planned multifamily to the south, commercial and medical to the west and planned PBC to the north. Transportation alternatives to the site are provided by the proposed Skyview tier 1 trail that jogs along the northern boundary of the site and E. Woodmen Road smart corridor.

Q. The design of the streets and multiuse trails minimizes the number of uncontrolled or at grade trail crossings of arterials and collectors.

There are no new trail crossings of arterials and collectors at this location.

R. The transportation system is compatible with transit routes and allows for the extension of these routes.

There is no city bus route that serves this area.

S. The land use master plan provides opportunities or alternate transportation modes and cost-effective provision of transit services to residents and businesses.

As above. Transportation alternatives are provided by the Skyline Tier 1 regional trail and E. Woodmen Road as a smart street corridor.

T. Anticipated trip generation does not exceed the capacity of existing or proposed major roads. If capacity is expected to be exceeded, necessary improvements will be identified, as will

responsibility, if any, of the master plan for the construction and timing for its share of improvements.

An analysis of the proposed new right-in/right out access onto E. Woodmen Road will be addressed in a traffic study that will be submitted with the site development plan.

Environment

U. The land use master plan preserves significant natural site features and view corridors. The Colorado Springs open space plan shall be consulted in identifying these features.

No significant natural site features have been identified on this site. Details of site layout and building massing will be submitted with the site development plan.

V. The land use master plan minimizes noise impacts on existing and proposed adjacent areas.

There are no anticipated extraordinary noise impacts associated with the multifamily or smaller regional commercial portion of the site.

W. The land use master plan utilizes floodplains and drainageways as greenways for multiple uses including conveyance of runoff, wetlands, habitat, trails, recreational uses, utilities and access roads when feasible.

No floodplains, drainageways, wetlands or areas of critical habitat have been identified with this site.

X. The land use master plan reflects the findings of a preliminary geologic hazard study and provides a range of mitigation techniques for the identified geologic, soil and other constrained natural hazard areas.

No geological hazards have been identified with this site.

Fiscal Impacts

The city will prepare a Fiscal Impact Analysis to assess impact of the proposed change in land use.

Concept Plan

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

The proposed development will serve to increase the general health, welfare, safety and convenience of persons residing or working in the area by supporting the hospital and providing regional commercial opportunities.

B. Will the proposed density, types of land use and range of square footages permit adequate light and air both on and off the site?

Details of the building massing, square footages and light and air circulation will be included with the site development plan.

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

All setback and buffer requirements between differing land uses will be incorporated into the site development plan.

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

Detail and analysis of the traffic circulation, parking areas, loading, service areas and pedestrian areas will be submitted with the site development plan.

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

All responses from referring agencies will be submitted with the site development plan.

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

This development is within a new developing neighborhood adjacent to a cornerstone institution. As defined by PlanCOS, new or developing neighborhoods are generally characterized by stable and less vulnerable populations.

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

The proposed multifamily residential of the development will be compatible with the multifamily to the immediate south of the site. The regional commercial portion of the site is located closer to E. Woodmen Road and will create a transition between E. Woodmen Road, planned business center to the west, existing tree farm to the east and proposed multifamily on the same parcel.

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

See PlanCOS analysis.