



Conditional Use Application - Project Statement

Project Summary

This project site is located at 1420 and 1450 Quail Lake Loop, Colorado Springs, CO 80906. The site is currently zoned as BP (Business Park). This project will be a renovation of an existing approximately 9,562 square foot building that currently houses the Colorado Sheet Metal Workers Joint Apprenticeship & Training Center. The new proposed use will be for a PACE (Program for All-Inclusive Care for the Elderly) program with Rocky Mountain Health Care Services that will include a health clinic, administrative offices, rehab, and adult day care center.

A separate Development Plan will be submitted for administrative review following this conditional use application.

The permitted uses for this project include Medical Offices and General Offices.

The proposed Conditional Use for this project is an Adult Daycare Center. This is defined as the following:

- Adult Day Care Center: A state-licensed facility that is maintained for the whole or part of a day for the care of children under the age of 16 years, or for elderly adults, and that is not located in a dwelling unit occupied by any of the operators of the facility, and in which no children or elderly adults are offered overnight accommodation. This use includes but is not limited to facilities commonly known as day care centers, day nurseries, nursery schools, kindergartens, preschools, day camps, adult care centers, or elder care centers.
- Adult Care Facility, Large: A facility that provides care for sixteen (16) or more children under the age of sixteen (16) years, or not more than sixteen (16) elderly adults, who are not related to the owner, operator, or manager of the facility.

This new PACE center facility anticipates serving 20-30 elderly participants per day as part of their day activity programs and health clinic. The 20-30 participants would be split between 2 half-day programs and be transported to and from the site via RMHCS provided mini-buses and vans.

Separate Development Plan Submittal

This Conditional Use Application is being submitted in advance of a related Development Plan to be submitted for administrative review following this conditional use application. In lieu of submitting a land use plan, applicant is submitting a Land Use Statement.

Information that may be relevant to this Conditional Use Application and is being submitted with the Development Plan includes the following:

- Geologic Hazard Report
- Drainage Letter (disturbance less than 1 acre)
- Traffic Impact Letter

- Hydraulic Grade Line Request
- Wastewater Facilities Master Report
- Elevation Drawings of new entry canopy

Conditional Use Review Criteria

1. Application complies with use-specific standards for the use in Part 7.3.302.A of Unified Development Code:
 - a. This use shall be located on a collector street with direct access to a Major or Minor arterial roadway and shall meet all requisite state and City licensure requirements.
 - i. **Use is located on Quail Lake Loop which is a residential street and has direct access to the minor arterial roadway of E. Cheyenne Mountain Blvd. The residential street designation should be equivalent to a collector street since all of the zoning districts on Quail Lake Loop are BP – Business Park and non-residential.**
 - b. In the A or R-E zone districts, an Adult or Child Day Care Center, Small shall only be permitted as accessory to a principal residential use.
 - i. **Use is not located in A or R-E zone districts.**
 - c. In the A zone district, an Adult or Child Day Care Center, Large shall only be permitted as accessory to a principal residential use.
 - i. **Use is not located in A zone district.**
 - d. This use shall provide minimum square footage of indoor and outdoor space pursuant to state requirements. No part of the required outdoor space shall be situated within any front setback. The required outdoor space shall be screened from adjacent residential properties when necessary to reduce play area sounds.
 - i. **Minimum square footage of indoor and outdoor space per CMS requirements will be met.**
 - ii. **No occupied outdoor space is situated within the front setback.**
 - iii. **No occupied outdoor space is adjacent to any residential properties, screening is therefore unnecessary. Noise impact will be minimal since most of the building's use will be interior. The outdoor program areas will only be used during daytime business hours and the activities in these areas will be outdoor seating, physical therapy exercises, and quiet contemplative uses by the elderly adult day care participants.**
2. The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible.
 - a. **In renovating the existing approximately 9,562sf building, the size, scale, and density of the use will not significantly change from the existing use and will be compatible with the surrounding area.**
 - b. **The traffic impact of the use will be less than the existing use as the existing use utilizes 78 parking spaces while the proposed use will reduce that number to only 24 required spaces and utilize a new mini-bus drop-off at the site that will result in 12 total buses staggered throughout the day. The new drop-off will be off-street in a dedicated drop-off drive and the queuing area for buses will be within the site parking lot area, so no bus traffic will adversely impact street traffic of the surrounding area and adjacent sites.**

3. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.
 - a. **As mentioned in the paragraph above, the existing street infrastructure has adequate capacity to serve the proposed development as street traffic will have a lower impact with the proposed use than the existing use with a reduction of on-site parking and introduction of mini-bus drop-off with on-site queuing with a total of 12 buses staggered throughout the day.**
 - b. **No existing trail or sidewalk infrastructure currently serves the site nor will be required. New proposed sidewalks and walking trails within the property will serve the users of the site for programmatic needs and circulation.**
 - c. **Existing utility services to the site will be adequate to serve the proposed use. A new fire line will be added for a new fire suppression system within the existing building for the proposed use.**
4. Comprehensive Plan Relevance and Compliance
 - a. Vibrant Neighborhoods
 - i. Enhanced neighborhood planning, support, and livability
 1. **Property is located in an "Established suburban neighborhood" and therefore the decision to renovate the existing building rather than demolish and build new is in line with keeping the existing built environment and suburban fabric of the neighborhood.**
 2. **The change of use to an adult day care center will support enhanced neighborhood support and livability for providing care and a social community center for the neighborhood's elderly population as that demographic of the City and neighborhood continues to grow. It is also Rocky Mountain Health Care Services' goal to increase services to this specific region of the City in order to serve more of the City's population and reduce travel times to their other locations for participants who may already be enrolled and live closer to this location.**
 - ii. Reclaim neighborhood space
 1. **The change in use from a trade and apprenticeship training facility to an adult day care center also supports the comprehensive plan goal to provide community space for the elderly population that was not previously provided in this area.**
 - b. Unique Places
 - i. Community building through placemaking
 1. **While enhancing the neighborhood center typology of the Unique Places Framework of the property, an adult daycare center will become a new hub for elderly care and socialization in an area that lacks a dedicated PACE program center currently. The nearby Quail Lake Park is a community center that the new PACE Center hopes to utilize for greater community engagement and activation for the PACE program participants.**

- ii. Adaptation to demographics and neighborhood need
 - 1. **As the population of Colorado Springs has continued to age, there is a growing need for places where the elderly population can receive personalized care and engage in social interactions and wellness activities so this PACE Center will provide a new location for these services to be provided in an area of the City that Rocky Mountain Health Care Services' PACE program has targeted as an area of need.**
- iii. Sustainable and resilient places
 - 1. **In renovating an existing 30+ year old building, this project will encourage sustainability by reusing and adapting an existing building structure rather than demolishing and building new and in so doing, reduce the amount and impact of new construction on an already disturbed property. New HVAC systems, lighting, plumbing fixtures, and electricity in this project will be designed to current building codes and be much more energy and water efficient than the existing systems and fixtures.**
- c. Thriving Economy
 - i. Build on our quality of place and existing competitive advantages
 - 1. **As a new adult day care use, this property would fall under the Critical Support typology of the Thriving Economy framework by providing essential services to the elderly population. Its proximity to the nearby Broadmoor World Arena experience economy node and within an industry focused area enables it to support a unique area of the City while also having access to a diverse range of businesses.**
 - ii. Embrace sustainability
 - 1. **In renovating an existing building and site, this property will work to preserve open spaces and it places an emphasis on enhancing the existing outdoor space of the property with new outdoor patio and amenity spaces to serve the PACE program participants and staff. Some of these outdoor amenity areas will convert existing parking pavement area to landscape and amenity space, reducing impervious cover and heat island effect on the site.**
- d. Strong Connections
 - i. Connect multimodal transportation
 - 1. **Transportation to the property will be inherently multimodal to serve both the participants and staff. Mini-buses owned and operated by RMHCS PACE will operate and transport PACE program participants to and from the property 3 times per day (morning, mid-day, and evening). This will reduce vehicle trips to the property and make it easier for the elderly participants to travel to and from the property. On-site parking will be provided on the existing parking lots and will accommodate spaces primarily for PACE center staff but also for participants who can and want to drive themselves, as well as family members or visitors that need to drive to the facility.**

- ii. Stormwater focus
 - 1. **Management of stormwater on the property will be accounted for in a new landscaping design that will redirect existing stormwater drainage on site to accommodate the new entry drop-off and patio, along with reduction in impervious cover through repurposing an existing portion of the paved parking area into an outdoor amenity space with new planting and pervious surfaces.**
- e. Renowned Culture
 - i. Celebrate our partnerships
 - 1. **RMHCS is a local non-profit organization that runs the only PACE program in Colorado Springs. This center will be their third in the City and will expand their capabilities to serve the elderly population of Colorado Springs which includes memory care and behavioral health services to that age demographic.**
 - f. Majestic Landscapes
 - i. Engaging with our landscapes
 - 1. **This project aims to expand on-site outdoor amenities to the PACE program participants by adding a new outdoor patio and outdoor activity space for physical therapy and wellness activities. The selection of this location by the owner was also strategic in aiming to engage with the nearby Quail Lake Park for participant activities within the community.**
 - ii. Celebrate our scenery and environment
 - 1. **The new landscape and irrigation design for this property will utilize landscaping selections and irrigation methods to reduce the amount of water used on site for irrigation to help conserve water and provide a more resilient landscape.**
- 5. Operation Practices
 - a. The day to day operations of the PACE Center facility will include services provided to participants (elderly adults enrolled in the RMHCS PACE Center program) to include 3 main operations:
 - i. Day Center Activities
 - 1. Participants will have access to a day room with adjoining outdoor patio for socializing, reading, large group activities with other participants and PACE center staff. They will also have access to an activity room and multi-purpose conference room for smaller group focused activities including art, music, games, and exercises. Lunch will also be provided to participants for both morning and afternoon groups.
 - ii. Health Clinic Services
 - 1. Participants will have access to the clinic spaces for routine exams, checkups, vaccinations, laboratory testing, medication prescribing, consultations, and minor treatments for non-emergent medical conditions and quality of life care (podiatry, dentistry, etc.).
 - iii. Physical Therapy and Occupational Therapy
 - 1. Participants will have access to a dedicated PT / OT gym space with equipment and staff to work on physical therapy and wellness

exercises. This also includes access to an adjoining outdoor space for outdoor exercises and activities for both the PT and wellness program and the day center program.

- b. The day to day operations of the PACE Center facility will also include operations by PACE Center staff in staff and support spaces including:
 - i. On-site warming kitchen which will be a holding space for food that will be delivered to the PACE center, warmed and distributed to PACE participants in the day center program.
 - ii. Procurement storage for deliveries and distribution of medical supplies and equipment for participants' home care use and PACE program use.
 - iii. Conference room and offices for on-site staff administrative use during daytime hours to support services provided to participants of PACE Program.

Land Use Statement Request:

Per Code Section 7.5.514, the development team is requesting a waiver to allow a Land Use Statement as the proposal meets the following criteria:

- The land is included in a development plan application,
- The land area is part of an established surrounding development pattern
- Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.



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Proposed Land Uses and Development Intensity:

The permitted uses for this project include Medical Offices and General Offices.

The proposed Conditional Use for this project is an Adult Daycare Center. This is defined as the following:

- Adult Day Care Center: A state-licensed facility that is maintained for the whole or part of a day for the care of children under the age of 16 years, or for elderly adults, and that is not located in a dwelling unit occupied by any of the operators of the facility, and in which no children or elderly adults are offered overnight accommodation. This use includes but is not limited to facilities commonly known as day care centers, day nurseries, nursery schools, kindergartens, preschools, day camps, adult care centers, or elder care centers.
- Adult Care Facility, Large: A facility that provides care for sixteen (16) or more children under the age of sixteen (16) years, or not more than sixteen (16) elderly adults, who are not related to the owner, operator, or manager of the facility.

This new PACE center facility anticipates serving 20-30 elderly participants per day as part of their day activity programs and health clinic. The 20-30 participants would be split between 2 half-day programs and be transported to and from the site via RMHCS provided mini-buses and vans.

The development intensity of this land use will be minor as it only involves the interior renovation of the existing approximately 9,562sf building, a new drop-off drive and entry canopy, and modifying existing landscape and parking areas into new outdoor amenity spaces to serve the PACE program participants during the day program hours.

Compatibility with Adjacent Development Patterns:

The proposed land use of medical offices, general offices, and adult day care center is compatible with adjacent development since it is still zoned BP (Business Park) with adjacent BP (Business Park) and MX-M (Mixed-Use Medium Scale) districts surrounding the site and these proposed uses are permitted or conditional in these zoning districts. Adjacent properties currently serve business and retail uses.

The renovation of an existing building within this area is compatible with adjacent development as no new development is occurring on adjacent properties.

The use of an adult day care center would be compatible with nearby development as it will serve the aging population of the surrounding residential areas as a satellite center from Rocky Mountain Health Care Services Pikes Peak PACE Center location. It will help expand services to serve a broader population geographically in the southwest region of Colorado Springs which will benefit the elderly community with more day activity, physical therapy and wellness, and healthcare services through the only PACE program provider in the Colorado Springs area.

Impact to Adjacent Developments:

The impact to adjacent properties and developments will be minor since the project scope will only involve renovating the interior of an existing building and providing new outdoor amenity areas that will serve the PACE program participants during daytime business hours only.

Light impact will be minimal as the only new lighting on the site proposed would be upgraded site lighting for site and building security after-hours.

Noise impact will also be minimal since most of the building's use will be interior. The outdoor program areas will only be used during daytime business hours and the activities in these areas will be outdoor seating, physical therapy exercises, and quiet contemplative uses by the elderly adult day care participants.

Traffic impact will be minor with the most significant change being a new drop-off from Quail Lake Loop to serve the mini-buses with a 14 to 19 passenger capacity and vans with a 2 passenger capacity that drop off and pick up program participants in the morning, mid-day, and end of the day. The estimated total number of mini-bus and van trips per day will be 12. The drop-off is designed to take parked mini-buses off the street to a dedicated drop-off drive while the queuing area for additional mini-buses waiting to drop-off or pick up participants will be designated to the existing parking lot. And with the use changing to an adult day care center, the required parking on the site will reduce to only 24 spaces while the existing number of spaces is 78. Many of the existing surplus parking spaces will be repurposed to outdoor amenity space while the remaining amount will primarily serve the PACE program staff, therefore the overall traffic impact will be reduced with fewer individual cars and a small amount of shared transportation for program participants.

Impact to existing storm water quality and detention on the site and adjacent developments is outlined in the Drainage Letter submitted in the associated Development Plan that was submitted on 12/19/2023.