



July 02, 2020

City of Colorado
Springs Planning
& Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903

Attn: Matthew Alcuran
Re: Outlook Briargate – Conditional Use and Major Amendment to a Development Plan, 1st
Submittal

Dear Mr. Alcuran,

We are pleased to submit the first submittal of the Outlook Briargate – Conditional Use and Major Amendment to a Development Plan. These plans are submitted on behalf of Evergreen Devco, Inc. The following team of consultants has been assembled to complete this application:

Owner & Applicant

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Project Intent and Description

Outlook Briargate will be a redevelopment of the former Sears property located at 1650 Briargate Boulevard, adjacent to Chapel Hills Mall. The applicant's intention is to develop a high-quality rental apartment community in order to revitalize the district and add much needed rooftops that will support the mall and surrounding businesses.

Site Design

The applicant is proposing to develop a gated 300-unit rental housing community. The project will be comprised of six 3-story 36-plex walk-up style buildings, three 3-story 24-plex walk-up style buildings, and four 2-story 3-plex carriage buildings. The neighborhood will provide a mix of 1, 2, and 3-bedroom apartments, all of which have been proven to be attractive to residents in our other communities. The municipal requirement for parking will be met through a combination of detached garages and surface parking spaces. This addition to the community will not only help diversify the housing options in Colorado Springs, it will help to synergize and solidify the adjacent neighborhoods.

The buildings have been arranged on-site to take advantage of the unique location. Multiple buildings and amenity spaces will help to break up building mass. An amenity package featuring a Clubhouse, flexible indoor recreation areas, and fitness as well as outdoor amenities such as a pool, shade structures, and BBQ areas will be included for the residents.

Architecture

The exterior design of the buildings promotes a distinctive multi-family character by incorporating materials, massing, and details that will complement and enhance adjacent land uses. Steep gabled roof forms reduce the bulk of each building. Low metal roofs bring the mass down to a pedestrian scale. The primary entrances are emphasized with large roof covers, double-height spaces, and stone.

The three-story massing is broken up with varying roof forms as well as carefully placed color and stone to establish a pleasing rhythm on the façade and provide visual interest. Balconies and strategically placed awnings will also help to break up the massing and relate the scale to neighboring properties. The exterior will be constructed of durable materials – including glass, synthetic stone, and fiber cement siding. There will be one common color palette employed throughout the neighborhood to create an authentic and purposefully styled theme, but the location of colors and materials will vary between building types to differentiate the buildings.

All building exteriors will be highly detailed to create a distinctly human scaled pedestrian experience. Along with the three-story buildings, the two-story carriage buildings, clubhouse, and garages relate to one another through similar quality materials, thoughtful massing, and a holistic approach to the overall character of the project.

Landscape Architecture

The plant palette focuses on native and low water plants with a mix of canopy and ornamental trees, deciduous and evergreen shrubs, ornamental grasses, and flowering perennials. The height, spacing and textures of the plantings are designed to frame views, accent areas of interest and provide for year-round interest. The use of sod is minimal to help create a sustainable, water-wise and low maintenance landscape. This allows for a progression from the informal, naturalistic planting adjacent to residential buildings to more formal planting of the clubhouse.

At the clubhouse, amenities for residents and visitors will include an urban plaza area, picnic tables, lawn seating, festoon lighting, and a game area shaded by trellises. Within the pool area itself, there will be an outdoor kitchen with bar seating, tables, shaded cabanas, turf play areas for lawn games, hammock posts, and a fire pit with seating. The pool includes an in-pool seating ledge and an adjacent spa.

Compliance with Colorado Springs Development Plan Review Criteria

The project has been designed to meet or exceed Colorado Springs Development Review Criteria

1. Will the project design be harmonious with the surrounding land uses and neighborhood?

The intent of Outlook Briargate is to establish of well-designed, innovative development that will be harmonious with the surrounding land uses. The incorporation of this new neighborhood will bring much needed rooftops and vitality to the Chapel Hills Mall. The applicant's goal is to revitalize the surrounding area by providing rental housing near existing regional and neighborhood scaled retail/commercial establishments.

2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?

The site is planned to take advantage of existing public facilities. As this is an infill site, many of these facilities are existing and already in place. It is not anticipated to place any additional burden on existing streets, utilities, parks, schools or other public facilities, rather the applicant anticipates that the development will provide additional opportunities through the fees and taxes generated.

3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

This infill development will be constructed within an existing commercial area. The buildings have been arranged on-site to take advantage of the unique location. Multiple buildings and amenity spaces will help to break up building mass. The buildings will meet municipal height requirements and will be comparable in scale to the existing structures while respecting human-scale and reinforcing pedestrian orientation.

4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?

A landscape buffer, 15' in width, has been provided around the perimeter of the site in conformance with City code. The site is buffered at the street level with retaining walls to help vertically separate the proposed residential use from the existing surrounding commercial uses. Landscape plantings are placed along the buffer to screen noise and minimize off-site light intrusion associated with the adjacent commercial development. The site has been designed to take advantage of the existing topography and leverage view corridors. Residential units along the perimeter of the site are situated above the existing private street offering mountain views over the adjacent existing commercial development.

5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?

Access to the project will be through two controlled/gated entry points. Private drives have been designed to channel traffic to and from outside streets conveniently and safely. Pedestrian and bicycle connectivity will be provided throughout, as well as connections to existing facilities.

facilities.

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
All streets and access drives have been designed to safely and efficiently allow circulation of the site while providing the required access for emergency vehicles.
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
The project will be access controlled/gated in order to discourage through traffic. Proper access for emergency vehicles will be provided.
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
Both resident and guest parking is to be provided utilizing a variety of parking types dispersed throughout the site. Detached garage parking will be available to residents, in addition to surface parking spaces. Parking on-site will meet municipal requirements. Generous attention has been paid to providing adequate parking within proximity of each residential building and the Clubhouse. Additionally, the project will provide bike racks, accommodating bicycles parked outside of homes. Parking lots are shielded from surrounding streets by buildings and landscaping.
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
The project will meet all accessibility requirements. An accessible route has been provided from each building to parking, the Clubhouse, and all common amenities.
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
The project has been designed to provide as little impervious surface as possible while providing adequate access, parking, etc. Amenities, landscaping, and open areas are the main focal points of the site layout.
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
Pedestrian circulation to and through this site is of the utmost importance. The site plan includes pedestrian connection to parking, the Clubhouse, and all common amenities as well as connections to existing walkways adjacent to the site.
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?
As this is an infill redevelopment site, there are not many significant natural features to respond to. The site does need to accommodate some grade which will be handled using a combination retaining walls and slope.

Compliance with Colorado Springs Conditional Use Review Criteria

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

The addition of a residential use within Chapel Hills Mall will not only add rooftops and population to support the surrounding commercial uses, but will also work towards revitalizing an important and unique Colorado Springs shopping destination while contributing to a thriving economy.

- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

Residential uses are permitted in a PBC zone as a Conditional Use. As a multi-family residential community, Outlook Briargate meets or exceeds all the standards outlined in the R-5 zone district while contributing the greater health, safety, and welfare of Colorado Springs.

- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

Outlook Briargate is consistent with PlanCOS in numerous ways. This addition to the community will:

- Work to revitalize a unique and treasured commercial icon in Chapel Hills Mall
- Add to the diversity of housing stock provided within the City
- Contribute to a thriving economy
- Maximize the utilization of existing infrastructure by redeveloping an infill site

We are excited about the prospect of building this creative, high quality neighborhood in Colorado Springs. Evergreen and the design team look forward to working with city staff throughout the review process.

Thank you for your attention and consideration,

KEPHART



Adam Kantor
Associate Principal