

PROJECT STATEMENT

Re: 326 E. Boulder Street Apartments - PUD Development Plan, PUD Zone Change and Waiver of Replat, TSN # 6407425005 & 6407425006

Revised January 23, 2019

Project Data:

- **Multi-Family Residential**
- **Proposed Gross Density: 37 Dwelling Units/Acre (21 Total Units)**
- **Maximum Building Height: 40-Feet**

The proposed application includes a PUD Zone Change, Development Plan and Waiver of Replat. Our client, and his family desire to create a legacy development for Downtown Colorado Springs and the legacy of their family. Mr. Mieritz, as the representative for his family, is pursuing a 16-unit apartment building. The property has been in his family for over 25 years and they are very cognizant and sensitive to providing a project that meets the character of the Near North End Neighborhood. As illustrated in the Architectural Elevations, the project desires to maintain the old stone walls along Wahsatch and Boulder Streets to the maximum degree possible, while still meeting the requirements of today and providing a feasible project.

Included as a part of the development, the property owner is pursuing between two and four units of the development to be affordable housing units. Today, the property is zoned R4, or "Eight-family Residential", however zoning requirements including setbacks and lot coverage would preclude the ability to have the seven (7) dwelling units (two of which are proposed to be demolished) that exist today on the two properties totaling 25,000 square feet.

The design of the apartments is intended to give a sense of walkability, boasting a "Walk Score" of 89, which is 18 points higher than the average for Downtown Colorado Springs (71) and an astounding 53 points higher than the City (36) average. The property directly abuts two transit lines with direct access to both Memorial Hospital and the Citadel Mall property, and of course downtown, along with being two blocks from additional transit opportunities two blocks south on Bijou Street. In addition to the transit opportunities, the property also includes access to a Pike Ride station, not to mention several businesses and institutions within a ¼ mile walking radius.

The design includes 7 off-street parking spaces, but also includes an additional 137 non-metered, public, adjacent on-street parking spaces, more than ample for the additional 14 dwelling units that the property will add. We feel strongly that to create the walkable community that is discussed in the downtown master plans, form-based code, and PlanCOS, it is imperative to only provide parking where it is needed. This site, given its abundance of adjacent on-street parking, it is not needed.

We appreciate the City's consideration of the Development, which works toward several of the goals of the City's Downtown Master Plan, Comprehensive Plan, and the Mayor's goal for adding affordable housing downtown.

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