

February 13, 2023

Mr. William Gray
City of Colorado Springs- Land Use Review Division
30 S Nevada Ave
Suite 701
Colorado Springs, CO 80903

RE: Launchpad Development Plan- Response to Public Comments
DEPN-23-0001

1. Kelly Hiller, 1351 Mirrillion Hts

January 24, 2023

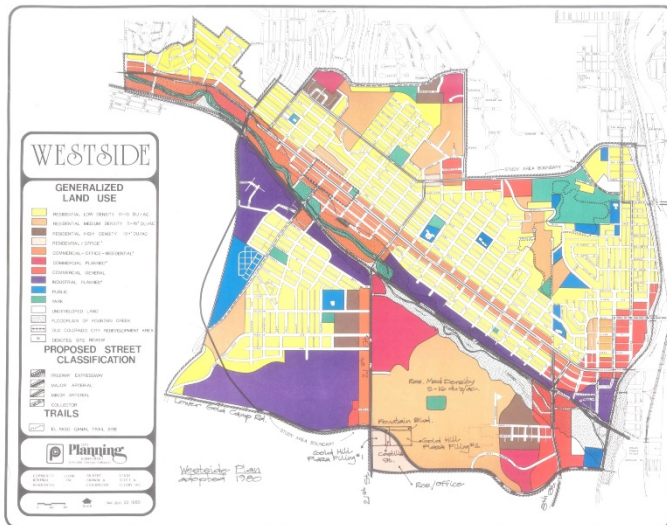
Dear William Gray,

I am writing to you today to voice my opinion concerning DEPN-23-0001 and the corresponding SUBD-23-0005. There are limitations to this land that the applicant is ignoring. Yes, the applicant's land is zoned R-5. But, it is also categorized as "medium density" and not "high density" like is represented in the applicant's development plan. I will explain below.

*The applicant states: "This proposed development plan complies with the development plan review criteria and is consistent with the intent and purpose of the Colorado Springs Zoning Code." That is not entirely true.
Per the City's Development Plan Review Criteria:*

*"A development plan shall be reviewed using the criteria listed below...
The development plan substantially complies with any City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals." (City Code 7.5.502 E.2.)*

A master plan does exist, and it is The Westside Plan. The Westside Plan was adopted by Ordinance 80-3. The applicant's development plan is NOT consistent with The Westside Plan. Let's explore why.



On the Generalized Land Use Map above and found in The Westside Plan, one can see that the applicants land is in the category “RESIDENTIAL MEDIUM DENSITY 5-16 DU/AC”. This land use recommendation is meant to be a maximum future density for the land in question. It is described in detail on page 27 of The Westside Plan as follows:

Medium-Density Residential

A number of the objectives developed during the planning process recommended the policy of infilling and where feasible encouragement of a higher density than the traditional single-family development. Medium-density residential is proposed at various locations on the Generalized Land Use Map. The areas selected for medium-density residential within the special district were chosen in order to provide development without detracting from the single-family character and ensure a compatible relationship with surrounding uses. All the sites are presently vacant land except for the proposed site west of Walnut. Selection of this site is based on the concept of providing areas of medium density development close to downtown and alternative housing types for future Westside residents. All medium-density residential would be developed under a site plan requirement and the following criteria is recommended:

- Medium-density residential would allow a density ranging from 5 to 16 units per acre.
- A height limitation of 35 feet is recommended. (Note - the above height limitation is recommended in order to provide a compatible scale with existing single-family development).
- Detached, semi-detached, attached and multi-family structures would be permitted.

- *A site plan should be required providing such information as buffering with adjoining development landscaping internal and external traffic circulation and orientation of buildings to each other and the surrounding uses*

The applicant's Total Development Site in acres is 1.37 acres. Per The Westside Plan, the applicant is limited to a maximum of 16 units per acre. This means that the maximum units the applicant is entitled to is approximately 21.92 TOTAL units. They are not entitled to the 50 units they are asking for. In fact, allowing 50 units here would be in spite of and not in conformance with the City-adopted master plan for this land.

The applicant's Building Height provided in their development plan is 45 feet. Per The Westside Plan, the applicant is limited to a maximum building height of 35 feet. They are not entitled to the building height of 45 feet that they are asking for. In fact, allowing a building height of 45 feet here would be in spite of and not in conformance with the City-adopted master plan for this land.

In conclusion, the applicant has not met the review criteria set forth in the Development Plan Review Criteria (City Code 7.5.502 E.2.) by not substantially complying with any City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals."

Thank you for your time and consideration. A pdf version of my letter is attached.

*Kelly Hiller
1351 Mirrillion Hts
Colorado Springs, CO 80904*

RESPONSE: Kelly Hiller, 1351 Mirrillion Hts

Dear Ms. Hiller,

Thank you for taking the time to voice your concerns about the Launchpad Development Plan at 810 N. 19th St. In your letter you voiced concerns about compliance with the The Westside Master Plan 1980, proposed density, building height and landscape buffers.

The currently adopted Westside Master Plan from 1980 identified the site as part of the North Bluff Area. The Land Use recommendations by subarea- specifically the North Bluff Area is "The primary recommendation for change in land use concerns existing vacant land. Except for park and open space as shown in the Urban Design chapter, the recommendation is to encourage higher density residential development. Reasons include encouraging alternative

housing besides single-family units, maximizing land utilization which encourages infilling and capitalizing on existing public investments. The areas selected for higher density development do not negatively affect existing uses if well planned, contribute to the future of the area- one other area in which the recommended land use is slightly different than existing is along Uintah between 19th and 21st Street. Over the years commercial and higher density residential uses have expanded west from 19th Street along Uintah (p.23)"

We believe this plan guidance of higher density residential development applies to our site. Additionally, the site is zoned R-5 Multifamily Residential. According to the Colorado Springs Municipal Code Section 7.3.102. G.- R-5 accommodates lots primarily for high density attached multifamily residential use. The Code does not limit density other than the use of bulk standards (e.g., minimum lot size, setbacks, max. building height). We are complying with our use by right, along with all the City's applicable requirements for multifamily development on the subject site. We intentionally sited the building to be in the northeast corner of the site to provide additional buffering from the building to the single-family residences to the west and south.

Our understanding is that the City is currently working on a new Greater Westside Community plan that will supersede the Westside Master Plan, once adopted. The current planning effort has identified our site as being in a "Community Activity Center" under Unique Places 3A Area from Plan COS which will likely continue encouraging higher density residential development.

We are happy to discuss this with you if you have additional questions or concerns. My direct number is 720-296-5187 and my email address is alisha@shopworksarc.com

2. **Mike and Debbie Wagner, 2301 W Dale St**

We live at 2301 West Dale Street and we are writing to comment on the above mentioned project at 810 N. 19th Street.

We are strongly against the 50-unit multi-family apartment building. Our infrastructure here on the west side cannot handle that many people. They have already proposed a 56-unit apartment complex less than a block from this one. That is too many people in one small area. Uintah and 19th street are our two main streets we can use to leave our neighborhood, with one stop light. Now they are wanting to put hundreds of more cars on our streets and they will be literally on our streets because neither project has sufficient parking available. So that puts cars parking on the street which makes it twice as hard to see and dangerous when pulling out. We have water mains breaking every winter over here and now they want to put more stress on the system.

*Thank you,
Mike and Debbie Wagner*

RESPONSE: Mike and Debbie Wagner, 2301 W. Dale St

Dear Mr. and Mrs. Wagner,

Thank you for taking the time to voice your concerns about the Launchpad Development Plan at 810 N. 19th St. In your letter you voiced concerns about increased traffic along 19th and Uintah St and the proposed density.

A traffic impact study and utility study were provided as part of our Development Pan application and accepted by the City; confirming that this development will not adversely impact existing infrastructure or significantly lower the level of service of existing adjacent roadways.

Additionally, Launchpad was awarded Low-Income Housing Tax Credits (LIHTC) from the Colorado Housing Finance Authority, and therefore will be entirely occupied by cost-burdened individuals. The building is comprised of 47 one-bedroom units and 3 two-bedroom units. Because this is a LIHTC funded, income-restricted development, it is atypical for non-related persons to occupy a unit, specifically because of the income qualification requirement (joint incomes are attributed to the household), and because full-time students are generally not allowed in LIHTC funded housing which further deters roommate occupancies. This means that there will likely be only 50-55 total residents living onsite; versus a market rate development where there would be several roommate occupancies. Out of the 50-55 total residents onsite, we anticipate no more than 30 will own a personal vehicle, due to the income restrictions required to be a resident. One of the reasons this site was appealing to us was its excellent connection to mass transit and bike lanes along 19th Street. Most of the residents served at Launchpad will be reliant on public transportation and bicycles. We have provided ample bicycle parking onsite and within the building for future residents.

We are happy to discuss this with you, if you have additional questions or concerns. My direct number is 720-296-5187 and my email address is alisha@shopworksarc.com

3. **Barb Van Hoy, 304 N Chestnut St**

Hi Bill,

I'm writing in support of the Launchpad apartments development. I live on the corner of Chestnut and Platte and shop at 19th and Uintah at least once a week. Our community desperately needs supportive housing for at-risk youth and this seems like the perfect place for it. I've had a chance to learn about the development, seen the renderings and heard about the program planned. I'm familiar with The Place and have known their executive director Shawna Kemppainen for many years. Their

successful experience and commitment to evidence-based and trauma-informed service models mean they will give disadvantaged youth the best chance of overcoming their hardships and fulfilling their potential - for themselves and for the good of our community. This project will not only help add much needed housing stock but be an investment in our community's future.

I wholeheartedly support it!

Thank you,
Barb Van Hoy
304 N Chestnut St
80905

RESPONSE: Barb Van Hoy, 304 N Chestnut St

Dear Ms. Van Hoy,

We are so grateful for your continued support! Thank you!

4. **Linda Summers, Glenn Street**

Dear Mr. William Gray,

I received a green sheet about the proposed 4-story, 50-unit multi-family apartment building.

Here is what I see:

- *This is a residential area on the west side of 19th Street. A four story, 50 units will be out of place, visually and its population.*
- *The Arc Thrift shop has many homeless people sleeping on the sidewalk off the street on the Arc side.*
- *I would not be surprised that the homeless would sneak in at night and sleep in the hallway, stairs etc.*

This is so out of place, and I think there are better places that you may be able to find.

As far as the homeless, I have shared with many people about my idea in solving some of this, and they couldn't believe how simple and affordable this would be.....if you're interested, please contact me.

*My degree is in Criminology and Social BehaviorI think this building that the city is attempting to build is a bad idea.
50 units? That is a huge building, in an area that is surrounded by little houses and that gives this neighborhood its style...*

Thank you,

*Linda Summers
(My property is on Glenn Street)*

RESPONSE: Linda Summers, Glenn Street

Dear Ms. Summers,

Thank you for taking the time to voice your concerns about the Launchpad Development Plan at 810 N. 19th St. In your letter you stated concerns about attracting people experiencing homelessness, the intensity of the use and the context of the building in relationship to the neighborhood.

The subject site is zoned R-5 Multifamily Residential. According to the Colorado Springs Municipal Code Section 7.3.102. G., R-5 accommodates lots primarily for high density attached multifamily residential use. The Code does not limit density other than the use of bulk standards (e.g., minimum lot size, setbacks, max. building height). We are complying with our use by right, along with all the City's applicable requirements for multifamily development on the subject site. We intentionally sited the building to be in the northeast corner of the site to provide additional buffering from the building to the single-family residences to the west and south.

Additionally, Launchpad was awarded Low-Income Housing Tax Credits (LIHTC) from the Colorado Housing Finance Authority, and therefore will be entirely occupied by cost-burdened individuals and small families (single-parent homes). The building is comprised of 47 one-bedroom units and 3 two-bedroom units. Because this is a LIHTC funded, income-restricted development, it is atypical for non-related persons to occupy a unit, specifically because of the income qualification requirement (joint incomes are attributed to the household), and because full-time students are generally not allowed in LIHTC funded housing which further deters roommate occupancies. This means that there will likely be only 50-55 total residents living onsite; versus a market rate development where there would be several roommate occupancies.

Keeping cost-burdened individuals housed leads to generations of economic stability. According to the US Department of Housing and Urban Development, 40% of people currently experiencing homelessness did so as children. Providing housing stability breaks the cycle of poverty for generations.

5. **Jasen Cooper, W Yampa St**

Hello William,

I live on W Yampa St and got a notice in the mail regarding DEPN-23-0001 / SUBD-23-0005 - for construction of The Launchpad apartments on 19th St. I'd like to submit the below comments for your consideration:

I enthusiastically support this project. The Launchpad will provide a beautiful home and supportive services to at-risk youth in our community. The empty lot they've selected has been an eyesore for years - the weeds overgrow the sidewalk every summer, and it otherwise just seems to collect trash. I'm excited someone will finally be taking regular care of the space.

This location also seems so perfect for the intended purpose. It's across the street from a grocery store, right next to a bus stop, and walking distance to lots of businesses where the young adults living there can shop or work. I love being able to walk to Old Colorado City from my home, and I wish my first apartment could have been in a place like this. I'm proud and excited that The Launchpad is coming to my neighborhood and I hope you approve their plans.

*Thanks,
Jasen Cooper*

RESPONSE: Jason Cooper, W. Yampa St

Dear Mr. Cooper,

We are so grateful for your continued support! Thank you!

6. **Scott Hiller, 1351 Mirrillion Hts.**

Dear William Gray,

I am writing to you concerning the development proposal known as "Launchpad Apartments" located at 810 N. 19th Street in Old Colorado City. This development proposal references file numbers DEPN-23-0001 and SUBD-23-0005, and is described as a 4-story, 50-unit multi-family apartment building.

The development does not comply with the subdivision review criteria, it does not comply with the adopted master plan, and it is not in line with the neighborhood goals for this Vibrant, Historic, Neighborhood as described in PlanCOS.

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

Per the City's Development Plan Review Criteria:

"A development plan shall be reviewed using the criteria listed below...

The development plan substantially complies with any City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals." (City Code 7.5.502 E.2.)

The applicant's land is fully within the area of an adopted master plan. The Westside Plan was adopted by Ordinance 80-3 and is a "Relevant Plan" identified in PlanCOS Chapter 2, Vibrant Neighborhoods. The applicant's development plan is NOT consistent with The Westside Plan, nor PlanCOS.

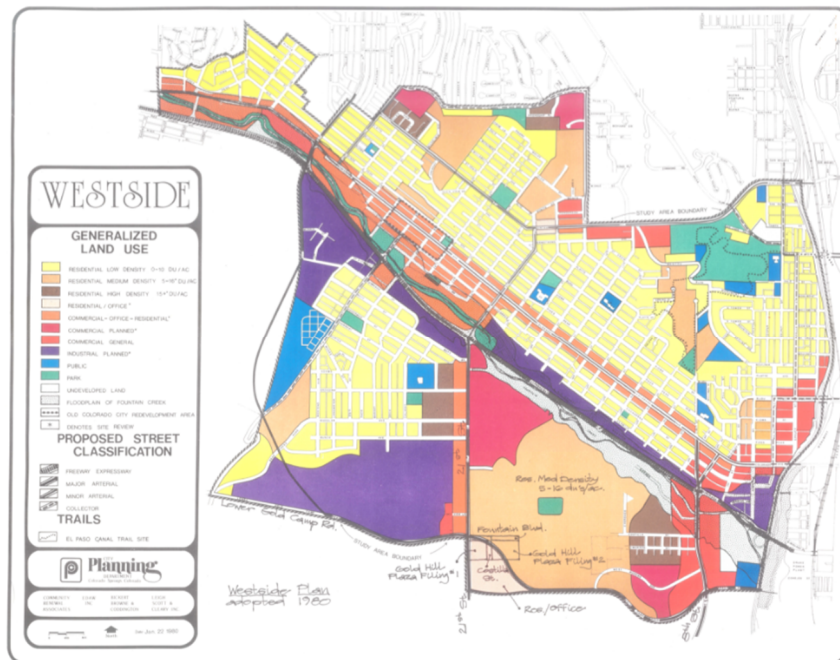


Figure 1 Generalized Land Map from The Westside Plan

On the Generalized Land Use Map found in The Westside Plan, the applicant's land is in the category "RESIDENTIAL MEDIUM DENSITY 5-16 DU/AC". This land use recommendation is meant to be a maximum future density for the land in question. Medium-Density Residential is described on page 27 of The Westside Plan:

Medium-Density Residential

A number of the objectives developed during the planning process recommended the policy of infilling and where feasible encouragement of a higher density than the traditional single-family development. Medium-density residential is proposed at various locations on the Generalized Land Use Map. The areas selected for medium-density residential within the special district were chosen in order to provide development without detracting from the single-family character and ensure a compatible relationship with surrounding uses. All the sites are presently vacant land except for the proposed site west of Walnut. Selection of this site is based on the concept of providing areas of medium density development close to downtown and alternative housing types for future Westside residents. All medium-density residential would be developed under a site plan requirement and the following criteria is recommended:

- Medium-density residential would allow a density ranging from 5 to 16 units per acre.*
- A height limitation of 35 feet is recommended. (Note - the above height limitation is recommended in order to provide a compatible scale with existing single-family development).*
- Detached, semi-detached, attached and multi-family structures would be permitted.*
- A site plan should be required providing such information as buffering with adjoining development landscaping internal and external traffic circulation and orientation of buildings to each other and the surrounding uses*

The applicant's entire site is 1.37 acres. Per the future land use recommendation found in the adopted plan, The Westside Plan, the applicant is limited to a maximum of 16 units per acre. The maximum units the applicant is entitled to is approximately 21, not 50. Allowing 50 units here would not be substantially in conformance with the City-adopted master plan for this land, and would therefore not comply with the Development Plan Review Criteria.

The applicant's Building Height provided in their development plan is 45 feet. Medium density residential land use is defined in the The Westside Plan as having a building height maximum of 35 feet. The applicant is substantially out of conformance with this definition in requesting the building height of 45

feet. Allowing a building height of 45 feet here would not substantially comply with the City-adopted master plan for this land.

PlanCOS

Please note that the applicant's land is within the boundaries of Old Colorado City within the Neighborhood Framework Map. This neighborhood is an Established, Historic Neighborhood (Typology 1a). As stated in Plan COS:

1. **Historic Neighborhoods** have an especially high value for preserving the legacy of existing design and architecture, although they may have to experience some amount of change especially in areas of transition with less historic uses. These Historic Neighborhoods may or may not have specially adopted City design guidelines or other publicly initiated master plans. These neighborhoods are also closely aligned with Historic Districts in Chapter 6.

Examples: Old North End, parts of the Westside, and Old Colorado City

As you can see in the extracted text above, Old Colorado City is an example provided by the city of this typology. Especially high value for preserving the legacy of design, and this must be considered in light of the applicant's special request to completely ignore density and height guidelines. It is especially important within identified Historic Neighborhoods to conform to the adopted master plan, the Westside Plan. This high density, multi-family building would greatly detract from the single-family housing as well as the Ruth Washburn Preschool that surrounds the applicant's land.

The adopted master plan for the area allows for high density residential within appropriate areas. These areas have been identified as having sufficient resources and a minimal impact on surrounding, existing housing. The applicant's land is NOT within any of these appropriate areas. Please keep the building height and dwelling unit densities in place as giving this applicant special treatment would greatly injure the existing, historic neighborhood as well as the people who live there.

Thank you for your time. A pdf of my letter is attached to this email.

Scott Hiller
1351 Mirrillion Hts
Colorado Springs, CO 80904

RESPONSE: Scott Hiller, 1351 Mirrillion Hts.

Dear Mr. Hiller,

Thank you for taking the time to voice your concerns about the Launchpad Development Plan at 810 N. 19th St. In your letter you voiced concerns about compliance with the The Westside Master Plan 1980, proposed density, building height and concerns about compliance with historic neighborhoods.

The currently adopted Westside Master Plan from 1980 identified the site as part of the North Bluff Area. The Land Use recommendations by subarea- specifically the North Bluff Area is *"The primary recommendation for change in land use concerns existing vacant land. Except for park and open space as shown in the Urban Design chapter, the recommendation is to encourage higher density residential development. Reasons include encouraging alternative housing besides single-family units, maximizing land utilization which encourages infilling and capitalizing on existing public investments. The areas selected for higher density development do not negatively affect existing uses if well planned, contribute to the future of the area- one other area in which the recommended land use is slightly different than existing is along Uintah between 19th and 21st Street. Over the years commercial and higher density residential uses have expanded west from 19th Street along Uintah (p.23)"*

We believe this plan guidance of higher density residential development applies to our site. Additionally, the site is zoned R-5 Multifamily Residential. According to the Colorado Springs Municipal Code Section 7.3.102. G.- R-5 accommodates lots primarily for high density attached multifamily residential use. The Code does not limit density other than the use of bulk standards (e.g., minimum lot size, setbacks, max. building height). We are complying with our use by right, along with all the City's applicable requirements for multifamily development on the subject site. We intentionally sited the building to be in the northeast corner of the site to provide additional buffering from the building to the single-family residences to the west and south.

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