

# ARCHITECTURE

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RE: Conditional Use Application,  
1605 Jet Wing Dr., Colorado Springs, CO

## Project Statement

The proposed project is the conversion of an existing children's daycare facility to a Human Service Facility. The interior will be converted to a 30 bed assisted living facility for the elderly, with only minimal changes to the exterior of the existing building.

As the population ages, the demand for assisted living facilities has increased. This will be a home group care facility for the elderly. The purpose home group care is to provide a loving residential and home-like environment for the elderly and adults with minor disabilities. These group members typically do not have extended families to help with their care and support. The facility will be a home for 30 elderly adults, and will provide meal preparations, medication preparations, transportation arrangement to doctor appointments or other appointments, and social activities that encourage improvement for the residents. There will be 3 staff members responsible for resident care during the day and 2 staff during the night when residents are sleeping.

Generally, our residents are elderly people who will not drive. Their transportation needs will be provided by First Transit, Amazing Wheels, or other taxi companies. There are 4 required parking spaces based on 1 space for every 8 beds, plus an additional 7 spaces for guests and staff. The proposed traffic load for the site will be less than the original traffic load for a daycare use, which would have visitors throughout the day.

New windows and doors will be installed in the existing exterior façade. No other exterior site changes, building additions, or exterior utility changes are proposed. The neighboring area will notice very little change with this new residential facility, aside from a reduction in traffic.

No significant issues were raised during the pre-application process. The proposed use fits with the goals of mixed-residential density, by offering a variety of housing unit types within one development or neighborhood. Elderly housing is a service which is necessary to the function of residential neighborhoods. Finally, this use encourages a broad diversity of residential products proportionate to the needs and desires of community residents; it provides new housing products that are responsive to an evolving market of consumers - the elderly.

Sincerely,  
Greg Howes, AIA