

2424 GARDEN OF THE GODS ROAD

Master Plan Amendment, Rezone & Concept Plan

Planning Commission Meeting: January 21, 2021

Site Location




Neighborhood Involvement

- 1st neighborhood meeting held on 10.7.20 – approximately 400 participants
- 2nd neighborhood meeting held on 12.10.20 – approximately 200 participants
- Summary of concerns:

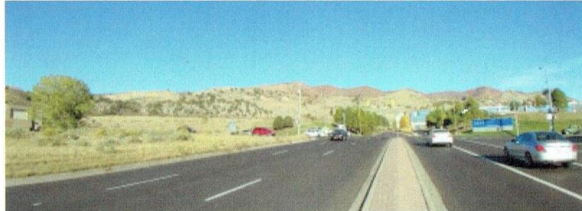
| | |
|---|---|
| Do not want high density/low-income residential | Wildfire evacuation concerns |
| Not consistent with Mountain Shadows Master Plan | Increased crime, drugs, and safety risks |
| Lack of detail of proposed development/uses | Protect Hillside Overlays/Majestic Landscapes /Garden of the Gods |
| Traffic congestion/adequacy of TIS (approx. 7,000+ more vehicles) | School capacity concerns |
| Impact on Big Horn Sheep habitat and migration area | Loss of open space/should give land to City for parks |
| Impact on views of the mountains/building height | Demolishing existing buildings in future and redeveloping |
| Increase in population of Mountain Shadows (29 x existing population density) | Why PUD Zoning? |

Neighborhood Postcard

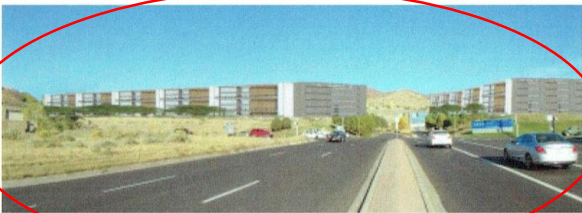
 **Mountain Shadows
Community Association**
P.O. Box 49072
Colorado Springs, CO 80949

**HELP STOP the ZONING CHANGE
- PROTECT OUR BIGHORN SHEEP**

**~TIME IS CRUCIAL~
WE MAY ONLY HAVE 30 DAYS TO FIGHT**



CURRENT view heading west Garden of Gods



AFTER DEVELOPMENT (artist rendering)

PRESORTED STANDARD
U.S. POSTAGE PAID
2EVERYDOOR
ECRWSS

LOCAL
POSTAL CUSTOMER

HELP STOP the ZONING Change

Help us **OPPOSE** the developer's proposal to CHANGE ZONING from Office to Commercial & Residential (High Density Multi-family) apartments at:

2424 Garden of the Gods Rd (Verizon Property)
Link to Zoning Application: <https://bit.ly/2H6eZbj>

OBJECTIONS include:

1. Impact bighorn sheep & their migration area.
2. Traffic congestion (approx. 7,000+ more vehicles on 30th Street).
3. Block the view of mountains with 4-story high apartments.
4. Double population of Mountain Shadows at 29 times our population density per acre.
5. Evacuation problems in the event of fire (Ref. Waldo Canyon fire 2012).
6. Increased crime and safety risks for bicyclists and pedestrians.
7. Protect our City's crown jewel, Garden of the Gods Park.

WHAT WE ARE DOING:


1. A committee of board members and neighbors has been formed.
2. An attorney has been retained. Estimated cost up to \$15,000.
3. Funds donated will be used to offset attorney fees, neighborhood signs and other associated expenses. If successful early on, leftover funds will be used to further enhance Mountain Shadows community.

WHAT YOU CAN DO:

1. SIGN UP for EBLAST (email alerts) at msscaweb.com
2. JOIN our Facebook Groups at:
<https://facebook.com/MountShad>
<https://facebook.com/groups/330882584677562>
3. DONATE on GoFundMe at: <http://gf.me/u/y7qb9y>
4. MAIL CHECK to:
MSCA P.O. Box 49072, Co Springs, CO 80949



Open your camera to scan
code to Go Fund Me Page
2424 Rezone Project

 **Mountain Shadows
Community Association**
msscaweb.com



**~TIME IS CRUCIAL~
WE MAY ONLY HAVE
30 DAYS TO FIGHT**



Land Planning
Landscape
Architecture
Urban Design

NES

Neighborhood Petition

Before images & artist renderings as implied in the developer's Concept Plan.



Looking south on Flying W. Ranch Rd. just north of 30th Street.



Looking west across 30th Street just south of 2424 Garden of the Gods Rd.



Iconic Wildlife that could be threatened

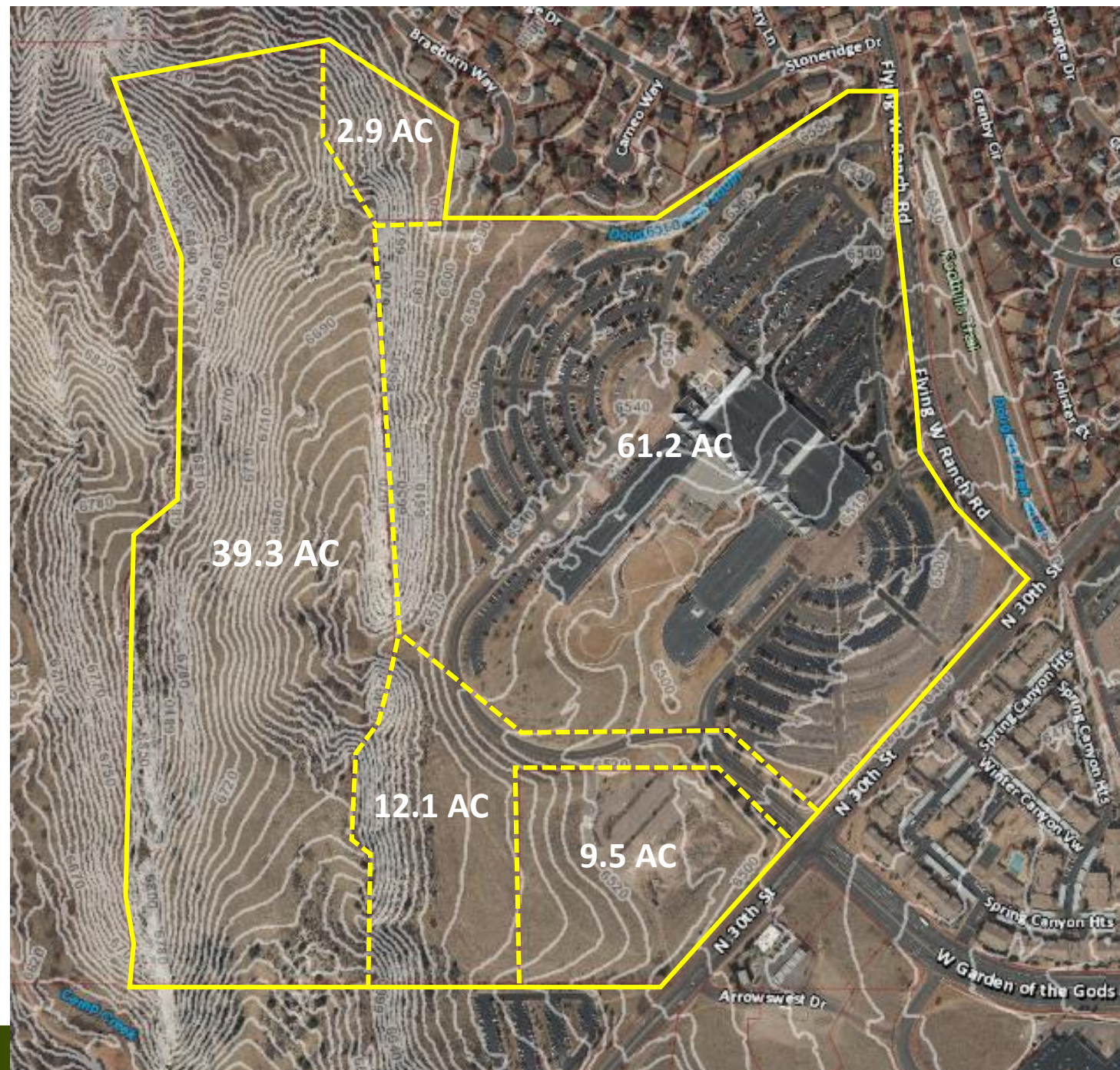
You can also help by sending your opposition email to your City Council Member & At Large Members. Find your Council Members email at [City Council email](#). If you don't know your Council Member, go to this map "[City Council Districts](#)" and type your address.

1. VIEWS: The City's responsibility is to comply with Hillside Development & PlanCOS guidelines to protect hillside overlays and "Majestic Landscapes" at the west end of Garden of Gods Road, 30th St, & Flying W. Ranch Rd.
2. PARKS: There are not enough parks in this area, Central West. The City's responsibility is to comply with the proposed Parkland Dedication Ordinance goal of 5.5 acres/1,000 people. A one-time catch-up acquisition of this property will increase the City's lowest ranked 2.0 acres/1,000 people. NOTE: High-density housing without a SIGNIFICANT addition of parkland reduces the number of parkland acres per person.
3. WILDLIFE: The City's responsibility is to comply with the "Colorado Bighorn Sheep Management Plan" and Governor's Executive Order to PROTECT iconic wildlife including bighorn sheep.
4. TRAFFIC: High-density housing along with 6 million Garden of Gods visitors per year will increase traffic. Currently, there is little to no bicycle infrastructure (signs, bike lanes, safe continuity between roads and bike paths), it is the City's responsibility to protect cyclists & improve traffic flow for motorists by adding the proper infrastructure.
5. POPULATION & CRIME: Approximately 30% increase to Mountain Shadows population in this small area will increase opportunity crimes and added stress on natural & public resources. High Density Residents could damage the hillside and trespass onto the Navigators & Flying W. Ranch properties, as no Park Space has been allocated.
6. FIRE SAFETY: Increased population exacerbates evacuation in the event of fire (Ref. Waldo Canyon wildfire 2012 – 2 people perished & 346 homes destroyed. Plus, 5 local wildfires in 5 weeks in the fall of 2020).

Request

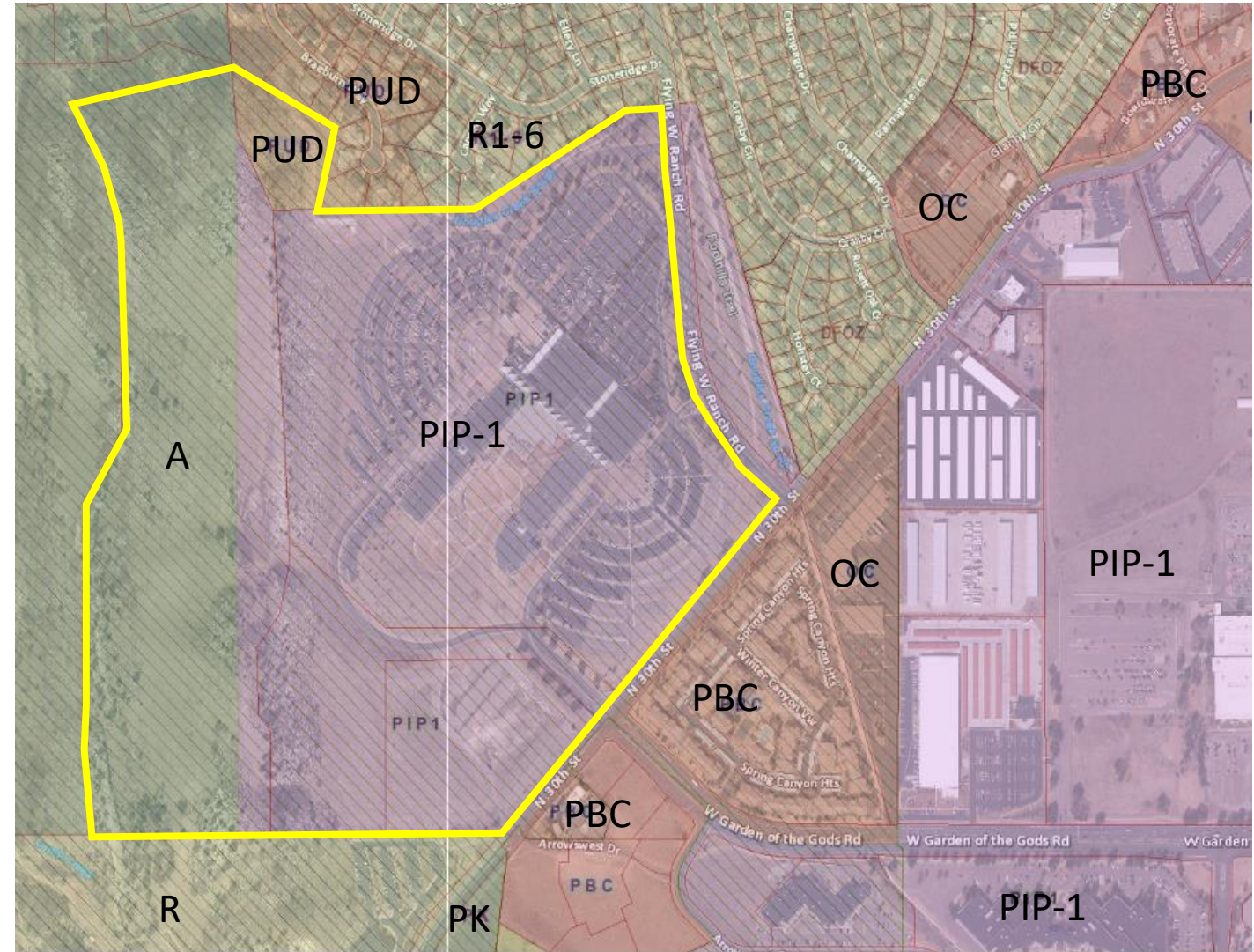
| | ORIGINAL SUBMITTAL | REVISED RESUBMITTAL |
|------------------------------|---|--|
| ZONE CHANGE | PIP1/HS to OC/HS on 93.43 acres | PIP1/HS to PUD/HS on 125 acres (max. density of 17.99 du/ac; unit cap of 450 units; max. height of 45') |
| MASTER PLAN AMENDMENT | <p>125 acres of OIP (Office Industrial Park) to:</p> <ul style="list-style-type: none"> • 44 acres of Office/Commercial/Civic; • 26 acres of Office/Commercial/Civic/Residential; • 55 acres of Open Space | <p>125 acres of OIP (Office Industrial Park) to:</p> <ul style="list-style-type: none"> • 44 acres of Office/Commercial/Civic; • 26 acres of Office/Commercial/Civic/Residential (max. density of 17.99 du/ac); • 55 acres of Open Space |
| CONCEPT PLAN | <p>New Concept Plan for:</p> <ul style="list-style-type: none"> • 44 acres of Office/Commercial/Civic; • 26 acres of Office/Commercial/Civic/Residential; • 55 acres of Open Space | <p>New PUD Concept Plan for:</p> <ul style="list-style-type: none"> • 44 acres of Office/Commercial/Civic; • 26 acres of Office/Commercial/Civic/Residential (max. density of 17.99 du/ac; unit cap of 450 units; max. height of 45'); • 55 acres of Open Space |

Existing Parcels



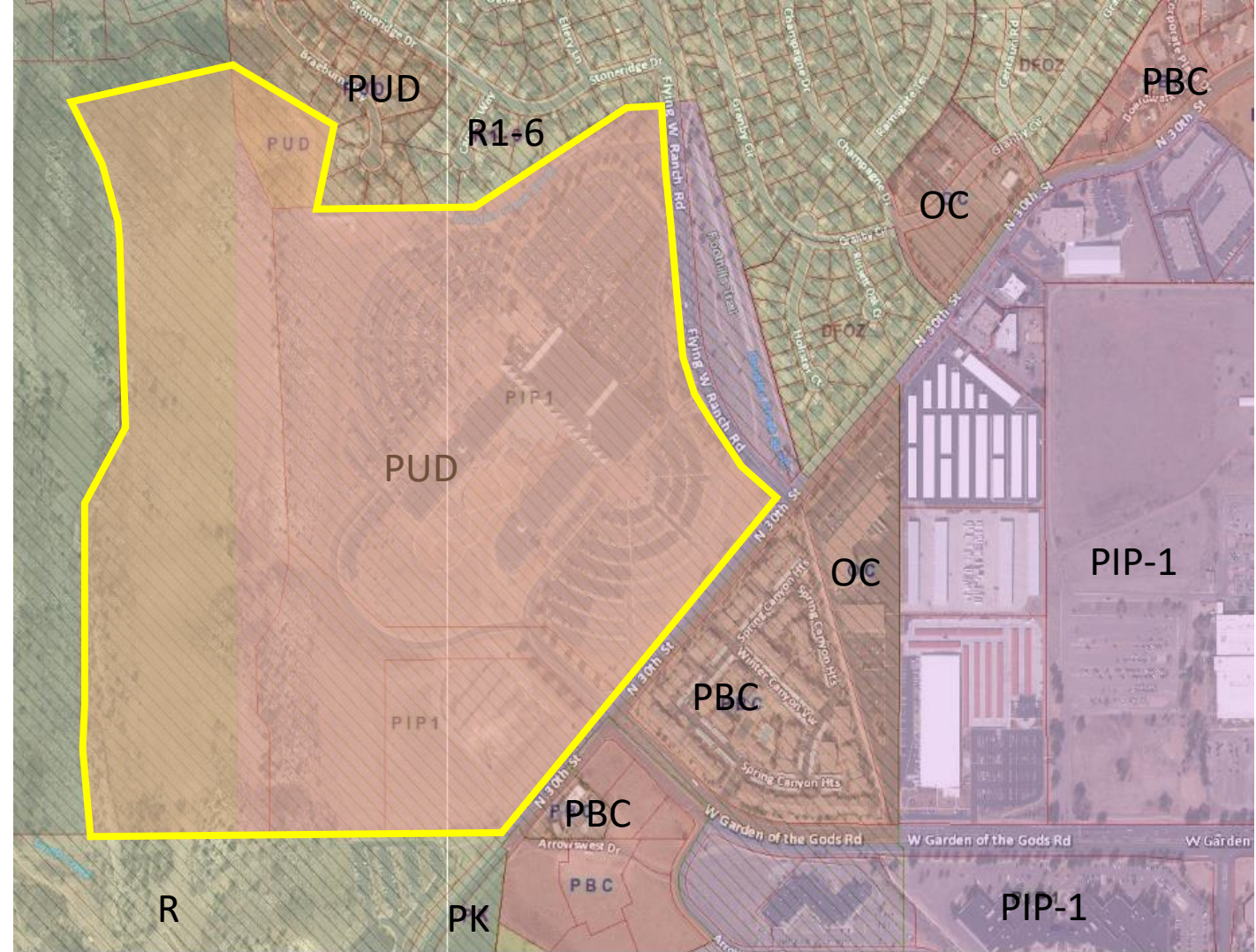
Zoning

- Existing Zoning:
 - PIP-1: Planned Industrial Park
 - PUD: Planned Unit Development
 - A: Agriculture



Zoning

- Proposed Zoning:
 - **PUD: Planned Unit Development**
 - Residential density cap of 450 units
 - 17.99 du/ac maximum residential density
 - Other standards same as current PIP-1 zone
 - 45-foot maximum height
 - 50-foot front setback
 - 30-foot side setback
 - 50-foot rear setback
 - 100-foot setback when adjacent to residential (north boundary)
 - Maximum lot coverage 40%



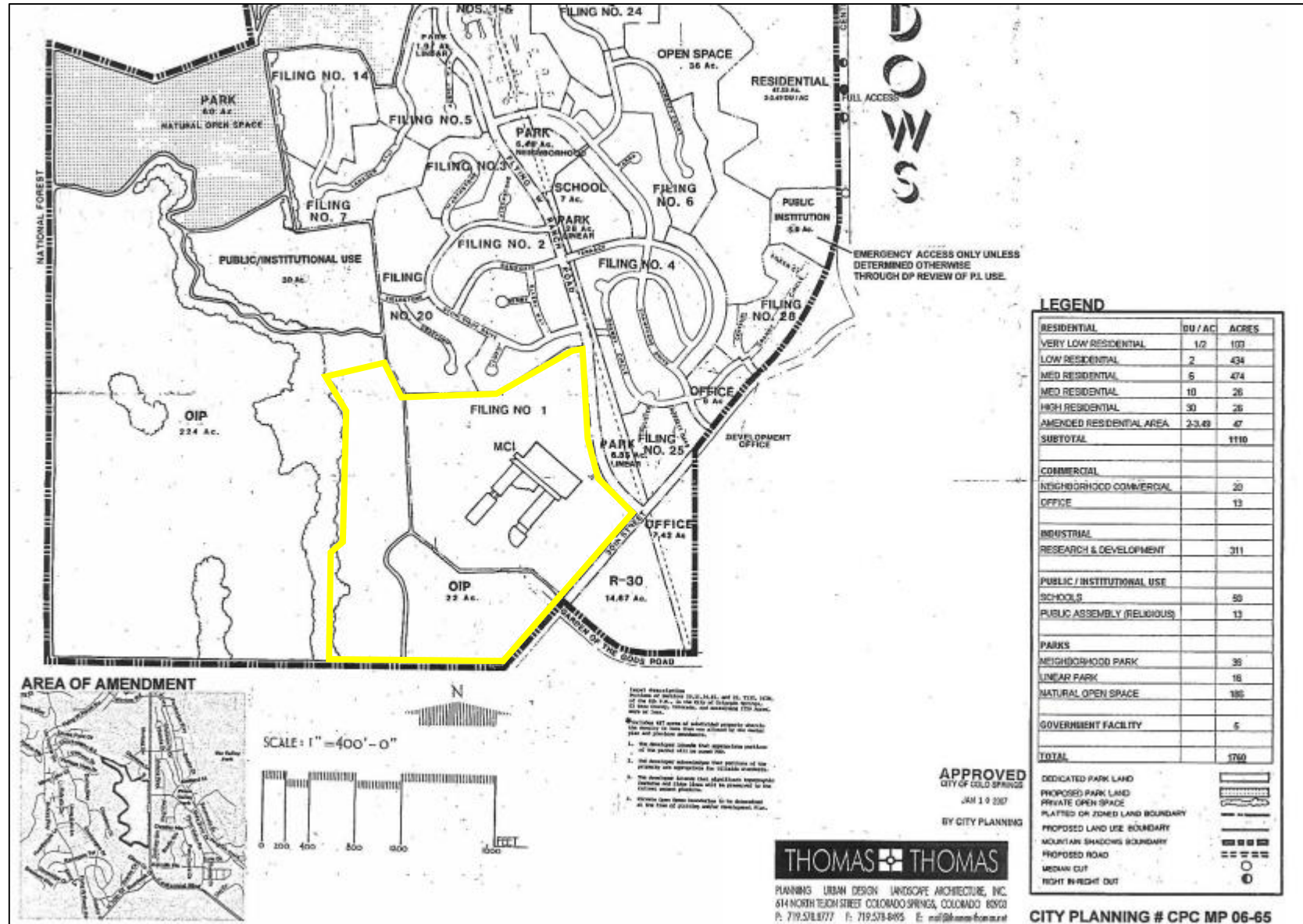
Existing PIP-1 Zoning Uses

| PIP-1 Permitted Uses | |
|---|--|
| Industrial use types: | Office use types: |
| Construction and/or contractor yards | Call center |
| Light industry | Financial services |
| Manufacturing | General offices |
| Research and development | Medical offices, labs and/or clinics |
| Truck terminal | Civic use types: |
| Warehouse | Club (membership, social and recreational) |
| Warehousing and distribution | Community gardens |
| Parking lot/surface parking | Educational - College and university |
| Commercial use types: | Educational - Proprietary schools |
| Automotive repair garage | |
| Business office support services | Transportation use types: |
| Business park | Transit shelter |
| Communication services | |
| Data center | Agricultural use types: |
| Exterminating services | Commercial greenhouse |
| PIP-1 Conditional & Accessory Uses | |
| Industrial use types: | Transportation use types: |
| Accessory retail sales (accessory to principal use) | Transportation terminal |
| Industrial laundry services (large scale activity) | Civic use types: |
| Mining - Temporary surface and open pit | Cemetery |
| Mining - Underground | Daycare services |
| Commercial use types: | Educational - Charter school |
| Equipment storage yard | Educational - Nonpublic schools |
| Medical marijuana center | Educational - Public schools |
| Medical marijuana infused product manuf. | Hospital |
| Medical marijuana cultivation operation | Religious institution |
| Miniwarehouses | Semipublic community recreation |
| Recreation - Indoor entertainment | |
| Recreation - Indoor sports and recreation | Residential use types: |
| Recreation - Outdoor sports and recreation | Drug or alcohol treatment facility |
| Restaurants - Drive-in or fast food | |
| Restaurants - Quick serve restaurant | Miscellaneous use types: |
| Restaurants - Sit down - served at table | Broadcasting tower |

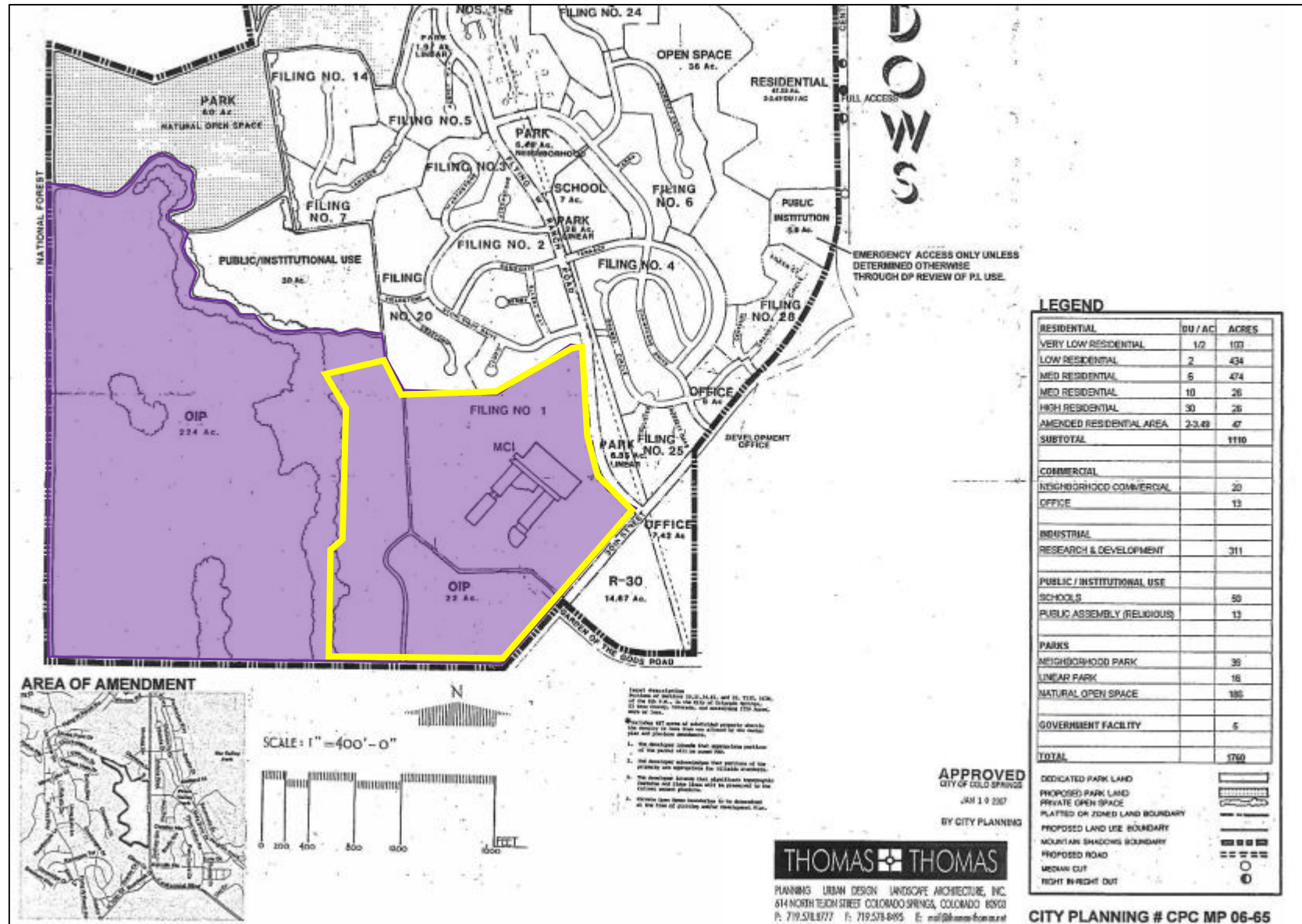
Proposed PUD Zoning Uses

| PUD Permitted Uses | |
|--|--|
| Office use types: | Commercial use types: |
| Call center | Business office support services |
| Financial services | Communication services |
| General offices | Data Center |
| Medical offices, labs and/or clinics | Funeral services |
| Mixed office/residential use | Hotel/motel |
| Civic use types: | Mixed commercial-residential |
| Club (membership, social, and recreational) | Miniwarehouses |
| Cultural services | Personal consumer services |
| Daycare services | Pharmacy |
| Public/private school, college or university | Indoor Entertainment |
| Hospital | Indoor Sports and Recreation |
| Religious institution | Restaurant (No Drive-in) |
| Semipublic community recreation | Retail (Neighborhood Serving/Specialty Food) |
| Residential use types: | |
| Multi-family dwelling | |
| Retirement home | |
| Single-family detached or attached dwelling | |
| | |

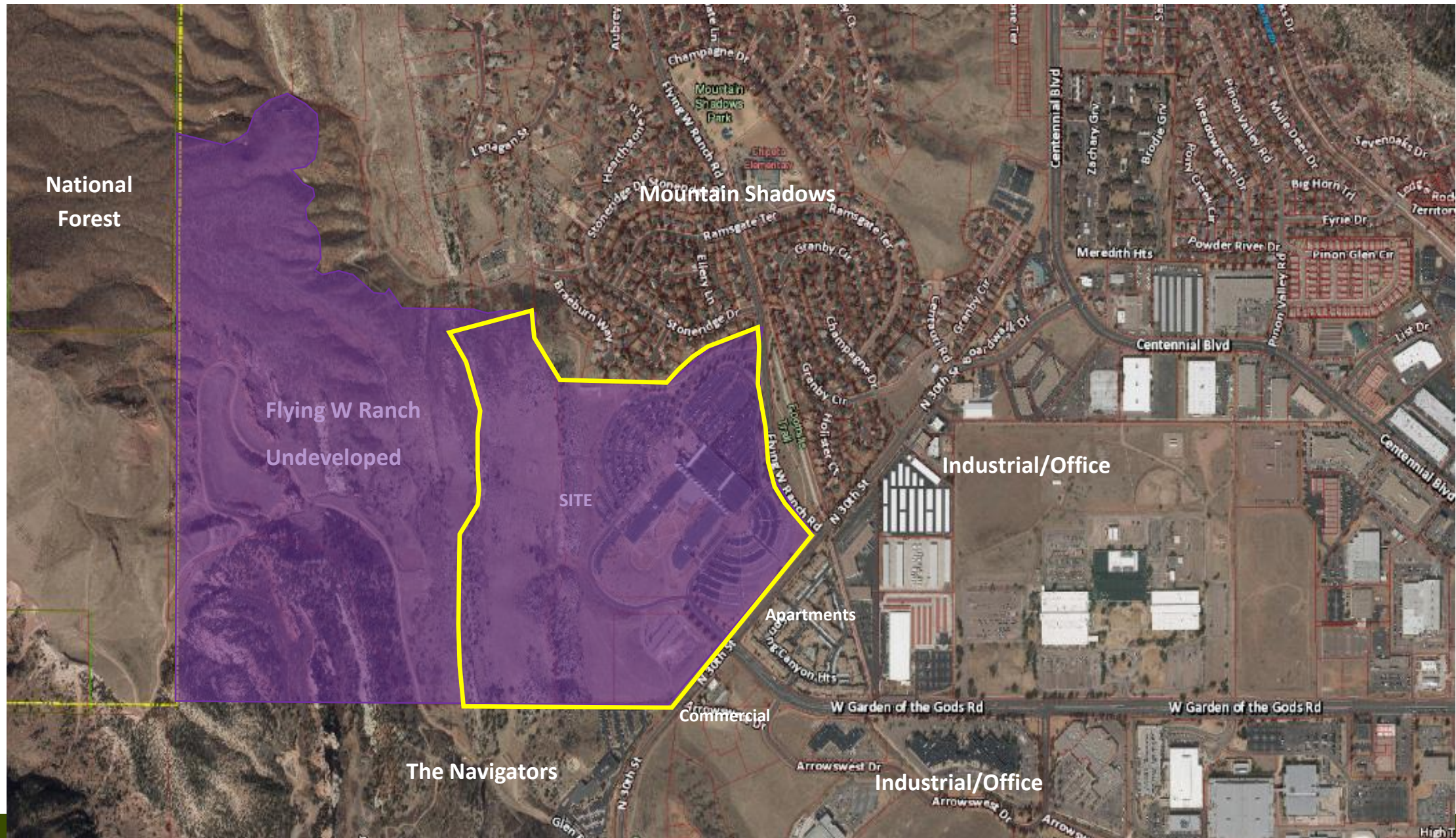
Approved Mountain Shadows Master Plan



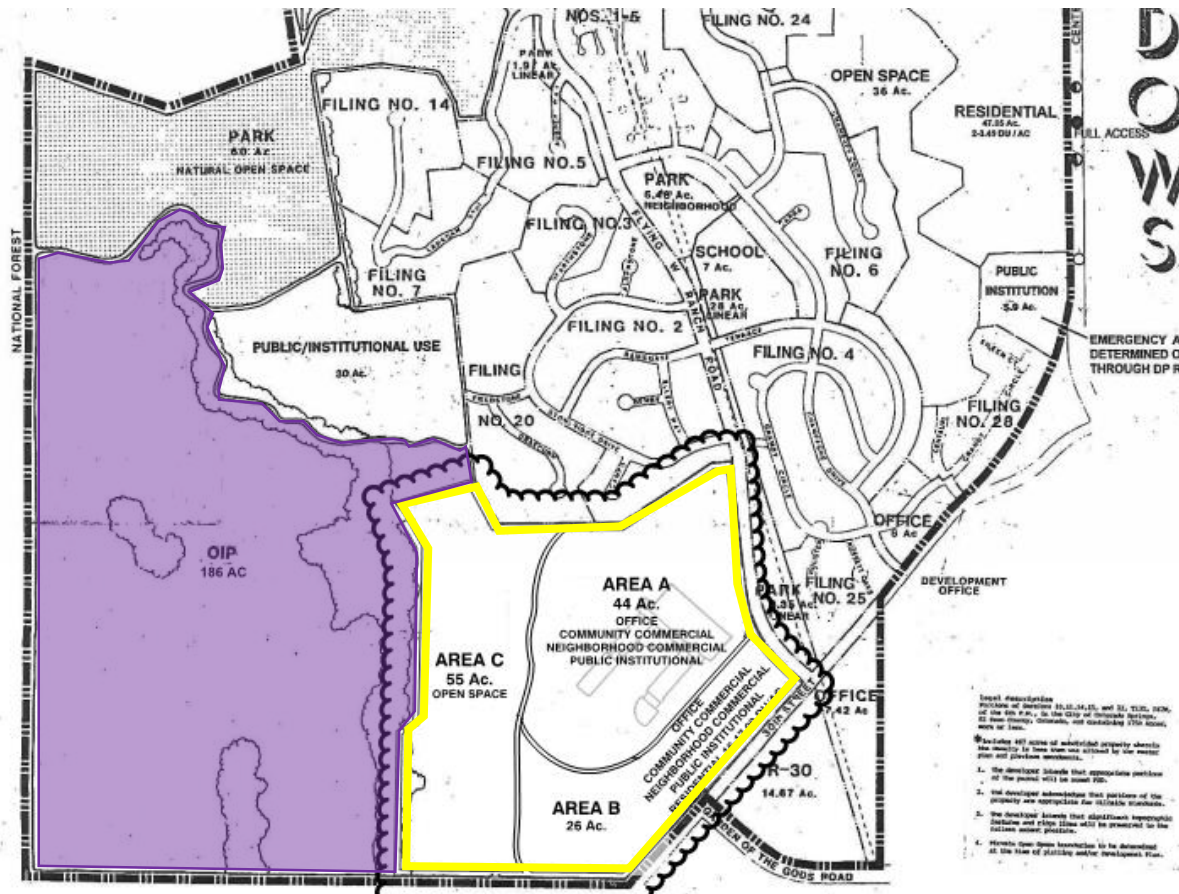
Approved Mountain Shadows Master Plan



Approved Mountain Shadows Master Plan



Master Plan Amendment As Revised



MASTER PLAN AMENDMENT HISTORY

| FILE # | APPROVAL DATE | DESCRIPTION |
|-----------------------|---------------|---|
| CPC MP 06-65 | 1.10.07 | CHANGE 47 ACRES FROM OFFICE/INDUSTRIAL TO RESIDENTIAL AND COMMERCIAL |
| CPC MP 06-0065-A1M/20 | | CHANGE 125 ACRES FROM OFFICE / INDUSTRIAL TO: OPEN SPACE (55 AC) OFFICE / COMMERCIAL / RESIDENTIAL (26 AC) OFFICE / CMC / COMMERCIAL (44 AC) |

LEGEND

| RESIDENTIAL | DU / AC | ACRES |
|--------------------------|---------|-------------|
| VERY LOW RESIDENTIAL | 1/2 | 103 |
| LOW RESIDENTIAL | 2 | 434 |
| MED RESIDENTIAL | 6 | 474 |
| MED RESIDENTIAL | 10 | 26 |
| HIGH RESIDENTIAL | 30 | 26 |
| AMENDED RESIDENTIAL AREA | 2-3.49 | 47 |
| SUBTOTAL | | 1119 |

| | | |
|---|-------|------------|
| COMMERCIAL / INDUSTRIAL | | |
| NEIGHBORHOOD COMMERCIAL | | 20 |
| OFFICE | | 13 |
| OFFICE / COMMERCIAL / CMC | | 44 |
| OFFICE / COMMERCIAL / RESIDENTIAL / CMC | 17.99 | 26 |
| OFFICE/INDUSTRIAL | | 186 |

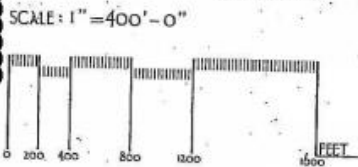
| PUBLIC / INSTITUTIONAL USE | |
|-----------------------------|----|
| SCHOOLS | 50 |
| PUBLIC ASSEMBLY (RELIGIOUS) | 13 |

| PARKS | |
|---------------------------|------------|
| NEIGHBORHOOD PARK | 36 |
| LINEAR PARK | 16 |
| NATURAL OPEN SPACE | 241 |

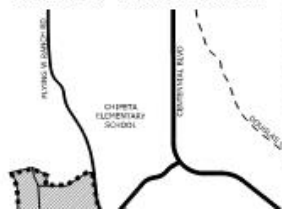
| | |
|---------------------|-------------|
| GOVERNMENT FACILITY | 5 |
| TOTAL | 1762 |

| | |
|--------------------------------|--|
| DEDICATED PARK LAND | |
| PROPOSED PARK LAND | |
| PRIVATE OPEN SPACE | |
| PLATTED OR ZONED LAND BOUNDARY | |
| PROPOSED LAND USE BOUNDARY | |
| MOUNTAIN SHADOWS BOUNDARY | |
| PROPOSED ROAD | |
| MEDIAN CUT | |
| RIGHT IN-RIGHT OUT | |

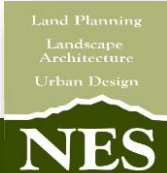
| Amendment Area Land Use | | | |
|----------------------------|--------|--------|--------|
| Land Use: | Area A | Area B | Area C |
| Office | X | X | |
| Community Commercial | X | X | |
| Neighborhood Commercial | X | X | |
| Public/Institutional | X | X | |
| Residential 16-17.99 DU/AC | | X | |
| Open Space/Trail | | | X |



AREA OF AMENDMENT

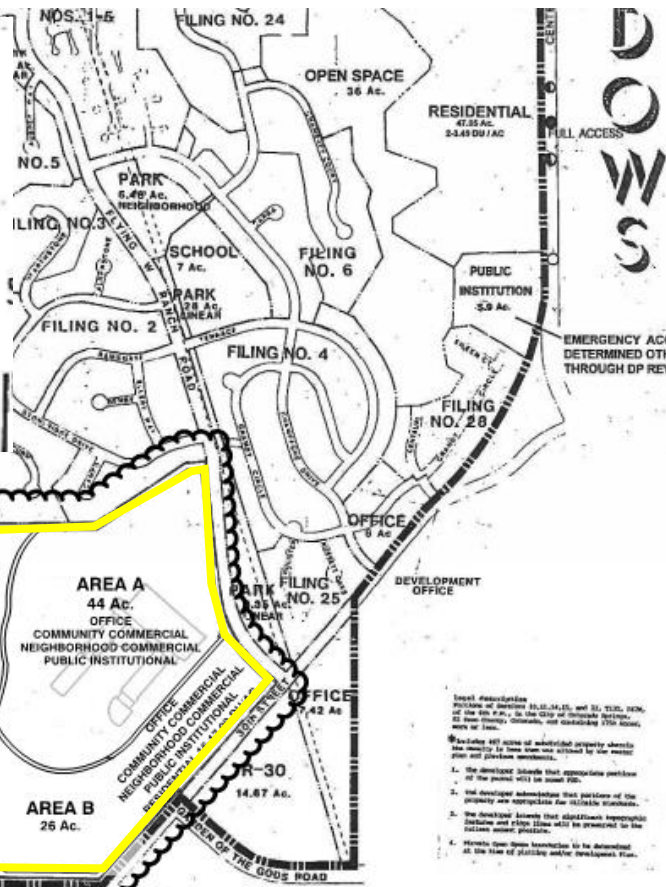


Level elevations
 Section of Section 21.11.01.01, and 21.11.02, 21.11.03, of the M.P.C. in the City of Mountain View, are hereby amended to read as follows:
 1. The developer acknowledges that portions of the property are necessary for public use.
 2. The developer acknowledges that portions of the property are necessary for public use.
 3. The developer acknowledges that portions of the property are necessary for public use.
 4. The developer acknowledges that portions of the property are necessary for public use.



Master Plan Amendment As Revised

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| Residential 16-17.99 DU/AC | | X | |
| Open Space/Trail | | | X |

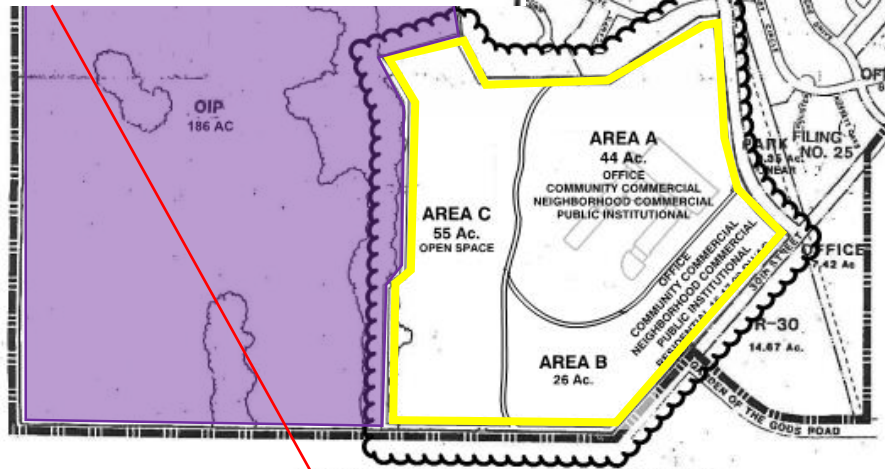


MASTER PLAN AL

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| CPC MP 06-00065-A1M/20 | |

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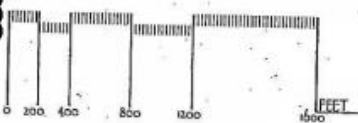


LEGEND

| | |
|---|-------|
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| MED RESIDE | |
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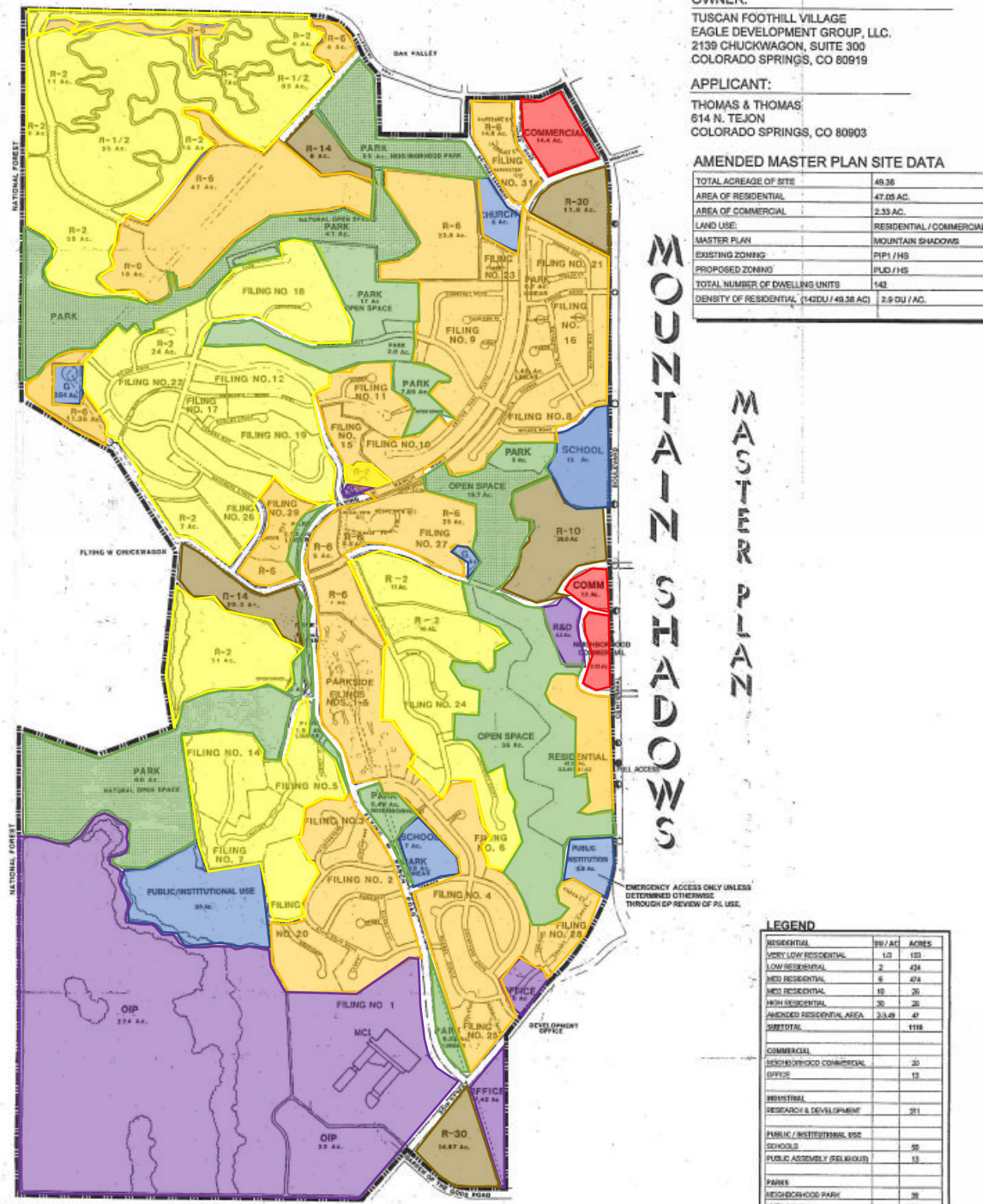
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| Neighborhood Commercial | X | X | |
| Public/Institutional | X | X | |
| Residential 16-17.99 DU/AC | | X | |
| Open Space/Trail | | | X |

SCALE: 1" = 400'-0"



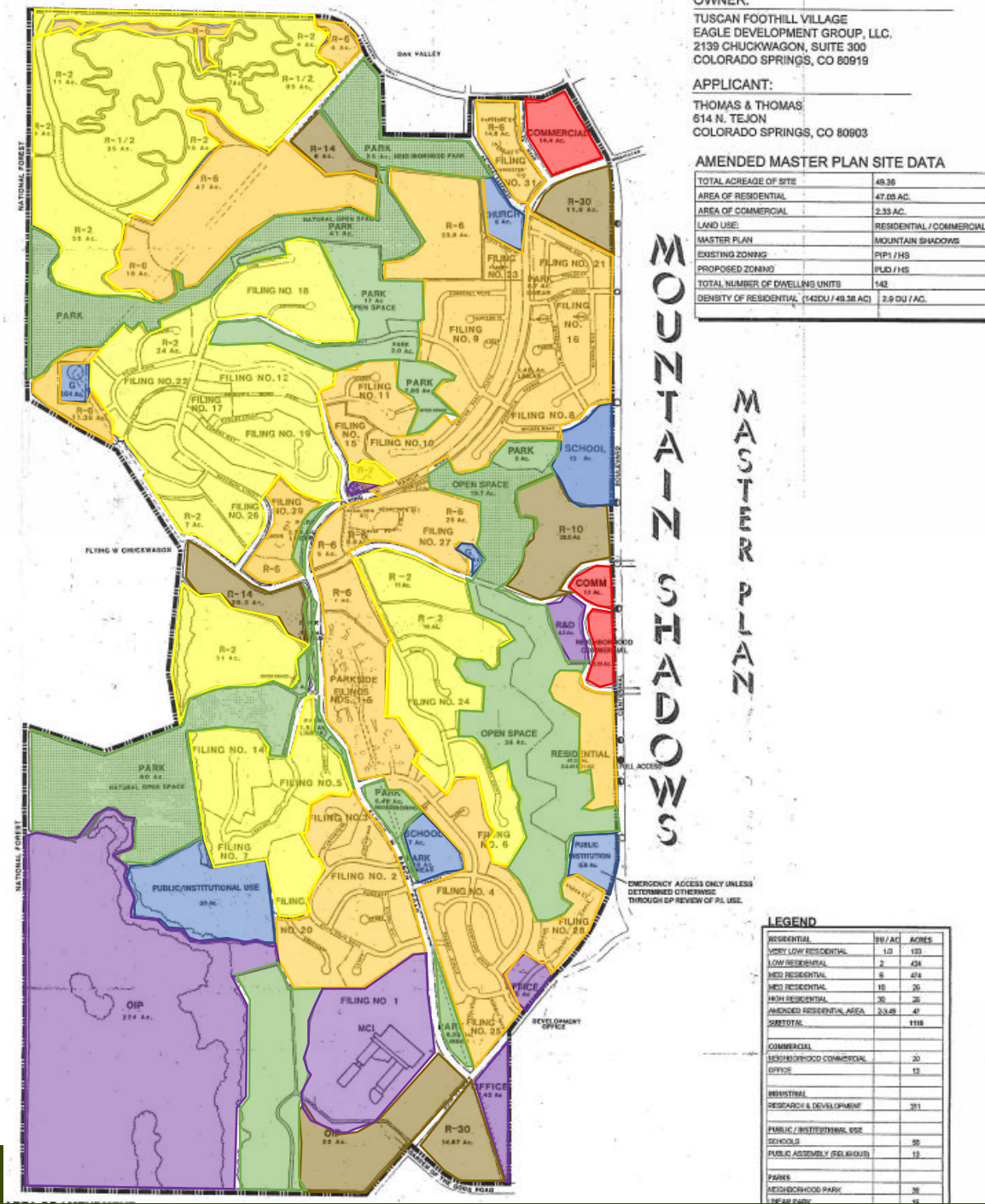
Master Plan Consistency

- Per City Comprehensive Planning, as of February 2020, the Mountain Shadows Master Plan is:
 - Total acres – 1723.41 ac
 - Vacant acres – 686.16 ac
 - Percent vacant – 39.81%
- Master Plan is Operative as not 85% implemented.
- Original Master Plan clustered more intense commercial, industrial, office, institutional and high-density residential uses along Centennial Blvd and 30th St, particularly at the intersection of the collector streets.
- Medium density residential and institutional uses concentrated along Flying W Ranch Road.
- Lower density residential along western edge of development and adjacent to open space areas.
- Open spaces areas to protect natural features.



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- Medium density residential and institutional uses concentrated along Flying W Ranch Road.
- Lower density residential along western edge of development and adjacent to open space areas.
- Open spaces areas to protect natural features.
- The proposed Master Plan Amendment continues this land use pattern and advances the intent of protecting natural features through open space.**



PUD Concept Plan

- AREA A: 44 acres existing buildings and parking areas to north and east



PUD Concept Plan

- AREA A: 44 acres existing buildings and parking areas to north and east
- AREA B: 11-acre potential development area on existing parking lot to southeast of building
 - No specific uses or timeframe
 - If residential \leq 240 apartment units



PUD Concept Plan

- AREA A: 44 acres existing buildings and parking areas to north and east
- AREA B: 11-acre potential development area on existing parking lot to southeast of building
 - No specific uses or timeframe
 - If residential \leq 240 apartment units
- AREA C: 15-acre potential development area on overflow parking lot to south
 - Likely use multifamily residential
 - \leq 210 apartment units



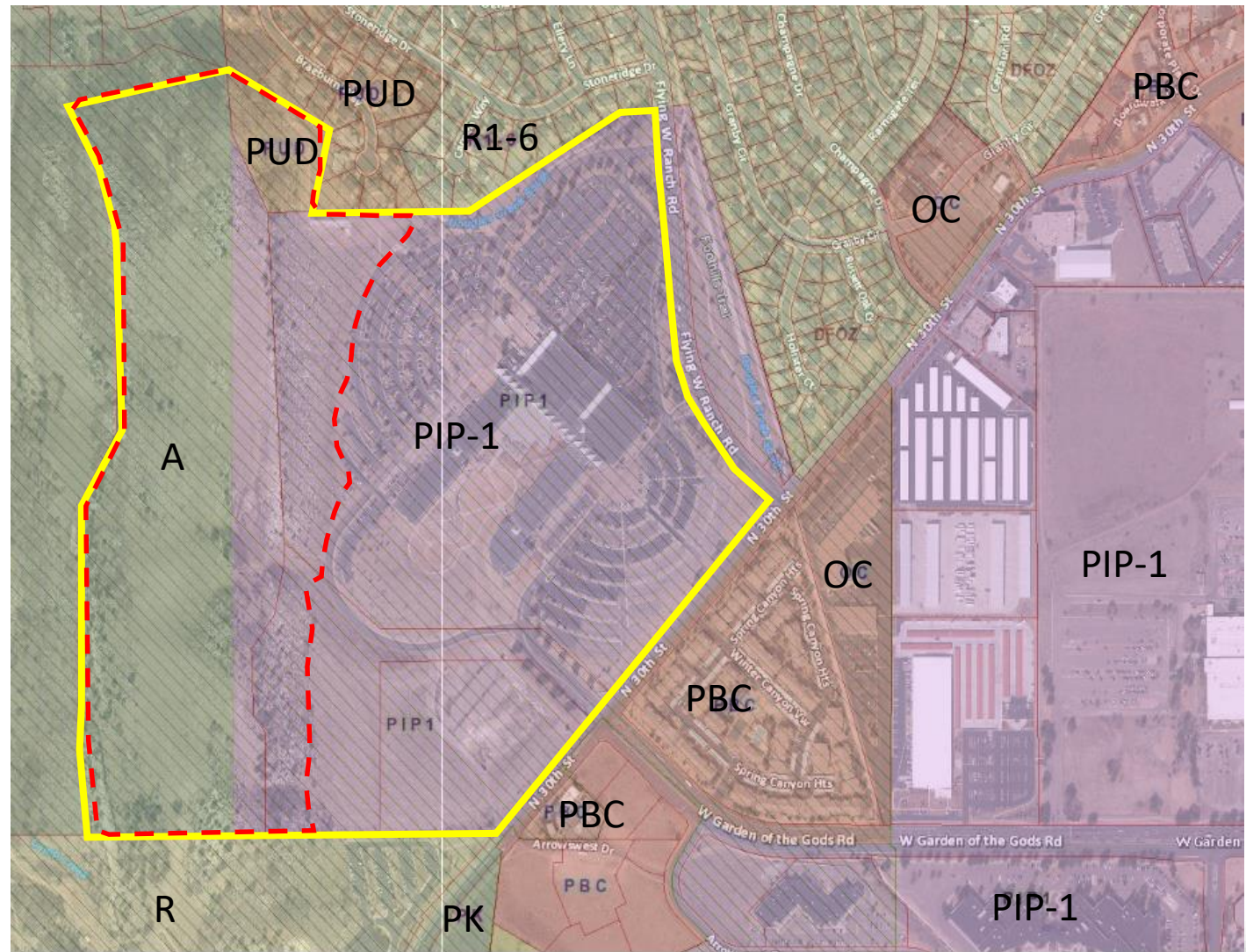
Proposed Open Space Compared to Existing Zoning

- Existing Zoning:

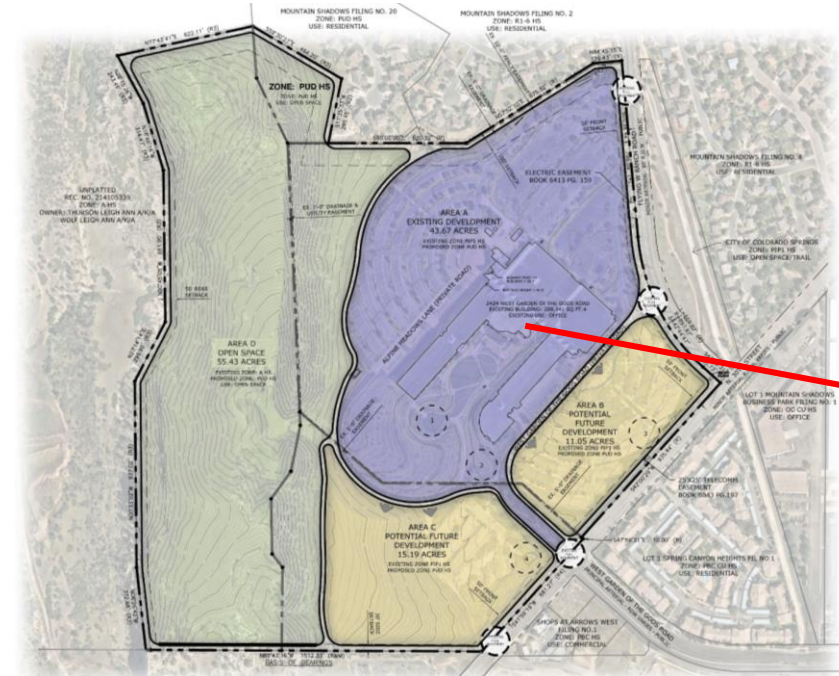
- PIP-1: Planned Industrial Park
- PUD: Planned Unit Development
- A: Agriculture

- Proposed Zoning:

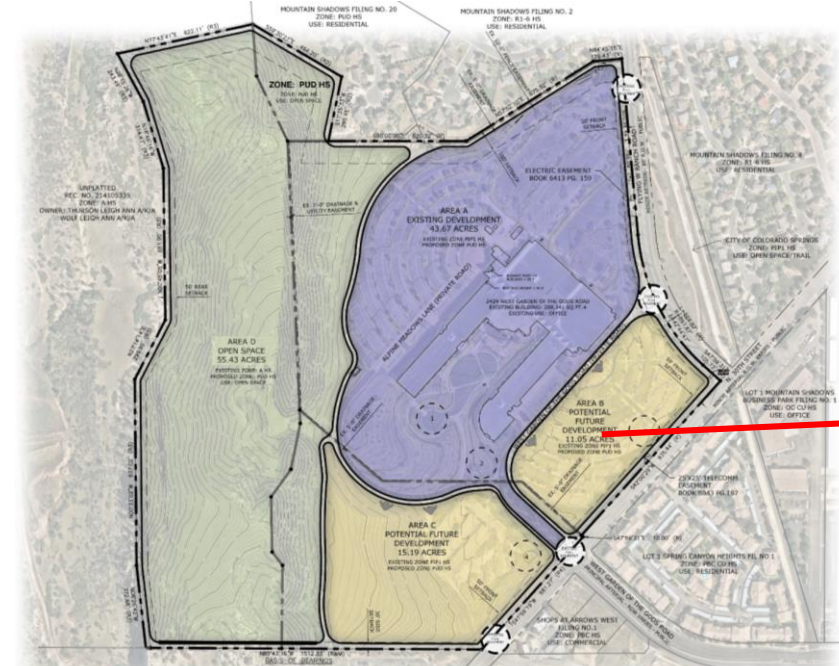
- PUD: Planned Unit Development



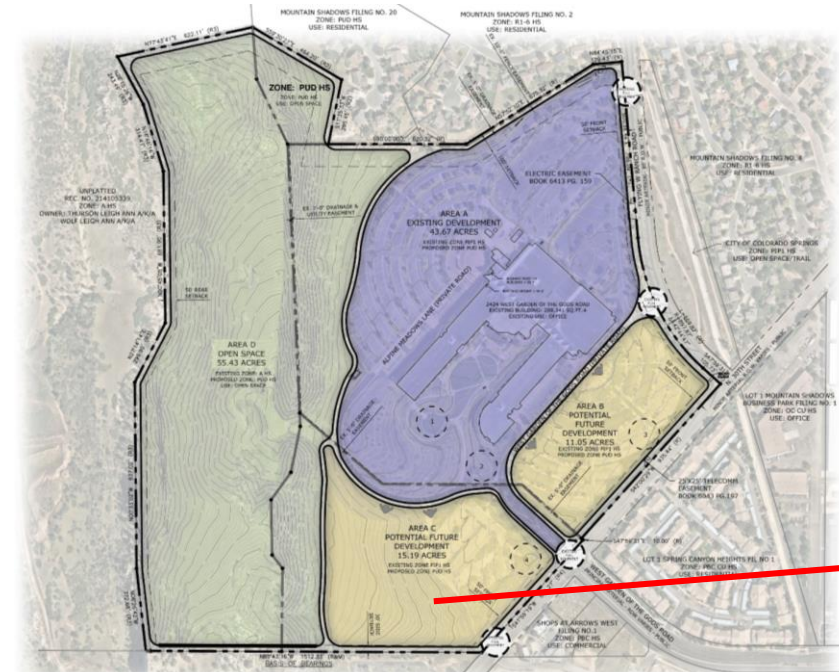
Concept Plan Areas



Concept Plan Areas



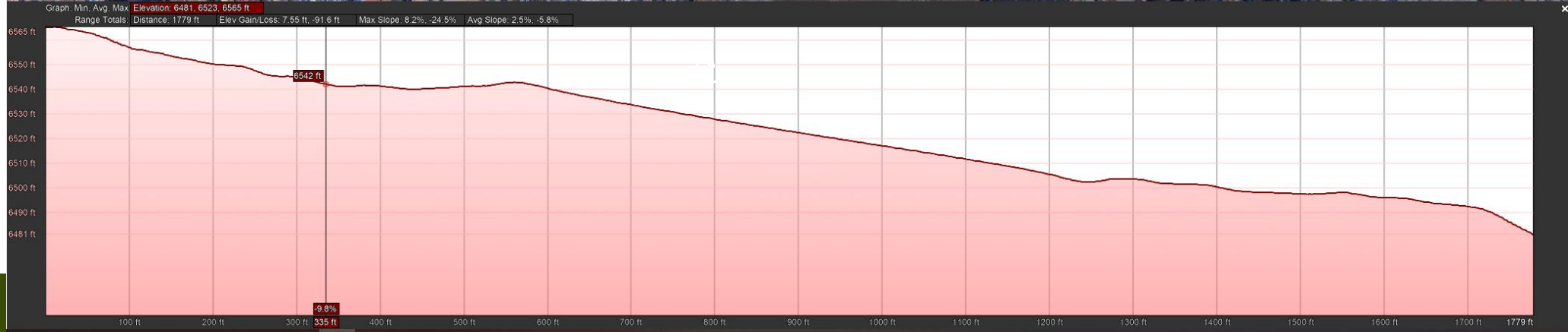
Concept Plan Areas



Concept Plan Areas



Existing Site Elevations



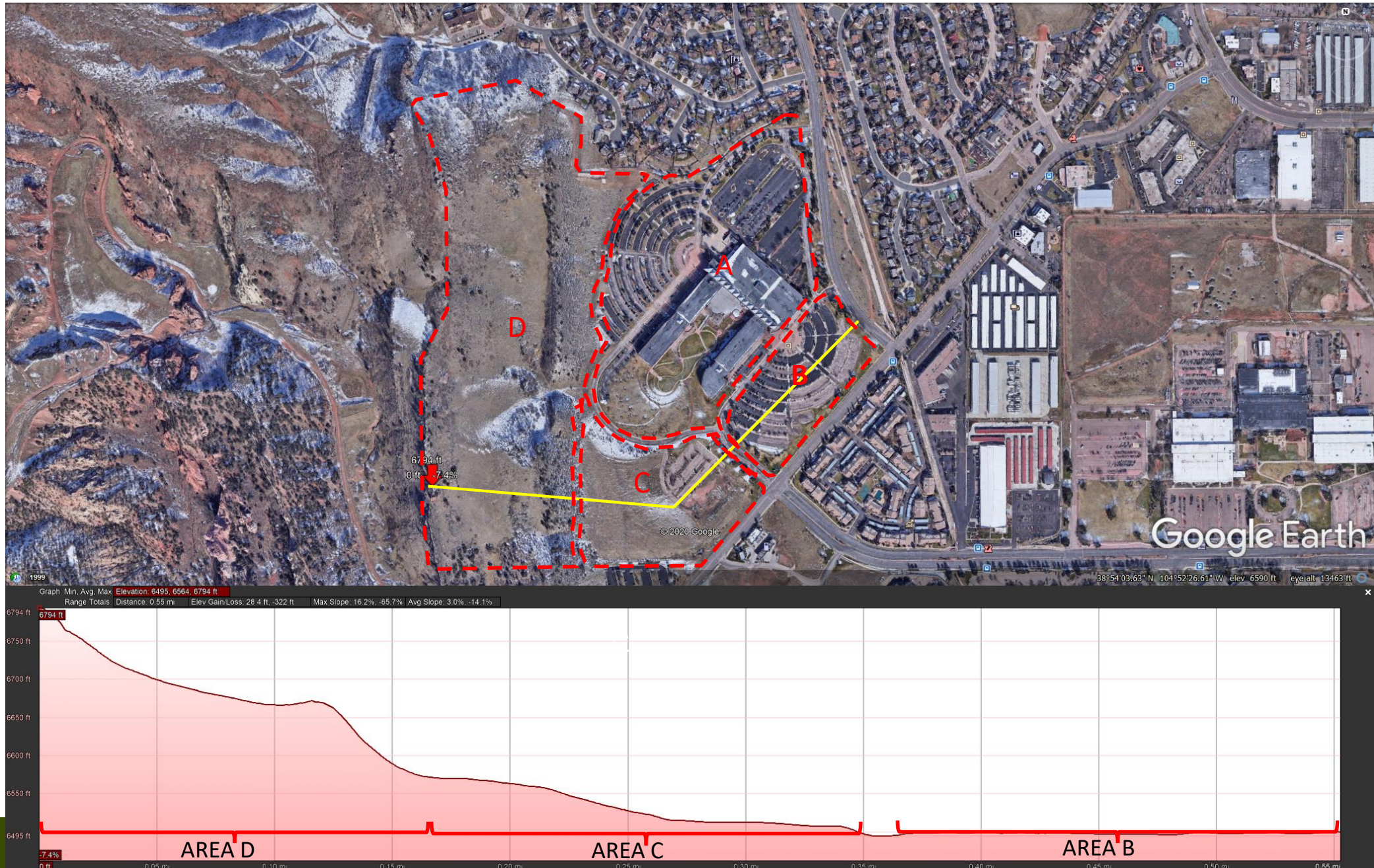
Existing Site Elevations



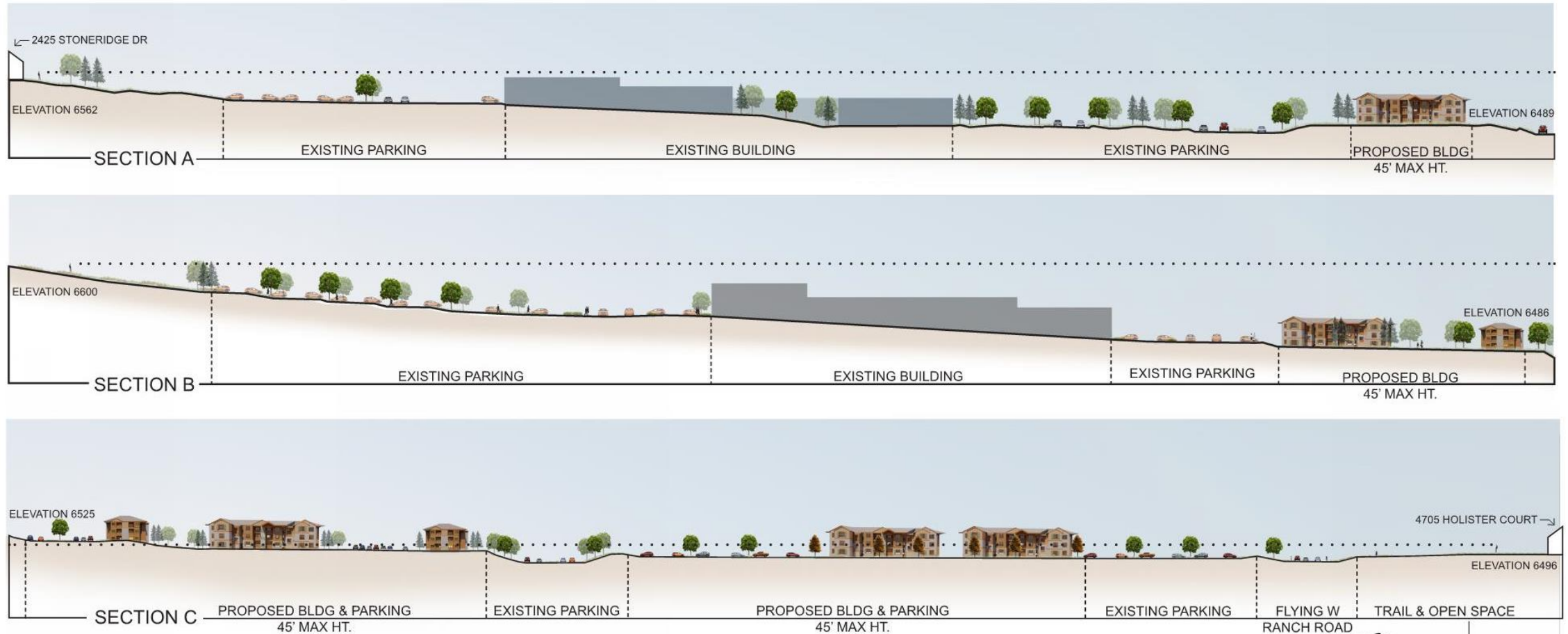
Graph: Min, Avg, Max Elevation: 6501, 6524, 6559 ft
Range Totals: Distance: 2146 ft Elev Gain/Loss: 20 ft, -68.4 ft Max Slope: 14.6%, -18.4% Avg Slope: 4.4%, -3.8%



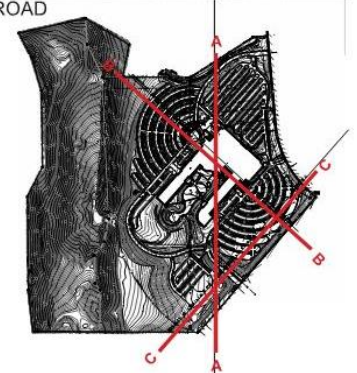
Existing Site Elevations



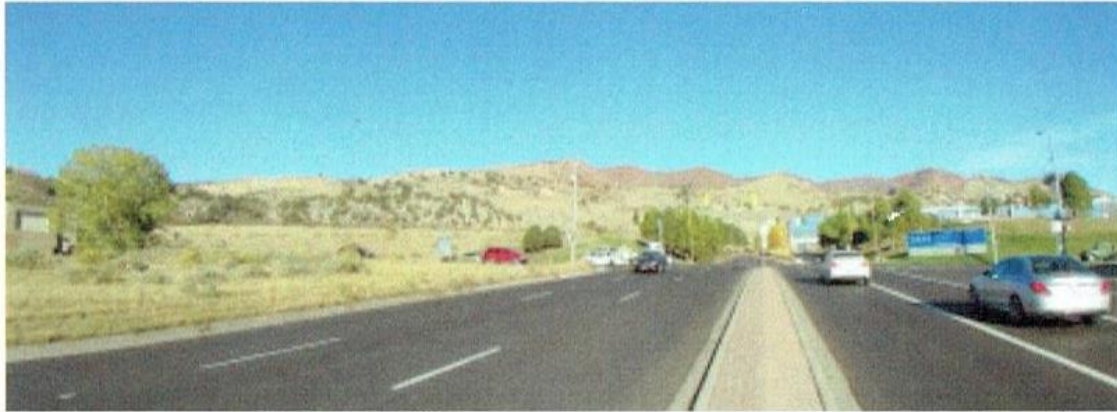
Site Cross-Section



- Approximately 120 feet fall in elevation from north to south.
- Maximum Height allowed in the current PIP1 Zone is 45'
- Maximum Height proposed by the PUD Zone is 45'
- Existing building is 45' high



Neighborhood Produced Perspective Rendering



CURRENT view heading west Garden of Gods



AFTER DEVELOPMENT (artist rendering)

Before images & artist renderings as implied in the developer's Concept Plan



Looking south on Flying W. Ranch Rd. just north of 30th Street.



Looking west across 30th Street just south of 2424 Garden of the Gods Rd.



Realist Perspective Rendering



CURRENT VIEW HEADING WEST ON GARDEN OF THE GODS ROAD

Realist Perspective Rendering



AFTER DEVELOPMENT VIEW HEADING WEST ON GARDEN OF THE GODS ROAD

Traffic

- Neighbors expressed concern that the traffic counts undertaken in July 2020 due to the COVID conditions and the use of the previous February 2018 study data as it was not in the peak tourist season.
- The Traffic Study was revised, in coordination with City traffic engineering staff, as follows:
 - Reference traffic counts from the 30th Street Corridor Development, which were taken in June 2017.
 - Reference 24-hour traffic volumes along 30th Street from the City's GIS web mapping application, from which an annual growth of approximately 0.6 percent was determined.
 - Grow the June 2017 counts to Year 2020 (Existing) using a more conservative 2% annual growth rate.
 - Increased the February 2018 and July 2020 traffic counts with the projected Year 2020 peak hour traffic volumes for all study area intersections to represent pre-pandemic traffic volume.
 - Additional traffic analysis following second neighborhood meeting to assume the office building at 100% occupancy and assuming all 450 units build-out as one phase by 2022.

Traffic

- Trip generation assumptions:
 - Assumed existing building will increase from 40% to 100% occupancy.
 - Trip generation comparison (based on established ITE trip generation data) with currently permitted PIP1 zoning uses:

| Use | Units | Total ADT | AM Peak Hr | PM Peak Hr |
|--------------------|-------------------|-----------|------------|------------|
| Multifamily | 450 units | 2,203 | 146 | 178 |
| General Industrial | 342,900 (0.3 FAR) | 1,701 | 240 | 216 |
| General Office | 457,200 (0.4 FAR) | 4,453 | 530 | 526 |

Traffic

- City classification for GOTG is principal arterial with a design capacity of 25,000 – 60,000 vehicles per day.
 - Daily volume on GOTG in 2040 approximately 24,420 vehicles per day.
 - Project will add 3.2% to traffic by 2040 (25,200 vehicles per day).
- Classification for 30th St is minor arterial with design capacity of 5,000 - 25,000 vehicles per day.
 - Daily volume on 30th St North in 2040 is approximately 13,680 vehicles per day.
 - Project will add 4.0% to traffic by 2040 (14,230 vehicles per day).
 - Daily volume on 30th St South in 2040 is approximately 19,232 vehicles per day.
 - Project will add 1.1% to traffic by 2040 (19,455 vehicles per day)
- The addition of the development traffic will not materially affect the LOS of intersection movements in the study area by 2022 or 2040, the majority of which will operate at LOS C or better and remain in compliance with City design standards.

Hillside Overlay

Objectives:

- To conserve the unique natural features and aesthetic qualities of the hillside areas;
- To provide safe and convenient access to hillside areas;
- To minimize water runoff and soil erosion problems incurred in adjustment of the terrain to meet development needs;
- To assure type, distribution and densities of development which are compatible with the natural systems, the terrain, and the geologic character of hillside areas;
- To assure that the taxpayers of Colorado Springs are not burdened by extraordinary costs for services attributable solely to the development of hillside areas;
- To encourage innovative design solutions which meet the purpose of the HS overlay zone district; and
- To preserve wildlife habitat and wetland areas which provide wildlife migration corridors.

Hillside Overlay

- The PUD zone district allows for optimal flexibility in lot design, lot size and building setbacks to conform most appropriately with the purpose of the hillside area overlay. The PUD zone district is preferred in conjunction with any proposed development in the HS overlay.
- For multi-family residential and nonresidential development proposals, the above referenced requirements and review criteria shall be addressed, recognizing that these requirements will apply on a sitewide rather than a lot by lot basis. All other requirements and criteria as set forth in this section shall be applied to all development proposals.
- No building or structure may be erected, reconstructed or structurally altered on land which is designated on the zoning maps of the City as being in a hillside area overlay, nor shall such land be subdivided, graded or otherwise disturbed for development, subdivision, or any other purpose unless it is undertaken in accord with the requirements in this section.

Why PUD Zoning?

- The proposed 55 acres of Open Space is currently in three different zone districts.
- PUD Zoning is the preferred zoning in the Hillside Overlay.
- The PUD zone district allows for a variety of residential, commercial, office and industrial land use types and encourage appropriate mixed-use developments.
- The PUD zone district encourages flexibility in design to create a better living environment, to preserve the unique features of the site and to provide public services in a more economic manner.
- The land use types and mix, intensity and density of the development are defined by and through the establishment of the PUD Zone District.
- A PUD Zone District may be established upon any tract of land held under a single ownership or under unified control.

Big Horn Sheep Habitat

CPW Wildlife Impact Review Letter, December 17, 2020

The Rampart Range Bighorn Sheep herd lives near the proposed project area. CPW has worked with this herd intensively through counts, observations, trappings, and hunting activities. Work with these sheep mainly occurs on their primary habitat and favored location of the old mining scar and the steep hillsides nearby. These habitats lie roughly west and up the hill from the proposed project site.

Just southwest of the proposed project site are The Glen Eyrie and The Navigators properties. These properties are where the sheep from the Rampart Range Bighorn sheep herd graze, rest and move through. In addition to the before mentioned areas the Rampart Range sheep are also seen using and moving through the property of the Flying W Ranch. The sheep will move north through the Flying W Ranch to areas along Lanagan St. and then farther north to the Castle Concrete rock quarry west of Allegheny Dr.

Big Horn Sheep Habitat



Big Horn Sheep Habitat

CPW Wildlife Impact Review Letter, December 17, 2020

Through all the work that CPW has done with the Rampart Range Bighorn Sheep herd there have been no observations of the sheep being on or using the proposed project area. The Rampart Range Bighorn sheep's main habitat lies uphill on the old mining scar and in and around the precariously steep walls of Queen's Canyon and any of the other steep hillsides and rock faces of the Rampart Range.

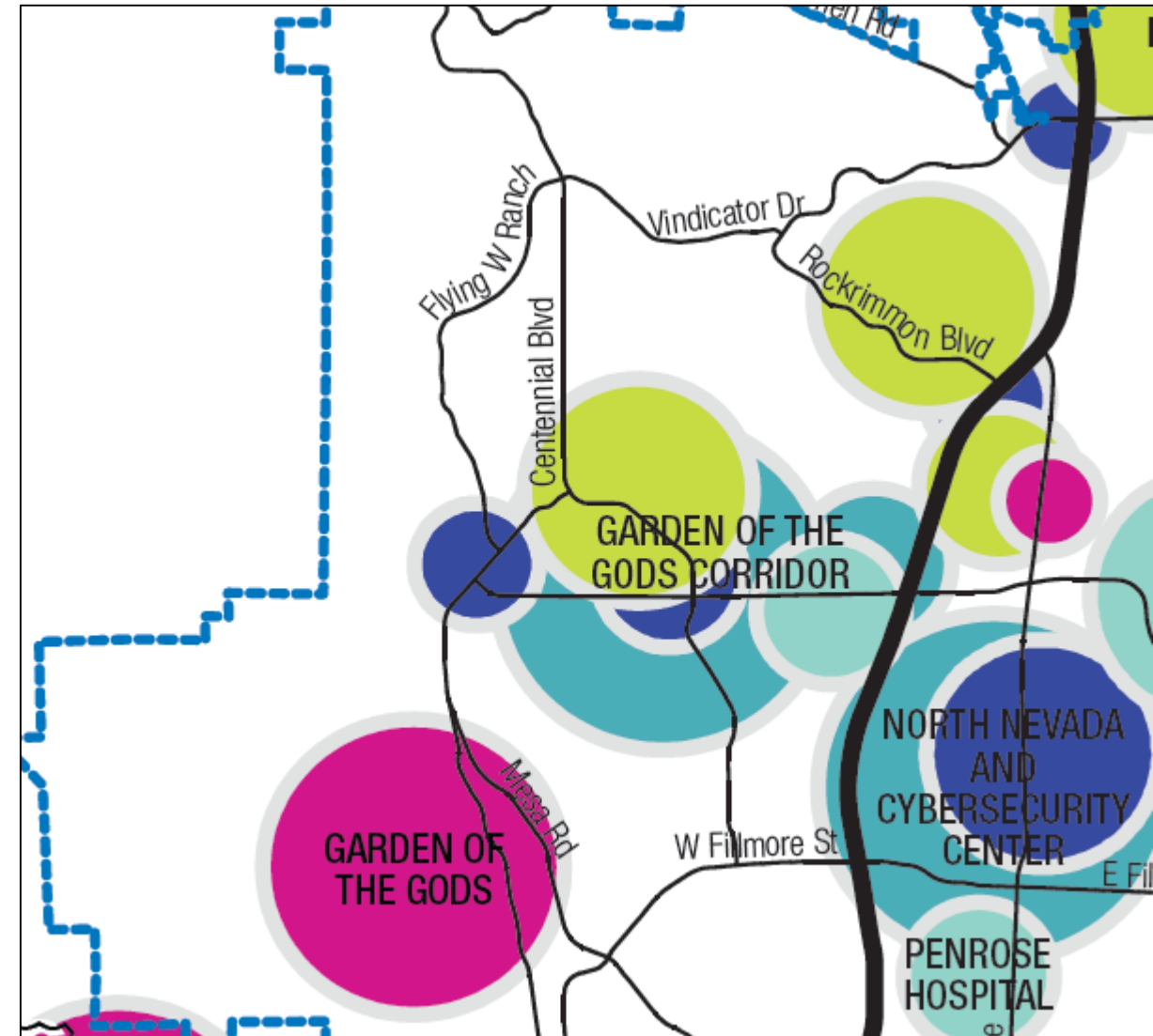
Included with this proposed project is a 55.43 acre open space that will be west of any new development that takes place. This open space will also sit between the development and any possible sheep use or movement. This open space will buffer any impact into areas where the sheep may pass through to get to more suitable habitat.

It is CPW's professional opinion that any new development at the proposed project site at 2424 W Garden of the God's Rd. will have little to no impact on the Rampart Range Bighorn Sheep herd.

PlanCOS

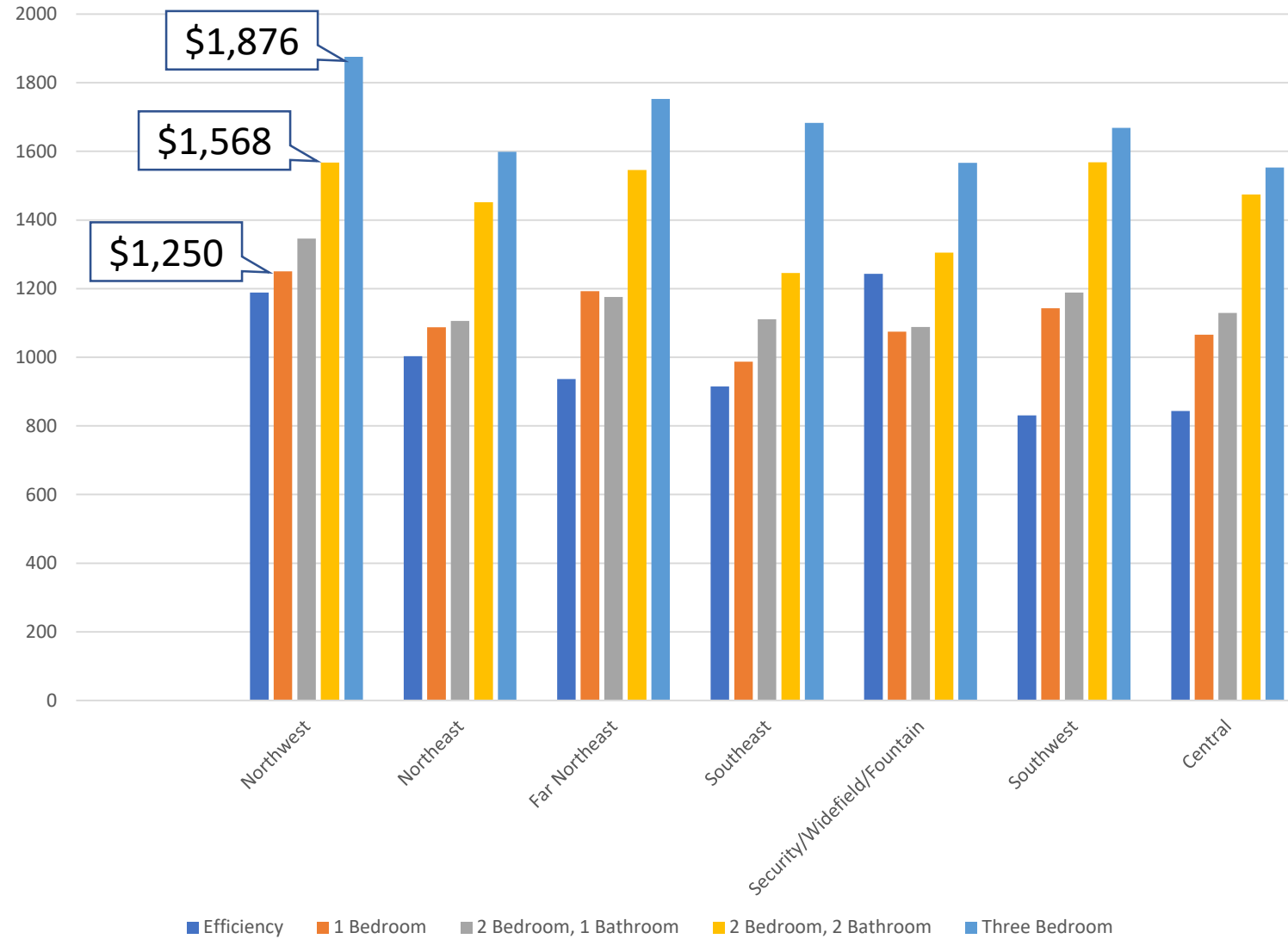
- Garden of the Gods Road corridor is a major employment corridor with a focus on **Industry Icons, Spinoffs and Startups, and Critical Support**.
- The 2424 Garden of the Gods property is shown as a **Critical Support** center.
- PlanCOS strategies to support these typologies include:
 - Strategy TE-1.C-2: Support and leverage projects and initiatives with mixed uses, transit supported and walkable attributes to attract and retain a skilled workforce and business investment
 - Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.
 - Strategy TE-4.A-1: Encourage revitalization and infill in underutilized urban places.
 - Strategy TE-4.A-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity centers, and urban corridors.

Thriving Economy Framework Plan



Market Rate Apartments

Average Rent by Apartment Type and Market Area (Q2 2020)



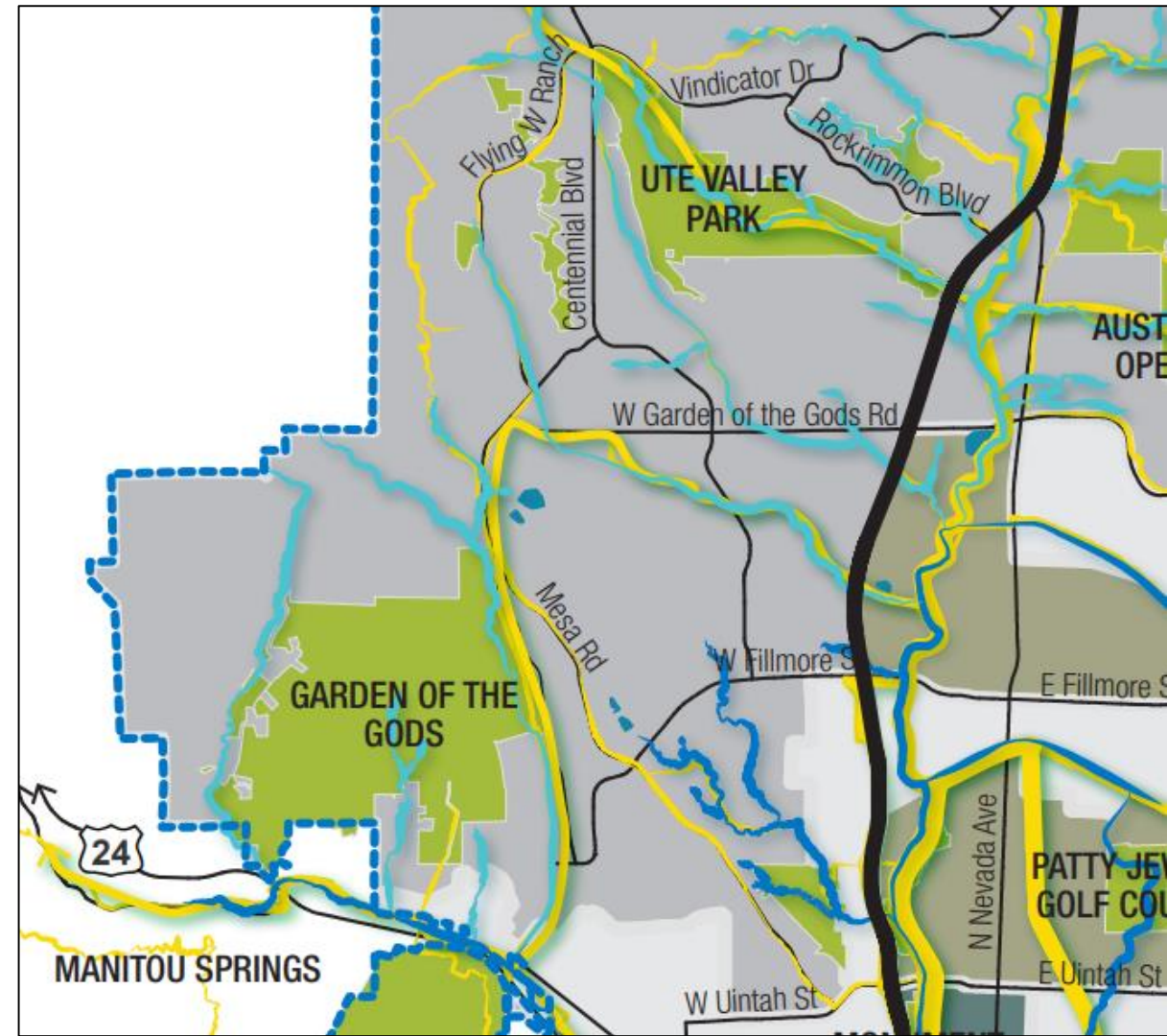
Accessibility to Services and Facilities



PlanCOS

- Goal ML-1: Provide for accessible, safe, engaging, and sustainable parks and open space systems and facilities for all city residents and visitors.
- Goal ML-2: Activate and expand sustainable community use and interaction with open spaces, parks, and cultural resources
- Policy ML-4.A: Emphasize preservation of undeveloped land and natural areas that result in the preservation of the most environmentally and culturally significant areas and incorporate low-impact recreation.
- Goal ML-4: Provide stewardship for our majestic natural landscapes through improved preservation, resource conservation, air quality, and protection of our viewsheds.
- Strategy ML-4.A-1: Acquire or protect additional properties to preserve as part of Natural Resources and Regional Recreation Typology 3 and Greenways Typology 5.
- Strategy ML-4.A-4: Align annexation, master plans, and large-scale planned unit developments to contribute and connect to natural areas.

Majestic Landscapes Framework Plan



Predominant Typology

Neighborhood Greenspace

Sports and Active Recreation

Natural Resources and Regional Recreation

Community Education Landscapes

Trails and Connections

Major Trail Corridors

Complete Urban Creeks

Complete Greenways

Regional Parks and Open Space

City Boundary

Interstate 25

Major Roads

Parks System Master Plan

Mountain Shadows Candidate Open Space

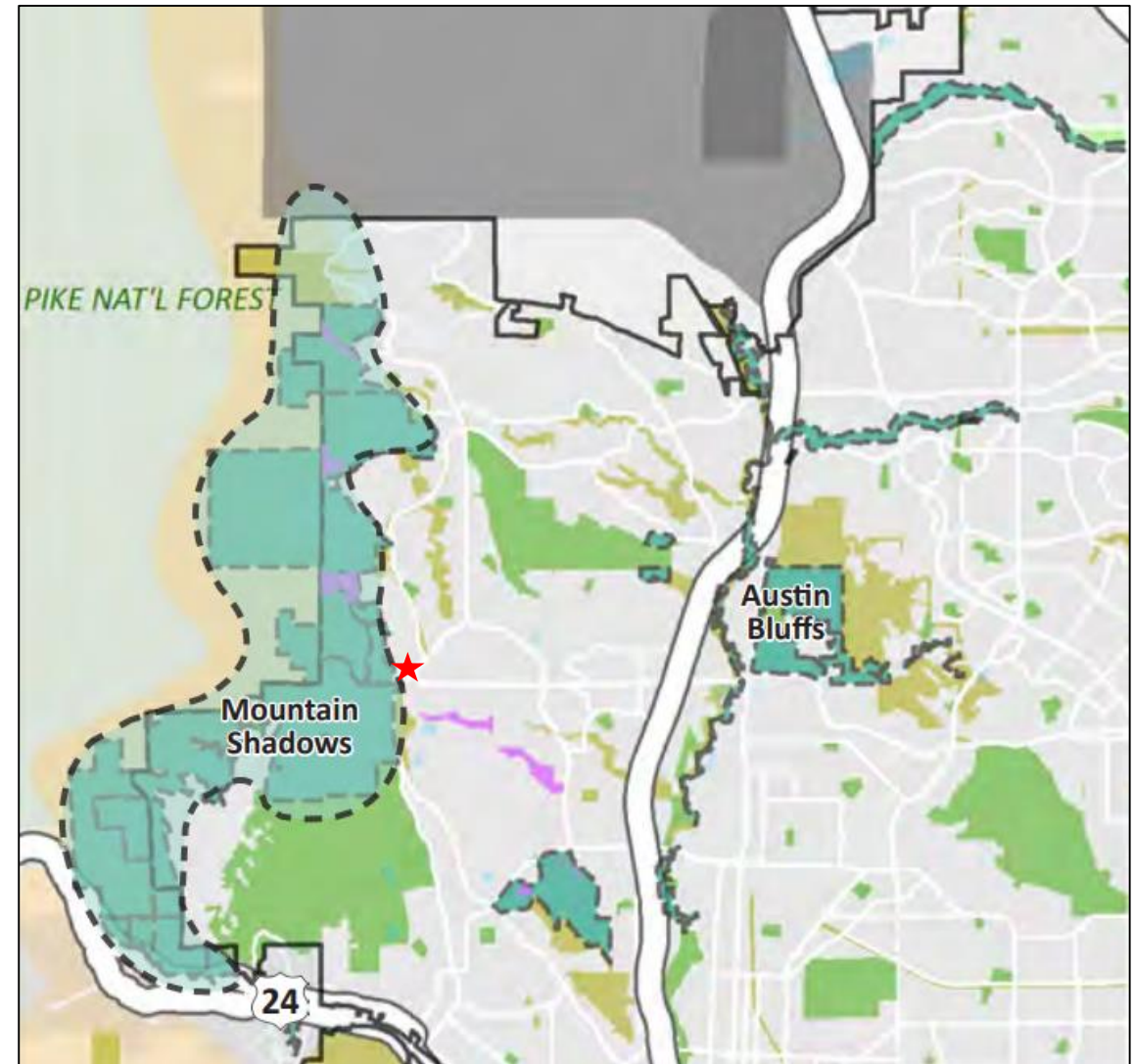
Size: 2,117 acres within city limits and 1,160 acres within the County

Area Classification: Foothills

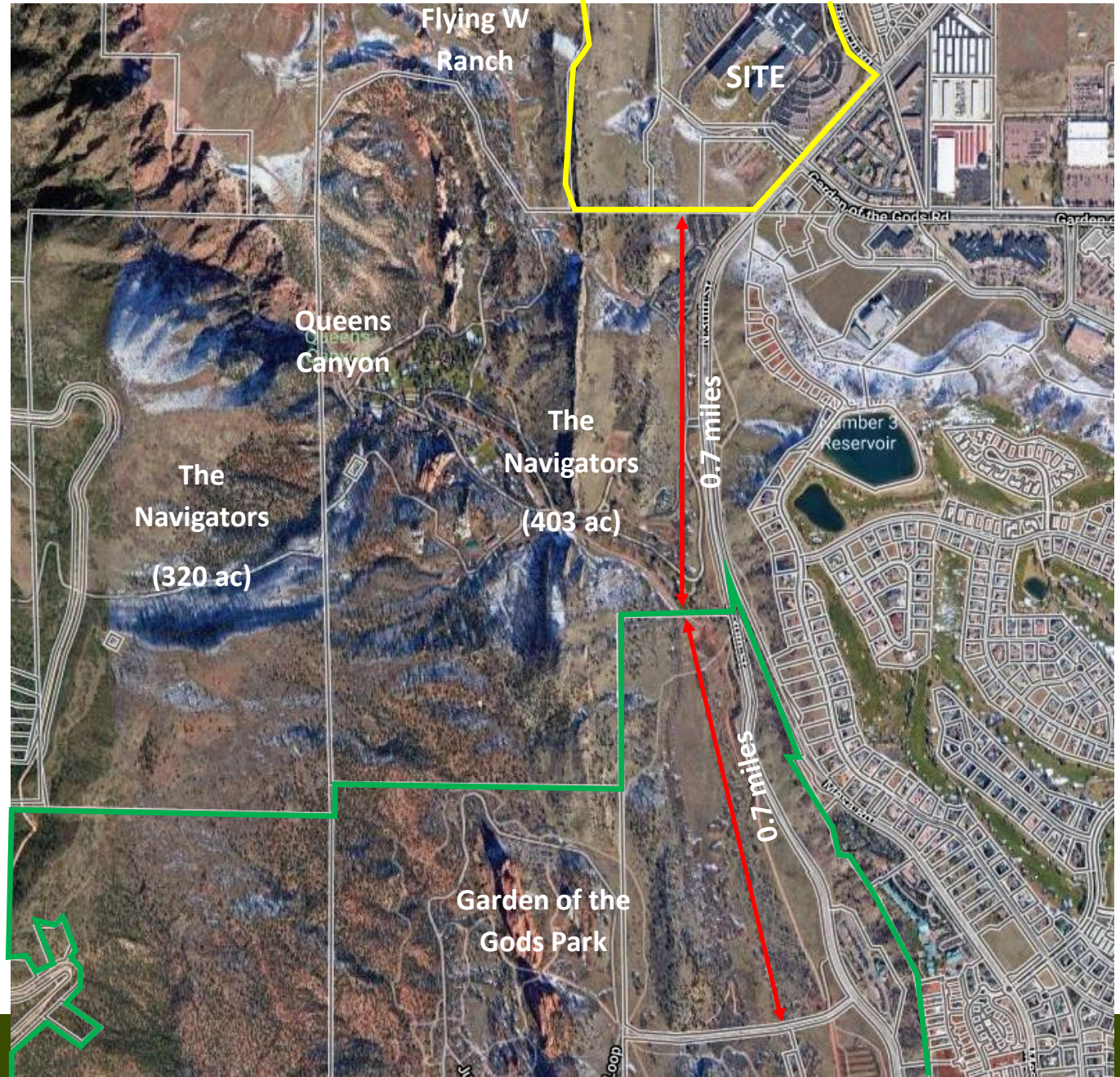
Description: The Mountain Shadows Candidate Area stretches from the southern edge of the Blodgett Peak Open Space to the northern edge of Highway 24 along the foothills bordering the Pike National Forest. This area includes large land holdings such as the Flying W Ranch, Queens Canyon (public access is currently allowed, but there is no guarantee this will continue indefinitely), and Williams Canyon.

Additional conservation of lands in this area offer potential to extend open space and trail connectivity, serve growing recreational demands of City residents, and provide additional connections to the Pike National Forest.

Candidate Open Space



Relationship to Garden of the Gods



SUMMARY

- Consistent with the goals and policies of the Comprehensive Plan by promoting infill development on an underutilized property and furthering the goal of providing “housing for all”
- Consistent with the intent of the Mountain Shadows Master Plan to provide more intense land uses on the periphery of the master plan area at intersections with arterial roads..
- Provides a mix of mutually supportive and integrated residential and nonresidential land uses that are compatible with existing and proposed adjacent land uses.
- Provides a housing type that contributes to the choice of densities, types and affordability in the northwest area of the City in a location that has excellent access to services, facilities, employment centers, and transit.
- Delivers a gradual transition between uses of differing intensities both on and off the site.
- The proposed maximum height, setbacks, lot coverage and landscape buffers are consistent with the current zoning and existing development on the site.
- The proposed development will not overburden the capacities of existing streets, utilities, parks, schools.
- Development of this underutilized urban site will have positive fiscal benefits for the City and will make more efficient use of existing infrastructure.
- The proposal will not be detrimental to the public interest, health, safety, convenience or general welfare.

Land Planning
Landscape
Architecture
Urban Design

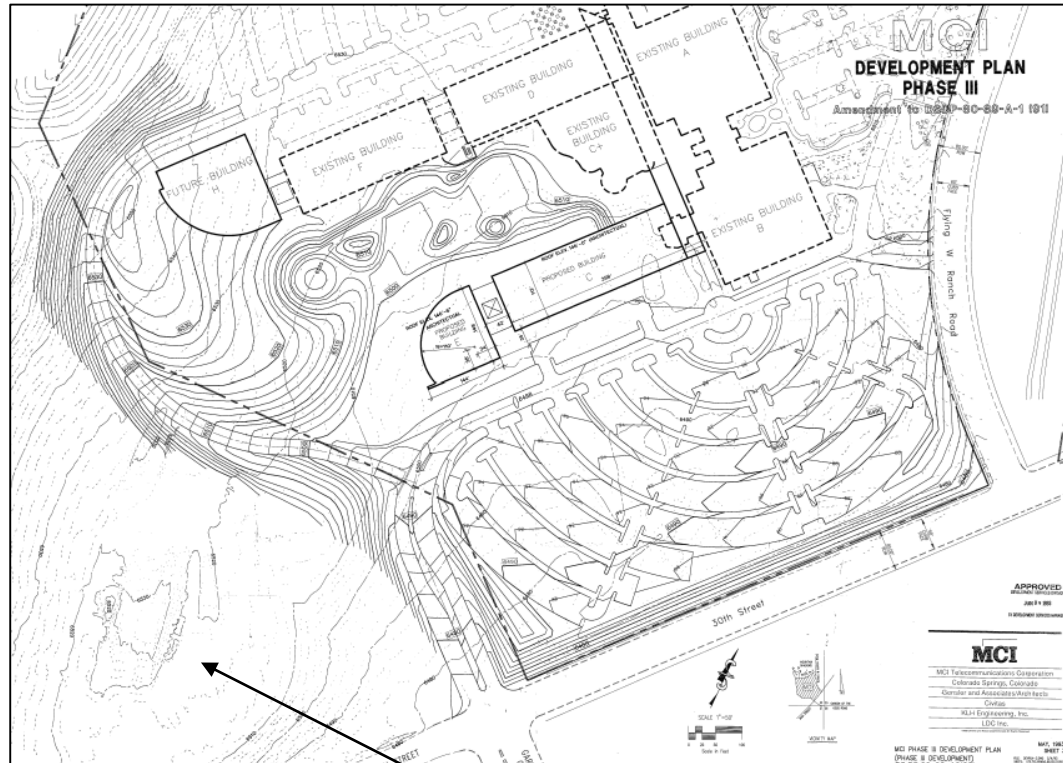
NES

Land Planning
Landscape
Architecture
Urban Design

NES

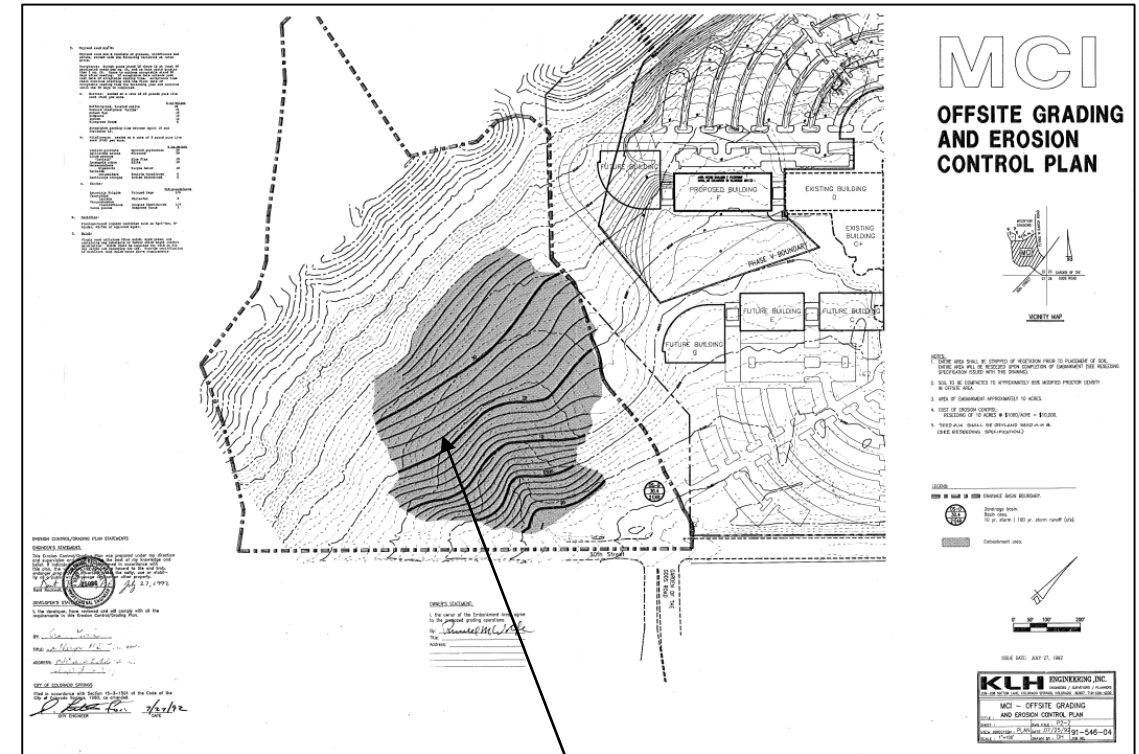
Past Grading

1989 APPROVED MCI DEVELOPMENT PLAN (AMENDED 1993)



Shows natural grade of area west of entrance

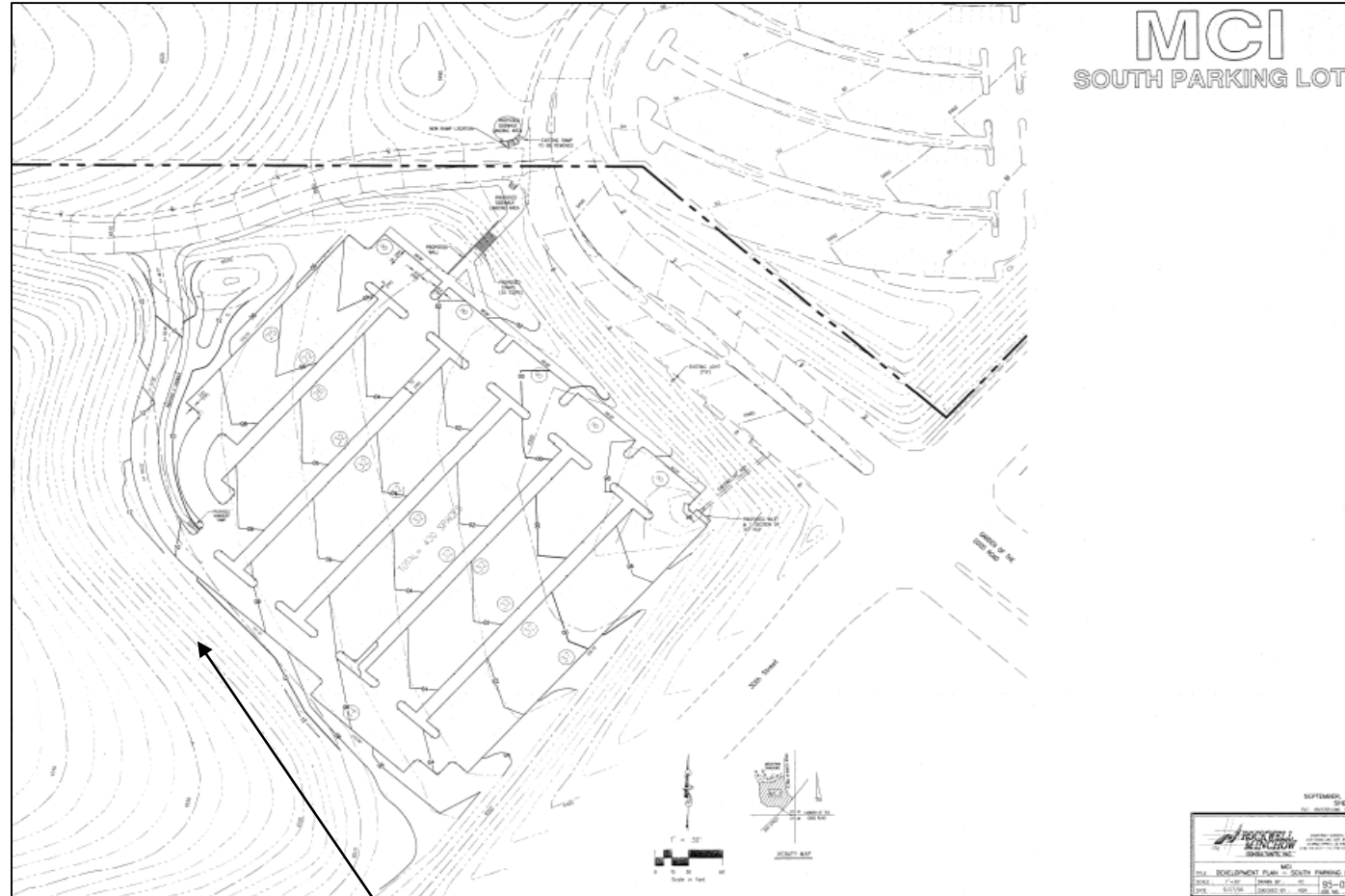
1992 APPROVED OFF-SITE GRADING & EROSION CONTROL PLAN



Shows new grading of area west of entrance for erosion control

Past Grading

1995 APPROVED MCI DEVELOPMENT PLAN FOR OVERFLOW PARKING



Shows new/current grading
of area west of entrance for
overflow parking area

School Capacity

- School Fees Payable for 450 units = \$165,600
- Estimate of School children generated from 450 units, based upon Code standards:
 - Elementary – 79 students
 - Junior High/Middle – 23 students
 - High – 33 students

| SCHOOL | UTILIZATION | UTILIZATION FLAGS | |
|-------------------|-------------|-------------------|---|
| | | NO. | REASON |
| Chipita ES | 90% | 0 | |
| Trail Blazer ES | 57% | 1 | ≤ 70% Utilization |
| Andrew Jackson ES | 97% | 2 | ≥ 95% Utilization > 1.5 Permits Out/In |
| Howbert ES | 77% | 2 | < 275 Enrollment CO Growth Measure |
| Holmes MS | 96% | 1 | ≥ 95% Utilization |
| Coronardo MS | 73% | 1 | > 1.5 Permits Out/In |

Source: Colorado School District 11 FY 2019-2020 Capacity Committee Report

Comparable Market Rate Apartments

Artemis at Spring Canyon

~ Built 1996

~292 units

~42' max. building height (2/3 story)

~ 20 du/ac



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[SCHEDULE A TOUR](#) [VIRTUAL TOURS](#)

Apartment #



1 Bed - 1 Bath | 740 sq. ft.

Echo



Floor plans are artist's rendering. All dimensions are approximate. Actual product and specifications may vary in dimension or detail. Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details. Provided by 3DPlans.com

Starting at **\$1,298.00** /month

2 Bed - 2 Bath | 960 sq. ft.

Divide



Floor plans are artist's rendering. All dimensions are approximate. Actual product and specifications may vary in dimension or detail. Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details. Provided by 3DPlans.com

Starting at **\$1,480.00** /month

2 Bed - 2 Bath | 1,121 sq. ft.

Queens Garden



Floor plans are artist's rendering. All dimensions are approximate. Actual product and specifications may vary in dimension or detail. Not all features are available in every apartment. Prices and availability are subject to change. Please see a representative for details. Provided by 3DPlans.com

Starting at **\$1,820.00** /month

Comparable Market Rate Apartments

Grand Centennial

~ Built 1996

~392 units

~45' max. building height (3 story)

~ 15.7 du/ac (18.7 du/ac net)



(719) 262-8000 | LOGIN

1 Bed - 1 Bath | 830 sq. ft.

A2 (The Sundance)



Starting at **\$1,337.00** /month

2 Bed - 2 Bath | 1,000 sq. ft.

B2 (The Arapahoe)



Starting at **\$1,574.00** /month

2 Bed - 2 Bath | 1,125 sq. ft.

B3 (The Wakonda)



Starting at **\$1,706.00** /month

Hillside Overlay Requirements

