
NEW BUSINESS CALENDAR

CITY PLANNING COMMISSION AGENDA

ITEM NO.: 6.A -6.D

STAFF: STEVE TUCK

FILE NOS:

CPC ZC 15-00004 – QUASI-JUDICIAL

CPC DP 15-00005 – QUASI-JUDICIAL

CPC NV 15-00027 – QUASI JUDICIAL

CPC NV 15-00028 – QUASI-JUDICIAL

PROJECT: THE LOOKOUT ON CRAGMOR

APPLICANT: NEWSOME DEVELOPMENT & INVESTMENTS, INC.

OWNERS: JOE AND RACHEL CRESSMAN TRUST, THE JO ANNE CLARK IRREVOCABLE TRUST, KENT ROCKWELL AND ELIZABETH LANCASTER ROCKWELL



PROJECT SUMMARY:

1. Project Description: The project proposes a multi-family residential project intended for University of Colorado Colorado Springs (UCCS) students consisting of 71 dwelling units on 2.145 acres for a density of 33.1 dwelling units per acre (**FIGURE 1**). The 71 apartments are within a five-story building and include a total of 157 bedrooms. On-site parking is provided for 149 vehicles. Vehicular access is from Cragmor Village Road, a City maintained, dead-end street which intersects to the west with Regent Circle, which is also a City street.
2. Applicant's Project Statement: (**FIGURE 2**)
3. Planning and Development Team's Recommendation: Approve the zone change from R/HS (Estate, Single Family with Hillside Overlay) to SU/HS (Special Use with Hillside Overlay), approve the Overlook on Cragmor development plan subject to technical and informational modifications, approve a nonuse variance for a front setback reduction from 25 feet to 10.11 feet adjacent to Cragmor Village Road, and approve a nonuse variance for 20 parking spaces that require vehicles to back into the public right-of-way of Cragmor Village Road.

BACKGROUND:

1. Site Address: 6, 8 and 10 Cragmor Village Road
2. Existing Zoning/Land Use: R/HS/three single-family residences & accessory structures
3. Surrounding Zoning/Land Use: North: R/HS/UCCS
South: R/HS/UCCS, single-family residence
East: R/HS/UCCS
West: R/HS/single-family residence
4. Comprehensive Plan/Designated 2020 Land Use: General Residential (25+ dwelling units/acre)
5. Annexation: 1969, North Colorado Springs Addition No. 1
6. Master Plan/Designated Master Plan Land Use: None
7. Subdivision: Not platted
8. Zoning Enforcement Action: None
9. Physical Characteristics: The site consists of three parcels each developed with a single-family home built in the 1920's. The property is vegetated with both native vegetation (scrub oak) and plants installed by the homeowners. A few areas of slopes in excess of 25 percent exist along the north side of the site.

STAKEHOLDER PROCESS AND INVOLVEMENT:

Public notice was provided to 82 property owners within 500 feet of the site on three occasions: 1) after the submittal of the applications, 2) for the neighborhood meeting on 4/1/15 and 3) prior to the Planning Commission meeting. **FIGURE 3** is the City review letter for the project and includes correspondences received after the first public notice. Approximately 75 people attended the neighborhood meeting. Issues discussed at the meeting were similar to those noted in the correspondence. **FIGURE 4** is correspondence received after the neighborhood meeting.

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

1. Review Criteria/Design & Development Issues:
Cragmor Village Neighborhood – Until a few years ago the Cragmor Village neighborhood was developed with 21 single-family homes on relatively large lots. The neighborhood is east of the former Cragmor Sanatorium building (now a part of UCCS called Main Hall). The homes on and in the vicinity of the project site were constructed in the 1920's. Street access to the homes was from Cragmor Village Road directly onto Austin Bluffs Parkway. The recent Austin Bluffs Parkway/Union Boulevard interchange improvements removed this intersection and access to Cragmor Village Road was changed to Regent Circle. Regent Circle is a public street that meets Austin Bluffs Parkway at a signalized intersection. In the last several years additional changes have occurred which has greatly diminished the neighborhood's future as a low density residential area.

UCCS Master Plan - The most significant change for the neighborhood is the inclusion of the Cragmor Village area within the boundaries of the 2012 UCCS Master Plan (the plan is not required to be submitted to the City since the University is a subdivision of the State of Colorado). The Plan shows the neighborhood within their East Campus and is to be redeveloped with student housing and other related campus uses. The University has purchased all but nine of the single-family lots served by Cragmor Village Road. Eight homes have been removed and their four remaining homes have been converted to University offices. **FIGURE 5** shows UCCS ownership in the area. A 200-space parking lot and a greenhouse serving the campus have been recently built in the area. UCCS has submitted an application to the City to vacate the portion of Cragmor Village Road east of its former connection with Austin Bluffs Parkway (the University owns all of the land adjacent to the proposed right-of-way vacation). The vacation application will be considered by City Council at an upcoming public meeting.

UCCS began classes in 1965 and the campus includes 550 acres. Campus enrollment for 2015 is 11,132 students with 1,272 students living on campus. Another 500 student housing units are under construction on campus. There appears to be an insufficient amount of on-campus housing for the student population.

Cragmor Village Road – Cragmor Village Road is a narrow, two-way public street. The street ends just east of the project. Cragmor Village Road will be improved by the applicant adjacent to the project and a 6' sidewalk will be constructed along the frontage of the project. In a meeting with the applicant, a UCCS representative, and City staff it was agreed the applicant will provide with assistance from the University a 6' path connecting the project to the sidewalk along Regent Circle, a distance of approximately 430 feet. The City has determined Cragmor Village Road is adequate to accommodate the additional traffic from this development.

SU Zone – The bulk of the UCCS campus to the west of the project site is zoned SU. The SU zone is to accommodate “primarily colleges or universities and those uses customarily associated with and in close proximity to those institutions.” The site is adjacent to University owned land to the north, east and south and the proposed use for student housing is consistent with the intent of the SU district.

The Lookout on Cragmor - Three homes and their accessory structures will be removed to accommodate the project. The majority of the property will be graded; however a preservation area is shown on the northeast portion of the site. The area to be preserved includes a couple of scrub oak stands and slopes in excess of 25%. The preservation area not only will protect this native area but also provide additional screening to the single family homes located below the site to north. The closest property line between the project and the homes is about 180 feet with the intervening owner being UCCS.

Within the proposed five-story building are 71 dwelling units with 157 bedrooms (average of 2.2 bedrooms/dwelling unit). Parking for 149 vehicles (95% ratio) and bicycle racks for 22 bikes are provided. Due to the proximity of the campus, residents are likely to walk, ride a bike or take the University's bus system to access the campus.

The two nonuse variances for the reduction to the front setback along Cragmor Village Road and to allow vehicles to back into the street will allow a maximum number of parking spaces to be provided around the building with no negative impacts to the surrounding area.

City staff has reviewed the revised development plan submitted in response to the City review letter in (**FIGURE 3**). All agencies have indicated the plans are acceptable with the exception of Engineering Development Review (EDR). EDR requested improvements to the upper portion of Cragmor Village Road immediately adjacent to the site. This portion of the street provides access to three single-family homes northwest of the project. The EDR street improvements are included in the recommended modifications to the development plan listed below. The development plan and nonuse variances satisfy the various City review criteria.

2. Conformance with the City Comprehensive Plan:
The 2020 Land Use Plan within the Comprehensive Plan designates the site as General Residential. The General Residential designation includes densities above 25 dwelling units per acre. Multi-family residential with a density of 33.1 units per acre is consistent with the Plan's designation.
3. Conformance with the Area's Master Plan:
The property is not within a master plan approved by the City. However UCCS included the property in their 2012 master plan. The UCCS plan designates the site for student housing (**FIGURE 6**).

STAFF RECOMMENDATION:

Item No.: 6.A CPC-ZC 15-00004 – Zone Change

Approve the zone change from R/HS (Estate, Single Family with Hillside Overlay) to SU/HS (Special Use with Hillside Overlay) for The Outlook on Cragmor, based on the finding the request complies with the review criteria in City Code Section 7.5.603.B (Establishment or Change of Zone District Boundaries).

Item No.: 6.B CPC-DP 15-00005 – Development Plan

Approve the development plan for The Outlook on Cragmor, based on the finding the plan complies with the review criteria in City Code Section 7.5.502.E (Development Plan Review Criteria) and Section 7.3.504.D.3 (Hillside Development Plan Review Criteria) subject to compliance with the following technical and/or informational modifications to the development plan:

Technical and/or Informational Modifications to the Development Plan

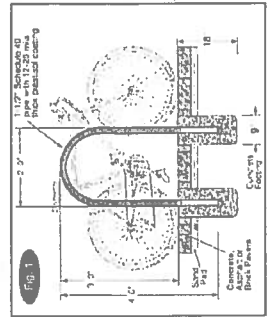
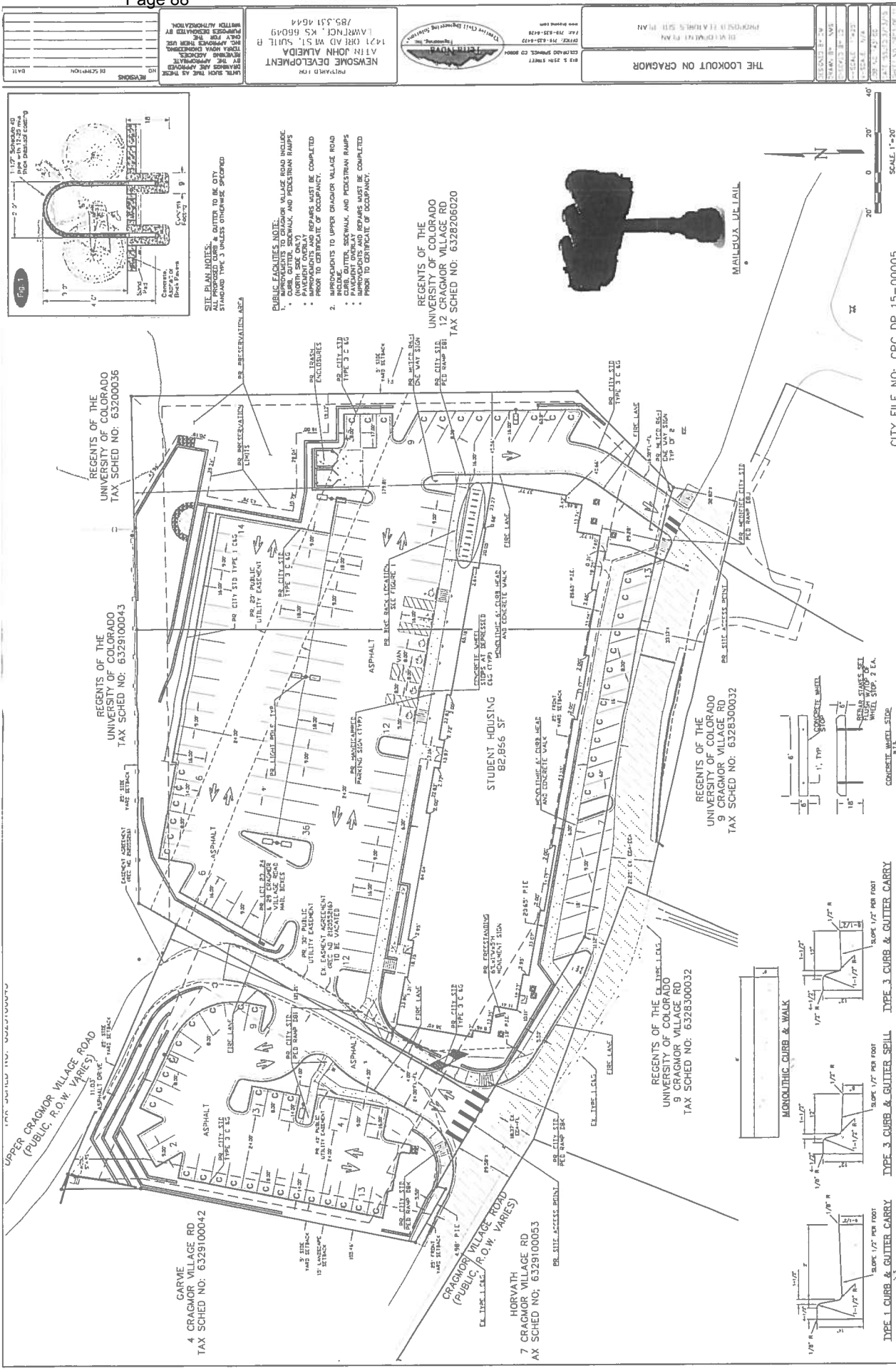
1. Note the City file number of CPC DP 15-00005 in the lower right corner of sheets 6, 7 and 8.
2. In the nonuse variance notes on sheet 1 reference the appropriate City file number for each request: File No. CPC NV 15-00027 for the front setback variance and CPC NV 15-00028 to allow unparking vehicles to back across the property line.
3. On sheet 3 revise the 25-foot side setback to a 25-foot rear setback (along the north property lines).
4. As required by Engineering Development Review extend the improvements to Cragmor Village Road adjacent to the site along the north property line and extending to the driveway entries of the parking areas. If appropriate show a guardrail.
5. Where Cragmor Village Road is adjacent to the south side of the site provide a minimum pavement width of 22 feet measured from the face of the curb on the north side (or past the angled parking) to either the edge of pavement or face of curb on the south side.
6. Relocate the mailboxes for 23, 24 and 29 Cragmor Village Road to the west of the retaining wall (between the curb and the retaining wall).
7. Provide side and rear elevations of the trash enclosure noting the height and materials.
8. Note the height in feet of the highest portion of the roof (previously shown but deleted from revised plan).
9. Revise the photometric drawing to reflect the reduced height of the exterior lights.
10. On sheet 4 note the preservation area in the northeast portion of the site as a preservation area easement. Note that prior to the issuance of either a building or grading permit the preservation area shall be fenced off from the remainder of the site and shall remain in place during construction.
11. Note that a 6-foot wide path shall be constructed from the west property line of the project to the existing sidewalk located at the intersection of Cragmor Village Road and Regent Circle. Note the location of the sidewalk shall be coordinated with UCCS and shall be completed prior to the issuance of the Certificate of Occupancy.

Item No.: 6.C CPC-NV 15-00027 – Nonuse Variance

Approve the nonuse variance to City Code Section 7.3.104 of the City Code to allow a front setback of 10.11 feet where 25 feet is required adjacent to Cragmor Village Road based on the finding the request complies with the review criteria in City Code Section 7.5.802.B. (Criteria for Granting a Nonuse Variance).

Item No.: 6.D CPC-NV 15-00028 – Nonuse Variance

Approve the nonuse variance to City Code Section 7.4.205.B of the City Code to allow 20 parking spaces that will allow the backing of vehicles across a property line adjacent to the public right-of-way of Cragmor Village Road based on the finding the request complies with the review criteria in City Code Section 7.5.802.B. (Criteria for Granting a Nonuse Variance).



SITE PLAN NOTES:
 ALL PROPOSED CURBS & GUTTERS TO BE CITY STANDARD TYPE 3 UNLESS OTHERWISE SPECIFIED

PUBLIC FACILITIES NOTE:
 1. IMPROVEMENTS TO CRAGMOR VILLAGE ROAD INCLUDE:
 • CURB, GUTTER, SIDEWALK, AND PEDESTRIAN RAMPS
 • IMPROVEMENTS TO SIDEWALK AND PEDESTRIAN RAMPS
 • PAVEMENT (CONCRETE)
 PRIOR TO OCCUPANCY OF OCCUPANCY.

2. IMPROVEMENTS TO UPPER CRAGMOR VILLAGE ROAD INCLUDE:
 • CURB, GUTTER, SIDEWALK, AND PEDESTRIAN RAMPS
 • IMPROVEMENTS TO SIDEWALK AND PEDESTRIAN RAMPS
 • PAVEMENT (CONCRETE)
 PRIOR TO OCCUPANCY OF OCCUPANCY.

REGENTS OF THE
 UNIVERSITY OF COLORADO
 12 CRAGMOR VILLAGE RD
 TAX SCHED NO: 6328206020



MAILBOX - UT LAIL



CITY FILE NO: CPC DP 15-000005

REGENTS OF THE
 UNIVERSITY OF COLORADO
 TAX SCHED NO: 6329100036

REGENTS OF THE
 UNIVERSITY OF COLORADO
 TAX SCHED NO: 6329100043

STUDENT HOUSING
 82,966 SF

REGENTS OF THE
 UNIVERSITY OF COLORADO
 9 CRAGMOR VILLAGE RD
 TAX SCHED NO: 6328500032

REGENTS OF THE
 UNIVERSITY OF COLORADO
 9 CRAGMOR VILLAGE RD
 TAX SCHED NO: 6328300032

GARVE
 4 CRAGMOR VILLAGE RD
 TAX SCHED NO: 6329100042

HORVATH
 7 CRAGMOR VILLAGE RD
 TAX SCHED NO: 6329100053

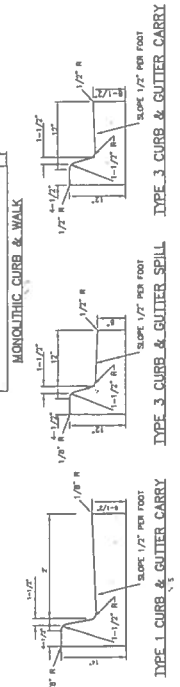


FIGURE 1

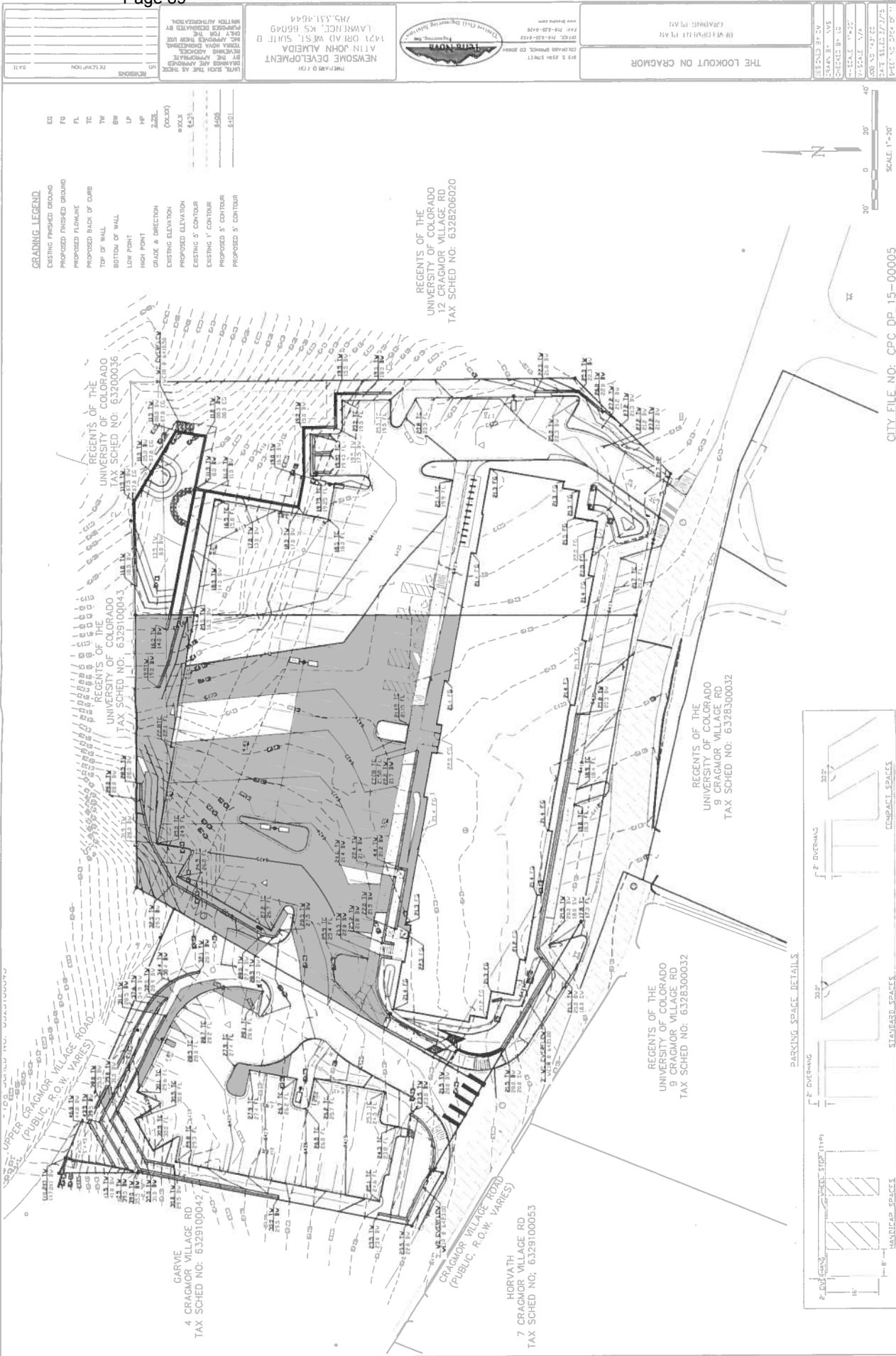


FIGURE 1

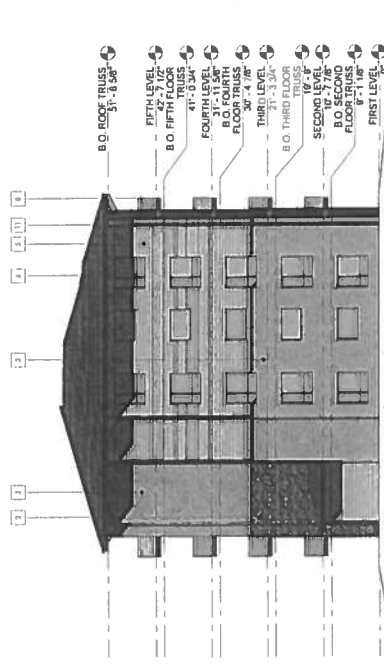
THE LOOKOUT ON CRAGMOR
 COLORADO SPRINGS, CO 80918
 CO14-086

NOT FOR
 CONSTRUCTION

COMPONENT #11
 DATE: 11 MAR 2015
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

REVISION:
 DEVELOPMENT PLAN
 DATE: 11 MAR 2015
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]

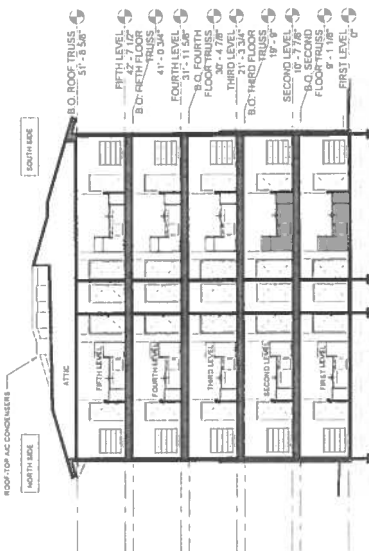
BUILDING
 ELEVATIONS
 DP06 of 11



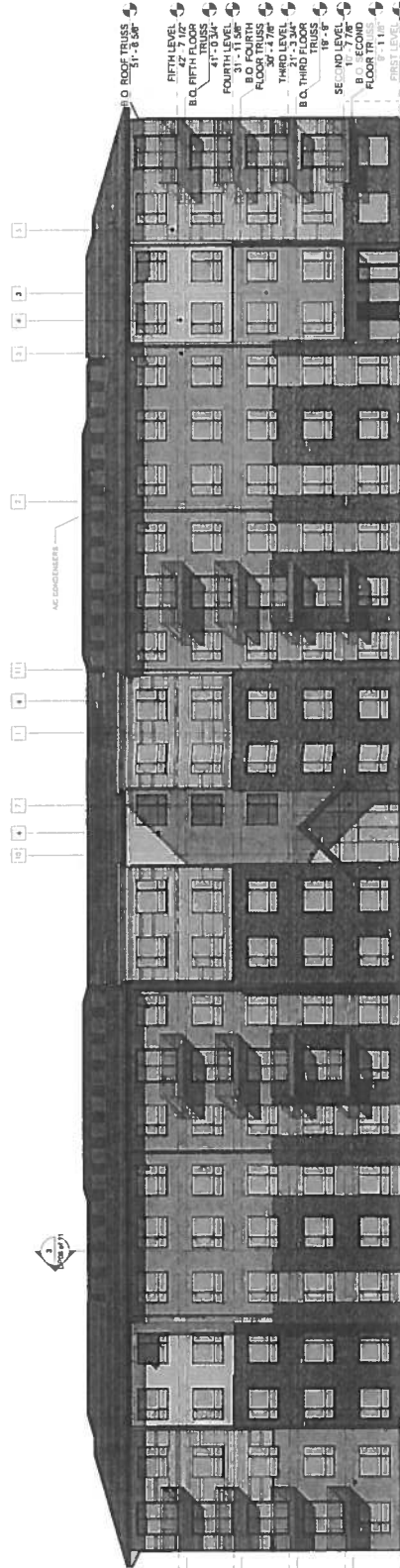
EAST
 3/20" = 1' 0"



Key	Keynote Legend
1	WOOD ASSEMBLED BROWN SUEDE GRAY
2	WOOD ASSEMBLED BROWN SUEDE GRAY
3	TRIM FINISH (MATERIAL COLOR)
4	TRIM FINISH (MATERIAL COLOR)
5	TRIM FINISH (MATERIAL COLOR)
6	TRIM FINISH (MATERIAL COLOR)
7	TRIM FINISH (MATERIAL COLOR)
8	TRIM FINISH (MATERIAL COLOR)
9	TRIM FINISH (MATERIAL COLOR)
10	TRIM FINISH (MATERIAL COLOR)
11	TRIM FINISH (MATERIAL COLOR)
12	TRIM FINISH (MATERIAL COLOR)



Section 1
 3/20" = 1' 0"



NORTH
 3/20" = 1' 0"



FIGURE 1

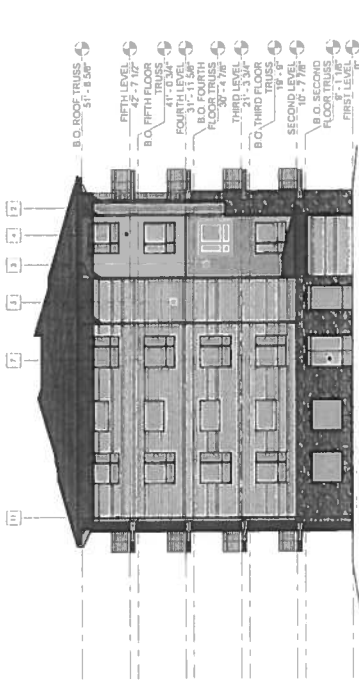
THE LOOKOUT ON CRAGMOR
 COLORADO SPRINGS, CO 80918

CO14-086

NOT FOR CONSTRUCTION

CONTRACT NO. 2014-0011
 DATE 11 MAR 2015
 DRAWN BY RHM
 CHECKED BY RHM
 DEVELOPMENT PLAN
 RETENTION:

BUILDING ELEVATIONS
 DP07 of 11



Keynote Legend	Keynote Text
1	WOOD SHAKED SIDING - 1/2" PLY - 1/2" GYPSUM BOARD
2	WOOD SHAKED SIDING - 1/2" PLY - 1/2" GYPSUM BOARD
3	WOOD SHAKED SIDING - 1/2" PLY - 1/2" GYPSUM BOARD
4	WOOD SHAKED SIDING - 1/2" PLY - 1/2" GYPSUM BOARD
5	WOOD SHAKED SIDING - 1/2" PLY - 1/2" GYPSUM BOARD
6	WOOD SHAKED SIDING - 1/2" PLY - 1/2" GYPSUM BOARD
7	WOOD SHAKED SIDING - 1/2" PLY - 1/2" GYPSUM BOARD
8	WOOD SHAKED SIDING - 1/2" PLY - 1/2" GYPSUM BOARD
9	WOOD SHAKED SIDING - 1/2" PLY - 1/2" GYPSUM BOARD
10	WOOD SHAKED SIDING - 1/2" PLY - 1/2" GYPSUM BOARD
11	WOOD SHAKED SIDING - 1/2" PLY - 1/2" GYPSUM BOARD

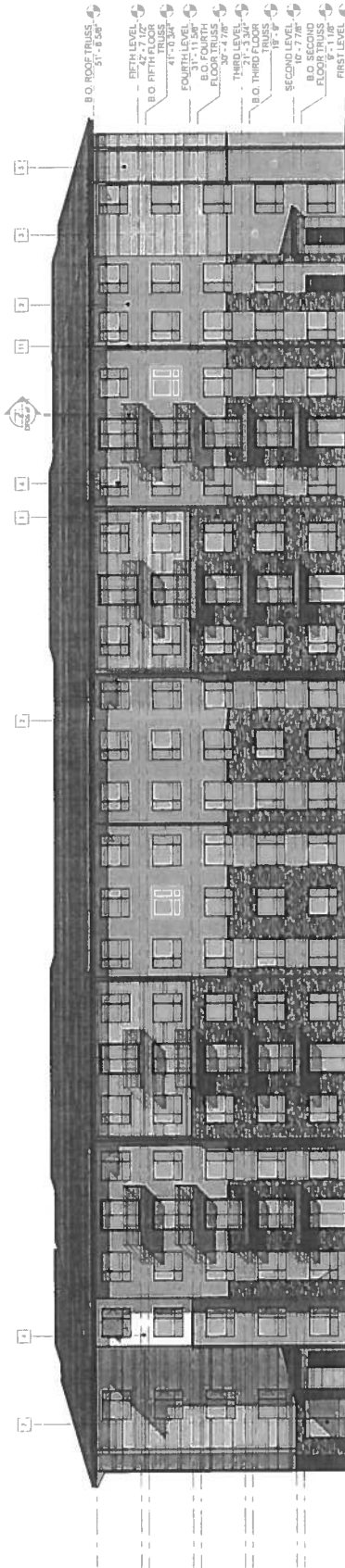
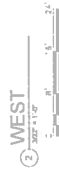


FIGURE 1

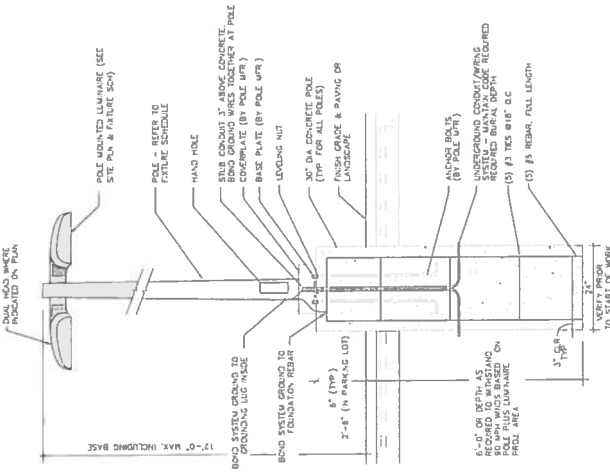
NOT FOR
 CONSTRUCTION

REVISIONS:

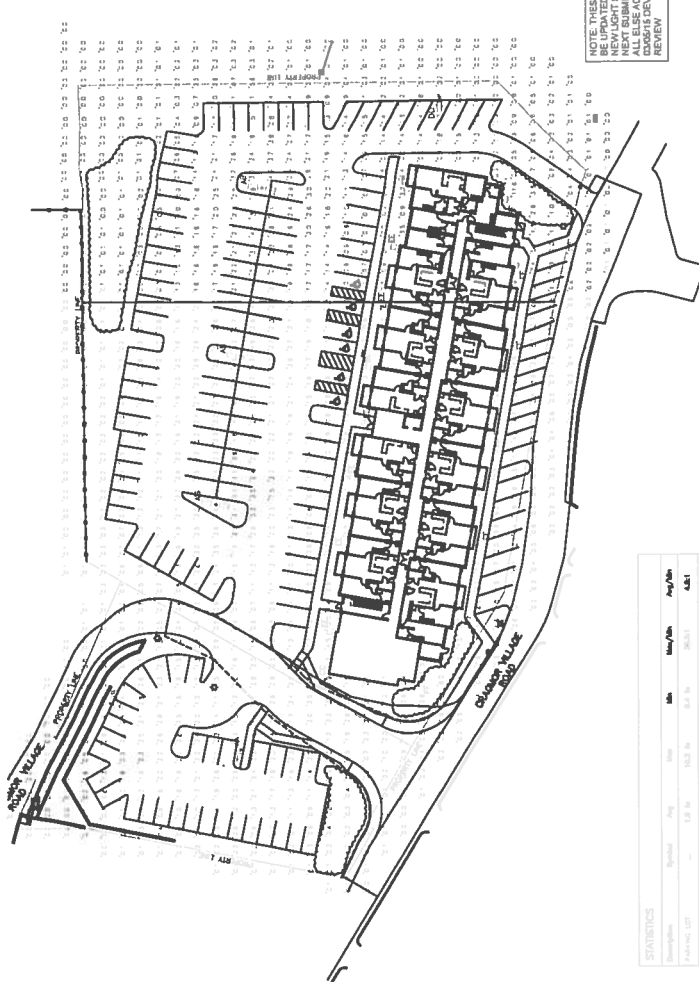
DATE: 12/24/14
 DRAWN BY: TJB
 CHECKED BY: TJB

SITE
 PHOTOMETRICS

DP08 of 11



2 POLE BASE DETAIL
 SCALE: N.T.S.



1 PHOTOMETRIC PLAN
 SCALE: 1"=20'-0"

NOTES:
 1. ALL LUMINAIRE FIXTURES USE FULL CUTOFF OPTIMIZED
 2. THE POINT TO POINT PHOTOMETRIC PLAN AREA A SHOWN. LUMINAIRE FIXTURES ARE PLACED AT 10 FT. TO 15 FT. FROM CURB AND PARALLEL TO CURB
 3. STREET LIGHTING FIXTURES ARE PLACED AT 10 FT. TO 15 FT. FROM CURB AND PARALLEL TO CURB
 4. ALL LIGHT FIXTURES ARE TO BE FULLY SHIELDED

SITE LUMINAIRE SCHEDULE

PLAN NUMBER	DESCRIPTION	MANUFACTURER AND MODEL	VOLTAGE	NO. OF LUMPS	LAMP TYPE	REMARKS
AA	1-HEAD	GLEON-AL-60-LED-ET-1W-BZ	120	2	10TW/LED	TYPE IV DISTRIBUTION
AB	2-HEAD	GLEON-AL-60-LED-ET-1W-BZ	120	2	10TW/LED	TYPE IV DISTRIBUTION
BB	1-HEAD	GLEON-AL-60-LED-ET-1W-BZ	120	1	10TW/LED	TYPE IV DISTRIBUTION WITH SHIELD CONTROL. HOUSE SIDE SHIELD
CC	1-HEAD	GLEON-AL-60-LED-ET-1W-BZ	120	1	10TW/LED	TYPE IV DISTRIBUTION WITH SHIELD CONTROL. HOUSE SIDE SHIELD
DD	1-HEAD	GLEON-AL-60-LED-ET-1W-BZ	120	1	10TW/LED	TYPE IV DISTRIBUTION WITH SHIELD CONTROL. HOUSE SIDE SHIELD
EE	WALL MOUNTED 12" WIDE LIGHT FIXTURE	GLEON-AL-60-LED-ET-1W-BZ	120	1	10TW/LED	LOW PROFILE LED 5000K CCT
FF	SURFACE MOUNTED LIGHT FIXTURE 10" WIDE HEIGHT	GLEON-AL-60-LED-ET-1W-BZ	120	1	10TW/LED	4500 LUMENS 5000K CCT

NOTE: ALL FIXTURES ARE FULL CUTOFF. ALL FIXTURES AND POLES SHALL BE BRONZE

FIGURE 1



The Lookout
 on Cragmor

STUDENT HOUSING

DATE: 04/15/15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

PRELIMINARY
 LANDSCAPE PLAN

9

9 of 11

CPC DP 15-00005

- LEGEND:
- Native Seed
 - Shrub Bed (Wood and Rock Mulch)
 - Water Quality Landscape Area

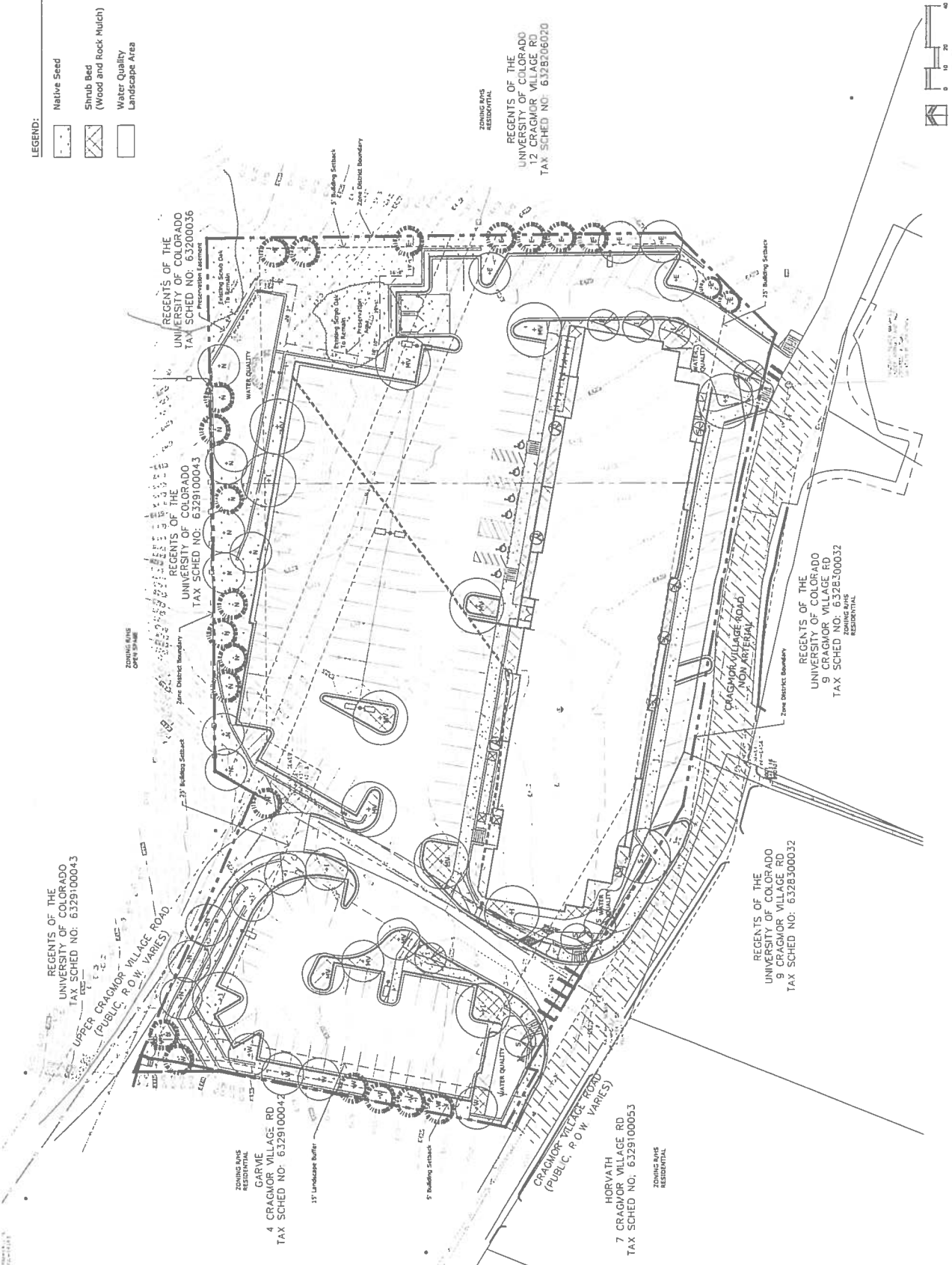
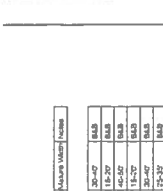


FIGURE 1



N.E.S. Inc.
 619 N. Cascade Avenue, Suite 300
 Colorado Springs, CO 80903
 Tel: 719.471.0073
 Fax: 719.471.0087
 www.neslandscape.com
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LANDSCAPE NOTES

1. SEED PLANTS: RECOMMENDED PLANT SPECIFICATIONS BY NAME OF PLANT AND SPECIES OR VARIETY TO BE USED. CONTRACTOR TO VERIFY PROPER TOLERANCE FROM GROUND SURFACE TO ALL WIDTHS.
2. FOR FINISHED LIGHTING AND FIXTURES, REFER TO ARCHITECTURAL PLAN. ALL LIGHTING AND FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS ELECTRICAL CODE AND THE CITY OF COLORADO SPRINGS ELECTRICAL CODE.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS LANDSCAPE CODE AND THE CITY OF COLORADO SPRINGS LANDSCAPE CODE.
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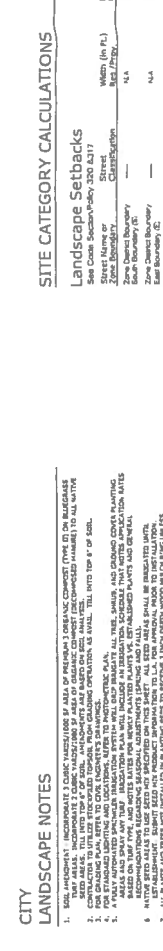
SITE CATEGORY CALCULATIONS

Street Name or Subcategory	Width (ft.)	Linear Feet	No. of Trees	% of Street
Street	4.4	1,720	13	0.75%
Subcategory	4.4	292	10	3.43%
Total			23	

PLANT SCHEDULE

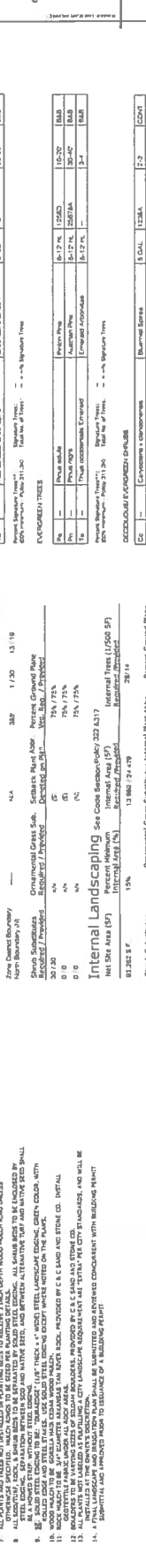
Abb.	Common Name	Scientific Name	Size	Qty. (per 1000 sq. ft.)	Planting Rate
AI	Aspen	Picea canadensis	12-18" DBH	1	0.0001
AL	Alumina	Quercus macrocarpa	12-18" DBH	1	0.0001
CA	Cornus	Cornus rugosa	12-18" DBH	1	0.0001
CF	Fireweed	Rudbeckia hirta	12-18" DBH	1	0.0001
LA	Lamb	Stachys recta	12-18" DBH	1	0.0001

LANDSCAPE PLAN



Block Retaining Wall Detail
 SCALE: 1/4" = 1'-0"

LANDSCAPE PLAN



Front Elevation
 SCALE: 1/4" = 1'-0"

THE LOOKOUT on Cragmor
 STUDENT HOUSING

DATE: 04/16/15
 PROJECT NO.: 15-00005
 PREPARED BY: NES

PRELIMINARY LANDSCAPE PLAN
 10 of 11
 CPC DP 15-00005

PLANT SCHEDULE

DECIDUOUS TREES

Abb.	Common Name	Scientific Name	Size	Qty. (per 1000 sq. ft.)	Planting Rate
AI	Aspen	Picea canadensis	12-18" DBH	1	0.0001
AL	Alumina	Quercus macrocarpa	12-18" DBH	1	0.0001
CA	Cornus	Cornus rugosa	12-18" DBH	1	0.0001
CF	Fireweed	Rudbeckia hirta	12-18" DBH	1	0.0001
LA	Lamb	Stachys recta	12-18" DBH	1	0.0001

EVERGREEN TREES

Abb.	Common Name	Scientific Name	Size	Qty. (per 1000 sq. ft.)	Planting Rate
EA	Eastern White Pine	Pinus strobus	12-18" DBH	1	0.0001
EB	Blue Spruce	Picea canadensis	12-18" DBH	1	0.0001
EC	Colorado Spruce	Picea canadensis	12-18" DBH	1	0.0001
ED	White Pine	Pinus strobus	12-18" DBH	1	0.0001
EE	Blue Spruce	Picea canadensis	12-18" DBH	1	0.0001

SHRUBS & PERENNIALS

Abb.	Common Name	Scientific Name	Size	Qty. (per 1000 sq. ft.)	Planting Rate
FA	Flowering Dogwood	Cornus florida	12-18" DBH	1	0.0001
FB	Red Dogwood	Cornus florida	12-18" DBH	1	0.0001
FC	Black Dogwood	Cornus florida	12-18" DBH	1	0.0001
FD	White Dogwood	Cornus florida	12-18" DBH	1	0.0001
FE	Red Dogwood	Cornus florida	12-18" DBH	1	0.0001

Block Retaining Wall Detail
 SCALE: 1/4" = 1'-0"



N.E.S., Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80901
 TEL: 719-471-0073
 Fax: 719-471-0067
 www.nesinc.com
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The Lookout on Cragmor

Student Housing





DATE: 04/15/15
 PROJECT: THE LOOKOUT ON CRAGMOR
 PREPARED BY: N.E.S., Inc.

DATE: 04/15/15
 PROJECT: THE LOOKOUT ON CRAGMOR
 PREPARED BY: N.E.S., Inc.

COMPOSITE LAND
 SUITABILITY
 ANALYSIS

11
 11 of 11
 CPC DP 15-00005

COMPOSITE LEGEND:

-  **PRESERVATION AREA**
 Areas of high natural resource value, including riparian, wetland, and other areas. These areas are to be preserved and are not to be developed.
-  **SOME DEVELOPMENT CONSTRAINTS**
 These areas contain some natural resources, including riparian, wetland, and other areas. These areas may be developed, but with certain restrictions.
-  **MINIMAL DEVELOPMENT CONSTRAINTS**
 These areas contain minimal natural resources, including riparian, wetland, and other areas. These areas may be developed with minimal restrictions.
-  **Area of 25% Slope**

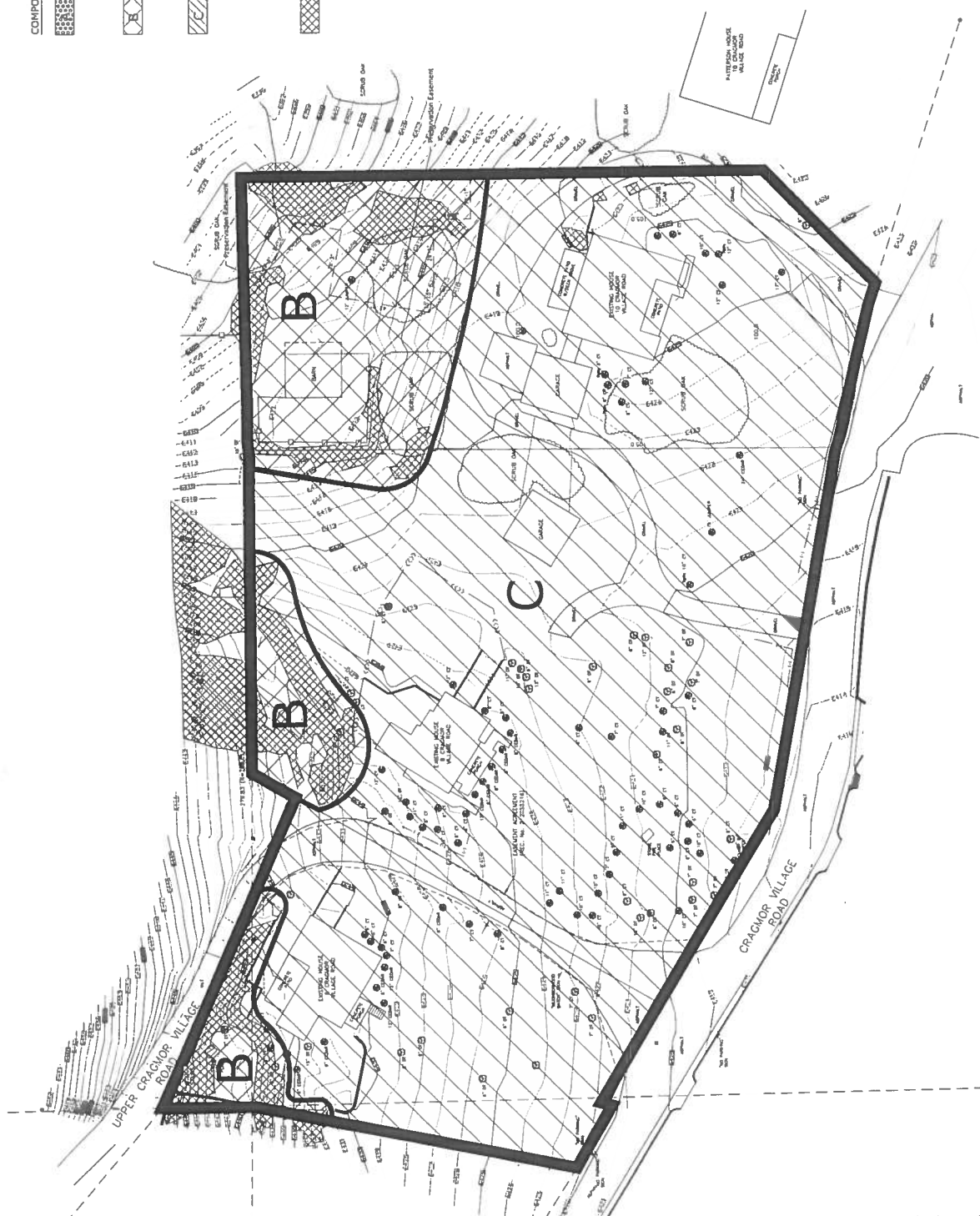


FIGURE 1



DEVELOPMENT
INVESTMENTS

1421 Oread West, Lawrence, KS 66049

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MAR 13 2015
COLORADO SPRINGS
CITY PLANNING

Project Statement - Justification

Newsome Development is pleased to submit for your consideration a Development Plan, Zone Change, and Subdivision Plat for a student housing development located adjacent to the University of Colorado – Colorado Springs campus. We believe the use is appropriate for this location and our development will provide additional housing for students to support the growth taking place at UCCS and in a location that will not place additional demand upon the transportation and parking infrastructure in place.

Newsome Development

Newsome Development is a boutique real estate investment and development firm located in Lawrence, KS. We specialize in providing on and off-campus student housing at colleges and universities. Our portfolio represents eight different schools and over 2,000 beds. In the fall of 2014 we opened 247 beds at Texas Christian University, which makes us the 2nd largest private student housing provider at that campus, and are under construction at Baylor University to open up 134 beds in the fall of this year.

We focus on locations that are in-fill developments and walk-able to campus, which helps support the school's retention efforts as well as the student's focus on their academic goals. As such, we have positive relationships with the Universities that we serve as we provide private funds to build quality housing for their students that keeps them connected to the campus.

Location

The proposed site for our proposed development (The Lookout on Cragmor) at UCCS is comprised of 2.14 acres that is currently represented by the single family homes located at 6, 8, & 10 Cragmor Village Road, directly adjacent to campus. The zoning for these properties is currently R-Hillside, and we are requesting a zone change to SU-Hillside. Over the past several years the dynamic of the neighborhood has changed as single family owners have left and UCCS has acquired most of the lots in the neighborhood.

Use

We believe the proposed use for this site is compatible and complementary with the surrounding uses. With UCCS's purchase of 2, 3, 7b, 9, 12, 14, 25, and 27 Cragmor Village Road, there are only two private owners left on lower Cragmor Village Road and three on the upper Cragmor Village Road. Our site is flanked on three sides by UCCS, with a private owner to our west who works for the University. A parking lot for UCCS students and faculty was opened in the fall of this past year approximately 200 yards to the east of our site. The University's masterplan shows



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RECEIVED
APR 02 2015
COLORADO SPRINGS
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Hillside Overlay

The site is located within a hillside overlay district, and our proposal includes maintaining the hillside overlay with the redevelopment of the property. We have surveyed the existing geologic conditions and landscaping and have designed our development to include a preservation / no-build area to account for areas of steeper slope and vegetation occurring in the northeast corner of the property. Most of the existing vegetation and trees on the site were planted by previous homeowners and are not of significance related to the hillside intent.

Site & Access

The development has been designed to help encourage non-vehicular transportation for a majority of the students' needs. With a 95% parking to bed ratio we are exceeding the parking requirement for this use and won't contribute to the parking challenges that currently exist around campus. Our site encourages pedestrian traffic by providing walking times of 5 minutes to the East Campus, 5 minutes to the Main Campus, and 2 minutes to the University shuttle that will take them to the North Campus. By encouraging pedestrian travel, our development should help reduce traffic and parking associated with students commuting from more distant housing.

Our development will help meet the demand for student housing created by the economic driver, UCCS. To that end, our future student residents are already coming to campus. Relative to our residents' primary purpose for being in Colorado Springs (attending class and all related college activities), we are transforming vehicular traffic to pedestrian traffic. The University's growth, coupled with the absence of quality student housing, has driven students to live in single family neighborhoods (in rentals). This development will be a start to moving those students to a setting that is out of the neighborhoods and adjacent to campus.

Building

We are requesting to build a five story structure with a footprint of approximately 16,000 sf. We will have a mixture of one, two, three, and four bedroom units that will result in a total development of 71 units and 157 bedrooms. We will have on-site management located in a leasing office within the building as well as a small fitness center for students that want a quick workout during a break from their studies.

Our developments are geared towards students that keep their academic focus at the forefront, and as such, do not come with extensive amenities. We emphasize that the location is the amenity and with our close proximity to campus our students are encouraged to use the on-campus amenities. We provide quality finishes throughout our units as we target the upper 25% of the student market and consistently obtain top of the market rents.

We look forward to the opportunity to discuss this in-fill development with you further which will provide walkable off-campus student housing adjacent to the UCCS campus.

Sincerely,



John L. Almeida



March 5, 2015

Mr. John Almeida
Newsome Development & Investments, Inc.
1421 Oread West, Suite B
Lawrence, KS 66049

RE: Zone Change and Development Plan for the Lookout on Cragmor – File Nos. CPC ZC 15-00004 and CPC DP 15-00005

Dear John:

The review of the above applications has been completed. Prior to scheduling the requests for a Planning Commission agenda the following 6 items must be addressed:

1. Submit to Land Use Review 6 copies of the development plan (folded to no larger than 9" x 14", with the lower right corner exposed) with the following revisions:
 - a. Note the City file number of CPC DP 15-00005 in the lower right corner of all sheets.
 - b. Note sheet numbers 6, 7, 8, 9 and 10 as 6 of 13, 7 of 13, etc. in the lower right corner of the sheet.
 - c. Include the Geologic Hazard Study Disclosure Statement as indicated in Section 7.4.507 of the City Code.
 - d. On sheet 1 describe the 2 nonuse variance requests identified in item 4 below.
 - e. In the site data table on sheet 1 revise the existing use to "3 single-family residences". Include within the proposed use "multi-family residential". Revise the proposed building height to 54'9" (the top 5' of a hip or gable roof is not included in the building height definition). Note the maximum lot coverage as 50%. Note the proposed lot coverage and the proposed coverage with pavement.
 - f. Revise the total number of dwelling units from 73 to 71.
 - g. Note the density of the project as 33.2 dwelling units per acre.
 - h. Revise the minimum building setbacks noted on sheet 1 as follows: front 25', side 5', rear 25'.
 - i. On sheet 3 show and identify the minimum building setback lines and landscape setbacks and buffers.
 - j. On sheet 3 note the exterior dimensions of the building.
 - k. Public access is provided across the site to 3 single-family residences located at 23, 24 and 29 Cragmor Village Road. Note measures to be taken during construction to notify the residents of interruptions to vehicular access or utility services. Note maximum length of interruptions. Provide a name and phone number for an owner's representative that may be contacted during the course of construction.
 - l. Note the width and surface material of the upper portion of Cragmor Village Road located north of the driveway entries into the parking lots.
 - m. Note the existing pavement width of Cragmor Village Road adjacent to the site. Note the location of the existing curb and gutter along the south side of Cragmor Village Road. Provide a minimum pavement width of 22' measured from the face of curb on the north side to either the edge of pavement or face of curb on the south side. Amend the public facilities note on sheet 3 to indicate Cragmor Village Road adjacent to the site shall be repaired or resurfaced as necessary prior to the issuance of a Certificate of Occupancy.
 - n. Show and note the dimensions for a public improvement easement to accommodate the sidewalk located along the north side of Cragmor Village Road and any areas which are necessary to satisfy the minimum pavement width for Cragmor Village Road as indicated above.

LAND USE REVIEW DIVISION

- o. Increase the width of the sidewalk located along the south side of the building to 6' in width (do not include the curb within the 6' width).
- p. Provide a 6' sidewalk along the east side of the building that will connect with the sidewalk on the north and south sides of the building.
- q. Note the type of curb or wheel stops to be provided at the ends of all parking spaces located at the perimeter of the parking areas (located on both the north and south sides of the building). Only the accessible spaces are shown with wheel stops.
- r. Note the angle (60 degrees) of the parking spaces located on the south and east sides of the building. Provide a minimum depth of 18' with a 2' for overhang for regular parking spaces (17' is shown), a minimum depth of 16' with a 2' overhang for compact spaces (15.01' shown) and a 1-way aisle width of 16' (13' shown) on the east side of the building.
- s. As required by Fire Prevention identify the location of the fire lanes.
- t. As required by Traffic Engineering (comment 1) note and show the location of one-way signage. Note the signage shall meet MUTCD standards.
- u. Show a location for the placement of the mailboxes which serve 23, 24 and 29 Cragmor Village Road. The existing mailboxes are located near the southerly corner of the common property line between 6 and 8 Cragmor Village Road. Provide a detail of the mailbox facility.
- v. If proposed then show the location and note the size (height and sign area) of a freestanding sign.
- w. Provide a detail of the trash enclosure with gate. The trash enclosure shown (approximately 8' x 8') appears small for the number of dwelling units indicated. Revise as necessary.
- x. As required by Engineering Development Review (comment 4) enhance the legibility of the existing and proposed contour information shown on sheet 4.
- y. On sheet 4 provide a typical detail of the retaining wall. Note the materials used for the walls.
- z. As required by Colorado Springs Utilities (CSU) address Action Items 1 and 3 on sheet 5. As indicated in Action Item 4 a meeting with CSU representatives is recommended.
- aa. On the elevation drawings show the location of the exterior lights attached to the walls. Note the use of full cut-off fixtures. To minimize light intrusion to the nearby residences reduce the height of the fixtures attached to the walls to 10' (presently noted as 15' on the south side of the building).
- bb. On the elevation drawings note the general colors of items 5 (lap siding), 9 (shingles) and 10 (metal roof).
- cc. Note the location of the equipment for the heating and cooling of the building. If rooftop equipment is proposed then show how the equipment is screened behind the roof structure.
- dd. To address concerns of the impact of parking lot lights onto the adjacent and nearby single family residences located to the west, south and north reduce the height of the freestanding lights to 12' including the base.
- ee. Delete sheets 9 and 10 (Fixture Cut Sheets) as sheet 8 (Site Photometrics) provide sufficient information regarding the exterior lights.
- ff. As required by the City Landscape Architect address comments 1 and 2. As indicated in comment 2.a a meeting is with the City Landscape Architect is recommended.
- gg. To address concerns regarding vehicular lights from the westerly parking lot to the adjacent residential property to the south, provide a continuous screen along the south end of the parking lot located west of the driveway into the site. The screen shall be a minimum of 4' in height and may either be a solid wall or dense, evergreen plants.
- hh. The land suitability analysis (sheet 13) shows within the B designated area in the northeast portion of the site slopes in excess of 25% and stands of native scrub oak. B areas are defined as areas with some development constraints. Section 7. 3.504.D.2.d.(1)(C) of the Zoning Code states "Slopes greater than 25% shall be avoided" within a Hillside Development Plan. The 2, B areas in the north and northwest portion of the site also contain slopes in excess of 25%, however these areas are not appropriate for preservation due to the man-made nature of the slope (fill for street) or do not include native vegetation such as scrub oak. Show the northeast portion of the site as identified on the attached sketch within a preservation area easement. Note the dimensions of the easement.

2. Submit to Land Use Review 1 copy of the revised development plan reduced to 11" x 17".
3. Submit to Land Use Review 4 copies of the Geologic Hazard Report with the revisions as indicated by Engineering Development Review & Stormwater in comments 1 through 5 inclusive.
4. Submit to Land Use Review nonuse variance applications to the following sections of the Zoning Code:
1) Section 7.3.104 to allow a front setback of 10.43' where 25' is required adjacent to Cragmor Village Road and 2) Section 7.4.205.B to allow 20 parking spaces to back across a property line adjacent to the public right-of-way of Cragmor Village Road.
5. Participate in a public meeting to discuss the project with the surrounding neighbors. See the enclosed correspondence received during the public comment period for those topics likely to be discussed.
- 6 Participate in a meeting with representatives of UCCS and the City to discuss potential solutions for the provision of pedestrian access between the main campus to the west and the project.

Listed below are comments received from the various City departments or other review agencies regarding the application. **If the comments listed below are not referenced in the items above, then the comments are for information purposes and are not required to be addressed prior to scheduling the applications for a Planning Commission meeting.**

Engineering Development Review & Stormwater –
Zone Change: No comments
Development Plan:

1. Please use the standard disclosure statement for the Geologic Hazard Study (CTL Thompson Jan. 2015) on both the development plan and the plat (Engineering Criteria Manual Section 3.7)
2. Please note the drainage report and geologic hazard report will be revised to address engineering comments and additional comments may be made on the DP subsequent to resubmittal and re-review of these reports.
3. The existing and proposed zoning will include the hillside overlay zone. Northern portions of the site contain slopes in excess of 25% as shown on the land suitability analysis. No-build areas and preservation areas have not been identified on the DP or the plat. The Geologic Hazard Report by CTL Thompson indicates that it was prepared without a final site plan, DP or grading plans. The revised geologic hazard report will need to address the no-build and preservation areas for the proposed final site plan and grading plans. It will also need to provide recommendations/mitigation measures for the construction of the numerous retaining walls proposed throughout the development as well as address potentially unstable slopes.
4. Please note the existing and proposed contours on the grading plan are difficult to interpret. Please clarify.
5. Cragmor Village Rd is a public street and the ROW width varies adjacent to the proposed development. Upper Cragmor Village Rd is also public. This development proposes to place curb & gutter, sidewalk, pedestrian ramps and pavement overlay on the north side of Cragmor Village Rd and on Upper Cragmor Village Rd. The limits of these improvements and all associated easements and ROW requirements need to be clarified on the DP and the plat. In addition, proposed parking stalls are also shown extending into the ROW. Please address.

Drainage Report:

Comments noted in report and returned to engineer.

Geologic Hazard Report:

1. The Geologic Hazard Report by CTL Thompson indicates that it was prepared without a final site plan, DP or grading plans. The geologic hazard report will need to be revised to address the proposed final site

plan and grading plans. It will also need to provide recommendations/mitigation measures for the construction of the numerous retaining walls proposed throughout the development as well as address potentially unstable slopes.

2. Please title the report "The Lookout on Cragmor" which is the proposed platted subdivision name. Also, please include the planning application form for the Geologic Hazard Report for signature.

3. Please discuss the proposed zoning which is Special Use with Hillside Overlay (SU/HS). Northern portions of the site contain slopes in excess of 25% as shown on the land suitability analysis. No-build areas and preservation areas have not been identified on the DP or the plat. Please address these issues in the revised report.

4. The Project Statement states, "The slope stability analysis indicates a few slopes of significance, but they seem to be the result of past development of the homes and the Upper Cragmor Village Rd." Please discuss this in the revised report pertaining to potentially unstable slopes, no-build and preservation areas and recommended mitigation measures. Please include the slope stability analysis in the report.

5. This report is a Geologic Hazards Evaluation and Geotechnical Evaluation. The report is preliminary in nature and needs to be revised based on final site layout, DP and grading plans. The Geotechnical Investigation portion of the report was not reviewed by City Engineering.

For more information contact Lydia Maring at 385-5546.

Traffic Engineering–

Zone Change: No comments

Development Plan:

1. Please use the appropriate road signage for the One-Way driveways. Signage should meet MUTCD standard.
2. Please use the City Code of Colorado Springs, Chapter (7.4.205) for the appropriate parking stall dimensions.

For more information contact Zaker Alazzeah at 385-5468.

Colorado Springs Utilities –

Action Items:

1. The north-south water main along the west side of the development does not exist.
2. The HGL Response form was not included with this submittal. Please provide.
3. Label which utilities are to remain and which will be removed/abandoned.
4. Recommend a meeting to discuss the utilities for this project.

Information Items:

- The applicant or their engineer should contact Contract Administration for an estimate of any system development charges, fees, Recovery Agreement Charges or other costs that may apply to this development (668-8111).
- When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to CSU prior to Service Contract issuance and building permit approval.
- CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards or contact Field Engineering at 719-668-4985.
- CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. With regard to natural gas extensions, CSU may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
- Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National

Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies.

- Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
- Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
- Colorado Springs Utilities requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.
- The water distribution system facilities must meet the Colorado Springs Utilities' criteria for fire flow, water quality, service interruption and pressure. To meet service interruption criteria, no more than fifty (50) homes on a dead end water main line are permitted. The static pressure of the water distribution system shall be a minimum of 60 psi. CSU will assess the need for a Water Quality Plan based on information presented in the Development Plan. CSU may require a new or updated Water Quality Plan where construction phasing or the water system design differ from the approved Development Plan.

For more information contact Matt Williams at mlwilliams@csu.org or 668.7211.

Fire Prevention –

Disapproved comments:

Disapproved: Identify on the plans, all curbs that will be marked as a fire lane.

No 'attention' comments.

For more information contact Steve Smith at 385-7362.

Police – No objections or suggestions

Police – Street Name Administrator – No comment

For more information contact Wendy Hamilton at hamiltwe@ci.colospgs.co.us

City Landscape Architect –

1. Submittal Criteria

- a. A Preliminary Landscape Plan has been submitted with this application. Note 14 on Sheet 12 should include the Final Landscape Plan submittal as well.
- b. Provide a response letter how each comment is addressed; and acknowledge whether the Preliminary Landscape Plan changes to a Final Landscape Plan, or not.

2. Site Standards & Categories:

Setback:

- a. Please contact staff to discuss further, the planned right of way, a landscape setback and the Buffers against mostly UCCS property. A short meeting with staff is recommended.

For more information contact Connie Perry at 385-5375.

Real Estate Services –

There is a note that Easement recorded at reception no. 212055216 is to be vacated. All easements should be depicted and labeled as “public” or “private.” To vacate any public easements you will need to go through the Real Estate Services vacation process. Please contact Barbara Reinardy at 385-5601 or breinardy@springsgov.com Please note there is an administrative fee of \$160.00.

For more information contact Vicki Williams at 385-5920.

U.S. Postal Service –

Wall units would be required with parcel lockers. I would need to work with the developer to see the building plans to determine where the mailroom would be located. It should be near the front entrance. For more information contact Elaine Medina-Kelly at 719-570-5415

Regional Building: Floodplain Administration – No comment or objection
For more information contact Michael Augenstein at 799-2869.

Failure to submit the requested items within 180 days from the date of this letter will result in the applications being formally withdrawn from consideration. Once withdrawn, any subsequent resubmittal will require the filing of a new application and payment of application fees.

If you have questions please call me at 719-385-5366.

Sincerely,



Steve Tuck
Principal Planner

C: File Nos. CPC ZC 15-00004 and CPC DP 15-00005
The Bedford Family, 24 Cragmor Village Road, 80918
Jax and Marianne Horvath, xaj7899@gmail.com
Larry and Denise May, dmay7179@comcast.net
Lineal and Rhonda Floyd, rhondamayfloyd@yahoo.com
Gary Reynolds, UCCS, greynold@uccs.edu
Neil Myers, snmyerscolo@comcast.net
Clinton and Sherri Byrd, sbyrd60@msn.com
Donovan Thorpe, donovan.thorpe@gmail.com
Dawnie Baldo, dja@aspenhi.com
Edward and Terry Gass, edandterry@q.com
Al and Becky Rohr, abrohr@hotmail.com

Enclosures



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 Fax: 719.441.2887
 www.nesinc.com
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The Lookout
 on Cragmor

Student Housing

DATE: 11/11/14
 PROJECT: THE LOOKOUT ON CRAGMOR
 DRAWING: 13

COMPOSITE LUMP
 SUBMITTAL
 ANALYSIS

13
 13 of 13

CPC #

COMPOSITE LEGEND:



PRESERVATION AREA

There are areas of significant native vegetation, natural resources, or cultural importance.



SOME DEVELOPMENT CONSTRAINTS

These areas contain steep slopes of 25% and greater. They also contain some natural rock outcrops, geologic features, or cultural importance.



MINIMAL DEVELOPMENT CONSTRAINTS

This area contains lesser slopes, suitable for development. Development is allowed in this area through site development, site preparation, and site stabilization. The existing structures on site are of no cultural significance and are to be removed.



Areas of 25% Slope

*boundary of
 Preservation Area
 easement*

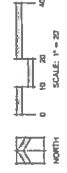
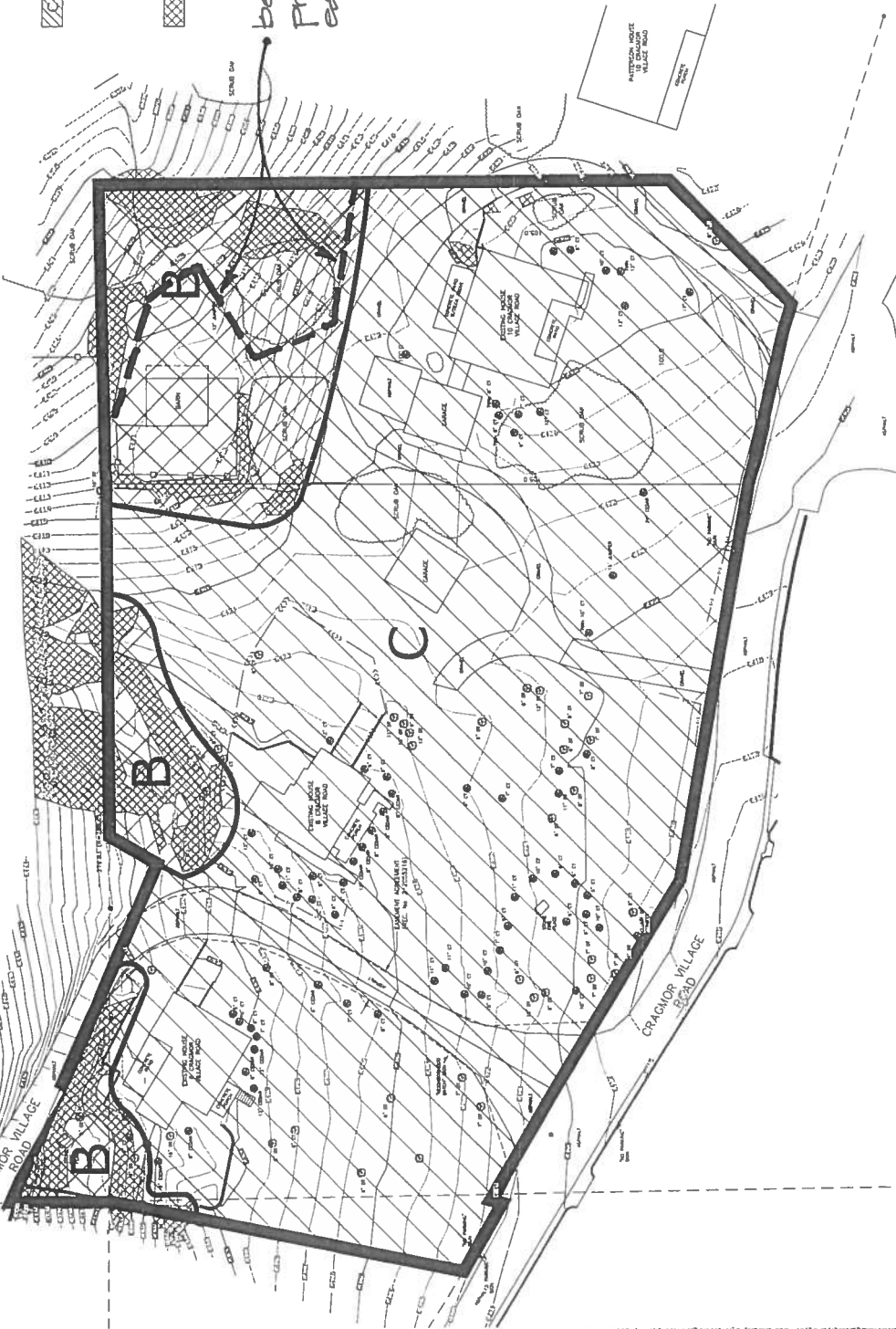


FIGURE 3

Regarding CPC ZC 15-0004
CPC DP 15-0005
AR FP 15-0028

2/17/2015

We would like to begin by saying that we do not approve of the "Lookout at Cragmor" project at all. It is true that children have moved, residents have died and UCCS has stepped up to ruin what they can regardless of historic designation and neighborhood quality, but this construction will put the final nail in the coffin.

When our family, the Ingrahams, bought this property in the 1940's, it was a beautiful place with a peaceful neighborhood, fascinating local significance and gorgeous views. We have slowly watched construction destroy everything around us. Residents opposed the college's presence and most unfortunately lost. It is unfair to encroach on the last of us in such a manner. We already have problems with littering, trespassing, theft, vandalism and excessive noise from students. Our mailboxes for example (located at the bottom of the hill, right in between your two proposed lots because the mailman does not deliver up the hill) have been run down by cars at least twice in the last five years, and replaced at our expense.

Local deer herds and rabbits graze on the properties in question, one of the few flat grassy spaces left away from traffic, and cougars, bats, foxes, owls and bears make occasional appearances. That will all be gone, forced back into the barren hills until that habitat is destroyed too, to make even more room for UCCS. Those of us at the top of the hill will be completely isolated from remaining neighbors on the lower half of the road, and no longer able to safely take walks with our children.

The idea of having a hundred and fifty or more people to compete with when going to and from our home, and direct access from Regent Circle (though the frontage removed our main street access) is not in the least appealing. It means a decrease in air quality, increase in noise, and further exposure to non-residential traffic in addition to the difficulty we have every winter with students who are unable to cope with the weather extremes.

These are our feelings. If you are to proceed with construction, despite our objections, we request at the very least a reasonable plan for our mailboxes (All three houses at the top of the hill are on a shared stand located between 6 and 8, just off of Cragmor Village Rd) and consideration of alternate road access that does not mean we compete with traffic as soon as we hit the bottom of the hill. We would also like to know whether a plan can be made to reduce noise and light from the proposed parking lots and building and signs posted to warn students from private property.

We ask that construction never impede access to our homes for more than two hours at a time as we leave and return home several times a day, that our utilities not be interrupted for more than eight hours and that we receive due notice before either access is interrupted.

The Bedford Family

24 Cragmor Village Rd

Co Sp, CO 80918

RECEIVED
FEB 17 2015
Colorado Springs
Land Use Review

FIGURE 3

PS – As of today’s date, we have still not received the “postcard” concerning the proposed plan that was supposed to be sent out to all effected residents.

ISSUES AND CONCERNS REGARDING NEWSOME PROJECT: THE LOOKOUT ON CRAGMOR

Submitted to Steve Tuck

Submitted from Horvath family 18 February 2015

Topography photos of property discussed below. Elevations ref sheet DP 04 / The Lookout On Cragmor



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FEB 18 2015
COLORADO SPRINGS
CITY PLANNING

Existing plantings primarily coniferous evergreens

FIGURE 3

ISSUES AND CONCERNS

1. LIGHTING

We have serious concerns regarding the planned development's lighting design, and the pollution that shall occur as a result of that current design. The design issues concern the parking area lamp fixtures scheduled for lighting, the traffic vehicle lights (both in parking area and in motion southward and along CVR(Cragmor Village Road), and the buildings exterior lighting lamp fixtures.

- 1.1. The topography of our property to the planned development has an elevation difference of 20', with our property 10' to 20' below the planned development and, as currently designed, totally exposed to traffic and fixed lighting from the development (reference photos). This is unacceptable as currently designed. Currently the area has no, to very little, light pollution violating our home and land from the north, which is crucial to us and to especially to me since I have retinal damage (100% detachment) in one eye from light pollution. The light pollution from the south of our property has left us only the outside on the north side of our house in the evenings and nights.
 - 1.1.1. The parking lot LED lamps are problematic to my eye sight. There are no lamp shields in the design and at the design planned elevation the shields would need to be very long indeed. All parking light fixtures direct light onto my property and into my house; this is totally unacceptable and a personal violation of me and my family.
 - 1.1.2. The parking area has no vehicle "light screen" designed into the development for blocking the consistent and flashing moving vehicle headlights and tail lights; this is compounded when the traffic leaves the area by the only route currently shown, which is south on CVR, directing all traffic light directly onto my property and into my house; this is totally unacceptable and a personal violation of me and my family.
 - 1.1.3. The building structure has numerous exterior lamp fixtures which, as previously stated regarding the parking fixtures, direct light onto and into my home. Also, the living quarters themselves shall, based on current design, direct light pollution from south and west elevations' windows and glass by-pass doors.
 - 1.1.4. The amount of light pollution violating my home is unacceptable; the design must change to protect us and our home from these violations.
- 1.2. Possible remedies:
 - 1.2.1. Changing the design's lighting schedule from overhead lighting to bollard lighting at parking; and by using yellow or red spectrum lamps, non-LED lamps
 - 1.2.2. Include light shields in the design for the building's exterior lamp fixtures; and by using yellow or red spectrum lamps, non-LED lamps
 - 1.2.3. Include vertical sunshades at all south and west elevations' windows and balconies; fixed adjacently south of each and every fenestration on west elevation, and fixed adjacently west of each and every fenestration on south elevation
 - 1.2.4. Leave all existing current mature plant growth on southern areas of planned development, and encourage new and dense growth in those areas (design currently shows the existing plantings removed and replaced with inappropriate plantings).
 - 1.2.5. Developer can obtain variance for and provide funds to Horvath to build 8' tall privacy fence and gate along my north and east property lines; this is the only possible solution option regarding traffic which would also address parking and building light pollution.

2. Traffic

2.1. We have serious concerns regarding the traffic density and routing based on the current design.

2.1.1. Traffic flow is: in from Regents Circle (primarily) along CVR, and out along CVR to Regents Circle.

2.1.2. The street cannot handle the density.

2.1.3. Per the current design ALL traffic shall be directed at our home southward; a perpetual violation of the peace with incessant noise in our neighborhood, and an obvious safety hazard.

2.1.4. Intersection of driveway exit at south bound to east west traffic is dangerous based on the development design.

2.2. Possible remedies:

2.2.1. An alternate access to planned development based on historic CVR route. See photo CVR 2006

2.2.2. Developer can obtain variance for and provide funds to Horvath to build 8' tall privacy fence and gate along my north and east property lines; this is the only possible solution option regarding traffic which would also address parking and building light pollution.

3. Landscaping

3.1. Where is it? Choice of plantings, in general, not suitable for area.

3.2. Keeping existing plant growth along CVR east west

4. Management tenant selection

4.1. Tenant behavior regarding: property, violence, noise, disorder, traffic

4.2. "Proactive policing" is not a solution.

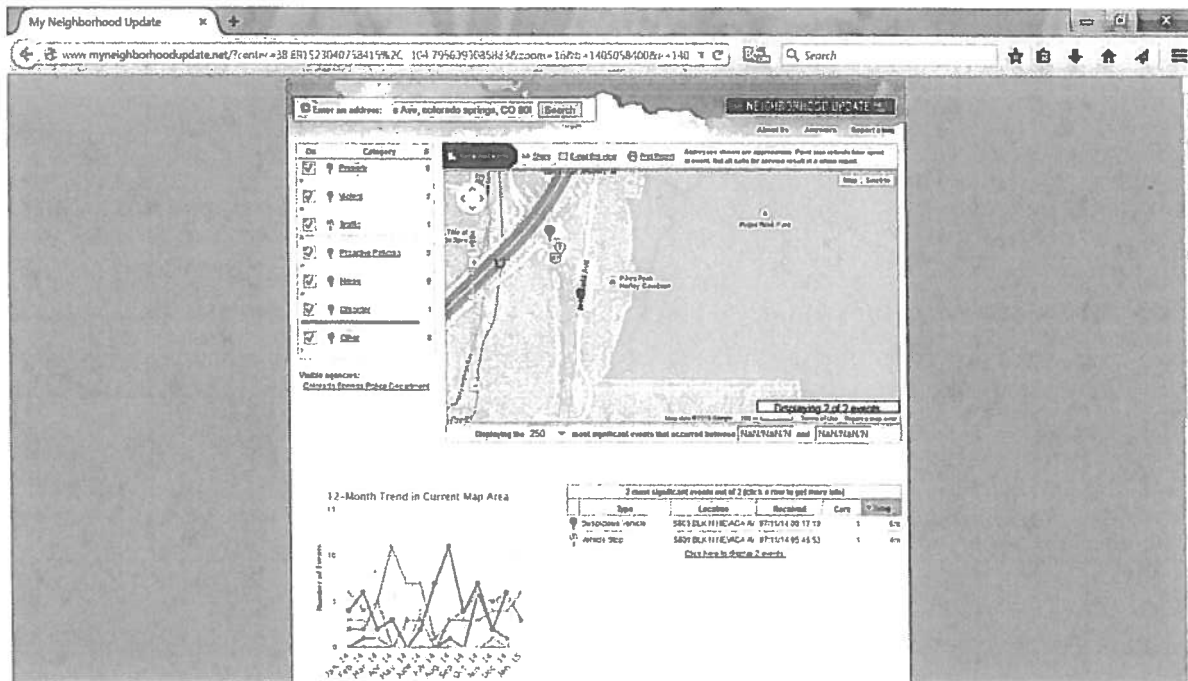


FIGURE 3

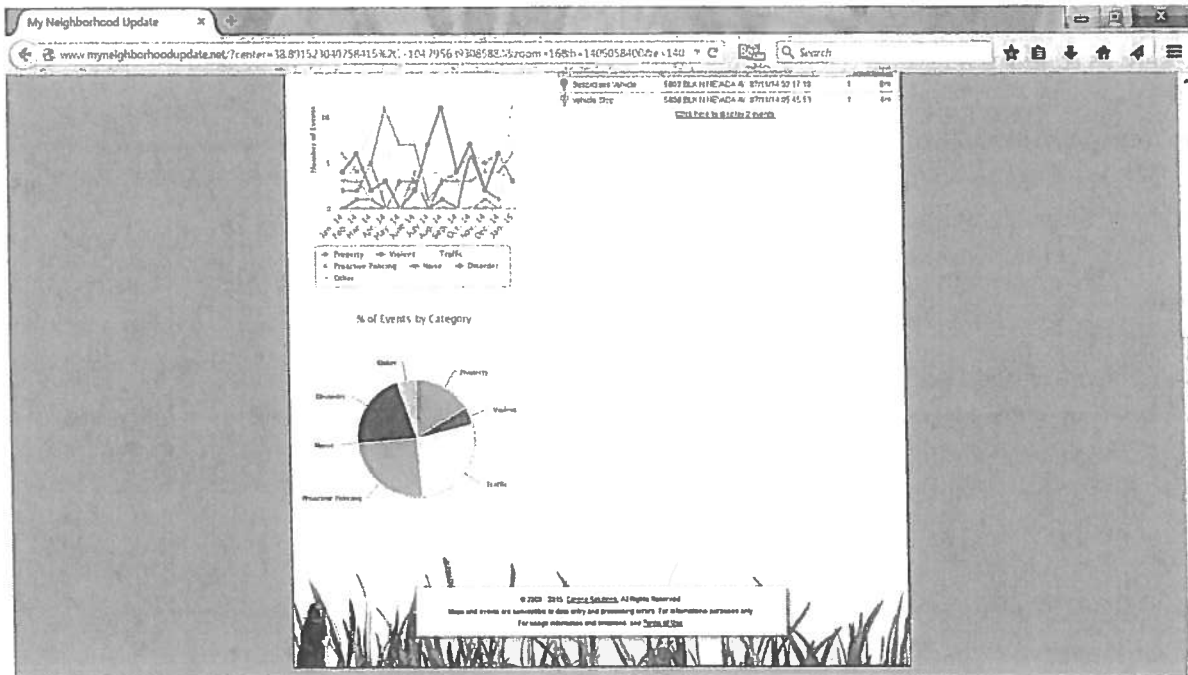


FIGURE 3

Tuck, Steve

From: Denise May <dmay7179@comcast.net>
Sent: Thursday, February 19, 2015 11:59 AM
To: Tuck, Steve
Subject: Plans for 6, 8, and 10 Cragmor Village Rd

To Mr Steve Tuck,

We are Larry and Denise May of 29 Cragmor Village Rd and are against the zone change and apartment proposal for 6, 8, and 10 Cragmor Village Rd. Here are our concerns:

1. This proposal provides for a high density apartment building on only 2.14 acres with 150+ parking spaces and people. Lower Cragmor Village Rd is currently in very poor condition and will further degrade with construction traffic and eventually too many people and too many cars after the project is completed.
2. We have an access road to our property on upper Cragmor Village Rd and do not see where provisions have been made to maintain or upgrade this road. Where will it connect to lower Cragmor Village Rd, and will it empty out into the apartment building parking lot? That would be unacceptable to us.
3. We are concerned for our safety and the safety of our family. How will emergency vehicles access our area if there is only the broken down road into our area with so many people involved in the construction of and living in the apartment building when it is finished? It is a dangerous traffic jam waiting to happen. Does this plan provide for additional access into the Cragmor Village area?
4. Excessive noise and the possibility of crime would increase with so many people living in such a small area.

Again, we oppose this zone change and apartment building proposed for 6, 8, and 10 Cragmor Village Rd.

Larry and Denise May
29 Cragmor Village Rd

Sent from my iPad

Tuck, Steve

From: Rhonda Floyd <rhondamayfloyd@yahoo.com>
Sent: Thursday, February 19, 2015 1:16 PM
To: Tuck, Steve
Subject: Cragmor Village Road rezoning

Dear Steve Tuck
City of Colorado Springs
Reviewing Planner

February 19, 2015

File No CPC ZC 15-0004
File No CPC ZC 15-0005
File No AR FP 15-00028

As homeowners at 1832 Palm Dr we are very much against these changes. We are asking that you deny the request to change the zone and allow this dorm to be built.

Our two biggest reasons are the increased traffic more than we are already dealing with as a result of University Hall. The other issue is the noise that will be created by this new dorm that will be on the hill overlooking our neighborhood. The noise will consume us in the valley. We currently have a quiet nice neighborhood and we would like to keep it that way.

UCCS can build more housing on the other end of the campus where they have current dorms and let our neighborhood be left to single family homes.

Using the new parking lot that was built on Regent Cir for the dorms will take away parking for University Hall and cause more issues again in our neighborhood.

What do we need to do to stop this request. We did not receive much notice, with a deadline of February 24, 2015.

Please let me know you received my email, I put a call into you earlier today also.

Thank you for your time.

Rhonda Floyd
719-535-9234

Lineal and Rhonda Floyd
1832 Palm Dr.
COS, CO 80918



RECEIVED
FEB 19 2015
COLORADO SPRINGS
CITY PLANNING

February 20, 2015

Steve Tuck
City Planning
30 N. Nevada
Colorado Springs, CO 80903

Dear Mr. Tuck:

Re: Comments on CPC ZC 15-00004; CPC DP 15-00005; AR FP 15-00028
Lookout on Cragmor

As you know from participating in the UCCS master planning process, UCCS' vision for the Cragmor Village area was to eventually own all the properties in the area and to use the Cragmor Village Rd. as a pedestrian path connecting the main campus to what we are calling the east campus. Regents Circle would then provide the vehicular connection. This design would allow some traffic along Cragmor Village Rd. for service and emergency vehicles but would limit it almost exclusively to pedestrian traffic. With limited traffic on Cragmor Village Rd. there would not be a concern for pedestrians using the road to move between the main campus and the east campus.

The Newsome development is proposing to provide 157 parking spaces around their facility, easily increasing vehicular traffic by an order of magnitude. We deliberately built our new parking lot on the east campus with access off of Regent Circle to avoid this situation. Also, with our new parking lot and their 157 beds in the Lookout on Cragmor (to be marketed to UCCS students) the pedestrian traffic will substantially increase.

There would not be an issue with this increased pedestrian traffic at the current level of vehicular traffic. However with the addition of potentially 157 vehicles traveling on the same surface as the pedestrians this is now a serious concern. The design of this development creates a serious safety hazard for our students, faculty, staff and visitors.

As such, since the resulting safety hazard has been created by the location of the development's parking lots and resulting traffic, UCCS' position is that the developer needs to install, at their expense, an adequate walkway that connects their development and the east campus to the main campus. It is my understanding that City Traffic Engineering agrees with this position. We are willing to work with Newsome on property issues to provide a location for this sidewalk.

UCCS also has concern for the road width and current condition. It is narrow in many locations and in fact the apparent R.O.W. shown on El Paso County records for Cragmor Village Rd. crosses private property. Conversations with City Traffic Engineering indicate that the amount of increased traffic does not warrant road improvements, however UCCS remains concerned that the current design and level of maintenance by the City will result in deteriorated road conditions making it difficult or unsafe to reach our own properties.

Office of Assistant Vice Chancellor for Administration
1420 Austin Bluffs Parkway
Colorado Springs, Colorado 80918-3733
719-255-3505

FIGURE 3



UCCS asks that City Planning evaluate the number of parking spaces to ensure adequate spaces are provided, not only for the building occupants, but visitors as well. We are concerned that our parking lot near the development will become a de facto parking lot for Outlook on Cragmor residents.

It is not our intent to vacate any more of Cragmor Village Rd. at this time. We believe it is in the interest of UCCS to leave it as a City owned road to be maintained by the City. This position can be re-evaluated in the future.

UCCS currently has a right-of-way easement with the Rockwell (Schedule No. 6328200018) and Cressman (Schedule No. 6328200019) property owners to allow access to our property (Schedule No.'s 6329100043 & 6328200002). UCCS requires that a new easement be provided that provides access similar to that provided by the current easement.

UCCS asks that City Planning evaluate the parking lot layout and landscaping to ensure that it meets City requirements.

UCCS asks that City Planning evaluate the building's setbacks to ensure that they meet City requirements.

UCCS asks if the SU/HS is the correct zoning designation.

A handwritten signature in black ink that reads "Gary L. Reynolds". The signature is written in a cursive style.

Gary L. Reynolds, P.E.
Assistant VC for Administration

Tuck, Steve

From: Shannon & Neil Myers <snmyerscolo@comcast.net>
Sent: Sunday, February 22, 2015 4:57 PM
To: Tuck, Steve
Subject: Land Development Review for The Lookout on Cragmoor

Mr. Tuck,

I am a property owner (1862 Palm Drive) impacted by the proposed zone change and development plan for The Lookout on Cragmoor. I would like to comment on several aspects of the project that I feel would negatively impact those of us in the University Park neighborhood homes directly north of this project.

According to the Development Plan Criteria in the Initial Application, several of the review criteria do not seem to be met:

1. The project is not harmonious with the surrounding land use and neighborhood. Current land use is parking and storage in the former residences. There is no high density housing in the neighborhood nor the surrounding area.
2. The project land use seems a poor location for a 5 story structure, particularly in light of the fact that there is no structure on the UCCS campus currently that is five stories tall. Tall buildings on campus are near the base of hills and their height is not prominent against the backdrop of the surrounding bluffs. The Lookout on Cragmoor proposal sits atop the ridge between the University Park neighborhood to the north and Austin Bluffs Parkway to the south. This site will make it the most prominent structure in the area and will cast a significant shadow, literally, on the homes immediately adjacent to the north, including mine.
- 3 & 4. As stated in #2, the location does not minimize the impact of the project's bulk to the adjacent neighborhood. The grade of the northeastern-most corner of the proposed parking is the steepest terrain and will require a significant retaining wall structure that will become the primary feature of our southern view. Lighting for that parking lot will be high enough to cause significant light trespass into our properties and obstruct our view of the southern night sky. (Yes, I am an amateur astronomer.)
5. Adding parking for an additional 157 cars in the neighborhood will be a significant impact on the already problematic Regent Circle. Without the proposed project, Regent Circle has become a bottleneck to exiting University Park, particularly in inclement weather. In fact, at about 8:00 a.m. on Feb. 13, traffic on Regent Circle was brought to a halt for about 20 minutes by a single vehicle that lost traction on the westbound uphill section between University Hall and the new parking lot. (Which, by the way, is EAST of the proposed project. **NOT WEST**, as stated in the application. Such an error does not instill confidence in the quality of such an application.)

I have seen some of the UCCS Master Plan, which I thought proposed academic facilities for this east campus area. I think such use would be far more suitable than high density residential use. I think it might be possible for some other form of student housing, but a 5 story apartment complex atop the ridge and 157 additional vehicles potentially being added to the neighborhood traffic seems incompatible with the existing neighborhood.

For these reasons, I oppose the approval of the zoning change and subsequent development project.

Please feel free to contact me with any questions or concerns. Also, please let me know if you require my comments in some form other than e-mail.

Kind regards,
Neil Myers
1862 Palm Drive
(719) 531-7893 home
(179) 213-8912 mobile

Tuck, Steve

From: Sherri <sbyrd60@msn.com>
Sent: Tuesday, February 24, 2015 11:15 AM
To: Tuck, Steve
Subject: Zone Change file no CPC ZC 15-00004

Re: development plan for The Lookout on Cragmoor.

Dear Mr. Tuck,

I am writing in opposition to this zone change and this plan for Dorms for students. I live on Palm Drive directly behind this proposed project and adamantly opposed to this location for dwelling units of students. We have and are already suffering enough problems in this neighborhood do to the proximity of UCCS students with the inability now to even park in front of our own homes without a permit hanging in our car. Or have people over to our home without planning it with the temporary parking permits. We also have a few rental homes in here that students have rented out and then caused constant calls to police for noise and disturbances. If they are allowed to build this dorm just yards up the hill, neighbors will now suffer kids traipsing through their back yards and private property going to party's at these rental homes. Just more trouble for our already put upon neighborhood.

UCCS doesn't need to place a dorm here!!! They can use it for offices, overflow parking, maybe even classrooms, but they don't need to move students living right on top of us!!!

They own all the land all the way around the corner by Stanton St. And down to Nevada!! They can put more dorms there where they already have them!! If they are allowed to put this dorm above us it is just purposefully (by all parties involved to make it happen including zoning) asking for constant trouble, problems and unhappiness.

Please do not allow this.

Thank You,
Clinton E. Byrd, Jr.
Sherri Byrd
1732 Palm Dr.

Sent from my iPhone

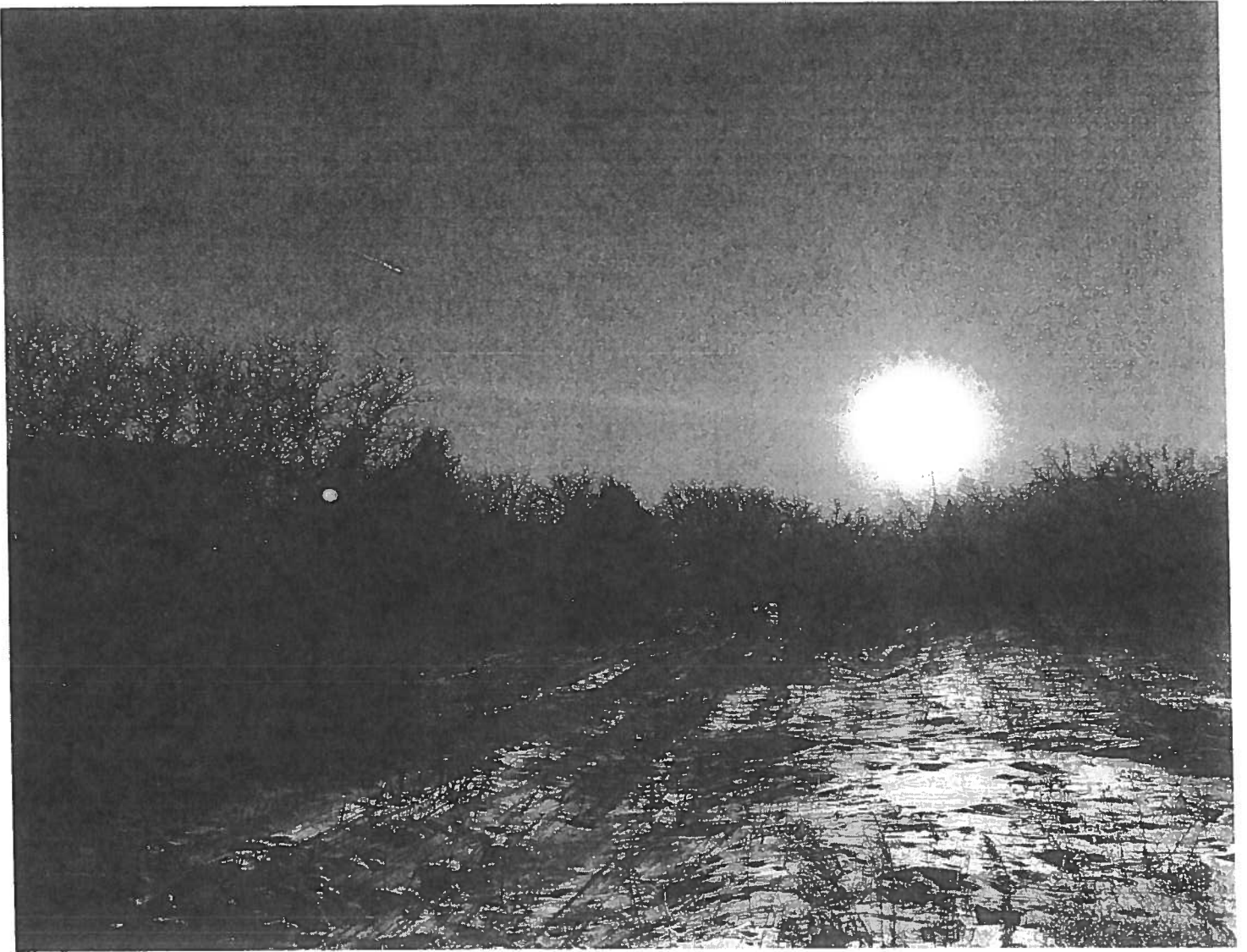
Tuck, Steve

From: Donovan Thorpe <donovan.thorpe@gmail.com>
Sent: Wednesday, February 25, 2015 8:40 AM
To: Tuck, Steve
Subject: CPC ZC 15-00004

"The existence of nearly all life on Earth is fueled by light from the sun." [wikipedia]

Since a picture is worth a thousand words, I am attaching one I took yesterday around 4:30pm. You can see a two story blue house at the left side of the picture. From the drawings I have seen the apartment building is going directly next to that blue house. A five story building (anything bigger than two stories) will decrease the direct sun light my neighbor received by a lot. In the winter it could be as much as an hour a day. That really is not acceptable. Please stop this zoning change and prevent any similar zone changes to this area in the future.

Donovan Thorpe
donovan.thorpe@gmail.com



Dominic J. Baldo

PO Box 26659
Colorado Springs CO 80936.6659

Cell 719.640.7053
Email dja@aspenhi.com

RECEIVED
FEB 25 2015
Colorado Springs
Land Use Review

February 21, 2015

To: Steve Tuck
Reviewing Planner, City of Colorado Springs Planning and Development

RE: Proposed Zoning Change, File No. CPC DC 15-00004
Development Plan, File No. CPC DC 15-00005
Final Plat for The Lookout on Cragmor, File No. AR FP 15-00028

COMMENTS:

As a property owner affected by the proposed zoning and development changes being requested by Newsome Development and Investments Inc., on behalf of the Joe and Rachel Cressman Trust, the Jo Ann Clark Revocable Trust and the Kent Rockwell and Elizabeth Lancaster Rockwell, **I strongly oppose the proposed zoning change and subsequent development** of the 2.14 acres located at 6, 8 and 10 Cragmor Village Road, for the following reasons:

1) VISUAL IMPACT:

The proposed development is out of character for the overall area and existing development at the University of Colorado at Colorado Springs (UCCS) campus, for which the intent of this project is to serve, i.e., student housing. Every building on the UCCS campus that is in proximity of the five-story building height proposed for this development meets the requirements for the Colorado Springs Hillside Development and is placed on the landscape in a manner to mitigate negative visual impact.

The proposed student housing complex will be located on the top of a hill, with virtually no way to mitigate the visual impact of such a tall structure. The facility will create a negative visual impact to travelers along the public streets of Austin Bluffs Parkway and Regent Circle that is not conducive to the carefully-planned visual development found on the adjacent UCCS Campus.

In addition, the residential homes located on Palm and Rimwood Drives to the north of the proposed development will be affected because this subdivision sits approximately 50 to 150 feet below the hilltop, making the impact of a five-story building that much more detrimental.

2) INCREASED TRAFFIC:

The 16,000 square-foot facility is proposed to provide 157 bedrooms in 71 dwelling units, with 157 parking spaces provided for the development. Cragmor Village Road, the access point into this development, is not structured to handle this volume of traffic. To expand the roadway to accommodate the increased volume will significantly detract from the aesthetic quality currently found in this location.

Additionally, Regent Circle, the campus feeder street to Cragmor Village Road, is not adequately designed to accommodate the vehicles that it currently carries as a result of the traffic generated by UCCS. To add an additional 157 vehicles as the result of this development would create a traffic congestion problem that will require significant modifications to Regent Circle and access to Regent Circle into and off of Austin Bluffs Parkway.

With a traffic bottleneck created on Regent Circle as a result of this development, more traffic will travel into and through the residential subdivisions to the north of the Campus located on Palm Drive, Rimwood Drive, Royal Palm Drive and Damon Drive, all which lead to Union Boulevard north of the interchange at Austin Bluffs Parkway and Union. Increased vehicle volume in these areas will significantly impact the health and safety for the residents on these streets.

The City of Colorado Springs Zoning Code, Part 5 concerning Overlay Districts, in section 3.504:A:1:1 intends for the “purpose of the hillside area overlay or HS is to specify conditions for any type of development to **ensure that these areas retain their unique characteristics, to safeguard the natural heritage of the City, and to protect the public health, welfare and safety.** It is the intent of these regulations to ensure that development within this overlay zone is compatible with, and complements the natural environment as well as to minimize physical damage to public and private property.”

The proposed development does **not** meet these conditions. The request to change the zoning should **not** be approved. The proposed building height is too high in perspective with the contiguous use and neighborhoods, and the proposed density will cause significant negative health and safety impacts due to the increase in additional traffic in the area.

Please feel free to contact me if I can provide additional information. Thank you for your time.

Sincerely,



Dawnie J. Baldo
Property Owner: 1856 Palm Drive

Tuck, Steve

From: EDWARD TERRY GASS Owner <edandterry@q.com>
Sent: Thursday, February 26, 2015 2:42 PM
To: Tuck, Steve
Subject: Lookout on Cragmor

Steve,

The following are comments and questions for the Lookout project :

- 1-Will the storm drainage line be increased because of the additional paving area for parking and structure?
- 2-Will the sanitary sewer size be increased with the addition of potentially 314 residents?
- 3-What does the note vacated easement mean (212055216)?
- 4-Do the current lots have a preservation easement? My lot at 1807 Palm drive has a 25foot preservation easement in the rear of my lot.
- 5-Has there been a traffic study for this area? I don't believe the existing Cragmor Village Road is wide enough for two way traffic in its current configuration.
- 6-A 60ft tall building in this location (a high spot in Colorado Springs) will be an eye sore for the entire city, not just our neighborhood.

Thanks for returning my phone call and allowing my comments. I look forward to any information that can be passed along to us.

Edward and Terry Gass
1807 Palm Drive
Colo Spgs CO 80918

Tuck, Steve

From: Al and Becky Rohr <abrohr@hotmail.com>
Sent: Thursday, February 26, 2015 10:06 AM
To: Tuck, Steve
Subject: Lookout at Cragmor: Comments

Steve, I appreciate the opportunity to review and provide some comments on the proposed 5-story student apartments known as The Outlook at Cragmor.

We live at 1731 Palm Drive, below the hill from the proposed development. Obviously those of us in the valley, residents of University Park, have grave concerns regarding something that will potentially tower over our homes, especially in light of the protections we had presumed were attached to the Hillside designation of the proposed site. As I reviewed the proposal, the developers apparently request approval to construct a five-story apartment complex, with 157 parking spaces, 60' height, immediately adjacent several residential homes along Cragmor Village Road. They suggest they would like to begin construction this fall. Although we haven't had the time to do exhaustive research, we would like to submit the following questions to generate the conversation as this proposal proceeds through the city channels:

-Constructing enough parking spaces for the number of planned occupants appears to meet city regulations, however we wonder what the traffic study says the impact will be on adjacent patterns, specifically for those of us who have lived here for 20+ years. What multipliers were used to determine that one of only two access points to our subdivision will not be negatively impacted? What impact will this development have upon the roundabout at the north end of Regent Circle? This is the primary access for many of our residents. We've already given up a lot on the city's behalf in recent years with the back-to-back construction of the Union Blvd interchange and then the Austin-Bluffs widening. Our access is now quite circuitous and a bit hazardous on icy days (consider the steep slope and blind curve along Regent Circle alongside University Hall). The university recently added a parking lot in this area, which of course added traffic along this narrow lane. Our fear is this continual addition of traffic will force our residents to take the alternative route onto Union Blvd from Damon St. This is already quite stressful especially for left-turn movements along this increasingly busy thoroughway and the unnecessary additional time for those proceeding north.

-What does the traffic study say about the new housing residents' impact upon the intersection of Cragmor Village Road and Regency Circle? And the subsequent impact at the roundabout of course? Would this be the only access for this many people; of considerable concern in the event of emergencies?

-Would construction of a parking lot on the existing steep slopes create an eyesore to the established housing below, generally east? What materials would be used and how high would the retaining walls be?

-What impact will the apartment structure and parking lighting have upon the adjacent residents that currently enjoy a clear sky environment within a rather isolated community.

-Is UCCS in favor of this proposal? Is this part of their long range effort?

-Is a reduction in the number of floors being considered in light of the site already existing on a bluff high above the area residents?

Finally I would like to stress the importance of keeping our subdivision and other area residents well apprised of the forthcoming hearings on this matter. Your assistance in this would be greatly appreciated.

RECEIVED
APR 02 2015
COLORADO SPRINGS
CITY PLANNING

City Planning Commission
City of Colorado Springs
April 2, 2015.

Dear Planning Commission.

I know that this is a long letter, however it represents the thoughts and inputs of approximately 60 residents of the Campus Commons, Cragmor Village and University Park area. Please be patient with its length.

This rezoning request has only become known to the majority of the people in our neighborhood in the past week days. While an initial public notice was posted at the edge of the proposed development a month or two ago, there was a mailing sent to some nearby residents in February. The mailing was limited to residents within 500 feet of the proposed development.

In the past week an initial group of residents have begun calling on neighbors to inform them of this project. Very few of those we called upon had been notified of this project or even aware of it. We believe that this project has started off violating due process in that all potentially affected residents should have been notified and were not.

I have made an approximate count of the number of homes that will be impacted by this project. Using Zillow maps, I counted 406 homes in the neighborhoods defined by Cragmor Village Road, Palm Dr, Rimwood, Madrone, Royal Palm, Blazek Loop, Troy Court, College Park, and Campus Bluffs. We do not have a count of how many received postcards from the City Planning Department, but we guess that the number is below 50. Based on the strong reaction from almost every person we spoke with outside the 500 radius, we believe the 500 limit constitutes an improper notification and violation of due process. As we began to contact people on those streets we discovered a great deal of concern and opposition to this proposed project. I would characterize most of the responses as anger, fear, and resentment, and this from people not immediately contiguous to the subject property. Because of these reactions, people within these areas of the neighborhood are asserting their right to be consulted.

Given that we have had so little time to contact neighbors, and just given that we had more than 60 people come to neighborhood meetings in just one week of reaching out, and that we were only able to reach at most 100 homes, we strongly urge a delay in this process in order to give all people in the neighborhood an opportunity to become informed and provide their opinions and feedback.

We, the 60 people that gathered, are asking that this proposed rezoning be denied. If the Planning Commission however is unwilling to make that decision however, we then strongly requesting that the decision be postponed. We will give our reasons for our opposition in a moment, however due to the fact that due process does not appear to have been followed and that the rights of citizens and residents of the affected area have not been properly protected, we do not believe that this fast track approval process will hold up to scrutiny. In the public meeting last night, April 1, there was almost 100% agreement with this statement from affected neighbors.

While we are going to present factual and technical objections to the proposed project, we would like to start with more fundamental objections.

The Basic Values such as due process, fairness, equity and rule of law are being violated with this proposal. While almost all of us agree that the University's growth is vital to the community, and that student housing is needed, we object to this project on a values basis on the following points:

The growth of the university has had a large cumulative effect on the neighborhood, along with other public needs.

The conversion of the old Compassion International building to campus classrooms brought about an increase in traffic. Then the growth in student enrollment brought even more traffic to the neighborhood as students coming from the north used Damon, Royal Palm and Palm to get to class.

This was followed by the Austin Bluffs/Union interchange construction, which greatly affected the neighborhood for the long period of time it took to get built. This was accompanied by the construction of Regent Ci, which if you have driven on it you will see how narrow it is, with a steep hill and sharp curve at the bottom making it dangerous during the winter.

This was followed by the widening of Austin Bluffs, further impacting those in the neighborhood. It was also accompanied by the loss of an acceleration lane to get onto Austin Bluffs unless we want to enter campus proper.

And all of this will soon be followed by allowing trucks back onto Austin Bluffs.

And now this apartment building that will have 157 bedrooms with occupants all of driving age.

And we can't forget that there may be other similar apartment proposals for this area if this one is allowed. A precedent will be set, furthering the negative cumulative impacts.

I mention cumulative effects because it is so easy to judge each project as a stand alone impact. Stand alone impacts are fine if they are transitory, but none of the impacts we have felt have been transitory. Each builds on the other, destroying the quality of life for residents of our area, one project at a time.

I will also testify that many of those we spoke to in the past week stated that they chose our neighborhood because it was an oasis of peace and quiet within the city. This factor cannot be understated. It is absolutely a quality of life issue for us, as well as financial one.

While the University has to grow, the development supporting this growth has now encroached onto an entirely new neighborhood, in an area with Hillside Overlay protections. When we spoke of the Hillside Overlay protections, Steve Tuck pointed out that it has not been adhered to in many instances. Our question is does this ordinance mean anything or not?

Because this issue is so important to us, we have formed the University Park/Cragmor Village Neighborhood Association. It is open to all residents of the affected area, and we wish to be acknowledged by the City Planning Department, Planning Commission and City Council as we proceed

Our Overall Objections

- Failure to adhere to an adequate process
- Insufficient notification of affected parties
- Insufficient analysis
- The creation of conditions that represent a real potential for loss of life. That sounds like we are simply being dramatic, but the concerns revolve around too much traffic during a wildfire evacuation, and a significantly increased risk of accidents at Damon and Union and at Cragmor Village Rd and Regent)

Our Primary Areas of Concern

Traffic. While city planning has commented that a traffic study would be unnecessary, we cannot understand how that can be true. With traffic already greatly increased due to growth of student enrollment, we fail to see how 157 students would not create a significant increase in traffic. With 400 existing homes, assuming 2 vehicles per HH, the increase of 157 over 800 represents a 20% increase. That 20% increase of course comes on top of the increase already felt and to be felt in the future, of more enrollment at the University. On top of this, this university has added two parking lots next to the proposed location with capacity for 300 to 350 cars. Much of this traffic also used Palm Dr, Royal Palm and Damon, enough that traffic now backs up on Damon waiting to make a difficult turn to the north in the few gaps in the southbound Union traffic. Already this situation calls for the installation of a traffic light at Damon and Union. Has the city analyzed this intersection as to a traffic light need?

We would like to know if there have been traffic counts at both Damon and Union and at Regent and Austin Bluffs over time, and if there are recent and past traffic accident statistics compiled by CSPD for those intersections.

When we asked for a traffic study, Kathleen Krager, City Transportation engineer responded that since she has 32 years of experience, she knows that one is not needed. She was extremely dismissive of the residents' concerns, and spoke quite condescendingly to many of the people in the audience as she explained trip generation concepts.

Safety and Wildfires. In addition to the safety issues related to vehicles, there is the safety issue concerning fire, police and ambulance access, as well as the safety issue related to crime, and the safety issue associated with wildfire evacuation.

During construction, emergency access will be restricted. After construction, access will take longer for residents of Cragmor Village Rd.

Crime from students is a well founded fear. Reports are now surfacing of significant crime and disturbances coming from the Lodges on Nevada. From material we have reviewed it does not appear this issue was asked of the CSPD. We request that a crime potential analysis be done for this proposal.

Our greatest concern is wildfire evacuation. The area already has only 2 exits – both on to heavily trafficked major streets using very small capacity side streets. We are in a wildfire hazard area. I recently received a notice from my insurance company that I must take fire mitigation steps to maintain my homeowners insurance. With the Waldo Canyon fire, we have all seen areas burn that few of us

dreamed would or could burn out of control. The bluffs surrounding our neighborhood are prime areas to burn. The increase in students will both make evacuation more difficult, and will add more opportunities for students to spend time in hazardous areas increasing the chance of a fire. The Planning staff stated that the Fire Department had no concerns for this project. Please ask the Planning Staff if that includes the Fire Marshall and Office of Emergency Preparedness. Did they sign off on this project with “no comment”. Until a wildfire study has been undertaken, we believe that this project cannot be approved and again request a postponement.

Violation of Hillside Ordinance

There are numerous statements in the Hillside ordinance, which you all are very aware of. A simple question to you: does that ordinance mean anything, and has it been applied to this instance? The planners and developers suggested that since the University has plans for more construction in the immediate vicinity, the Hillside Ordinance would not apply to the University. Does that mean implication, it should not apply to them?

Drainage and Erosion

While there is a detention pond mentioned, is it really sufficient to accommodate the runoff of not just the one new parking lot, but the other parking surfaces just installed? Would it take a simple heavy rainstorm to overwhelm it, a 5 year flood event or something much larger? This question was asked in the public meeting, but not answered. The newspaper is filled with stories about neighborhoods that are being flooded by poorly considered runoff plans. We do not intend to join this list.

Property value impacts

The planning staff may consider this the most speculative of all of our points against this project, however it is one that deserves the utmost consideration. Buying a home represents for most people that largest single investment of their lifetime. It also represents much more than just a financial asset, it represents where they live. Where they live – that most fundamental of human values!

Assessing how much financial harm that might be brought about will require a credible study by a disinterested third party expert in the field of single family residential/ high density interface. However, we can make some quick and rough estimations. The Planning staff and the developer were both dismissive of our concerns. Steve Tuck stated that financial implications on surrounding homeowners is simply not a planning criteria. Is this true? Does the Planning Commission really have no regard for the impacts of development on neighbors, other than “were all the right boxes checked?”

While the planning literature is filled with conflicting findings, a reasonable case exists that this particular situation will have a negative effect upon property values of surrounding homes. Can an assessment of the home values per square foot in the Eagle Rock development just west of the main campus be conducted?

Based on the Zillow estimates, which are only approximate at best, we see that there are about 30-40 homes that are contiguous or directly facing the proposed apartments. Their average values are in the 200-240k range, so let’s say a \$220k average. While you will probably not agree, we might be able to expect, on average, a 10% decrease in market value, some more, some less. Because there will be significant disagreement of the property value impact, we request that a developer funded property

value impact study be done, under the guidance of an independent 3rd party. Until that time however, lets examine what a 10% reduction in property values means in terms of financial loss. However before we do that, let's also examine whether other properties might experience a loss as well. We have about 180 homes that are directly located along the streets where students drive. These folks will experience the increases in traffic and the attendant increase in noise and decrease in safety. We can assume future buyers would also experience those impacts, and therefore would not be attracted to the property at the current values. So let's assume a 5% value loss. Let's also assume the average home value is \$200k.

Let's now do the math.

40 homes losing 10% of their value equals a loss of \$880,000, and 180 more homes losing 5% equals \$1.8 million. A loss of almost \$2.7! All using reasonable, if not conservative estimates. And of course there are still another 180 homes for which we did not estimate a loss for but which could very well experience at least a longer period of time on the market. If this does not warrant serious consideration by the planning department, I don't know what does. By the way, the suggestion for an economic impact study was made by a respected local economist associated with UCCS.

Impact on wildlife

Incongruous as it may sound, there is significant wildlife living in the Cragmor Village area. Reports of seeing lynx, fox, bear, deer, hawks, owls and numerous other animals are relatively common. A large 5 story development, with its attendant light, noise and traffic will severely impact exiting wildlife population. We have not had enough time to research this, but perhaps you can answer if we have ordinances, rules or other regulations that address wildlife impacts.

Neighborhood aesthetics

We have talked about neighborhood aesthetics in many ways, but to wrap this up there was a statement about a vision for the apartment building and a master plan for the area. We also have a vision and our own master plan for where we live. We just have not known of the need to formalize it. It is our neighborhood, it is our community, it is where we live! The change to the aesthetic of the neighborhood will be significantly negative, permanent, and unjust

Spot Zoning

I'm sure you all know the meaning of spot zoning and the indefensibility of sport zoning. To change 3 lots that are in the middle of single family zoned neighborhood, both immediately contiguous and in the University Park/Cragmor Village Neighborhood, is spot zoning. We will take our fight of the spot zoning as far as we can.

Thank you for your time,

Paul Rochette

1820 Palm Dr.

Tuck, Steve

From: Sally Von Breton <svonbret@uccs.edu>
Sent: Thursday, April 02, 2015 4:40 PM
To: Tuck, Steve
Cc: Sally Von Breton
Subject: My comments/concerns regarding the proposed Cragmor Village student housing development by Newsome

Dear Steve,

I am writing to you based on your promise last night at our neighborhood meeting for Cragmor Village and University Heights at the Cragmor Christian Reform Church to extend the time time by 5 hours that you will accept additional neighborhood comments regarding the proposed zoning change for the proposed 5 story student housing development on Cragmor Village Road by the Newsome Development Company.

I did not have the opportunity to comment before this as I was not notified of this proposed zoning change. I found out from my neighbors, Denise and Larry May who live at 29 Cragmor Village Road.

My greatest concerns/worries about the proposed 5 story Newsome student apartments building are these:

- 1) WILDFIRE DANGER AND SLOW EVACUATION IN EMERGENCY SITUATIONS of residents caused by increased traffic congestion in exiting Cragmor Village Road: With only one exit out of the neighborhood (Cragmor Village Road onto Regent Circle) in case of an emergency including wildfires, ambulances, and Fire Department assistance, the additional 150 cars needing to be evacuated out of only one exit is very dangerous. The potential for wildfires to start is great at the moment due to draught conditions and the mass of dead Pine trees, Scrub Oak and dead grasses that have accumulated over the years on the hillsides of Cragmor Village and over the ridge going down to University Heights and Palm Drive and adjacent streets in University heights. My neighbors all agree this is a very dangerous situation at this time.
2. INCREASED NOISE AND LIGHT POLLUTON: We have been very fortunate over the years to have a minimum of street lights and automobile traffic in Cragmor Village and University Heights and we have chosen these neighborhoods deliberately in which to live because we are tucked away out of the hustle and traffic congestion on Austin Bluffs and Union Blvd.
- 3) ARCHITECTURE AND HEIGHT OF PROPOSED BUILDING NOT COMPATIBLE WITH SURROUNDING NEIGHBORHOOD: As we discussed last evening, 4/1/15, in our neighborhood meeting, the proposed 5 story building because of its height (some 57 feet with 5 stories) and the treatment of the exterior walls do not blend in with the one and two story buildings existing in the neighborhood. Additionally the view that the neighborhood on Palm Drive and surrounding streets will have of this tall building will interfere greatly with the beauty of the neighbors' view looking up at the bluff where the 3 lots to be built on are located.

I have other concerns, but these three outlined above are my major ones. Please include my comments in your report on our neighborhood meeting concerns and the concerns voiced in correspondence sent to you after your initial mailed notice about this proposed rezoning and construction by Newsome. As you promised to extend the comment window for you to receive the neighborhood's comments/concerns by an additional 5 hours today, 4/2/15 I trust that you will abide by your promise. I could not send in my comments this morning as I had other work obligations.

Sincerely,
Sally von Breton, Ph.D.
23 Cragmor Village Road

RECEIVED
APR 03 2015
COLORADO SPRINGS
CITY PLANNING

LOOKOUT ON CRAGMOR

Planning Commission Comments

APRIL 2, 2015

OVERVIEW

The University Park and Cragmor Village neighborhoods have been on the defensive for the past decade. We are a unique set of homes built in and around hillsides and canyons. Our land is a scenic and tranquil oasis populated by approximately 400 families of middle-class people who enjoy the adjacent bluffs, yet are almost geographically centered in the city. We happen to be strategically located adjacent two major thoroughfares (Union Blvd and Austin-Bluffs Parkway) and a rapidly growing state university (UCCS). Therein lies our fate.

In the past we have been called upon to do our civic duty for the city most of us have chosen to call home. After the construction of the Union/Austin-Bluffs interchange, where much of the city's cross traffic wended their way through University Park subdivision, the city graciously repaved our streets. We then experienced first-hand the widening of Austin-Bluffs Parkway, another couple years of meandering, circuitous, pothole plagued redirection of traffic and delays. In the meantime our local university, unbeknown to the general public (read our neighborhood residents), decided to aggressively pursue growth adjacent our quiet little village, specifically along the knoll jutting out over the northwest side of the new interchange. Claiming sovereignty, they pursued and received Board of Regents approval for a master plan which envisions multi-story dormitories, classrooms and parking structures immediately adjacent and hovering over the residential valley and effectively surrounding what's left of Cragmor Village. None of us of course were invited to input.

To add to our woes, we just recently learned of plans to construct a five story apartment complex on that same knoll. We just had our only neighborhood meeting, attended by almost 100 very agitated citizens last night. Planning now plans to bring this to the Planning Commission in two weeks. REALLY?

On first review it would be quite apparent to anyone with common sense this complex is completely out of scale in the context of height and width of this hillside. Indeed it would serve as a classic example of what 'those evil developers' would foist upon the general public without concern for neighborhoods, views, visual image of the city, erosion and most of all traffic. However the developers are absolutely serious! In a very matter of fact demeanor, they presented their oversized rectangular box as if it was just business as usual. They somehow managed to spin the story they were the answer to the university's overburdened need for beds for students. After reading the preliminary staff review and listening to planning and

traffic officials it became apparent this streamlined processing has no one willing to delay the project or just take a fresh look at its overall impact. I believe I can speak for everyone when I say we all grew weary of hearing this submittal met most of the rules.

If the Board of Regents is really concerned with providing ample beds for current and future students, common sense once again suggests the less invasive solution for Colorado Springs citizens is to look to the considerable land leading down to Nevada Avenue along the southwest side of the campus. A denial of the Lookout on Cragmor by the Planning Commission and City Council will serve to reinforce good land planning and send a message for UCCS to ponder in its future growth endeavors.

I will confine my remarks to 3 topics for now, although there are numerous others to be discussed (if we had the time to review).

Zoning/ DP

- I have concerns about the process and the speed at which it seems to be moving. We didn't see the city notice about this project until the third week of February, the 1st input meeting was last night (40 days later), and the Planning Commission is scheduled two weeks later already. And the developers have declared they are to begin construction this fall! Is this a typical timeline? PERHAPS THIS PROCESS NEEDS TO SLOW DOWN- other residents need to be informed of these plans and we should all have more time to read reports and absorb the possible impacts upon each of our own lives.
- On the surface it would seem a high density five story apartment complex would not be allowed within a Hillside Overlay area. Does the Hillside O/L require development to be in consonance with adjacent use? There's nothing in the vicinity above 2 or 3 floors and certainly nothing jutting out of a hillside, hovering over quiet neighborhoods and dominating the view from many parts of the city.
- Did the developer accomplish a Land Suitability Study and can we get copies?
- Does the Hillside O/L prohibit disturbance of slopes 25% or more? Does it require a Visual Analysis in cases such as this?
- Is the westerly parking lot a separate platted lot from the structure? Does the Hillside O/L require developers to provide all required parking on the same lot? I believe the Upper Cragmor Village Road is dedicated city Right-of-Way and would legally separate the two parcels.

- Does the Development Plan require a 15' L/S buffer between any residential and multi-family?
- If this development requires two variances because 157 bed apartments won't otherwise fit, does this seem to imply the proposal exceeds site capabilities?
- As part of the platting process, and in order to meet Development Plan criteria, will the developer be required to expand Cragmor Village Road to 60' ROW with a 22' mat roadway? Will this encroach upon the residences to the south, across the road?

Traffic

- The affected subdivisions have only two ingress/ egress points. Damon Drive accesses Union Blvd and is not signalized. Left turn movements are risky at best most any time of the day, although I can't verify that because there was no Traffic Study accompanying this submittal. The access to Austin-Bluffs Pkwy was made more circuitous with the recent construction of the Union interchange, creating Regent Circle. It now winds through the heart of the UCCS campus at the roundabout in order to take advantage of a signal. I would think this adds quite a bit of non-college traffic to UCCS's main entrance- although I can't verify that since there's no traffic study.
- Recently UCCS constructed a large p-lot along Regent Circle which considerably added to the street's volume, competing with the many neighborhood drivers, although once again this is an assumption made by a person that has no Traffic Study to consult with.
- It seems logical that if these apartments include 157 bedrooms and there could be 2 people per bedroom; this project could conceivably throw another 200 or more cars into the daily mix along Regent Circle. I can't verify that because I have no Traffic Study to confirm or deny. And even without a Traffic Study I can surmise that the entire apartment traffic combined with traffic from adjacent residents along Cragmor Village Road will still only have one point of egress in an emergency situation.
- And if there could be 200 or more residents in the dorm, yet there are only 157 parking spaces, and assuming pretty much every student will have their own car and friends will periodically visit, where would the remaining cars park? Gosh, I wish I had a Traffic Study to get some of these answers!
- By the way what lengthy analytical process is officially used to determine when a Traffic Study is needed?

Wildfire

- Speaking of emergency situations, the entire county has become extremely sensitive regarding wildfire potential. It is of great concern to adjacent residents and I presume

to the University as well. Our hillside is heavily wooded and very dry year round. We are one careless cigarette away from blowing up dozens of homes and a major institution. Let us just say at this point we have ample reason to be concerned about how further development occurs and especially at the density currently being proposed with these apartments. I realize the fire department just submits their standard comments, but surely someone within the city can see the potential dangers this project exacerbates.

Docs/Lookout-Neighborhood Meeting #1.doc

AL & BECKY ROHR
1731 PALM DRIVE
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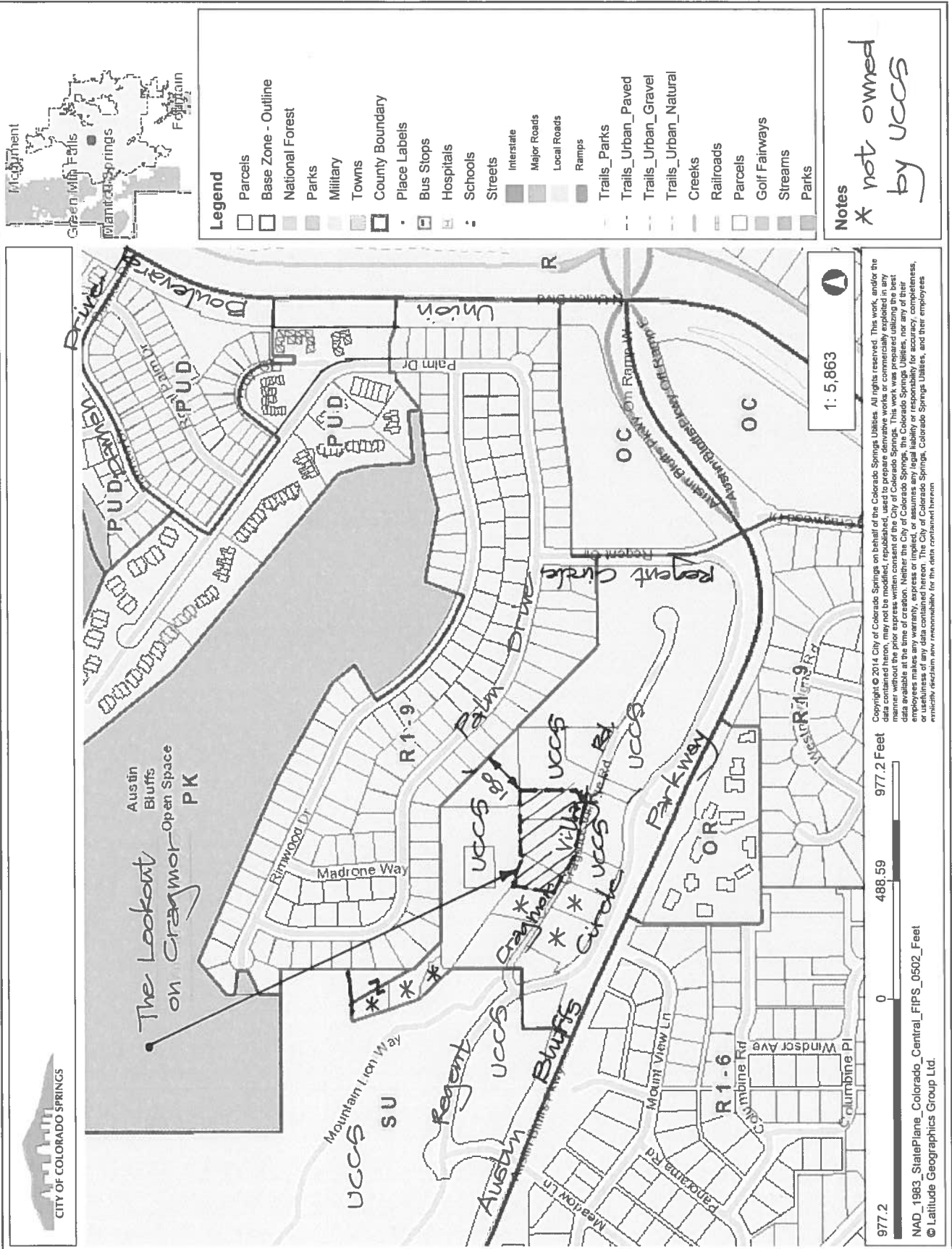


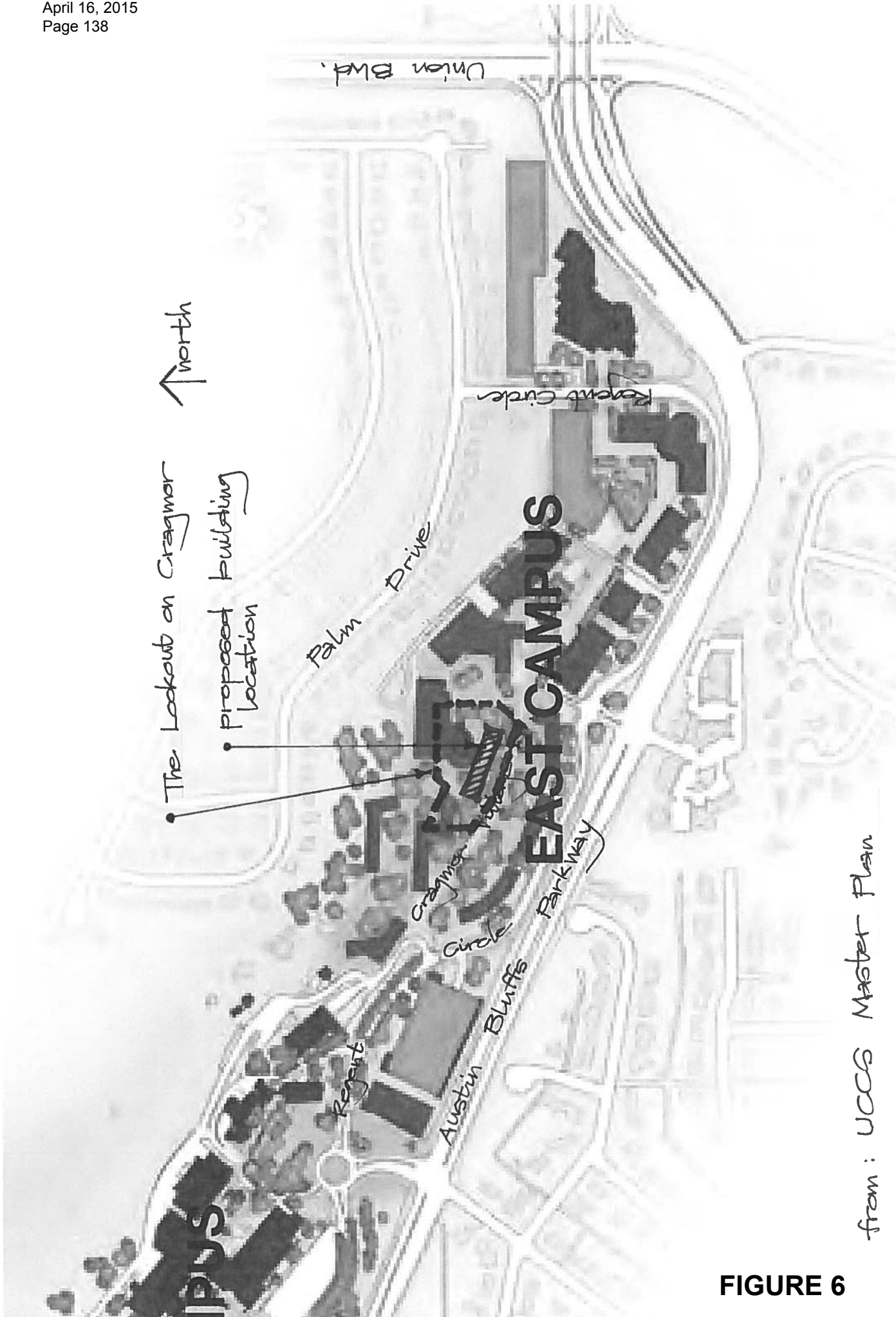
FIGURE 5

Master Plan

In accordance with the goals of the UCCS 2020 Strategic Plan, the Master Plan provides a framework for “responsible campus stewardship that minimizes ... environmental impact, protects ... financial resources and nurtures a sense of place” (UCCS 2020 Strategic Plan, Goal 7). Layers of traditional and green infrastructure support the growth of a functional and sustainable campus organized around a spine connecting several districts. Each district has a different mix of uses and nodes of activity that define its unique character. While there are campus-wide unifying elements, these expressions of difference provide a changing landscape to experience while travelling across the campus.



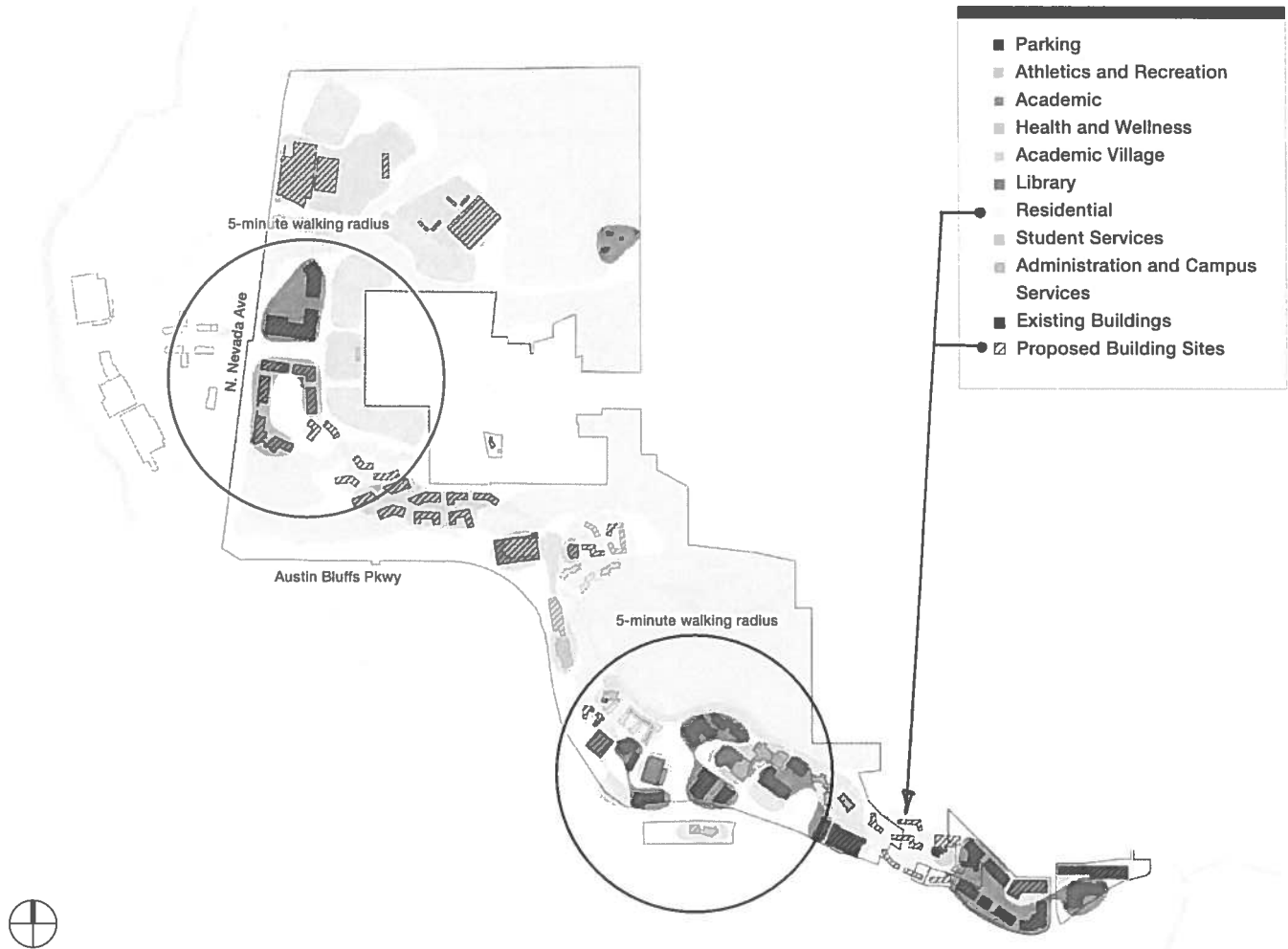
The Master Plan consists of several interconnected districts along a spine.



from: UCCS Master Plan

FIGURE 6

CAMPUS-WIDE SYSTEMS



Campus uses are organized in clusters across the campus.

Building Use

At full build-out, UCCS buildings are organized in clusters along the spine. The Core Campus is preserved and enhanced by a mix of uses that add academic facilities and housing where capacity exists. On the East Campus, a housing village and academic expansion around University Hall continues the pattern of living-learning districts. Athletics facilities are consolidated into an athletics complex along North Nevada Avenue, while

the Student Recreation Center continues to expand on its current site. Academic facilities with public interface components, including Visual and Performing Arts and the Health and Wellness Village, are strategically planned for the North Nevada edge. A new academic village consisting of a mix of academic and residential uses connects the North Campus to the Core Campus.