

Pike View Master Plan Amendment Zone Change & Concept Plan

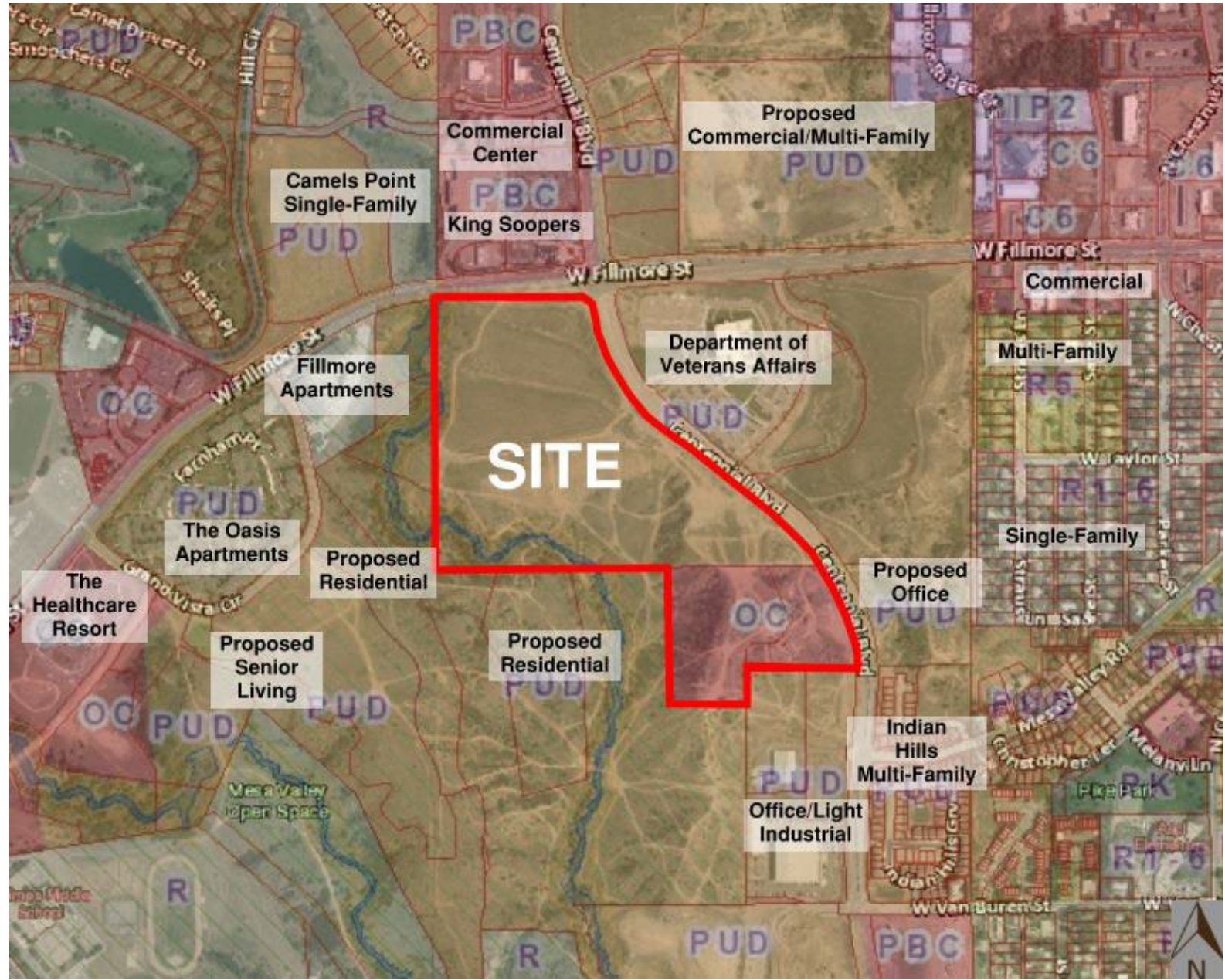
City of Colorado Springs Planning Commission

June 16, 2022

APPLICATION REQUEST

- Hill Properties Master Plan Amendment
 - 17 Ac from Community Commercial to Residential (12-16.99 DU/AC)
 - 5 Ac from Office to Residential (12-16.99 DU/AC)
- Zone Change
 - From: PUD/SS (Planned Unit Development: Commercial with Streamside Overlay) and OC (Office Complex)
 - To: PUD/SS (Planned Unit Development: Residential, maximum density of 8 du/ac, maximum height of 55', with Streamside Overlay).
- Concept Plan
 - 1 Residential Lot for Apartments and Townhomes-For Rent
 - 22.69 Ac of Private Open Space

Site Location

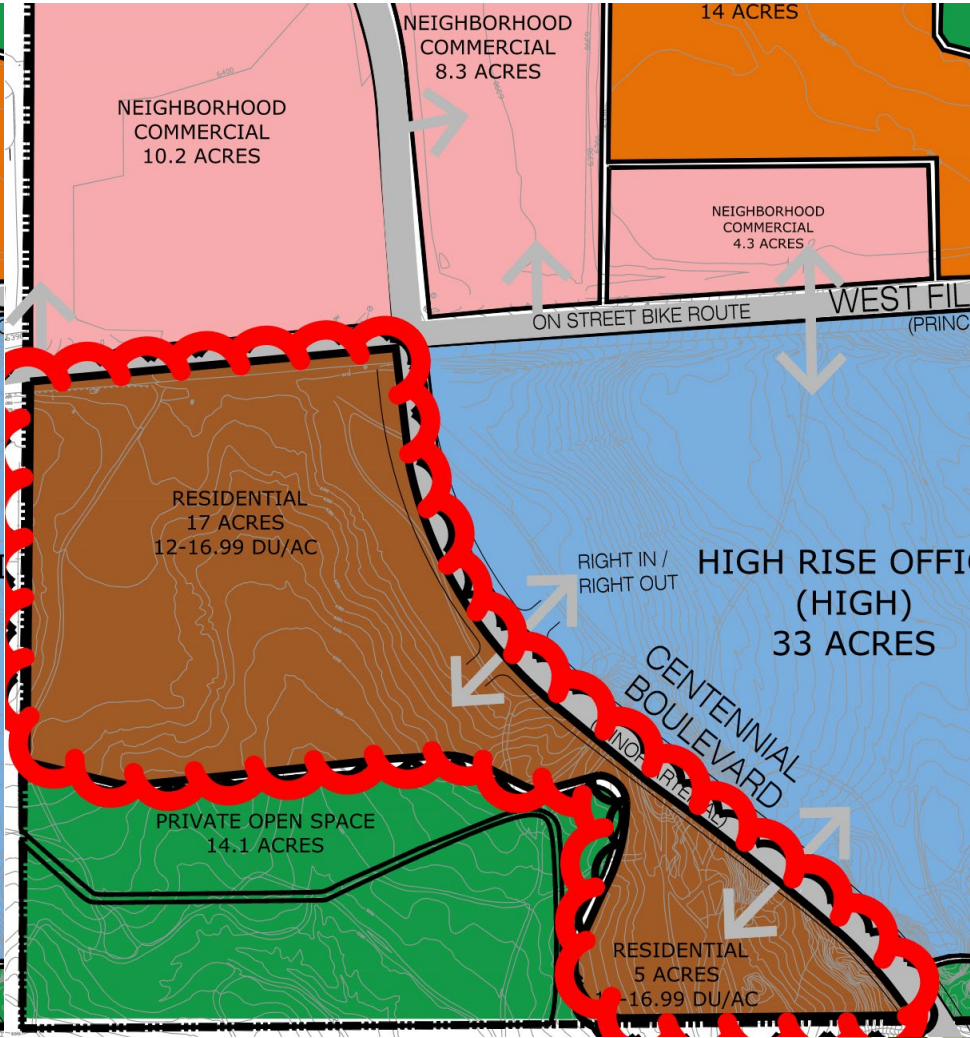
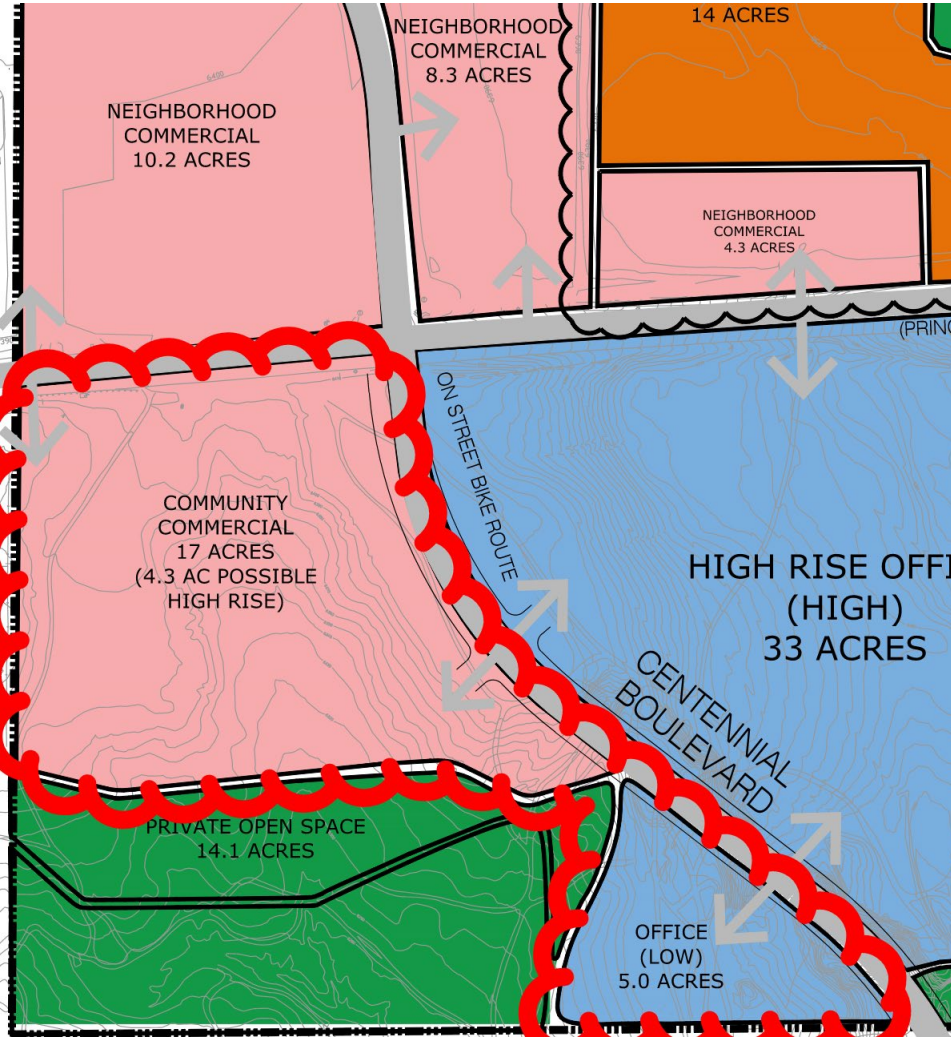


Hill Properties

Master Plan Amendment

EXISTING

PROPOSED



Hill Properties

Master Plan Amendment

PROJECT AREA IN MASTER PLAN:

36.1 Ac

CURRENT LAND USE:

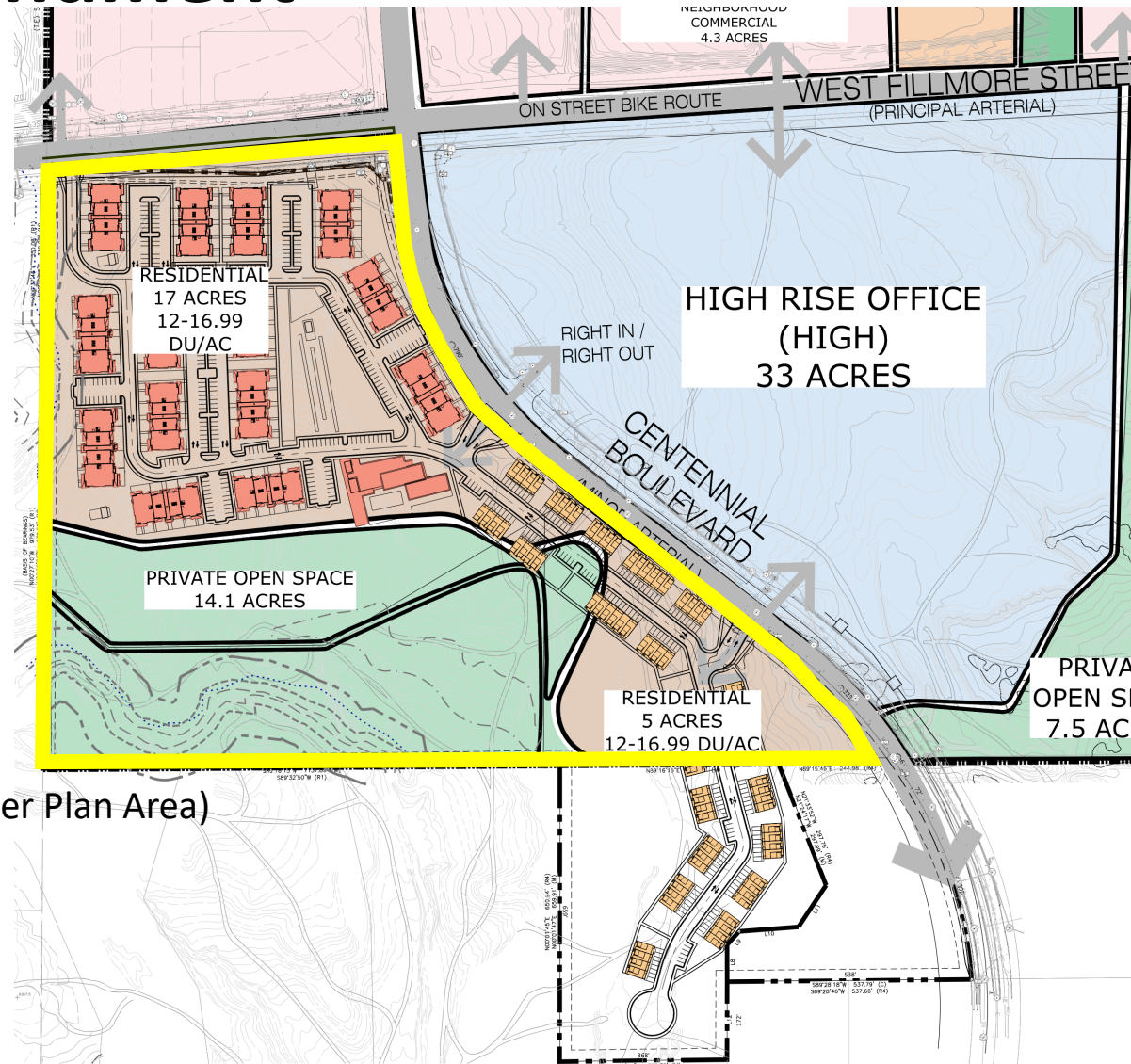
- 17 Ac Community Commercial
- 5 Ac Office
- 14.1 Ac Private Open Space

PROPOSED LAND USE:

- 22 Ac Residential (12-16.99 DU/AC)
- 14.1 Ac Private Open space

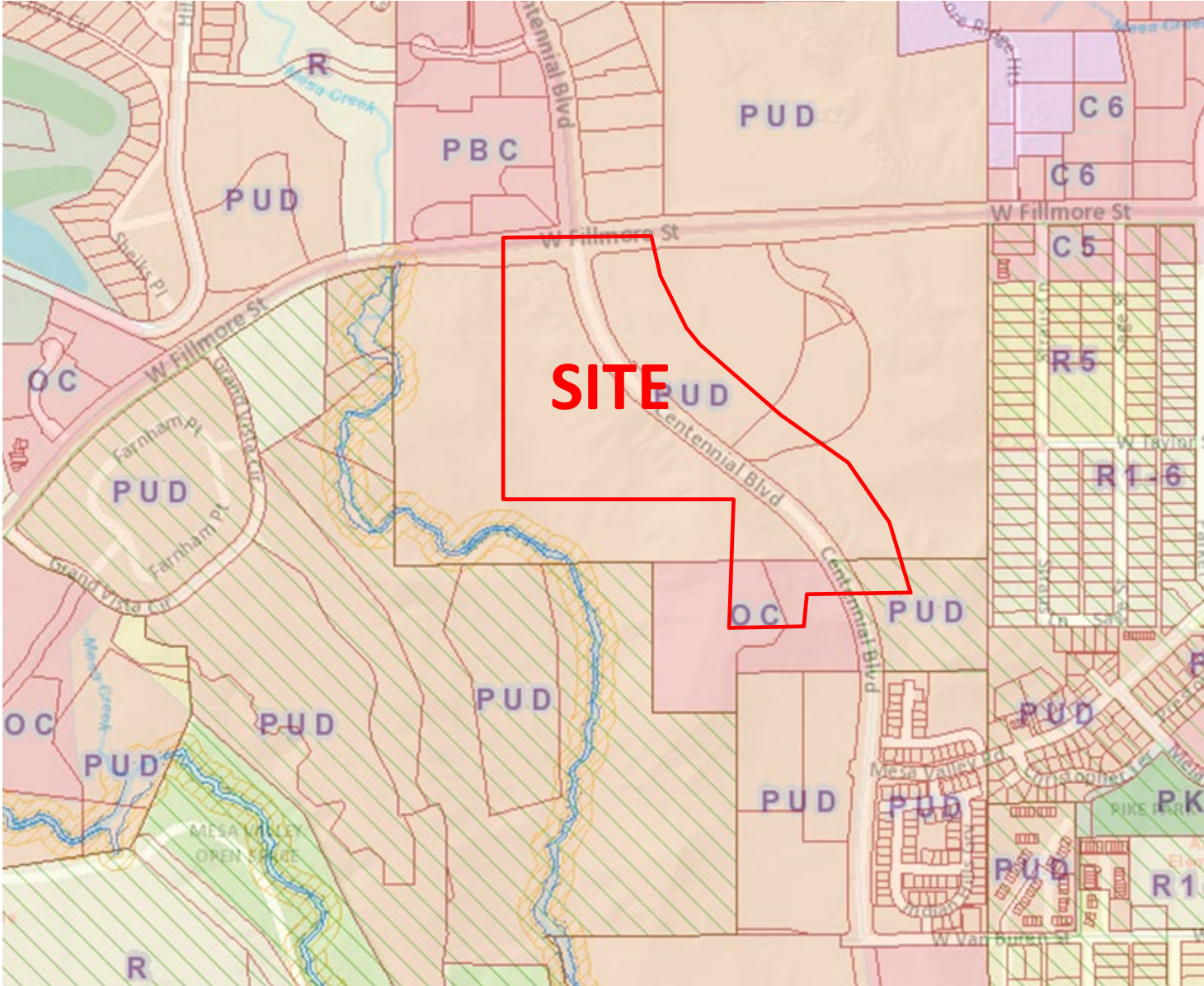
DENSITY RANGE: 12-16.99 DU/AC

(Approximately 330 Units in 22 Ac Master Plan Area)



Proposed Zone Change

- CURRENT ZONING:**
- PUD/SS North
 - OC South
- PROPOSED ZONING:**
- PUD/SS-Residential
- PROPOSED USE:**
- Residential
- MAXIMUM DENSITY:**
- 8 DU/AC (Gross)
- MAXIMUM BUILDING HEIGHT:**
- 55'



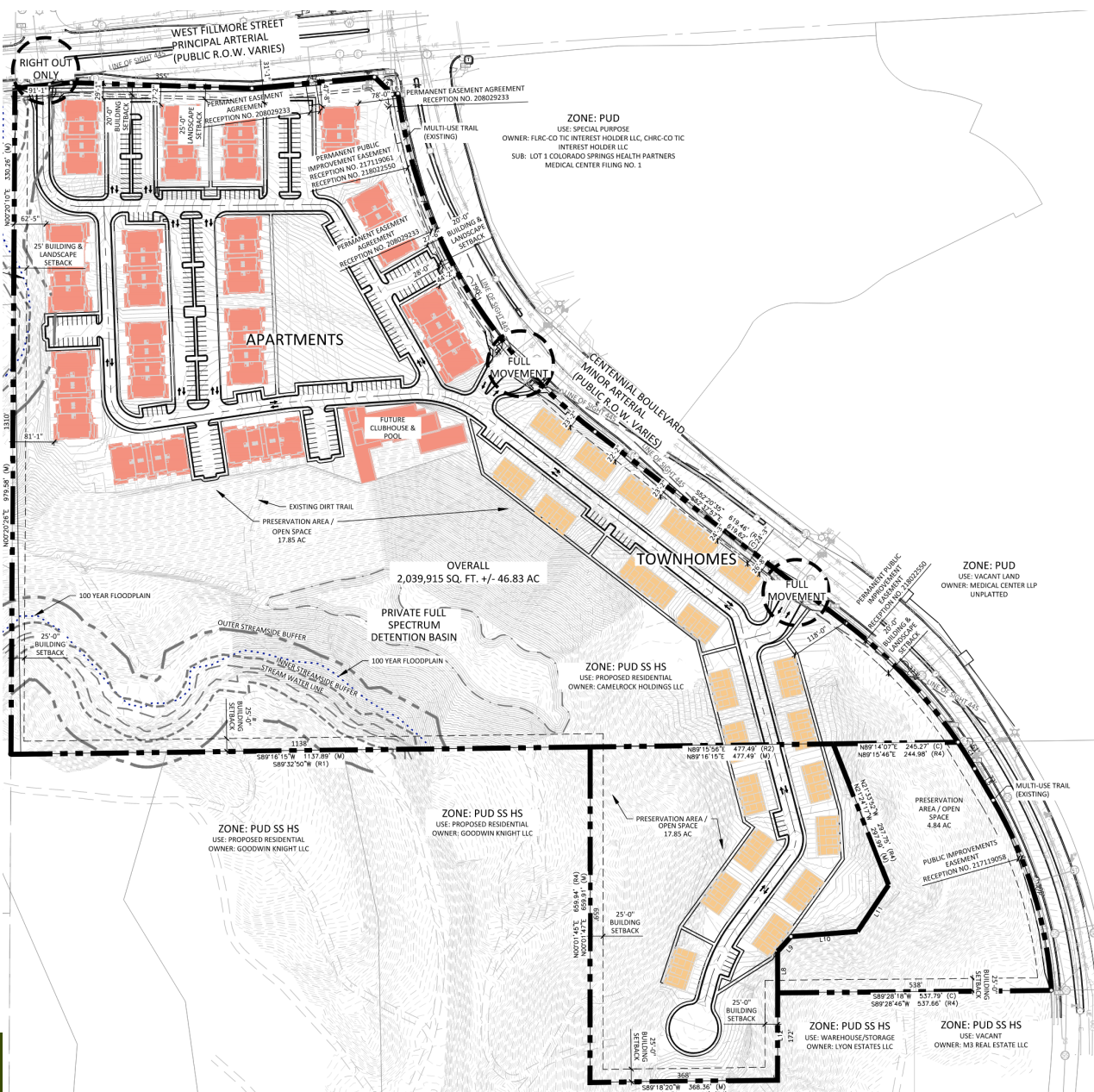
Proposed Concept Plan

GROSS DENSITY: 8 DU/AC

NET DENSITY: 15 DU/AC

PROPOSED COMMUNITY

- 46.8 Ac
- Approximately 23 Ac Open Space (Preserved-14.1 in Master Plan)
- Approximately 360-unit multi-family community with a mix of Apartments and Townhomes for Rent
- Mix of 1, 2 and 3 bedroom units designed for modern lifestyles
- Clubhouse, pool and amenity spaces
- Adequate Surface and Garage On-Site Parking
- Two Full Movement Access Points on Centennial Blvd
- One Right-out Only Access on W. Fillmore St
- Access to Trail, Bus, and Bike Facilities on Centennial and Fillmore



Representative Community



FalconView – 228 unit garden community in Colorado Springs

Land Planning
Landscape
Architecture
Urban Design

NES

Representative Amenities



Leasing Space



Pool and Deck Areas



Common Areas and Courtyards



Exercise and Recreation Spaces

Open Space and Buffer



approximately 23 Ac of Open Space

- Protection of Mesa Creek Streamside
- Amenities
- Avoids much of the Slope (70' of fall to creek)

andscape Buffers

- 20' along Centennial Blvd
- 25' along Fillmore St

andscaping will meet City buffer requirements

PLANCOS

PlanCOS LEADING THE WAY TO OUR FUTURE Unique Places Framework

Predominant Typology

- Neighborhood Centers
- Community Activity Centers
- Entertainment and Commercial Centers
- Regional Employment and Activity Centers
- Downtown

- Mature/Redeveloping Corridors
- New/Developing Corridors
- Reinvestment Area and Community Hub

- City Boundary
- Interstate 25
- Major Roads

Community Activity Center:

- Center of Activity with Integrated Mix of Land Uses
 - Concept plan provides housing proximity to support surrounding office and commercial uses*
- Network of Physical Connections that Align with Local Transportation Options
 - Site is adjacent to bike, transit, and trail facilities*
- Embrace Creative In-fill, Adaptation, Land Use Change
 - Concept plan provides much needed housing options while preserving approximately 23 ac of open space, and preserving creek streamside*



PLANCOS



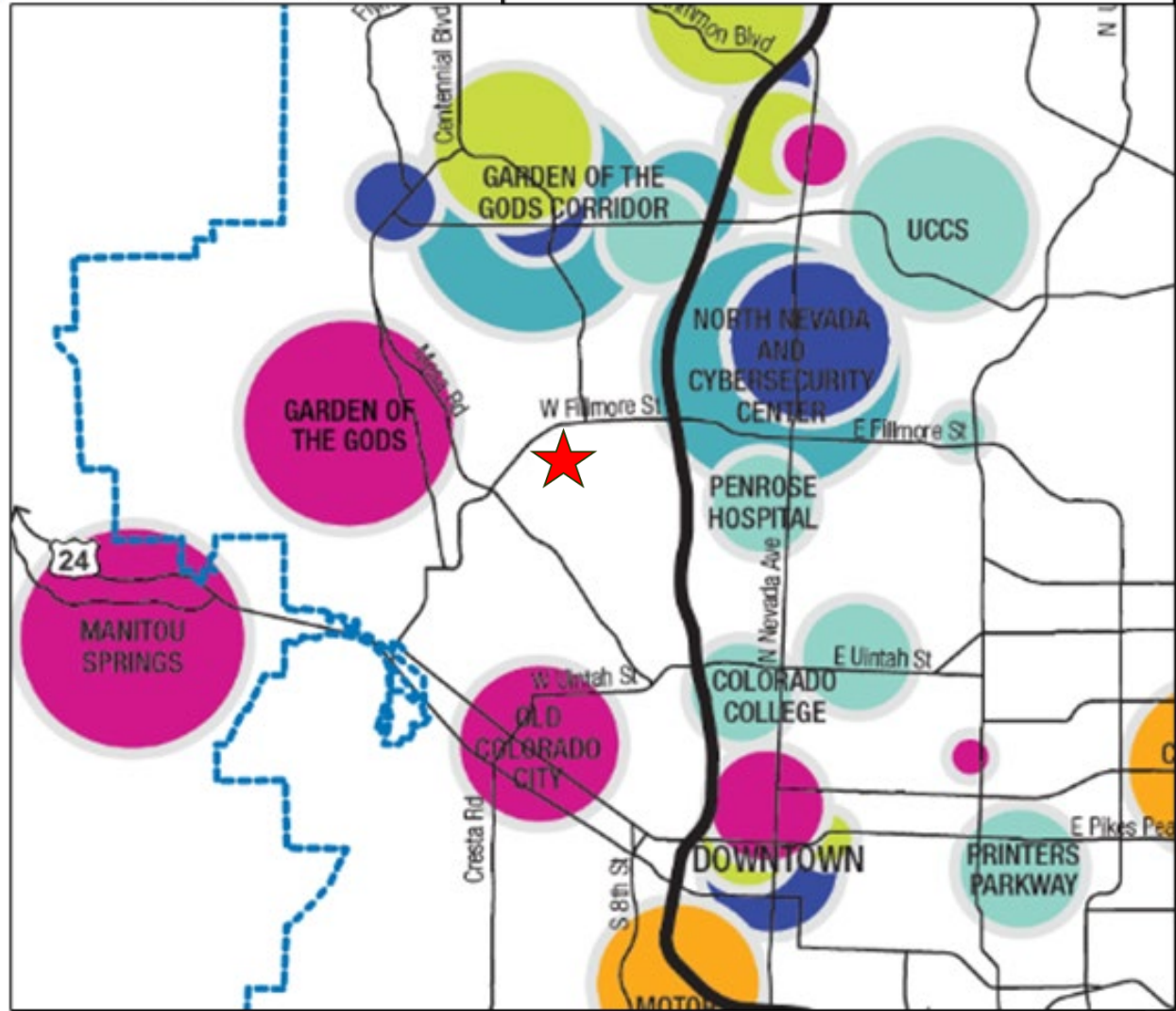
Thriving Economy Framework

Predominant Typology

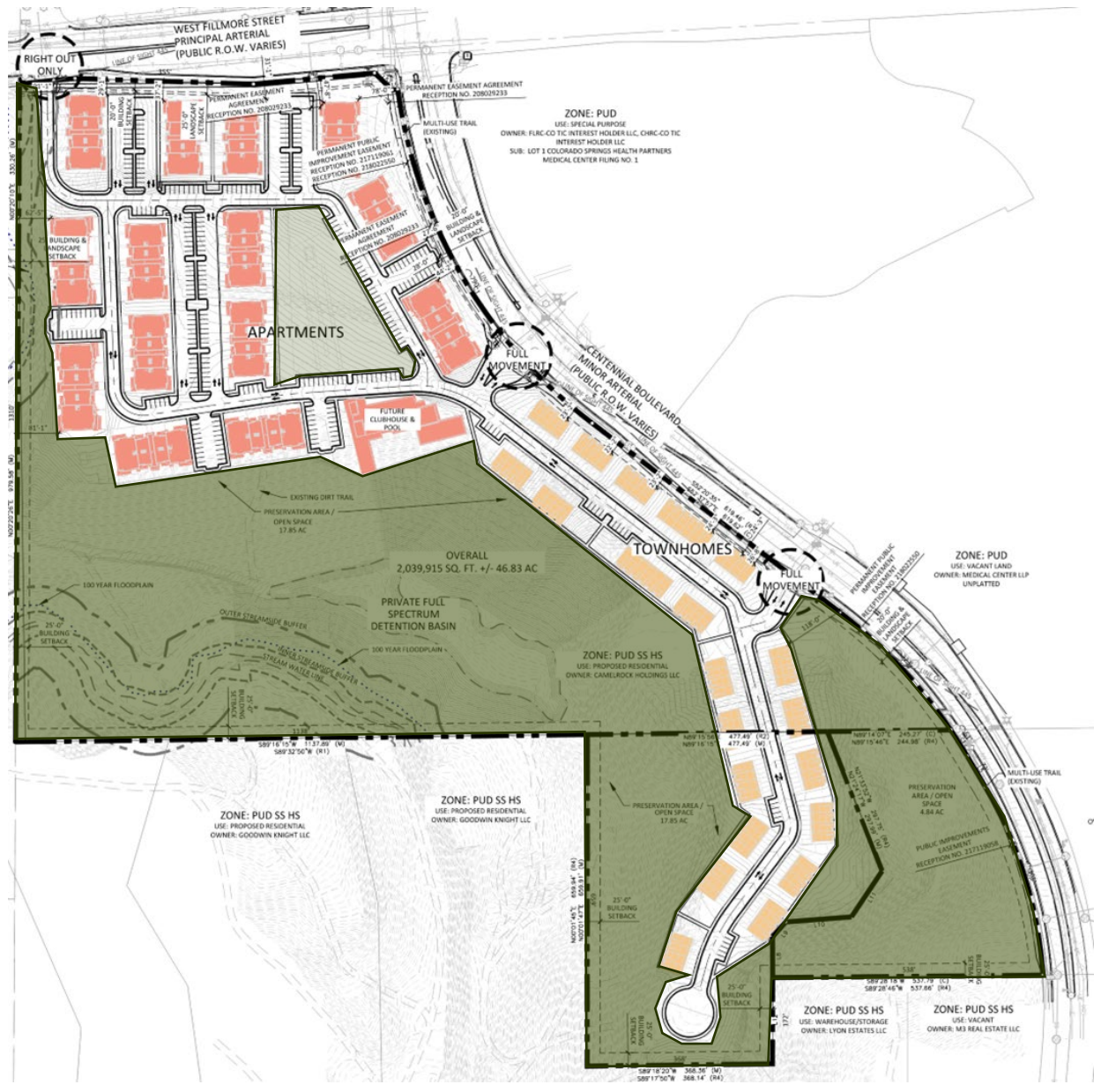
- Cornerstone Institutions
- Spinoffs and Startups
- The Experience Economy
- Life and Style
- Industry Icons
- Critical Support

Thriving Economy:

- 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-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity centers, and urban corridors. Create activity nodes along corridors.



Questions?



Questions—Andrea Barlow, N.E.S. Inc.