



URBAN LANDSCAPES LLC
URBAN DESIGN | LANDSCAPE ARCHITECTURE
142 South Raven Mine, Suite 175
Colorado Springs, CO 80905
john@urbanlandscapes.design
719.600.8366

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To whom it may concern,

We are providing global responses to the community letters, which varied from positive to neutral to against the submitted development plans. Please note that changes, in particular regarding parking, have been updated for the Development Plans. We have adjusted Building 4, and the prior parking to accommodate more parking. In doing so, we had to request an additional Alternative Compliance Request for landscape on the southern boundary of the property.

The following responses are categorized by topic. We would encourage the community to let us know if your comment within the overall topics was somehow missed. Thank you.

Development Support

We would like to thank James Wing and Christof Bentele for their support of the project. In these comments there was a question if the development was intended to be for rent or ownership. At this time, the development is envisioned to be for rent.

Parking

We are aware of the concerns for parking, and appreciate the support of the adjacent neighbors that see the parking availability along the streets. We have taken the comments from the community and City to heart and have updated the site plan to add more off-street parking. We believe that even though we lost landscaped area for parking, the change is a net positive for the development and the neighborhood as a whole.

There was a concern over the parking along Cascade and its proximity to the traffic. Cascade has plans to add a bike lane that will be between the parked vehicles and the traffic lanes. Striping will be added to this corridor outside of the scope of this development.

Each of the three adjacent streets currently are wide enough and allow for on-street parking today.

Multi-Family Demand

We understand that there is a concern of having multi-family development by a couple of the letters. There is also great concern, as addressed by the Comprehensive Plan for Colorado Springs, of having enough housing options and inventory. A low supply of multi-family units across the City is causing a dramatic cost to the City and the affordability of its residents. The Developer of this property, DHN Development, LLC, has taken this challenge to heart and provided wonderful units both downtown and to the south and east of downtown to date. The development is intended to carry on this same attention to the Roswell Neighborhood where transit services and thanks to the Lincoln Center, daily goods, services and restaurants can be found.

Traffic

Per the City Traffic Engineering comments, the traffic generated for 21 units is not enough to warrant a traffic study. We have provided in the comments a response for the analysis that per the ITE Trip Generation Rates, 21 units will generate 11.76 vehicles during the peak hour (afternoon rush hour on a weekday). 12 vehicles during an hour is a very small amount relative to the capacities of the adjoining streets.



Views

The development proposal at hand is not proposing “high rise” architecture at 2525 Concord. The proposed development is being designed under the maximum height requirements allowed for OR (Office Residential) zoning and with an architecture that complements the architecture of the neighborhood. The building along Cascade is designed to look like a 2-story home along Cascade with an additional floor catching the grade of Harrison on the west side of the structure.

Sidewalks

Accompanying this development, sidewalks will be added along Concord adjacent to the property, which will assist in pedestrian connectivity.

Utility (Sewer and Water Capacity)

Per calculations provided to Colorado Springs Utilities, the existing infrastructure in the adjacent rights-of-way support the 21 units of multi-family residential. Upgrades to the sewer and water are not necessary.

Abandoned Multi-Family building at East Taylor and Tejon

The City, nor this developer, has the ability to develop, or occupy other abandoned structures. With that said, I believe the structure that has been referenced is at the northwest corner of the intersection of Tejon and Taylor. It is a beautiful structure, and I am aware of at least three developers who have attempted to purchase the building and develop it. It is my understanding that the owner has been unwilling to sell at this point.

Beacon Street Traffic and Extension of Constitution Avenue

Both of these comments are outside of the parameters and control of this development, and we don't have any helpful comments to add to the discussion.

Sincerely,

John W. Olson RLA | LEED-AP | CNU-A
Urbanist | Landscape Architect
142 South Raven Mine, Ste. 175
Colorado Springs, CO 80905
e: John@urbanlandscapes.design | p: 719.600.8366