

November 9, 2023

Arrowswest Weidner Apartments Neighborhood Meeting #3

SPACE FOUNDATION

4425 Arrowswest Dr.
Colorado Springs, CO 80907

Neighbors Comments (Bold)

1. **There are concerns regarding Red Leg Brewery parking.**
 - a. The proposed Arrowswest Community meets all City parking requirements and will be self-parked within its property. Weidner Apartment Homes, the City of COS, and the COS Chamber & EDC have reached out to Red Leg to discuss myriad parking options for Red Leg to consider.
2. **Was there unit reduction?**
 - a. Yes, total apartment count was reduced by 6 homes.
 - b. The reduction also supports the neighborhood's November 2022 request.
3. **What is the height compared to the multi-family site across the street?**
 - a. The existing Artemis at Spring Canyon community across Garden of the Gods has 29' tall buildings.
 - b. The proposed Arrowswest buildings are 38' high which is below the existing PBC zone which allows for 45' buildings. Further, a portion of this height is due to the sloped roofs which is an architectural feature.
4. **Is the parking sufficient for the number of units proposed?**
 - a. The site is parked adequately per current development code standards.
 - b. The Weidner company has extensive experience in the development of multi-family projects and the parking ratio is consistent with other similar suburban communities they own and manage. It is within our best interests to ensure the community is adequately parked and have thoroughly studied this.
5. **Why have you decided to develop this site?**
 - a. Nationwide, housing has been undersupplied relative to demand. Similar to many other cities across the US and Colorado, Colorado Springs is a growing city and needs incremental housing (including a mix of both for sale and rental options). This area offers great schools, close proximity to employment, and outdoor recreation.
6. **The size of the project is not appropriate. Is there enough open space for the residents?**
 - a. The project meets the applicable City requirements for open space. In addition, the project complies with Colorado Springs' Parkland Dedication Ordinance.
 - b. Specifically, the project provides on-site and outdoor amenities, including recreational courtyards, pool, clubhouse, and open space along the foothill. It is in our best interest to make sure we are providing our future residents with amenities and open space.

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- c. Like other residences in the area, they will have easy access to the regional trail that runs along the frontage of the project, the area neighborhood park and the hundreds of acres of public open space just west of the site and associated with Garden of the Gods.
7. **It would be better for Weidner to build better projects and not more. They should concentrate on existing properties and not build new ones.**
 - a. Weidner Apartment take pride in all of their properties and communities. Care is taken to invest in all of the company's properties to address needs and to meet the housing considerations in the various markets they work in.
8. **There is not enough notice for these meetings from the city.**
 - a. This is the third meeting made available to the area residences. Two of the meetings have been coordinated directly through the City system per the current policies and standard requirements. The second of the three meetings was coordinated directly with the Mountain Shadows HOA president.
9. **The project is not looking at the big picture and is affecting the overall quality of life for the neighbors.**
 - a. The project is providing much needed alternative housing options within the community, providing right-of-way and regional trail connections that have been needed and bringing a fresh new landscaped development to the corner that now consists of a gas station.
10. **Did the traffic study consider the emergency impacts beyond the traditional operational impacts to the neighbors?**
 - a. The Traffic Impact Study (TIS) was prepared per the City's current TIS criteria.
 - b. The current criteria is not designed to address the unknown conditions of an emergency impact situation. This type of study has been the primary focus and planning consideration of the City and the Emergency Operations Team.
 - c. While many have said that the emergency impact study should be the responsibility of the developer, these types of studies are done at a much larger scale than any individual residential project. One study completed in isolation can't account for the multiple variations and scenarios from the time of the year, to the time of day, weather conditions or if there is a current event at the Garden of the Gods, Air Force Academy or the Flying-W Ranch. The City is the local and regional expert in managing and facilitating the best approach to meet the community's needs.
11. **During the fire it was a nightmare with traffic.**
 - a. Noted. This project is down stream of the Mountain Shadow Neighborhood and will generate ~50% less traffic than if were to be developed in a retail/commercial capacity.
12. **This development is defiling the foothills, the site should be limited to two stories.**
 - a. The project is be planned on an existing disturbed and graded site and doesn't exceed the currently allowed building height. The top of the Arrowswest buildings are approximately ~95' below the immediately adjacent slope.
 - b. If the community were to be fully redeveloped as a commercial project, the likely percentage of impervious area (pavement, etc.) would be much higher.

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13. **This development does not blend into the community. How is this a garden community?**
 - a. The buildings were designed to be in scale and character of the surrounding neighborhood which consists of commercial, other multifamily, and single family homes.
 - b. The project provides residential architecture features and relief that differs from the commercial and office warehouse massing within the immediate area. Specifically, the Arrowswest buildings include pitched roofs, residential façade materials, and an abundance of green space.
 - c. The closest single-family house to the north and west is 1,300 feet (about .25 miles) away providing a good transition.
 - d. The closest single-family house to the south and east is 430 feet away and sits approximately 90' above the proposed site.
14. **Parking at Red Leg is a safety concern with people having drinks. Eventually people will be parking along Garden of the Gods Parkway.**
 - a. There is no parking along Garden of the Gods Parkway.
 - b. Red Leg parking not subject to the current planning application.
15. **The building along Garden of the Gods Parkway (building A) is too tall.**
 - a. Noted. The building height does not exceed the current allowable height in this zone. Commercial, office or residential buildings are allowed to be built up to 45' feet high.
 - b. The current building is only 38 feet high.
16. **Was the bike lane along 30th reviewed?**
 - a. The study of the bike lane/path was not conducted as part of the project. The site plan did provide room for extending and providing the missing link in the overall trail plan at the corner.
17. **Fire Evacuation: With no roadway improvements since the fire, how would the evacuation be changed if it were to happen again.**
 - a. This question would need to be answered by the City's Emergency Operations Team with regards to the new planning tools that are in place today.
18. **We have an issue with the city Evacuation Traffic Models.**
 - a. This comment is directed to the City.
19. **Is the site plan being reviewed under the older code or the new UDC code.**
 - a. The plan was submitted before the new UDC code. As such, it is being reviewed under the older code.
20. **Hillside Overlay: Would the Hillside Offset override the code for the allowable height of the buildings?**
 - a. The Hillside Overlay Ordinance applies to projects west of I-25 and is designed to preserve steep slope areas and to protect the ridgeline from being built on. It is not designed to preserve any one view.
 - b. The application of the ordinance is based on maximum building height from the existing grades.
 - c. The project doesn't exceed the allowable maximum heights with the current zoning and per the existing grades.

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21. **A site graphic is requested for the views looking west from along Garden of the Gods.**
 - a. The project team will study this viewpoint.
22. **The community is concerned about adding an apartment community due to the Waldo Canyon fire and evacuation routes.**
 - a. The appropriate consideration and planning has been completed in accordance with all jurisdictional requirements.
23. **There is a concern about the height and length of Building A, and the potential icing problems along Garden of the Gods Parkway by the building placement.**
 - a. The project team has taken note of this comment.
24. **Are there plans for a phase 2 for this project?**
 - a. This project will be built in one phase as illustrated and proposed today.