

FOUNTAIN & UNION

PROJECT STATEMENT

~~FEBRUARY, 2020 REVISED MARCH 2020 REVISED APRIL 2020~~

REQUEST

N.E.S. Inc. on behalf of Fountain Valley Holdings LLC requests approval of the following applications:

1. A Master Plan Amendment to replace the designated commercial areas with a mix of commercial and multi-family (12-24.99 du/ac.) residential.
2. A Concept Plan to allow Multi-Family Residential and Commercial.

LOCATION & CONTEXT

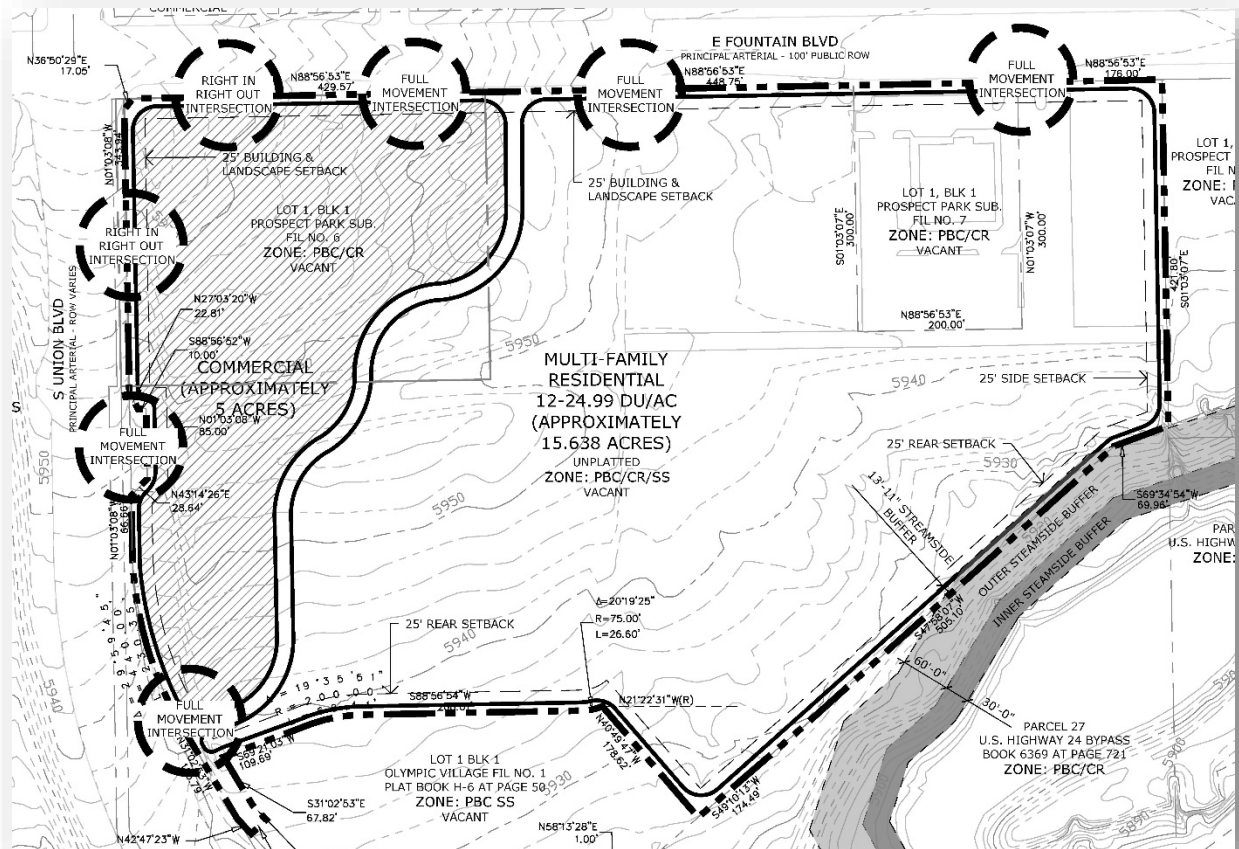
The site is located southeast of the intersection of E. Fountain Boulevard and S. Union Boulevard. The vacant property is approximately 20.638 acres. To the southeast of the property is Spring Creek and Highway 24. The site lies in a mixed-use area with single family residential to the north, a mix of single family and multi-family residential to the southeast, the Evergreen Cemetery to the west, and a mix of commercial and industrial at the Fountain and Union intersection.



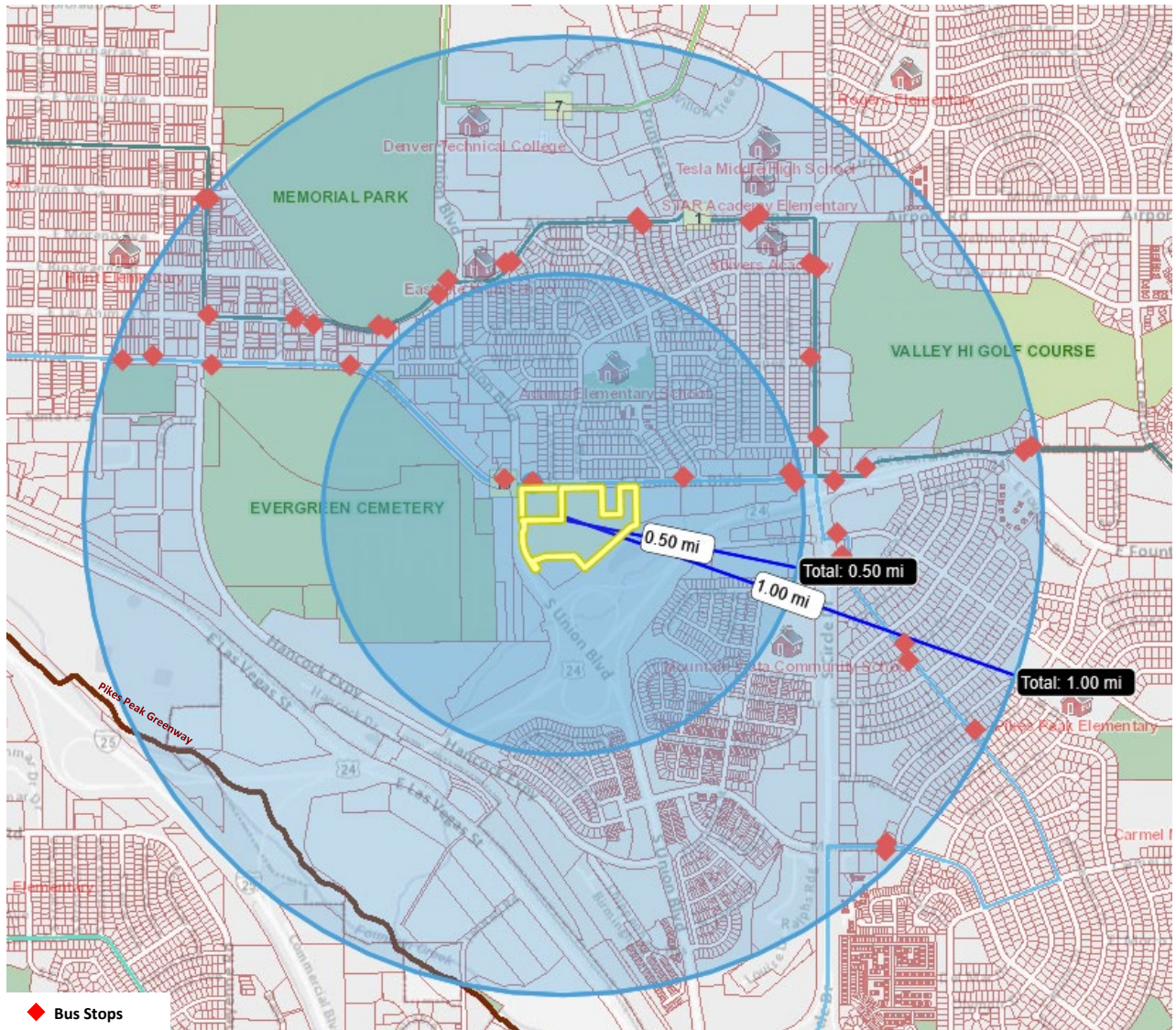
PROJECT DESCRIPTION

This project proposes an amendment to a portion of the Prospect Park Master Plan and provides a concept plan to accommodate a mix of commercial and residential uses on site. The proposed infill project provides a better utilization of the currently vacant property. Commercial uses are proposed along the S. Union Blvd. Multi-family residential is proposed on the remainder of the site complimenting the mix of residential adjacent to the property.

The property is zoned PBC/SS. Multi-family is a conditional use in the PBC zone and will be developed in accordance with the R-5 standards of the zoning code. The commercial will be developed per the PBC zone standards. Six access points are proposed, three along Union Blvd., and two along Fountain Blvd, and one shared access with the existing commercial site on Fountain Blvd. Two of the future access points on Fountain exist today as curb cuts. One existing curb cut located on Union will likely be relocated.



This site is a good location for multifamily due to the proximity of transit services, schools, and parks. The nearest bus stop is .1 mile away at the intersection of Fountain and Union connecting to bus route 15 and .43 miles away from a bus stop that connects to bus route 1. Located within a 1-mile radius of the property are 7 schools, ranging from elementary to college. The nearest elementary and high school are .34 and .60 miles away. Memorial Park, a neighborhood park, and a public golf course are located within 1 mile of the site. The original Master Plan proposes a trail on the west side of Union to connect to the Pikes Peak Greenway to the south and Memorial Park to the north but this has not been implemented.



PROJECT JUSTIFICATION

Conformance with Master Plan Amendment Criteria (Section 7.5.408)

The Master Plan Amendment reflects changes to Zone 2 of the master plan in regards to land use and access points.

A. COMPREHENSIVE PLAN: THE COMPREHENSIVE PLAN AND THE 2020 LAND USE MAP ARE THE CONTEXT AND THE BENCHMARK FOR THE ASSESSMENT OF INDIVIDUAL LAND USE MASTER PLANS. THE PROPOSED LAND USE MASTER PLAN OR THE AMENDMENT CONFORMS TO THE POLICIES AND STRATEGIES OF THE COMPREHENSIVE PLAN. THE PROPOSED LAND USE PATTERN IS CONSISTENT WITH THE CITYWIDE PERSPECTIVE PRESENTED BY THE 2020 LAND USE MAP.

The 2020 Land Use Map is no longer valid as it has been replaced by PlanCOS. The site is designated as a “high area of change” on the PlanCOS Areas of Change map, which highlights areas expected to have the most potential for land use changes, including vacant land. In addition, the site is identified as a “Reinvestment Area and Community Hub” on the Vision Map. The project proposes a mix of commercial and residential development that will provide infill development that compliments surrounding residential uses. The proposed multi-family residential adds to the mix of housing choice in the area and furthers the vision of “housing for all” and “everyone in a neighborhood”.

Specific policies of PlanCOS that support this project include:

Policy VN-2.A: Promote neighborhoods that incorporate common desired neighborhood elements.

Strategy VN-2.A-3: Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

Policy UP-2.A: Support infill and land use investment throughout the mature and developed areas of the city.

Strategy UP-2.A-1: Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.

Policy VN-3.C: Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.

Policy VN-3.E: Encourage and support the integration of mixed-use development in neighborhoods.

B. LAND USE RELATIONSHIPS:

1. THE MASTER PLAN PROMOTES A DEVELOPMENT PATTERN CHARACTERIZING A MIX OF MUTUALLY SUPPORTIVE AND INTEGRATED RESIDENTIAL AND NONRESIDENTIAL LAND USES WITH A NETWORK OF INTERCONNECTED STREETS AND GOOD PEDESTRIAN AND BICYCLE CONNECTIONS.

The Master Plan amendment proposes a mix of residential and commercial with the commercial located along S. Union Blvd. Multiple access points are proposed and internal roadways will be provided with future development plans. Sidewalks along Fountain and Union will be provided connecting to the commercial north of Fountain. Internal pedestrian connectivity will be accommodated with future development plans.

2. **ACTIVITY CENTERS ARE DESIGNED SO THEY ARE COMPATIBLE WITH, ACCESSIBLE FROM AND SERVE AS A BENEFIT TO THE SURROUNDING NEIGHBORHOOD OR BUSINESS AREA. ACTIVITY CENTERS ALSO VARY IN SIZE, INTENSITY, SCALE AND TYPES OF USES DEPENDING ON THEIR FUNCTION, LOCATION AND SURROUNDINGS.**

The commercial areas will provide compatible uses that are easily accessible from the multi-family, surrounding roadways, and adjacent neighborhoods.

3. **THE LAND USE PATTERN IS COMPATIBLE WITH EXISTING AND PROPOSED ADJACENT LAND USES AND PROTECTS RESIDENTIAL NEIGHBORHOODS FROM EXCESSIVE NOISE AND TRAFFIC INFILTRATION.**

The surrounding area is primarily residential with nodes of commercial development. The proposed mix of residential and commercial on this site is compatible with the surrounding area. The multi-family provides an additional housing option and transition from single-family to commercial. Excessive noise from the development is not anticipated and is not likely to impact adjacent neighborhoods due to the separation provided by the roadways. Traffic from the development will be filtered onto the adjacent arterial roads, not into adjacent neighborhoods.

4. **HOUSING TYPES ARE DISTRIBUTED SO AS TO PROVIDE A CHOICE OF DENSITIES, TYPES AND AFFORDABILITY.**

The proposed multi-family provides an additional and more affordable housing choice in the area, which is primarily characterized by single-family residential development to the north and southeast.

5. **LAND USE TYPES AND LOCATION REFLECT THE FINDINGS OF THE ENVIRONMENTAL ANALYSIS PERTAINING TO PHYSICAL CHARACTERISTICS WHICH MAY PRECLUDE OR LIMIT DEVELOPMENT OPPORTUNITIES.**

This site does not require an environmental analysis.

6. **LAND USES ARE BUFFERED, WHERE NEEDED, BY OPEN SPACE AND/OR TRANSITIONS IN LAND USE INTENSITY.**

Buffering and landscape requirements between differing uses will be assessed and incorporated with future development plans. Landscape setbacks will provide buffering to adjacent roadways as shown on the Concept Plan submitted with this application.

7. **LAND USES CONFORM TO THE DEFINITIONS CONTAINED IN SECTION 7.5.410 OF THIS PART.**

The land uses conform to the definitions within section 7.5.410, and are consistent with approved master plan.

C. PUBLIC FACILITIES:

1. **THE LAND USE MASTER PLAN CONFORMS TO THE MOST RECENTLY ADOPTED COLORADO SPRINGS PARKS, RECREATION AND TRAILS MASTER PLAN.**

The original Master Plan proposes a trail on the west side of Union to connect to the Pikes Peak Greenway to the south and Memorial Park to the north but this has not been implemented. There are no City trails existing or proposed adjacent to this site.

2. RECREATIONAL AND EDUCATIONAL USES ARE SITED AND SIZED TO CONVENIENTLY SERVICE THE PROPOSED POPULATION OF THE MASTER PLAN AREA AND THE LARGER COMMUNITY.

Multiple schools are within a 1-mile radius of the site. The proposed multi-family residential will help support the existing schools in the area. Memorial Park, a neighborhood park, and a public golf course are located within 1 mile of the site providing recreational opportunities. The addition of residential to the Master Plan will require payment of park and school fees in lieu of land.

3. THE PROPOSED SCHOOL SITES MEET THE LOCATION, FUNCTION AND SIZE NEEDS OF THE SCHOOL DISTRICT.

No school sites were proposed or required with this Master Plan.

4. THE LAND USE MASTER PLAN CONFORMS TO THE ADOPTED PLANS AND POLICIES OF COLORADO SPRINGS UTILITIES.

The original Master Plan was approved in 1984 and the proposed development is already part of CSU plans and policies.

5. PROPOSED PUBLIC FACILITIES ARE CONSISTENT WITH THE STRATEGIC NETWORK OF LONG-RANGE PLANS.

The developer will work with CSU to appropriately locate facilities as needed.

6. THE MASTER DEVELOPMENT DRAINAGE PLAN CONFORMS TO THE APPLICABLE DRAINAGE BASIN PLANNING STUDY AND THE DRAINAGE CRITERIA MANUAL.

An MDDP is not submitted with this application.

D. TRANSPORTATION:

1. THE LAND USE MASTER PLAN IS CONSISTENT WITH THE ADOPTED INTERMODAL TRANSPORTATION PLAN. CONFORMITY WITH THE INTERMODAL TRANSPORTATION PLAN IS EVIDENCE OF COMPLIANCE WITH STATE AND LOCAL AIR QUALITY IMPLEMENTATION AND MAINTENANCE PLANS.

The land use master plan is consistent with adopted intermodal transportation plan by locating appropriate land uses near public transit and providing opportunities for alternative modes of transportation.

2. THE LAND USE MASTER PLAN HAS A LOGICAL HIERARCHY OF THE ARTERIAL AND COLLECTOR STREETS WITH AN EMPHASIS ON THE REDUCTION OF THROUGH TRAFFIC IN RESIDENTIAL NEIGHBORHOODS AND IMPROVES CONNECTIVITY, MOBILITY CHOICES AND ACCESS TO JOBS, SHOPPING AND RECREATION.

The site is surrounded by three roadways E Fountain Boulevard, S Union Boulevard, and Highway 24. Internal roads will be provided to accommodate on site circulation and multiple access points disperse traffic onto two of the three surrounding roadways. No direct access to Highway 24.

3. THE DESIGN OF THE STREETS AND MULTIUSE TRAILS MINIMIZES THE NUMBER OF UNCONTROLLED OR AT GRADE TRAIL CROSSINGS OF ARTERIALS AND COLLECTORS.

Design of the internal streets will be established with future development plans.

4. THE TRANSPORTATION SYSTEM IS COMPATIBLE WITH TRANSIT ROUTES AND ALLOWS FOR THE EXTENSION OF THESE ROUTES.

The site is adjacent to the existing transit route #15 on E. Fountain Blvd. and will provide pedestrian access to the bus stops at the Fountain and Union intersection served by this route.

5. THE LAND USE MASTER PLAN PROVIDES OPPORTUNITIES OR ALTERNATE TRANSPORTATION MODES AND COST-EFFECTIVE PROVISION OF TRANSIT SERVICES TO RESIDENCES AND BUSINESSES.

The project provides connections to existing roadways and transit services to provide options for alternative transportation modes.

6. ANTICIPATED TRIP GENERATION DOES NOT EXCEED THE CAPACITY OF EXISTING OR PROPOSED MAJOR ROADS. IF CAPACITY IS EXPECTED TO BE EXCEEDED, NECESSARY IMPROVEMENTS WILL BE IDENTIFIED, AS WILL RESPONSIBILITY, IF ANY, OF THE MASTER PLAN FOR THE CONSTRUCTION AND TIMING FOR ITS SHARE OF IMPROVEMENTS.

The project will not exceed the capacity of the adjacent roadways, as the combination of multi-family and commercial will generate less traffic than the originally anticipated commercial use of the entire property.

E. ENVIRONMENTAL:

1. THE LAND USE MASTER PLAN PRESERVES SIGNIFICANT NATURAL SITE FEATURES AND VIEW CORRIDORS. THE COLORADO SPRINGS OPEN SPACE PLAN SHALL BE CONSULTED IN IDENTIFYING THESE FEATURES.

No such features exist on this site. Adjacent to the southern boundary of the site is Spring Creek located within the CDOT ROW.

2. THE LAND USE MASTER PLAN MINIMIZES NOISE IMPACTS ON EXISTING AND PROPOSED ADJACENT AREAS.

The mix of residential and commercial will not result in excessive noise and activities on the site are not likely to impact adjacent neighborhoods due to the separation provided by the roadways. The proposed multi-family will be set back from E. Fountain Blvd. and S. Union Blvd. and will be buffered by the commercial which will mitigate potential noise impacts from the roadways.

3. THE LAND USE MASTER PLAN UTILIZES FLOODPLAINS AND DRAINAGEWAYS AS GREENWAYS FOR MULTIPLE USES INCLUDING CONVEYANCE OF RUNOFF, WETLANDS, HABITAT, TRAILS, RECREATIONAL USES, UTILITIES AND ACCESS ROADS WHEN FEASIBLE.

No floodways or drainageways exist on the property. A small portion of the site falls within the outer streamside buffer for Spring Creek, which lies to the south within CDOT ROW. The streamside criteria will be assessed at the development plan stage.

4. THE LAND USE MASTER PLAN REFLECTS THE FINDINGS OF A PRELIMINARY GEOLOGIC HAZARD STUDY AND PROVIDES A RANGE OF MITIGATION TECHNIQUES FOR THE IDENTIFIED GEOLOGIC, SOIL AND OTHER CONSTRAINED NATURAL AREAS.

A geohazard study is not required for this site.

F. FISCAL:

1. A FISCAL IMPACT ANALYSIS AND EXISTING INFRASTRUCTURE CAPACITY AND SERVICE LEVELS ARE USED AS A BASIS FOR DETERMINING IMPACTS ATTRIBUTABLE TO THE MASTER PLAN. CITY COSTS RELATED TO INFRASTRUCTURE AND SERVICE LEVELS SHALL BE DETERMINED FOR A TEN (10) YEAR TIME HORIZON FOR ONLY THE APPROPRIATE MUNICIPAL FUNDS.

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan Amendment.

2. **THE FISCAL IMPACT ANALYSIS DEMONSTRATES NO ADVERSE IMPACT UPON THE GENERAL COMMUNITY AND THE PHASING OF THE MASTER PLAN IS CONSISTENT WITH THE ADOPTED STRATEGIC NETWORK OF LONG RANGE PLANS THAT IDENTIFY THE INFRASTRUCTURE AND SERVICE NEEDS FOR PUBLIC WORKS, PARKS, POLICE, AND FIRE SERVICES.**

The City Budget Office will provide a fiscal impact analysis for the proposed Master Plan Amendment.

3. **THE COST OF ONSITE AND OFFSITE MASTER PLAN IMPACTS ON PUBLIC FACILITIES AND SERVICES IS NOT BORNE BY THE GENERAL COMMUNITY. IN THOSE SITUATIONS WHERE THE MASTER PLAN IMPACTS ARE SHOWN TO EXCEED THE CAPACITY OF EXISTING PUBLIC FACILITIES AND SERVICES, THE APPLICANT WILL DEMONSTRATE A MEANS OF INCREASING THE CAPACITY OF THE PUBLIC FACILITIES AND SERVICES PROPORTIONATE TO THE IMPACT GENERATED BY THE PROPOSED MASTER PLAN. MITIGATION OF ONSITE AND OFFSITE COSTS MAY INCLUDE, BUT IS NOT LIMITED TO, PLANNED EXPANSIONS TO THE FACILITIES, AMENDMENTS TO THE MASTER PLAN AND/OR SPECIAL AGREEMENTS RELATED TO CONSTRUCTION AND/OR MAINTENANCE OF INFRASTRUCTURE UPGRADES AND/OR SERVICE EXPANSIONS. ANY SPECIAL AGREEMENTS FOR MITIGATION OF ONSITE AND OFFSITE IMPACTS FOR PUBLIC IMPROVEMENTS, SERVICES AND MAINTENANCE ARE SHOWN TO BE WORKABLE AND SUPPORTED BY FINANCIAL ASSURANCES. PREEXISTING AND/OR ANTICIPATED CAPACITY PROBLEMS NOT ATTRIBUTABLE TO THE MASTER PLAN SHALL BE IDENTIFIED AS PART OF THE MASTER PLAN REVIEW.**

The City Budget Office will provide a fiscal impact analysis to identify the impacts of this development.

4. **SPECIAL AGREEMENTS FOR PUBLIC IMPROVEMENTS AND MAINTENANCE ARE SHOWN TO BE WORKABLE AND ARE BASED ON PROPORTIONAL NEED GENERATED BY THE MASTER PLAN.**

Any required public improvements will be addressed with future development plans.

5. **ANY PROPOSED SPECIAL DISTRICTS ARE CONSISTENT WITH POLICIES ESTABLISHED BY THE CITY COUNCIL.**

No special districts are proposed.

Concept Plan Review Criteria (Section 7.5.501.E)

1. **WILL THE PROPOSED DEVELOPMENT HAVE A DETRIMENTAL EFFECT UPON THE GENERAL HEALTH, WELFARE, AND SAFETY OR CONVENIENCE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE PROPOSED DEVELOPMENT?**

The proposed concept plan consists of a mix of residential and commercial uses consistent with the mix of development patterns in the area. The addition of multi-family provides an additional housing option in the area consistent with the mix of residential types in the area.

2. **WILL THE PROPOSED DENSITY, TYPES OF LAND USES AND RANGE OF SQUARE FOOTAGES PERMIT ADEQUATE LIGHT AND AIR BOTH ON AND OFF THE SITE?**

The proposed density and types of land uses are compatible with the surrounding mix of residential and commercial development. Square footage, light, and air will be assessed with future development plans.

3. ARE THE PERMITTED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING APPROPRIATE TO THE TYPE OF DEVELOPMENT, THE NEIGHBORHOOD AND THE COMMUNITY?

The permitted uses, bulk requirements, and required landscaping will adhere to the PBC and R-5 standards, as established by the existing zoning.

4. ARE THE PROPOSED INGRESS/EGRESS POINTS, TRAFFIC CIRCULATION, PARKING AREAS, LOADING AND SERVICE AREAS AND PEDESTRIAN AREAS DESIGNED TO PROMOTE SAFETY, CONVENIENCE AND EASE OF TRAFFIC FLOW AND PEDESTRIAN MOVEMENT BOTH ON AND OFF THE SITE?

The proposed development provides multiple access points to adjacent roadways. Internal circulation, loading and service areas, and pedestrian connectivity will be established with future development plans.

5. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING STREETS, UTILITIES, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES?

The proposed development will not overburden the capacity of existing streets by offering multiple access points to the site. Schools in the district are under capacity and will not be overburdened. Utilities, parks, and other public facilities were considered with the original master plan and are not likely to be overburdened by the proposed uses.

6. DOES THE PROPOSED DEVELOPMENT PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING PROPERTIES IN ADJACENT AREAS AND SURROUNDING RESIDENTIAL NEIGHBORHOODS?

The area is primarily residential with areas of commercial. The proposed mix of residential and commercial is compatible with the surrounding area. The multi-family provides an additional housing option and transition from single-family to commercial

7. DOES THE CONCEPT PLAN SHOW HOW ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G., COMMERCIAL USE ADJACENT TO SINGLE-FAMILY HOMES) WILL BE MITIGATED? DOES THE DEVELOPMENT PROVIDE A GRADUAL TRANSITION BETWEEN USES OF DIFFERING INTENSITIES?

The proposed multi-family provides a transition in the intensity of uses from the single family to the north and southeast and the existing and proposed commercial. Buffering standards between differing uses internal to the site will be provided and adhered to with future development plans.

8. IS THE PROPOSED CONCEPT PLAN IN CONFORMANCE WITH ALL REQUIREMENTS OF THIS ZONING CODE, THE SUBDIVISION CODE AND WITH ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN?

The proposed concept plan is in conformance with all requirements of the zoning, subdivision, and applicable portions of PlanCOS.

Streamside Overlay

The site has a streamside overlay due to the site containing a small portion of the outer streamside buffer. The Master Plan Amendment and Concept Plan submitted at this stage do not include sufficient information to address the Streamside Criteria. The outer buffer is shown on the Concept Plan and a note specifying that future development plans impacted by the streamside buffer will need to address the Streamside Criteria.

