

Date: June 29, 2022  
Project: Costilla 10-Plex  
Location: 703 E. Costilla St.  
Colorado Springs, CO 80903  
To: Matthew Alcuran, Planner II  
Pikes Peak Regional Building Department  
2880 International Circle

## On Street Parking Credit Submittal Request

We are requesting an "On Street Parking Credit" per 7.4.204.B. The project at 703 East Costilla consists of a 50' wide by 190' deep corner lot zoned C-6 adjacent to single family residential uses. When taking into account setbacks, site width and landscape buffer requirements it is quite difficult to meet the parking requirements and have a built project and satisfy zoning requirements without this on street parking credit. A written parking evaluation would reveal that additional on site parking is not available and/or not feasible.

The building is a three story multi-family residential project with (8) studio, (1) 1-bedroom, and (1) 2-bedroom units for a total of 10 units with a parking requirement of 12 on-site stalls. Incorporating the parking reductions per 7.4.204.C.1.a and 7.4.204.C.1.b the parking required is a total of 11 on site stalls. Costilla is a dedicated Bike Route, and there is a bus stop immediately in front of the project site on Costilla. We are proposing 9 on site parking stalls and requesting credit to utilize the on street parking credit to make up for the remaining 2 required stalls.

### Evaluation Conditions:

The City street immediately adjacent to the subject property allows on street parking.

#### **South El Paso Street allows on street parking adjacent to our property.**

The subject property has a minimum lot width of thirty feet adjacent to the street containing the on street parking spaces.

#### **The lot width adjacent to El Paso Street is 190'.**

The scope, scale and other characteristics of the proposed use are such that counting on street parking toward the minimum off street parking requirement would not generate significant off site impacts upon neighboring properties.

#### **The scope, scale and other characteristics of the proposed use are appropriate to the site, within (and often well under) C-6 zoning allowances, and are in alignment with the City's Comprehensive Plan.**

On street parking spaces shall be used for vehicular parking only. No sales, rental, storage, repair, servicing of vehicles, equipment or materials, dismantling, or other activities shall be conducted or located in such areas. On street spaces cannot be designated as private or reserved for the adjacent use.

#### **Ownership is committed to enforcing this requirement for the good of the neighborhood and the proposed project.**

Respectfully,  
Echo Architecture, LLC

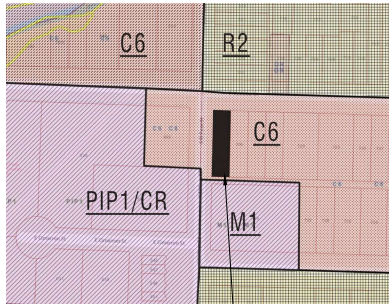


Ryan Lloyd  
Architect  
ryan@echo-arch.com

Attachments: **Parking Calculations and Site Plan**



VIEW FROM THE NORTH WEST



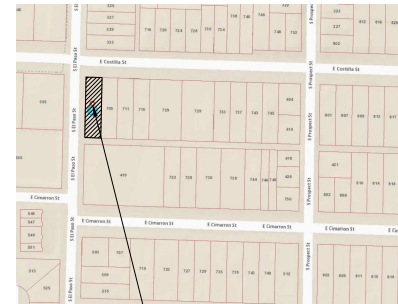
ADJACENT ZONING MAP

NTS



FLOOD PLAIN MAP

NTS



VICINITY MAP

NTS

ZONING DATA

<b>ADDRESS:</b>	703 E COSTILLA ST. COLORADO SPRINGS, CO 80903
<b>ZONE:</b>	C-6 (PER 7.3.205.0 RESIDENTIAL DWELLING UNITS IN C-6 SHALL COMPLY WITH THE R-5 ZONE DISTRICT STANDARDS)
<b>TOTAL SITE AREA:</b>	9,500 SQ. FT. (0.2 ACRES)
<b>ALLOWABLE BUILDING HEIGHT: (7.3.104)</b>	45 FEET
<b>PROPOSED BUILDING HEIGHT:</b>	36'-11"
<b>SETBACKS REQUIRED FOR R-5: (7.3.104)</b>	FRONT: 20' SIDE: 5' REAR: 25'
<b>SETBACKS PROPOSED:</b>	(W) FRONT: 9'-0" } NONUSE VARIANCE REQUESTED (N) FRONT: 17'-10" } (E) SIDE: 5'-0" } (S) REAR: 25'-0" }
<b>MAXIMUM COVERAGE ALLOWED:</b>	40%
<b>COVERAGE PROPOSED:</b>	TOTAL COVERAGE: 3,715 S.F. (39%)
<b>MASTER PLAN:</b>	SHOOKS RUN REDEVELOPMENT PLAN
<b>CONCEPT PLAN:</b>	N/A
<b>BUILDING FOOTPRINT:</b>	2,913 S.F. (31%)
<b>HARDSCAPE AREA:</b>	2,487 S.F. (26%)
<b>LANDSCAPE/OPEN SPACE AREA:</b>	4,100 S.F. (43%)
<b>DENSITY ALLOWED:</b>	1 UNIT / 950 S.F. = 10.5 UNITS
<b>DENSITY PROPOSED:</b>	1 UNIT / 950 S.F. (10 UNITS)

LANDSCAPE NOTES

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNS.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.

SCHEDULE

CONSTRUCTION TO BEGIN LATE SPRING 2022

FLOODPLAIN NOTE

- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FIRM #8041C0299 EFFECTIVE ON 12/07/16.

PROJECT DATA

<b>PROJECT SUMMARY:</b>	NEW 10 UNIT APARTMENT COMPLEX WITH ASSOCIATED SITE IMPROVEMENTS INCLUDING PAVED PARKING SPACES AND A TRASH ENCLOSURE.
<b>PROJECT TYPE:</b>	MULTI-FAMILY
<b>URL FILE #:</b>	TBD
<b>TAX SCHEDULE #:</b>	641732013
<b>LEGAL DESCRIPTION:</b>	LOT 1 BLK 3 HILLSIDE ADD COLO SPOS

BUILDING DATA

<b>TOTAL BUILDING FOOTPRINT:</b>	2,913 S.F.
<b>TOTAL BUILDING AREA:</b>	8,760 S.F.
<b>TOTAL AREA BALCONIES/EXTERIOR WALKWAYS:</b>	802 SF
<b># OF STORES:</b>	3
<b>UNIT COUNT:</b>	10 UNITS
<b>ACTUAL BUILDING HEIGHT:</b>	36'-11"

PARKING SUMMARY

<b>UNIT COUNT:</b>	10 UNITS
<b>REQUIRED:</b>	STUDIO BEDROOM UNITS: 1.1 X 8 UNITS = 8.8 SPACES 1 BEDROOM UNITS: 1.5 X 1 UNIT = 1.5 SPACES 2 BEDROOM UNITS: 1.7 X 1 UNIT = 1.7 SPACES <b>TOTAL</b> 12 SPACES REQUIRED
<b>PARKING REDUCTION FACTORS: (7.4.204.C)</b>	PROXIMITY TO TRANSIT STOP: 5% REDUCTION PROXIMITY TO BIKE ROUTE: 5% REDUCTION 11 SPACES REQUIRED
<b>PROVIDED:</b>	6 COVERED SPACES 1 ADA SPACE (COVERED) 2 COMPACT SPACES 4 ON-STREET SPACES ON EL PASO ST. (7.4.204.B)
<b>TOTAL:</b>	13 SPACES PROVIDED (0 ON-SITE / 4 ADJACENT ON STREET)
<b>BICYCLE PARKING:</b>	8 PROTECTED 0 UNITS

SHEET INDEX

1 of 6	GENERAL INFORMATION
2 of 6	SITE PLAN & FIRE ACCESS
3 of 6	PRELIMINARY GRADING PLAN
4 of 6	PRELIMINARY UTILITIES PLAN
5 of 6	PRELIMINARY LANDSCAPE PLAN & DETAILS
6 of 6	EXTERIOR ELEVATIONS

CONTACTS

<b>OWNER:</b>	LOTT LLC 2355 S CHEROKEE ST DENVER CO, 8022 CONTACT: LUCAS GORDON p. 719.314.6576 e. lucas.gordon@gmail.com
<b>ARCHITECT:</b>	ECHO ARCHITECTURE 4 SOUTH WAHSATCH AVENUE #120 COLORADO SPRINGS, CO 80903 CONTACT: RYAN LLOYD p. 719.387.7836 e. ryan@echo-arch.com
<b>CONTRACTOR:</b>	303 DEVELOPMENT 1489 S. Broadway, UNIT D Denver, CO 80210
<b>LANDSCAPE ARCHITECT:</b>	KHLA 2009 N. FRANKLIN ST., COLORADO SPRINGS, CO 80907 CONTACT: KRISTEN HEGGEM p. 719.339.9393 e. kwheggem@icloud.com
<b>CIVIL ENGINEER:</b>	RAPTOR CIVIL ENGINEERING 10341 TENNYSON CT. 80031 WESTMINSTER, CO CONTACT: ERIC BURTZLAFF p. 720.774.7756 e. eric@raptor-civil.com

ADA STATEMENT

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

COSTILLA 10-PLEX  
703 EAST COSTILLA STREET  
COLORADO SPRINGS, CO 80903

GENERAL INFORMATION

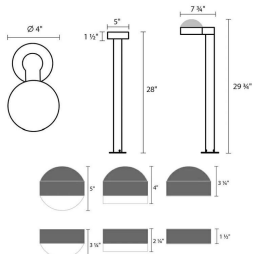
URL # CPC CU 22-0030



2021-035-  
703Costilla  
DEVELOPMENT PLAN  
phase:  
DP  
703 EAST COSTILLA  
STREET  
COLORADO SPRINGS  
d/cmn by:

ECHO ARCHITECTURE, LLC  
4 S. WASHINGTON AVE. #120  
COLORADO SPRINGS, CO 80903  
www.echo-arch.com  
p. 719.387.7836

date:  
02.07.2022  
phase:  
DP  
d/cmn by:

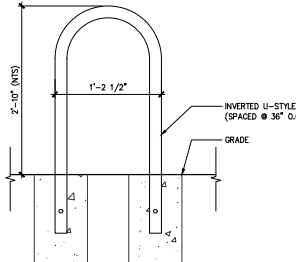


2 BOLLARD PLAN/ELEVATION  
NTS

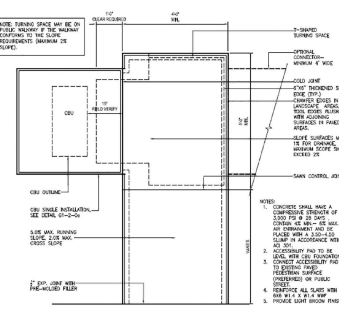


**Specifications**  
 Depth (D1): 4.5"  
 Depth (D2): 4.75"  
 Height: 5"  
 Width: 11"  
 Weight: 7 lbs  
 (optional) 7 lbs

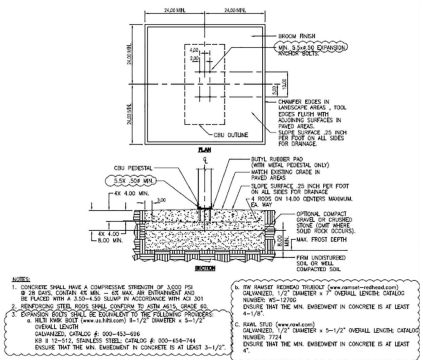
3 WALL PAK LIGHT PLAN/ELEVATION  
NTS



4 INVERTED U-STYLE BIKE RACK ELEVATION  
1 1/2" = 1'-0"



5 MAILBOX CLUSTER SINGLE UNIT DETAILS  
NTS



**SITE PLAN LEGEND**

- NEW BUILDING
- NEW CONCRETE
- SIGHT VISIBILITY TRIANGLE
- NUMBER OF PARKING SPACES
- PROPERTY LINE
- SETBACK LANE
- LANDSCAPE BUFFER
- NEW FENCE
- 150' FIRE HOSE REACH
- ACCESSIBLE ROUTE
- 48" H. LED LIGHT BOLLARD  
SEE DRAWING 2/20P

555 E COSTILLA ST  
 "OPEN BIBLE CLINIC AND PHARMACY"  
 ZONE: C-6 (U)

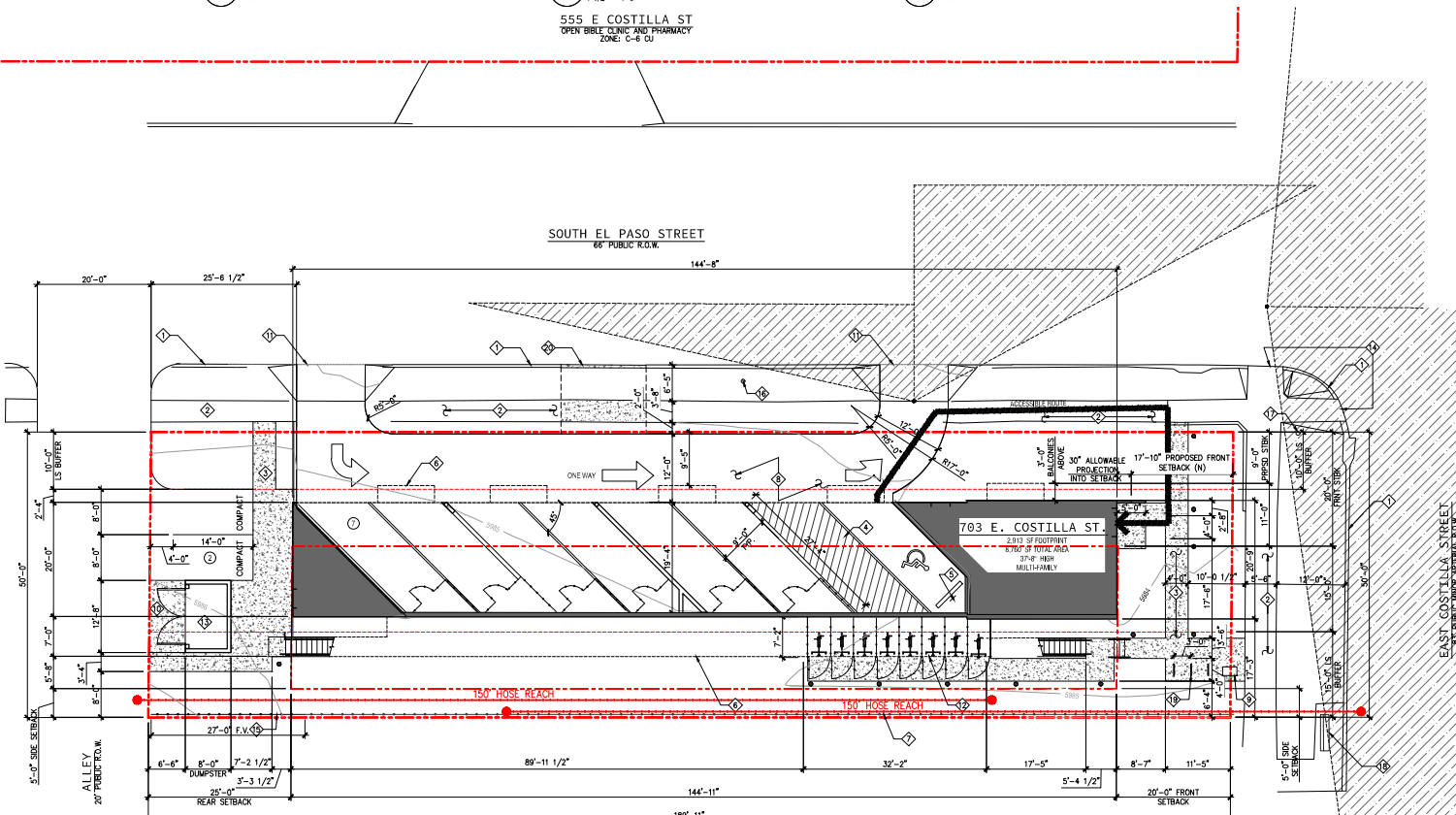
**SITE PLAN NOTES**

1. REFER TO SHEETS 3 & 4 FOR CIVIL INFORMATION INCLUDING GRADING AND UTILITIES.
2. REFER TO SHEET 5 FOR ALL LANDSCAPING INFORMATION.
3. INFORMATIONAL ONLY: SIGNAGE IS NOT APPROVED WITH THIS DEVELOPMENT PLAN. ALL SIGNS REQUIRE AN APPROVED SIGN PERMIT.
4. FLOOD LIGHTING IS PROHIBITED.
5. ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON SITE. ALL LIGHTING FIXTURES SHALL BE FULL SHIELD CUT-OFF.
6. MAILBOX LOCATION WILL BE COORDINATED WITH U.S.P.S. AT TIME OF BUILDING PERMIT OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CURBS, CUTTERS, PEDESTRIAN RAMPS, SIDEWALK AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT CITY STANDARDS ALONG E. COSTILLA ST. AND S. EL PASO ST. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO CERTIFICATE OF OCCUPANCY. AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 303-5977.
8. ALL NEW PEDESTRIAN RAMPS TO BE CITY STANDARD D-8.
9. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
10. INSTALLATION OF ELECTRICAL DEVICES IN PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1000 AND COMPLETE THE COLORADO SPRINGS UTILITIES' ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE IN ACCORDANCE WITH THE UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.

**SITE PLAN KEYNOTES**

- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- NEW CONCRETE SIDEWALK
- VAN ACCESSIBLE AISLE
- VAN ACCESSIBLE PARKING STALL
- 12'W X 24' T SIGNAGE POST MOUNTED AT 6' A.F.F.
- LINE OF BALCONY/WALKWAY ABOVE
- EXISTING FENCE TO REMAIN (REPAIR AS NECESSARY AFTER TREE REMOVAL)
- NEW ASPHALT DRIVE
- CLUSTER MAILBOX PER 5/26/8
- CONCRETE APRON
- NEW CURB CUT/SITE ACCESS PER CITY STANDARD
- 4x7 BIKE STORAGE LOCKER, TYP. OF 8
- EXISTING CITY STANDARD SIDEWALK
- NEW FENCE TO MATCH EXISTING 6' FENCE
- EXISTING UTILITY POLE TO REMAIN
- EXISTING LIGHT POLE TO REMAIN
- EXISTING BUS STOP TO REMAIN
- GUEST BIKE PARKING (3) INVERTED
- EXISTING CURB CUT TO BE REMOVED AND REPLACED W/ TYPE 1 CURB & GUTTER

415 S. EL PASO ST.  
 MARKET ZONE & THORNDIKE  
 ZONE: M-1



705 E COSTILLA ST  
 SINGLE FAMILY RESIDENTIAL  
 ZONE: C-6

**SITE PLAN**  
 LUR #L CPC CU 22-00030

**ECHO**

2021-035-  
 703eCostilla  
 DEVELOPMENT PLAN  
 phase: DP  
 703 EAST COSTILLA  
 STREET  
 COLORADO SPRINGS  
 date: 02.07.2022  
 phase: DP  
 d/cwn by: JCF  
 City Architecture, LLC  
 4300 Woodmen Ave. #100  
 Colorado Springs, CO 80906  
 www.cityarch.com  
 P: 719.578.1500