

August 10, 2022

Gabe Sevigny, Planning Supervisor  
City of Colorado Springs  
Planning & Community Development Department, Land Use Review Division  
PO Box 1575  
Colorado Springs, CO 80901

Re: Davis Briargate Apartments Conditional Use Development Plan  
File CPC CU 22-00098, Submittal-02

Dear Gabe,

On behalf of Davis Development, Norris Design is pleased to submit this application for a Conditional Use Development Plan (CUDP) for the proposed Davis Briargate Apartments (“Briargate”) at 9121 Highland Ridge Heights in the City of Colorado Springs. Please find our enclosed application materials and project statement which have been revised to address the review comments received from city staff on the letter dated June 10, 2022. In addition, a detailed letter addressing each comment in the city’s review letter accompanies the revisions and is attached hereto. This application has been prepared by and for the following parties to the benefit of the residents of the City of Colorado Springs:

**Applicant/Developer**

Davis Development  
7375 W 52<sup>nd</sup> Ave. Suite 200  
Arvada, CO 80002  
303.302.2502  
Michael Lee

**Architect**

Geheber Lewis Architecture  
1325 Logan Cir NW  
Atlanta, GA 30318  
470.355.4378  
Brian Tomlin

**Engineer**

HKS Engineering  
1120 Lincoln St, Suite 1000  
Denver, CO 80203  
303.623.6300  
Tim Saylor

**Planner**

Norris Design  
1101 Bannock St,  
Denver, CO 80204  
303.892.1166  
Ryan McBreen

**Landscape Architect**

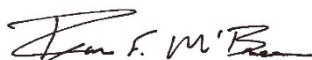
Norris Design  
1101 Bannock St,  
Denver, CO 80204  
303.892.1166  
Patrick Hannon

**Landowner**

Focus on the Family  
8605 Explorer Drive  
Colorado Springs, CO 80920  
719-548-4571  
Keith Karr

We look forward to working closely with the City staff during the review and approval process for this application. Please contact us if you have any questions or if you need additional information.

Sincerely,  
Norris Design



Ryan McBreen,  
Principal

## Project Statement

The Project Statement for the proposed Davis Briargate Apartment project includes the following information:

- **Project Description:** Describes the project and proposed land uses.
- **Justification:** Explains why the project should be approved and addresses the review criteria for the conditional use and development plan.
- **Issues:** Identifies how issues identified during the pre-application process have been addressed and/or mitigated.

## PROJECT DESCRIPTION

The proposed Briargate project is to be developed on a currently vacant 13.43-acre site within the Focus on the Family Campus and is generally located north of Research Parkway and west of Chapel Hills Drive. This new residential community will be compatible with the adjacent and surrounding commercial development, as well as proposed commercial development immediately to the north and senior living to the west. The site location provides desirable amenities including shops and services all within walking distance of the future multifamily community, as well as convenient access to Interstate 25 to the west.

The property is zoned Planned Business Center (PBC) which allows multi-family residential dwellings via the conditional use review process. Briargate Development Plan included herein proposes a total of 246 residential units dispersed among three (3) apartment buildings and six (6) multi-family buildings. The site is bisected by a 50' wide utility easement in the southern area of the site which results in the apartment buildings being located within the northern area of the site and the majority of the smaller multi-family buildings being in the southern area. The overall density of the proposed project is 18.3 dwelling units per acre. Briargate will be comprised of the following residential unit types and amenities:

- The four-story apartment buildings provide for a total of 220 dwelling units among the three structures, and are comprised of 87 one-bedroom units, 118 two-bedroom units and 15 three-bedroom units.
- The smaller multi-family buildings are 2-stories and provide for a total of 26 dwelling units including four (4) two-bedroom and 22 three-bedroom units.
  - There are a total of six (6) multi-family buildings proposed including two (2) buildings having three (3) units in each, and four (4) buildings having five (5) units in each.
- On-site amenities include a pool, amenity courtyard and a clubhouse for resident use.

### Architecture

The architectural style of Briargate is designed to provide a cohesive elevation and feel while also providing visual interest and variation. The elevations for both the larger apartment structures and the multi-family buildings are both contemporary in style, enforced by the material selections and colors. Primary building materials are stone (2 styles/colors), and fiber cement (F.C.) lap siding (2 styles/colors). The stone selections are composed of more uniform colors and cleaner stacked lines. The remaining color palette uses blue/gray F.C. siding and light wood stain F.C. siding. The building design has a flat roof with accent sloped portions at feature corners and pop-ups to provide interest and parapet break/variation. The non-traditional sloped accent roofs and modern profile canopies aid in the contemporary feel. The smaller two-story multi-family building design utilizes the same material selections with a slightly modified elevation/roof profile to work appropriately with the reduced building scale.

### Access/circulation/parking

The Development Plan proposes two access points into the site including one on the east along Chapel Hills Drive and the other in the northern portion of the site from Highland Ridge Heights Drive. Internal site circulation will be via a private drive that includes surface parking spaces along it for both residents and guests. The smaller multi-family buildings provide garages for each unit. No direct driveway access will be provided onto any of the local streets.

### Stormwater

Two landscaped stormwater detention ponds are provided in the west/southwest area of the site, one on each side of the large utility easement that bisects the property.

### Developer

Davis Development, who would be developing this property, is a multi-family housing developer based in Atlanta, Georgia who, in conjunction with its affiliated companies, develop, construct, and manage apartment communities throughout the Southeast, Midwest and Southwest regions of the United States. They have extensive experience in the Colorado market and are excited for the opportunity to bring one of their communities to the City of Colorado Springs.

### Summary

In summary, the proposed multifamily development meets a need for diverse housing options within Colorado Springs and is consistent with the goals of PlanCOS. The project is also compatible with and complements the surrounding existing and proposed commercial and senior living uses in the immediate area of the proposed development.

## **JUSTIFICATION**

The proposed CUDP request for the Briargate project conforms to the review criteria for both Conditional Uses and Development Plans as found in the City of Colorado Springs Code of Ordinances, Chapter 7 Planning, Development and Building as outlined below.

### **Conditional Use Review Criteria (Chapter 7.5.704)**

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:

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

The proposed multi-family residential development community complements the uses in the surrounding neighborhood which include Focus on the Family's Christian Care Ministry Campus along with a variety of commercial retail/restaurant and service uses that are located along Briargate Parkway, Chapel Hills Drive and Research Parkway, including the Briargate Business Campus. The nearest single-family residential neighborhood is located across Chapel Hills Drive to the east and beyond the medical and office campus. The value and quality of the surrounding neighborhood will be enhanced by the high-quality design of the proposed development, and by the addition of residents who can act as customers to the surrounding retail and service uses.

2. *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.*

The purpose and intent of the PBC zone district is to accommodate commercial land uses and to preserve and enhance areas for a range of retail sales and service establishments. The district also allows for a variety of

residential uses as conditional uses, including multi-family residential use to support the city's mixed-use objectives. Therefore, the proposed use is consistent with the intent and purpose of the City's Zoning Code. The proposed development also promotes the general welfare of the city by offering additional housing opportunities.

3. Comprehensive Plan: *That the conditional use is consistent with the Comprehensive Plan of the City.*

The Briargate project is consistent with the City's Comprehensive Plan, PlanCOS, which was adopted in 2019. The following identifies the vision for the area of the project, how the proposed development aligns with the City's desired vision, goals and strategies.

***Vibrant Neighborhood Goals, Policies & Strategies***

Briargate is located within the Summerfield Neighborhood, an Established Suburban Neighborhood typology. The goal of this neighborhood typology is to recognize, support, and enhance the existing character of these neighborhoods, while supporting their ongoing investment and improved adaptation. Specifically, existing suburban neighborhoods have been developed with a suburban pattern including curvilinear streets with cul-de-sacs. The proposed development recognizes, supports, and enhances the existing character of the neighborhood within which it is planned.

Briargate conforms to the following ***neighborhood*** goals, policies, and strategies:

Housing for All

**Goal VN-2:** Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.

- **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.

***Unique Places Goals, Policies & Strategies***

The project area is located within the Regional Employment & Activity Center unique place typology and is adjacent to the Briargate Business Campus. Within Regional Centers, the plan recommends that a mix of land uses should be supported including the integration of higher-density residential development. The proposed Briargate multi-family residential community does exactly that, adding the residential mix to the commercial area and integrating higher-density residential development.

Briargate conforms to the following ***unique place*** goals, policies, and strategies:

Embrace Creative Infill, Adaptation, and Land Use Change

**Goal UP-2:** Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.

- **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.
- **Strategy UP-2.A-4:** Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.
- **Policy UP-4.B:** Within unique centers, incorporate density and mixed uses along with higher standards of design, attention to the public realm, and design for multimodal access including transit.
  - **Strategy UP-4.B-1:** Evaluate development applications in and around unique centers with particular attention to their contribution to the integration and mixing of uses, orientation to the public realm, and their support of connections with multimodal transportation.

***Strong Connections Transportation and Utility Goals, Policies & Strategies***

Briargate conforms to the following ***strong connections*** goals, policies, and strategies:

Remain Focused on Stormwater

**Goal SC-3:** Manage our stormwater and flood control system as a vital and integrated community asset.

- **Policy SC-3.A:** Design new and redeveloped projects to reduce their contribution to regional stormwater flows and to improve the quality of the runoff that is generated.

Support Smart and Connected Utilities

**Goal SC-4:** Achieve a more environmentally sustainable utilities system for the city.

- **Policy SC-4.A:** Efficiently use the existing utility system capacity.
  - **Strategy SC-4.A-1:** Support a combination of density, infill, redevelopment, and design to reduce the rate of addition of pipeline and conductor miles that need to be maintained by Colorado Springs Utilities (CSU) or other entities.

**Development Plan Review Criteria (Chapter 7.5.502.E.1-13)**

A development plan shall be reviewed using the criteria listed below:

1. *The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.*

The proposed development project is compatible and harmonious with both the existing surrounding land uses and buildings and proposed new development anticipated on the FOTF campus. The project site is part of the FOTF campus which was master planned and includes the subject site as well as the adjacent property to the north and west. The master plan envisioned a high-quality designed mixed-use area which is being built-out as such. The Briargate multi-family project is one of the last pieces of the campus to be constructed.

2. *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.*

The proposed Development Plan is in substantial compliance with the City's Comprehensive Plan, PlanCOS, as is detailed above under the Conditional Use Review Criteria, #3, Comprehensive Plan. In addition, the subject

property is located within the Briargate Master Plan Area, the plan for which was adopted by the City Council on June 24, 2014. The Briargate Master Plan identifies the subject parcel as being planned for Office-Industrial/Research & Development (O-I). The list of typical uses in the O/I area includes “Multi-Family Dwelling (apartment, condominium, townhouse)”, and therefore the Development Plan is consistent with the land use vision per the Briargate Master Plan.

3. *The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.*

The Development Plan for the proposed conditional use is in compliance with all applicable dimensional standards as set forth in the City of Colorado Springs Code for the PBC District; it is not subject to any FBZ or PUD requirements.

4. *The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.*

Project grading, drainage, flood protection and stormwater quality and mitigation, have been prepared in compliance with the City's Drainage Criteria Manual. Two stormwater management ponds are proposed on the site. In addition, a Drainage Study has been prepared and submitted per the City's regulations.

5. *The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.*

Yes, the project provides sufficient off-street parking to support the development. Parking is provided via a mix of surface parking and garage bays. Overall, 412 parking spaces are required and the project provides 459 parking spaces.

6. *All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.*

Yes, all parking, drive aisles, loading/unloading areas, and waste removal areas have been designed to meet the location and dimensional standards identified in the City's code.

7. *The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.*

The proposed project provides landscaped areas, landscaped buffers, and landscape materials per the City's code and Landscape Design Manual.

8. *The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.*

The site does not contain any sensitive or hazardous features.

9. *The building location and site design provide for safe, convenient, and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.*

Yes, the site design provides for safe and convenient multi-modal circulation. Facilities provided include ADA-accessible parking spaces, pedestrian walkways integral to the site and connected to the public walkways, and

well-designed vehicular access and circulation. The site also includes safe routes to and from the parking lot areas to the buildings and also to on-site amenities.

10. *The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.*

The number, location, dimension and design of the driveways comply with the City's Traffic Criteria Manual. In the northern portion of the site a connection is provided to Highland Ridge Heights. Along Chapel Hills Drive the existing drive cut is utilized and aligns with the drive entrance for the development directly across Chapel Hills Drive.

11. *The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.*

Yes, the proposed project connects to and extends adequate public facilities to the site. The project connects to existing water in Research Parkway, existing storm in the easement crossing the property, and existing sanitary sewer at the intersection of Research Parkway and Chapel Hills Drive. Proposed sanitary and water connections to the north are accessed as proposed by the developer of the property to the north.

12. *If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a city accepted traffic impact study, if required, prepared for the project.*

A new pedestrian walkway is provided at the project entrance off of Chapel Hills Drive and along the Chapel Hills Drive property frontage. These walkways will follow City design criteria. The project design is being coordinated with the Fire Department (FD) to ensure emergency vehicle access is provided per requirements and as desired by the FD. In addition, the project application includes a Traffic Impact Analysis.

13. *Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.*

No significant off-site light, odor, or noise impacts are anticipated. As one of the final sites to be developed in this master-planned area (FOTF Campus) the proposed development includes a use and design that has been anticipated to occur here and to co-exist harmoniously with adjacent uses.

## ISSUES

The following indicates the issues that identified during the pre-application process and how these items have been addressed or mitigated:

1. *Two hundred square feet of open space must be provided on site for each dwelling unit proposed.*

The proposed site layout provides approximately 60,000 square feet of open space on the site. With a total of 246 residential dwelling units, that results in roughly 243.9 square feet of open space per dwelling unit, thereby exceeding the minimum requirement of 200 square feet per dwelling unit.

2. *As part of this application, please discuss the overall plans for the Focus on the Family campus and how this project relates to their strategic planning.*

Focus on the Family (“FOTF”) hired The Keith Corporation (“TKC”) as master developer of this property in order to monetize their otherwise unproductive, vacant, adjacent land. The ultimate goal for FOTF was to generate cash to offset their expenses in a low-risk manner thereby allowing more of their traditional donation revenues to fund the core components of their ministry. As a result, FOTF and TKC formed a joint venture and TKC undertook a Master Planning exercise to determine the best use of the property. The goal has always been to create a best-in-class mixed use project that accomplishes Focus on the Family’s goals of providing a low-risk, long-term residual income stream. As such, TKC has developed retail along Briargate Pkwy and land leased several parcels (Legend Senior Living, Chuy’s and Davis Development). TKC is preparing to break ground in the coming months on ~41,000sf across 4 buildings between Highlands Ridge Heights, Chapel Hills Drive and Briargate Pkwy. Upon completion of this phase, as well as Davis Development’s project South of Highlands Ridge Heights, the property will be almost completely developed, with the exception of several pads that will be graded and ready for Tenants who complement the existing Tenant mix of the project. The following depicts how the proposed multi-family residential project relates to the overall campus:

