

## PIKE VIEW MASTER PLAN AMENDMENT, REZONE AND CONCEPT PLAN

### PROJECT STATEMENT

APRIL 2022, REVISED MAY 31, 2022

TSN: 7336300004, 7336300014, 7336200021

ADDRESS: SOUTHWEST CORNER OF CENTENNIAL BLVD AND WEST FILLMORE ST

### REQUEST

N.E.S. Inc. on behalf of Convergence Rental Housing requests approval of:

1. An amendment to the Hills Properties Master Plan to change 17-acres of Community Commercial and 5-acres of Office to Residential (12-16.99 du/ac).
2. A Zone Change from PUD/SS (Planned Unit Development: Commercial with Streamside Overlay) and OC (Office Complex) to PUD/SS (Planned Unit Development: Residential, maximum density of 8 du/ac, maximum height of 55', with Streamside Overlay).
3. A Concept Plan for the entire property for residential development on 46.754 acres.

### SITE CONTEXT



The site is located on the southwest corner of the intersection of W. Fillmore Street and Centennial Blvd. The surrounding mix of uses include industrial, single-family and multifamily residential, commercial, institutional, and vacant land. To the east of the site, across Centennial Blvd, is the Colorado Springs Veterans Administration and Clinic. To the south is undeveloped land zoned PUD for townhomes and apartments. To the north, across W. Fillmore Street is a variety of mixed uses under the zoning designation of PBC, PUD, and Residential. To the west, is Mesa Creek and proposed residential developments.

The site includes three parcels comprising 46.754-acres.

Parcel 7336200021 (1) is 35-acres with frontage on West Fillmore Street and Centennial Blvd. Mesa Creek follows the western boundary of this parcel and then meanders through the southwest corner of the parcel before continuing south. This parcel is zoned PUD/SS (Planned Unit Development [Commercial and Office]/ Streamside Overlay) and lies within the Hill Master Plan.

Parcel 7336300004 (2) is 6.9-acres and lies to the south of parcel (1). To the west this parcel slopes down to Mesa Creek. This parcel is zoned Office Complex (OC).

Parcel 7336300014 (3) is 4.8-acres and lies south of parcel (1) and immediately to the east of parcel (2) and slopes steeply down to Centennial Blvd. This parcel is zoned Office Complex (OC).

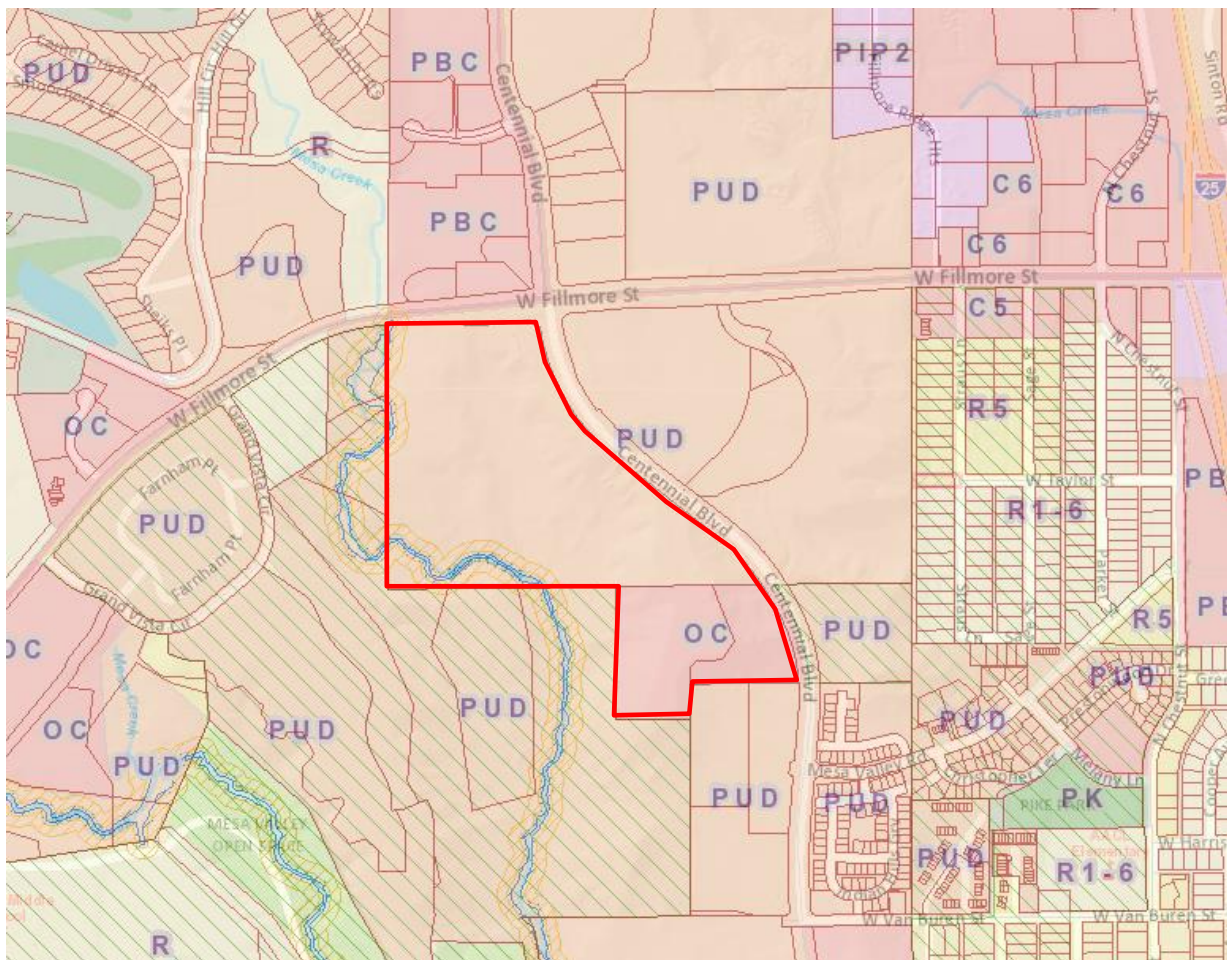


## PROJECT DESCRIPTION

### ZONE CHANGE

The northern 35-acres of the property site is currently zoned PUD/SS (Planned Unit Development [Commercial and Office]/ Streamside Overlay) and is part of a larger 83-acre PUD (Office and Commercial) zone under Ordinance No. 04-101. The ordinance does not identify a specific use for the PUD zone, but the accompanying PUD Concept Plan shows a mix of office and commercial uses with parking and open space areas for the 35-acre portion west of Centennial Boulevard. The southern two parcels (11.18-acres) are zoned OC (Office Complex) under Ordinance No. 15-37. Multifamily residential is an allowed use in the OC zone.

It is proposed to incorporate all three properties under a new common PUD (Residential) zone totaling 46.754-acres for residential use. This will allow a more efficient use of the properties and ensure that there is no scenario where a single lot includes two different zones. The proposed PUD (Residential) zone better reflects the owner's interest in developing residential opportunities in the area to meet the need for new residential housing alternatives in Colorado Springs. The proposed PUD (Residential) will be compatible with the surrounding mix of zones and uses, which consists of commercial, office, medical, multifamily residential, single-family residential and industrial uses.



The northern 35-acres currently includes Streamside Overlay and that overlay will be included in the new PUD (Residential) zone for the entire property.

The PUD (Residential) zone is intended to encompass all potential residential use types to allow the flexibility that PUD is intended to accommodate. The PUD (Residential) proposes to cap the residential development at a maximum density of 8 units per acre on the 46.754-acre site. The PUD (Residential) imposes a maximum height for the zone of 55-feet, which is less than the 60-foot maximum height currently allowed on part of the site under the approved PUD (Office and Commercial) Concept Plan.

The building setbacks will be a 20-foot front setback along West Fillmore Street and Centennial Boulevard, and a 25-foot setback side setback along the south and a 25-foot rear setback along the west. These setbacks are consistent with the R-5 zoning district setbacks for front and rear setbacks, and are appropriate in conjunction with the PUD (Residential) zone change request. There will be a 25-foot landscape setback along West Fillmore Street, which supersedes the 20-foot building setback; and there will be a 20-foot landscape setback along Centennial Boulevard. The landscape setback along West Fillmore Street will require 1 tree per 20-feet of setback based on the major arterial classification, and the landscape setback along Centennial will require one tree per 25-feet of setback based on the minor arterial classification. No mitigation or additional plantings are proposed within the front setbacks due to the setback being increased to 25-feet at West Fillmore Street because of the required landscape setback and consistency of the proposed setbacks with other residential district setbacks such as R-4 and R-5.

#### **MASTER PLAN AMENDMENT**

To accompany the Zone Change, an amendment to the Hill Properties Master Plan is required in relation to the northern 35-acres of the site. The Master Plan currently shows the land use as 17 acres of Community Commercial, 5 acres of Office, and 14.1 acres of Open Space. It is proposed to amend the Commercial and Office land uses to Residential at a density of 12-16.99 du/ac. The 14.1 acres of Open Space is to remain.

#### **CONCEPT PLAN**

The Concept Plan for the 46.754-acre Pike View property shows the proposed layout for PUD (Residential) rezoning at a conceptual level. The layout will be further refined with a future Development Plan. The Concept Plan sets the parameters for the proposed development consisting of an anticipated 360 single-family attached and multi-family housing units, with a maximum density of 8 units per acre and a maximum height of 55 feet. Perimeter building setbacks of 25-feet are identified on the west (rear lot line) and south (side lot line) sides, and 20-feet along West Fillmore Street and Centennial Boulevard, both front lot lines. A Landscape setback of 25-feet is shown along West Fillmore Street consistent with its principal arterial classification, and a 20-foot landscape setback is shown along Centennial Boulevard consistent with its minor arterial classification.

This area has good access and visibility to the Filmore and Centennial intersection. Primary access to the proposed new development will be via two previously approved full-movement intersections on Centennial Boulevard. The previously approved full-movement intersection onto West Fillmore Street in the northwest corner of the site has been downgraded to a right-out only due to physical constraints and safety considerations.

The Concept Plan shows the southern and western portion of the site as open space due to the steep topography, which makes it unsuitable for development. The streamside overlay is a critical feature to the development planning of the project area. The concept plan proposes to preserve the most significant and sensitive natural areas adjacent to the stream. The concept plan builds upon the overlot grading plan approved by the City on May 6, 2021 and the preservation and stabilization of the slopes on the lot is taken into account with the proposed conceptual layout.

## **PROJECT JUSTIFICATION**

### **CONFORMANCE WITH ZONE CHANGE CRITERIA (SECTION 7.5.603)**

#### **1. THE ACTION WILL NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE OR GENERAL WELFARE.**

The zone change, as proposed, will not be detrimental to public interest, health, safety, convenience, or general welfare. The residential land uses proposed by the PUD (Residential) are less intensive and are generally considered more compatible with neighboring residential areas than many of the uses permitted in the current PUD (Office and Commercial) and OC zones. The traffic generated by the proposed development will be less than anticipated from the previously approved commercial and office uses for this property. The residential uses proposed will not impact air quality, create discharge or excessive noise that would negatively impact the community. The need for varied residential opportunities is great and the zone change to allow increasing residential capacity in Colorado Springs will have a positive impact on the community.

The PUD (Residential) limits the height of the zoning to 55 feet, which is less than the 60-foot maximum height currently allowed on part of the site under the approved PUD (Office and Commercial) Concept Plan. The proposed maximum density of 8 du/ac will ensure the proposed PUD (Residential) zone is compatible with and provides an appropriate transition to established residential neighborhoods in the area.

#### **2. THE PROPOSAL IS CONSISTENT WITH THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.**

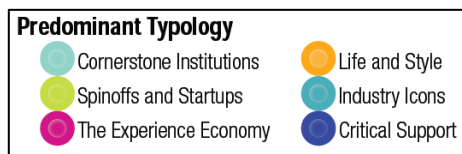
The proposal is consistent with the goals and policies of the Comprehensive Plan. The objective of the zone change, and associated Master Plan Amendment and Concept Plan, is to allow residential use on this property to support the demand for diverse housing options in Colorado Springs. This approach is consistent with the PlanCOS emphasis on infill and adapting to ever-changing market


needs and demands. Policy UP-2.A supports infill and land use investment throughout the mature and developed areas of the city.

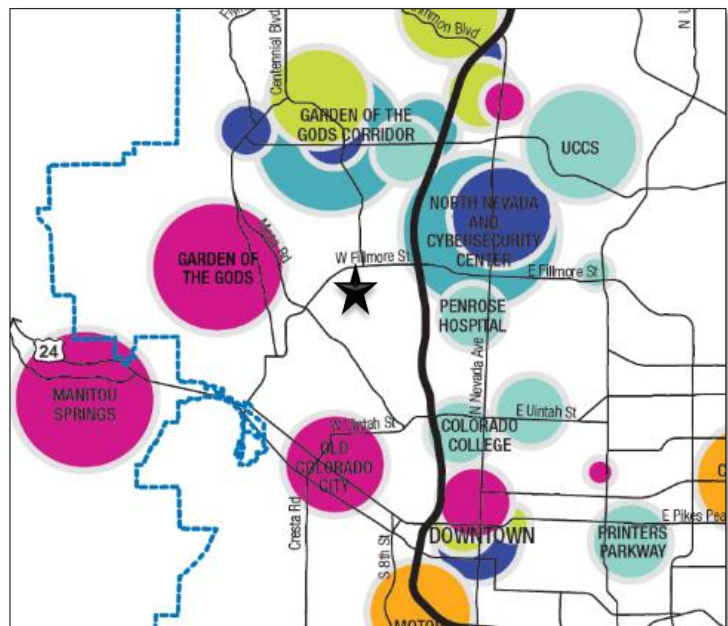
PlanCOS also focuses on the importance of creating vibrant neighborhoods and providing diverse housing choices. The property is identified as part of a “Changing Neighborhood” where the emphasis is to support, incentivize, or adapt to change resulting from market forces, redevelopment, or disinvestment. These neighborhoods will expect to see more infill and redevelopment than other areas of the city. Strategy VN-2.A-3 supports land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

These strategic objectives of PlanCOS are met through the intent to broaden the residential use opportunities for the existing building, increase the density of development on the site, and the potential for introducing multifamily residential uses to meet workforce needs.

The intersection of West Fillmore Street and Centennial Boulevard is identified as a “Community Activity Center” where the goal is to reinforce and create desirable places that provide identity, mixed use focus, and offer integrated support and services to subareas of the city. These places should be designed to be multimodally connected to the surrounding development and should include a well-integrated mix of uses including smaller businesses and a variety of housing choices. The site has excellent access to various multi-use trails, and two transit services are present on West Fillmore Street. The extension of Centennial Boulevard south to Fontenero St will improve the overall accessibility of this property. The introduction of multifamily residential use on the property will benefit from the proximity of the existing commercial center and grocery store on the north side of West Fillmore St and other proposed commercial centers in the immediate area and will provide the additional population needed to support these facilities.



 **Site location**



The Thriving Economy framework map shows that the proposed residential community is in a convenient and central location to employment corridors associated with Industry Icons, Spinoffs and Startups, Critical Support and Experience Economy Icons. Improving housing options to the Colorado Springs workforce is a key outcome. PlanCOS strategies to support these typologies include:

*Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.*

*Strategy TE-4.A-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity centers, and urban corridors.*

- 3. WHERE A MASTER PLAN EXISTS, THE PROPOSAL IS CONSISTENT WITH SUCH PLAN OR AN APPROVED AMENDMENT TO SUCH PLAN. MASTER PLANS THAT HAVE BEEN CLASSIFIED AS IMPLEMENTED DO NOT HAVE TO BE AMENDED IN ORDER TO BE CONSIDERED CONSISTENT WITH A ZONE CHANGE REQUEST.**

The Hill Properties Master Plan currently shows the land use of the northern 35-acre parcel as 17 acres of Community Commercial, 5 acres of Office, and 14.1 acres of Open Space. It is proposed to amend the Commercial and Office land uses to Residential at a density of 12-16.99 du/ac. The 14.1 acres of Open Space is to remain. This proposed change is analyzed under the Master Plan review criteria below.

- 4. FOR MU ZONE DISTRICTS THE PROPOSAL IS CONSISTENT WITH ANY LOCATIONAL CRITERIA FOR THE ESTABLISHMENT OF THE ZONE DISTRICT, AS STATED IN ARTICLE 3, "LAND USE ZONING DISTRICTS", OF THIS CHAPTER. (ORD. 94-107; ORD. 97-111; ORD. 01-42; ORD. 03-157; ORD. 12-76)**

The property is not a Mixed-Use zone district.

#### **CONFORMANCE WITH MASTER PLAN AMENDMENT CRITERIA (SECTION 7.5.408)**

The majority of the review criteria in Section 7.5.408 of the Zoning Code relate to new Master Plans. Those that are relevant to the proposed amendment to the Hill Properties Master Plan are as follows:

- 1. COMPREHENSIVE PLAN: THE PROPOSED LAND USE MASTER PLAN OR THE AMENDMENT CONFORMS TO THE POLICIES AND STRATEGIES OF THE COMPREHENSIVE PLAN.**

The proposal is consistent with the goals and policies of the Comprehensive Plan. The objective of the zone change, and associated Master Plan Amendment and Concept Plan, is to allow residential use on this property in order to support diversity of housing options available in Colorado Springs. This approach is consistent with the PlanCOS emphasis on infill and adapting to ever-changing market needs and demands. Policy UP-2.A supports infill and land use investment throughout the mature and developed areas of the city.

PlanCOS also focuses on the importance of creating vibrant neighborhoods and providing diverse housing choices. The property is identified as part of a “Changing Neighborhood” where the emphasis is to support, incentivize, or adapt to change resulting from market forces, redevelopment, or disinvestment. These neighborhoods will expect to see more infill and redevelopment than other areas of the city. Strategy VN-2.A-3 supports land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

These strategic objectives of PlanCOS are met through the intent to broaden the residential use opportunities for the existing building, increase the density of development on the site, and the potential for introducing multifamily residential uses to meet workforce needs.

The intersection of West Fillmore Street and Centennial Boulevard is identified as a “Community Activity Center” where the goal is to reinforce and create desirable places that provide identity, mixed use focus, and offer integrated support and services to subareas of the city. These places should be designed to be multimodally connected to the surrounding development and should include a well-integrated mix of uses including smaller businesses and a variety of housing choices.

The introduction of multifamily residential use on the property will contribute to the land use mix in this Activity Center. Further, this housing will provide the additional population needed to support the retail, service and employment opportunities in the Activity Center by providing a variety of multifamily apartments and townhomes for rent with varying square footages and floorplans providing a choice of densities, types and affordability. The open space retained on the site and potential to integrate trails will further add to the land use mix and recreational options in the Activity Center. The site has excellent access to various multi-use trails, two transit services are present on West Fillmore Street, and is adjacent to bike facilities on both sides of Fillmore Street and Centennial Boulevard north of Fillmore. The extension of Centennial Boulevard south to Fontenero St will improve the overall accessibility of this property to I-25 giving its resident’s easy access to the employment centers within the City.

The Thriving Economy framework map shows that the proposed residential community is in a convenient and central location to employment corridors associated with Industry Icons, Spinoffs and Startups, Critical Support and Experience Economy Icons. Improving housing options to the Colorado Springs workforce is a key outcome. PlanCOS strategies to support these typologies include:

Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.

Strategy TE-4.A-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity centers, and urban corridors.



## 2. LAND USE RELATIONSHIPS

The Master Plan amendment proposes residential use which will include a variety of multifamily apartments and townhomes for rent with varying square footages and floorplans providing a choice of densities, types and affordability. The proposed multifamily use is compatible with the surrounding mix of commercial, office, medical, multifamily residential, single-family residential and industrial uses. The development preserves 14.1-acres of open space in areas of steep slopes and adjacent to the creek. This open space area will provide continued harmony with existing adjacent natural features and open space areas and will provide a buffer to Mesa Creek and to proposed residential development to the west and south. The open space buffer and natural features prevent street connections to existing developed areas to the west and south, placing traffic from the development to the arterial streets of West Fillmore Street and Centennial Boulevard. This traffic pattern will prevent cut-through traffic and minimize noise in these existing and developing areas. Further, the proposed residential use will generate similar low noise levels as surrounding residential uses, which will be less than potential noise generated by office/commercial development.

The proposed amendment to the area south of West Fillmore Street and west of Centennial Boulevard from Community Commercial (17 acres) and Office (5 acres) to Residential does not materially change the overall mix of land and supportive uses originally proposed in the Hill Properties Master Plan.

There have been a number of recent changes to the Master Plan that have resulted in changes to the mix of commercial, office, residential, and open space uses. The amount of commercial land has fluctuated up and down over time, with a total of 29.5 acres of net developable land for commercial use and 45.1 acres of land for office use proposed in this Master Plan amendment. These changes are identified in the table below. However, the currently approved PUD (Office and Commercial) Concept Plan for the subject site identifies only 13.5 acre for commercial and 8.5 acres for office. If the land use acreages are adjusted to reflect the more recently approved PUD (Office and Commercial) Concept Plan, the total commercial floorspace remaining is similar to that approved by the 2020B amendment.

MASTER PLAN LAND USE	ACREAGE							
	2004	2014	2017	2020A	2020B	2022	Proposed	Proposed Adjusted*
Office	47.3	62.6	62.1	58.9	55.6	50.1	45.1	41.6
Commercial	42.5	50.5	46.3	39.8	35.5	46.5	29.5	33
Industrial	37.3	12.5	0.0	0.0	0.0	0.0	0.0	0.0
Hospital	0.0	0.0	50.05	37.4	15.7	0.0	0.0	0.0
Private Open Space	15.5	15.5	12.8	45.8	32.4	28.6	28.6	28.6
Public Park	0.0	0.0	0.0	0.0	18.7	18.7	18.7	18.7
Residential	0.0	0.0	0.0	0.0	24.1	38.1	60.1	60.1

\*Adjusted to reflect approved PUD (Office and Commercial) Concept Plan for SW Centennial & Fillmore (13.5 ac Commercial/8.5 acres Office)

While there has been a reduction in the available commercial and office land in the Hill Master Plan over time, this should be considered in the context of City-wide decrease in demand for commercial and office real estate due to changing socio-economic conditions, compared to a shortage of adequate supply and choice in housing opportunities in the City. The proposed residential use will provide for much needed housing choice and will help support the existing and proposed commercial development in the immediate vicinity.

### **3. PUBLIC FACILITIES**

The property is adequately served by municipal water, sanitary sewer, electric, and gas services provide by Colorado Springs Utilities. This proposal triggers park land obligation of approximately 3.9 acres. It is anticipated that the Applicant will pay fees in lieu of parkland dedication. Consideration will be given to opportunities to develop trails and open space adjacent to Mesa Creek and within the open space area with the future Development Plan. Existing recreational resources available to the proposed residential community include the Mesa Valley Trail and Sondermann Park.

Future residents of the development will be served by Colorado Springs School District 11. Neighborhood schools include Coronado High School, Holmes Middle School and Howbert Elementary. The District has elementary, middle school and high school capacity to serve the needs of residents.

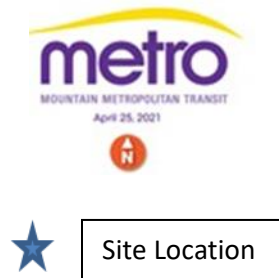
An MDDP is submitted with the Concept Plan. The report and findings are in general conformance with all previously approved reports and/or studies which include the site. The plan does not adversely impact the peak flows downstream within Mesa Creek. The drainage design conforms to the Mesa Creek DBPS, City of COS Storm Drainage Criteria Manual, Vol 1 & 2 and the Mile High Flood District Manual. The Site runoff and storm drain facilities will not adversely affect the downstream and surrounding developments.

### **4. TRANSPORTATION**

A Traffic Impact Analysis was completed for the proposed development, which projects traffic generation characteristics for the 2025 short-term build-out and 2045 long-term planning horizon, in order to determine potential traffic related impacts on the surrounding road network. The report incorporated the intersection of West Fillmore Street and Centennial Boulevard and the proposed full-movement access points on Centennial Blvd. and the right-out only onto West Fillmore Street. The Traffic analysis projects 2,314 weekday daily trips with 142 during morning peak hour and 179 during afternoon peak for the proposed development. The report identifies potentially required road improvements in the long-term horizon due to the increased traffic from the extension of Centennial Blvd. to I-25 to the south, rather than as a result of the development itself. Internal streets will provide access to both Centennial Blvd and East Fillmore Street, providing connectivity to shopping and jobs within the Activity Center. Due to the creek and grades on the site, no direct

connection is provided to adjacent neighborhood to the west and south, which will eliminate cut-through traffic in these areas due to access being at East Fillmore Street and Centennial Boulevard.

The site is conveniently located adjacent to existing mobility options including transit, bike, and trail facilities. Mountain Metropolitan Transit operates two routes with stops close to the site, providing residents with cost-effective access to transit services. The stops are within walking distance of the proposed residential community. The property is adjacent to bike lanes on both sides of Fillmore Street east and west of Centennial and on Centennial Boulevard, north of Fillmore Street. Sidewalks will be provided within the development, a 6-foot sidewalk will be provided along the south side of E. Fillmore Street, and a 10-foot trail on the west side of Centennial Boulevard. These mobility options will contribute and provide connections to the retail, service and jobs within this thriving Activity Center.



## 5. ENVIRONMENT

The Master Plan amendment includes the continued protection of the stream corridor and associated riparian areas of Mesa Creek and a 14.1-acre open space, consistent with the approved Master Plan. The open space will protect natural resources and provide buffering to neighboring developments. The open space buffer and natural features prevent street connections to existing developed areas to the west and south, placing traffic from the development to the arterial streets of Fillmore Street and Centennial Boulevard. This traffic pattern will prevent cut-through traffic and minimize noise in these existing and developing areas. Further, the proposed residential use will generate similar low noise levels as surrounding residential uses, which will be less than potential noise generated by office/commercial development.

The stream slopes are steep and may limit recreational opportunities, but the future Development Plan will consider the incorporation of recreation use in these areas where feasible. The plan

proposes to route site stormwater and drainage to a private full spectrum detention pond located in the center of the site, adjacent to Mesa Creek. This will treat water quality and will outfall from a proposed outlet structure into Mesa Creek.

A Land Suitability Analysis (LSA) is included with the submittal as required by the Streamside Overlay designation, to evaluate slopes, vegetation, soils, natural and/or manmade features. This is considered in more detail under Streamside Overlay section below. The proposed development will avoid areas that are highly constrained or worthy of preservation and development will be concentrated in the north and east portions of the site, avoiding slopes that are excessively steep and adjacency to streamside embankments.

The application includes a Geologic Hazards Evaluation and Preliminary Investigation which describes, in detail, the site constraints. Site investigation did not identify geologic hazards that preclude development of the site for the planned construction. Potential constraints to development include the presence of steep, potentially unstable slopes along the southeastern ridge, highly expansive soil and bedrock, hard bedrock at depth, and flood and erosion. Each of the conditions can be mitigated with engineering design and construction methods commonly employed in the area. The Development Plan will thoroughly investigate the engineering constraints and final measures to be employed to manage site conditions.

## **6. FISCAL**

This public infrastructure to serve this development is already in place and the proposed development will not generate the need for additional public facilities and service costs beyond those anticipated for the currently approved office/commercial development. The proposed multifamily residential development will generate property and sales taxes to offset the costs of providing public services to the development. The development of the property will help to relieve the current strain on existing public safety resources resulting from the significant homeless population in the area.

### **CONFORMANCE WITH PUD CONCEPT PLAN REVIEW CRITERIA (SECTION 7.3.605)**

#### **A. IS THE PROPOSED DEVELOPMENT PATTERN CONSISTENT WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN (INCLUDING THE INTERMODAL TRANSPORTATION PLAN AND THE PARKS, RECREATION AND TRAILS MASTER PLAN)?**

The proposal is consistent with the goals and policies of the Comprehensive Plan. The objective of the zone change, and associated Master Plan Amendment and Concept Plan, is to allow residential use on this property in order to support diversity of housing options available in Colorado Springs. This approach is consistent with the PlanCOS emphasis on infill and adapting to ever-changing market needs and demands. Policy UP-2.A supports infill and land use investment throughout the mature and developed areas of the city.

PlanCOS also focuses on the importance of creating vibrant neighborhoods and providing diverse housing choices. The property is identified as part of a “Changing Neighborhood” where the emphasis is to support, incentivize, or adapt to change resulting from market forces, redevelopment, or disinvestment. These neighborhoods will expect to see more infill and redevelopment than other areas of the city. Strategy VN-2.A-3 supports land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.

These strategic objectives of PlanCOS are met through the intent to broaden the residential use opportunities for the existing building, increase the density of development on the site, and the potential for introducing multifamily residential uses to meet workforce needs.

The intersection of Fillmore Street and Centennial Boulevard is identified as a “Community Activity Center” where the goal is to reinforce and create desirable places that provide identity, mixed use focus, and offer integrated support and services to subareas of the city. These places should be designed to be multimodally connected to the surrounding development and should include a well-integrated mix of uses including smaller businesses and a variety of housing choices. The site has excellent access to various multi-use trails, and two transit services are present on Fillmore Street. The extension of Centennial Boulevard south to Fontenero St will improve the overall accessibility of this property. The introduction of multifamily residential use on the property will benefit from the proximity of the existing commercial center and grocery store on the north side of West Fillmore Street and other proposed commercial centers in the immediate area and will provide the additional population needed to support these facilities.

The Thriving Economy framework map shows that the proposed residential community is in a convenient and central location to employment corridors associated with Industry Icons, Spinoffs and Startups, Critical Support and Experience Economy Icons. Improving housing options to the Colorado Springs workforce is a key outcome. PlanCOS strategies to support these typologies include:

Strategy TE-1.C-3: Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.

Strategy TE-4.A-2: Ensure land use regulations allow for increased density in areas identified for this, including Downtown, activity centers, and urban corridors.

The Composite Parks, Open Space and Trails Master Plan shows a Candidate Open Space area and an Open Space /Special Resource Area/Greenway in the area of this property. The development preserves 14.1 acres of open space, which is consistent with the Park/Open Space and Trails Master Plan as well as the existing and proposed Master Plan for the area. Consideration will be given to opportunities to develop trails and open space adjacent to Mesa Creek and within the open space area with the future Development Plan.

The Strong Connections chapter of PlanCOS classifies the development area as having Established Suburban Streets and suggests to retrofit and reinvent these streets to provide opportunities for additional integrated land uses and density...and enhanced multimodal facilities. The site provides additional integrated land uses and density in the master plan area and is conveniently located adjacent to existing transit routes.

**B. ARE THE PROPOSED USES CONSISTENT WITH THE COMPREHENSIVE PLAN, AS AMENDED?**

The proposed uses are consistent with the Comprehensive Plan as amended. The apartment and townhome uses provide additional housing options and price points, as well as land use mix in the master plan area, which are high priorities of PlanCOS.

**C. IS THE PROPOSED DEVELOPMENT CONSISTENT WITH ANY CITY APPROVED MASTER PLAN THAT APPLIES TO THE SITE?**

The property is subject to the Hill Properties Master Plan. To accompany the Zone Change, an amendment to the Hill Properties Master Plan is required in relation to the northern 35-acres of the site. The Master Plan currently shows the land use as 17 acres of Community Commercial, 5 acres of Office, and 14.1 acres of Open Space. It is proposed to amend the Commercial and Office land uses to Residential at a density of 12-16.99 units per acre. The 14.1 acres of Open Space is to remain. Remaining Commercial land use will be 29.5 acres and Office land use will be 45.1 acres, which is adequate to serve the area given a reduced market demand for these land uses.

**D. IS THE PROPOSED DEVELOPMENT CONSISTENT WITH THE INTENT AND PURPOSES OF THIS ZONING CODE?**

The proposed development is consistent with all requirements of the Zoning Code. Building setbacks have been established for the PUD (Residential) consistent with R-5 residential zone standards, which is being used as a guide since the uses proposed in the PUD (Residential) are consistent with the type and density of multi-family development allowed in the R-5 zone district. All structures will meet the established building setbacks. In the case of the front setback along West Fillmore Street, the setback here will be 25-feet instead of 20-feet due to a 25-foot landscape setback requirement.

The purpose of the PUD district is to “allow for a variety of residential, commercial, office and industrial land use types and encourage appropriate mixed-use developments. This zone district is intended to provide the means through which land may be developed with an overall unified approach. The district encourages flexibility in design to create a better living environment, to preserve the unique features of the site and to provide public services in a more economic manner” and “encourage flexibility, innovation of design and a variety of development types that will improve the quality of physical development over that normally achieved through the application of the City’s standard single use zones”. The proposed PUD (Residential) intends to develop an overall unified residential community that provides for the full range of residential uses on one multi-family development lot. The PUD (Residential) preserves 14.1 acres of open space which provides

buffering of the creek as well as adjacent existing and future developed areas. Because of the steep slopes and extensive open space preserved, and in an effort to provide public services in a more economic manner, flexibility in design to create a quality and efficient mixed use and density residential development needed.

**E. DOES THE DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING OR PLANNED LAND USES IN ADJACENT AREAS AND SURROUNDING RESIDENTIAL NEIGHBORHOODS?**

The proposed development is compatible with the surrounding growing area. There are similar apartment buildings to the west of the site on West Fillmore Street, and additional apartment development proposed immediately to the south of the site and on the northeast corner of Fillmore Street and Centennial Boulevard. The proposed townhomes on the southern part of the site will transition to the proposed open space area and the lower density residential neighborhood to the east. The proposed development will provide adequate open space and amenities to support the new residents and the open space will provide a buffer to the creek and adjacent neighborhoods. The portion of Mesa Creek that lies within the property will be preserved as part of the proposed open space tract.

The introduction of multifamily residential use on the property will benefit from the proximity of the existing commercial center and grocery store on the north side of West Fillmore Street and other proposed commercial centers in the immediate area; and will provide the additional population needed to support these facilities, as well as housing to support the greater Colorado Springs economy.

**F. DOES THE DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROVIDE AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON SITE AND OFF SITE?**

The proposed development provides a transition from the office and high-rise office uses across Centennial Blvd and the lower-density residential uses to the west. The proposed townhomes on the southern part of the site will transition to the proposed open space area and the lower density residential neighborhood to the east. The project maintains 14.1 acres of open space which will further serve as a buffer to the creek and adjacent neighborhoods.

**G. DOES THE NONRESIDENTIAL DEVELOPMENT PATTERN PROPOSED WITHIN THE PUD CONCEPT PLAN PROMOTE INTEGRATED ACTIVITY CENTERS AND AVOID LINEAR CONFIGURATIONS ALONG ROADWAYS?**

There is no non-residential development within the project other than open space; however, the residential uses will add to the land use mix in the Activity Center, and will provide additional population to support the retail, service, and job providers within the Center.

**H. ARE THE PERMITTED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY?**

The bulk and intensity of the residential use is appropriate to the surrounding area and community. There are similar scale apartment buildings to the west of the site on West Fillmore Street, and additional apartment development proposed immediately to the south of the site and on the northeast corner of Fillmore Street and Centennial Boulevard. The proposed townhomes on the southern part of the site will transition to the proposed open space area and the lower density residential neighborhood to the east. The existing and proposed commercial areas to the north will benefit the addition of residential development on this site.

The landscaping will adhere to the City of Colorado Springs landscaping standards and be considerate of the recommendations of the geotechnical report that recommends landscaping that does not require heavy irrigation to protect the soil and risk of expansion. Required landscape setbacks are identified on the Concept Plan adjacent to west Fillmore Street and Centennial Boulevard and the Streamside Plan identifies the required tree planting for the creek area. Final landscaping will be submitted with the Development Plan.

**I. DOES THE PUD CONCEPT PLAN PROVIDE ADEQUATE MITIGATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G., COMMERCIAL USE ADJACENT TO SINGLE-FAMILY HOMES)?**

The proposed development will not create detrimental land use relationships. The subject property is in a growing residential area with a variety of other uses in the vicinity. The proposed multifamily residential use will compliment this mix of land use and provide an additional housing opportunity for City residents. The proposed development will minimize impacts to and preserve the streamside and natural areas adjacent to the creek creating open space amenities for the neighborhood. There will be no adverse traffic or other off-site impacts resulting from the proposed development.

**J. DOES THE PUD CONCEPT PLAN ACCOMMODATE AUTOMOBILE, PEDESTRIAN, BICYCLE AND TRANSIT MODES OF TRANSPORTATION AS APPROPRIATE, TAKING INTO CONSIDERATION THE DEVELOPMENT'S PRIMARY FUNCTION, SCALE, SIZE AND LOCATION?**

The property has excellent access for automobiles, pedestrians, bicycles and transit. Primary access will be provided by Centennial Boulevard, with a secondary access along West Fillmore Street. Direct access will be provided by a total of three driveways along these two roadways. An exit only access that is restricted to right turn movements is proposed along West Fillmore Street. Two full movement accesses are proposed along Centennial Boulevard.

The site is conveniently located adjacent to existing transit routes. Mountain Metropolitan District operates two routes with stops close to the site which are within walking distance of the proposed residential community. There are existing crosswalks at the intersection of Fillmore Street and



Centennial Boulevard, and sidewalk along both sides of Fillmore and the east side of Centennial, and a 10' wide trail along the west side of Centennial Boulevard. There are existing bike facilities in Fillmore Street and the Bike Master Plan Vision Network identifies Centennial Boulevard as a Bike Master Plan Corridor. Consideration will be given to opportunities to develop trails and open space adjacent to Mesa Creek and within the open space area with the future Development Plan.

Sufficient parking will be provided for the proposed neighborhood so that neighboring communities will not have parking impacts. Onsite parking will be accomplished through tuck under garages, detached garages, direct access garages, and designated parking areas. The calculation for final parking requirements will be included on the future Development Plan in accordance with City standards.

**K. DOES THE PUD CONCEPT PLAN INCLUDE A LOGICAL HIERARCHY OF PERIMETER AND INTERNAL ARTERIAL, COLLECTOR AND LOCAL STREETS THAT WILL DISPERSE DEVELOPMENT GENERATED VEHICULAR TRAFFIC TO A VARIETY OF ACCESS POINTS AND WAYS, REDUCE THROUGH TRAFFIC IN ADJACENT RESIDENTIAL NEIGHBORHOODS AND IMPROVE RESIDENT ACCESS TO JOBS, TRANSIT, SHOPPING AND RECREATION?**

The property has excellent access for automobiles, pedestrians, bicycles and transit. Primary access will be provided by Fillmore Street and Centennial Boulevard, which will eliminate through traffic in adjacent residential neighborhoods, and provide resident access to jobs, transit, shopping and recreation. Internal private streets will disperse development generated traffic to the three primary access points.

**L. WILL STREETS AND DRIVES WITHIN THE PROJECT AREA BE CONNECTED TO STREETS OUTSIDE THE PROJECT AREA IN A WAY THAT MINIMIZES SIGNIFICANT THROUGH TRAFFIC IMPACTS ON ADJACENT RESIDENTIAL NEIGHBORHOODS, BUT STILL IMPROVES CONNECTIVITY, MOBILITY CHOICES AND ACCESS TO JOBS, SHOPPING AND RECREATION?**

Primary access will be provided by Centennial Boulevard, with secondary right-turn only exit on West Fillmore Street. This will eliminate through traffic in adjacent residential neighborhoods, and provide resident access to jobs, transit, shopping and recreation. Internal private streets will disperse development generated traffic to the three primary access points.

**M. DOES THE PUD CONCEPT PLAN PROVIDE SAFE AND CONVENIENT VEHICLE AND PEDESTRIAN CONNECTIONS BETWEEN USES LOCATED WITHIN THE ZONE DISTRICT, AND TO USES LOCATED ADJACENT TO THE ZONE DISTRICT OR DEVELOPMENT?**

The Concept Plan provides save and convenient connections between the apartment and townhome uses, as well as to the clubhouse and open space areas. The site has excellent access to jobs, transit, shopping and recreation. Internal sidewalks and trails, as well as connections to adjacent properties and external sidewalks will be explored during the Development Plan phase.

**N. WILL ADEQUATELY SIZED PARKING AREAS BE LOCATED TO PROVIDE SAFE AND CONVENIENT ACCESS, TO AVOID EXCESSIVE PARKING RATIOS AND AVOID EXCESSIVE EXPANSES OF PAVEMENT?**

Sufficient parking will be provided for the proposed neighborhood so that neighboring communities will not have parking impacts. Onsite parking will be accomplished through tuck under garages, detached garages, direct access garages and designated parking areas. The calculation for final parking requirements will be included on the future Development Plan in accordance with City standards.

**O. ARE OPEN SPACES INTEGRATED INTO THE PUD CONCEPT PLAN TO SERVE BOTH AS AMENITIES TO RESIDENTS/USERS AND AS A MEANS FOR ALTERNATIVE TRANSPORTATION MODES, SUCH AS WALKING AND BIKING?**

The project maintains 14.1 acres of open space in the southern and western portion of the site as open space. Consideration will be given to opportunities to develop trails and open space adjacent to Mesa Creek and within the open space area with the future Development Plan.

**P. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED STREETS, UTILITIES AND OTHER PUBLIC FACILITIES?**

The proposed development will not overburden the capacities of the existing streets, utilities, parks, schools or other public facilities. The project engineering team has coordinated with City of Colorado Springs Public Works and Colorado Springs Utilities in the development of this Concept Plan to ensure there is sufficient public utility capacity.

Colorado Springs School District 11 has elementary, middle school and high school capacity to serve the needs of residents. Neighborhood schools include Coronado High School, Holmes Middle School and Howbert Elementary.

The Park System Master Plan criteria demonstrates Candidate Open Space Area in the Creek corridor to the south and southeast of the proposed developed area and creek. This corridor will be preserved in this development.

The accompanying Traffic Impact Report indicates that the proposed development is expected to generate approximately 2,314 weekday daily trips, with 142 of these trips occurring during the morning peak hour and 179 of these trips occurring during the afternoon peak hour. Based on the analysis presented in attached Traffic Impact Study, the Pike View community will be successfully incorporated into the existing and future roadway network. The report identifies potentially required road improvements in the long-term horizon due to the increased traffic from the extension of Centennial Blvd. to I-25 to the south, rather than as a result of the development itself.

**Q. ARE THE AREAS WITH UNIQUE OR SIGNIFICANT NATURAL FEATURES PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT?**

The Concept Plan includes the continued protection of the stream corridor and associated riparian areas of Mesa Creek and a 14.1-acre open space. The open space will protect natural resources and provide buffering to neighboring developments.

The stream slopes are steep and may limit recreational opportunities, but the future Development Plan will consider the incorporation of recreation uses such as trails in these areas where feasible. The plan proposes to route site stormwater and drainage to a private full spectrum detention pond located in the center of the site, adjacent to Mesa Creek. This will treat water quality and will outfall from a proposed outlet structure into Mesa Creek.

The proposed development will avoid areas that are highly constrained or worthy of preservation and development will be concentrated in the north and east portions of the site, avoiding slopes that are excessively steep and adjacency to streamside embankments.

**CONFORMANCE WITH CONCEPT PLAN REVIEW CRITERIA (SECTION 7.5.501.E)**

**1. WILL THE PROPOSED DEVELOPMENT HAVE A DETRIMENTAL EFFECT UPON THE GENERAL HEALTH, WELFARE, AND SAFETY OR CONVENIENCE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE PROPOSED DEVELOPMENT?**

The proposed development will not have a detrimental effect upon the general health, welfare, and safety or convenience of persons residing or working in the neighborhood of the proposed development. The subject property is in an area that is growing in residential use. As a residential development, there will not be high levels of noise that may be associated with commercial or industrial use. The buildings will be oriented in a manner that distributes sound and movement within the development.

The proposed development will minimize impacts to and preserve the streamside and natural areas adjacent to the creek creating open space amenities for the neighborhood.

There will not be industrial or commercial uses that generates toxic materials or pollutants that would compromise general health of persons.

The development plan will include a photometric plan that ensures appropriate lighting for residents' safety and minimizing impacts to surrounding neighborhoods.

**2. WILL THE PROPOSED DENSITY, TYPES OF LAND USES AND RANGE OF SQUARE FOOTAGES PERMIT ADEQUATE LIGHT AND AIR BOTH ON AND OFF THE SITE?**

The proposed residential use of the property and the maximum density of 8 du/ac are designed to ensure adequate light and air on and off the site. The size and orientation of the buildings will not impair the ability of residents and adjacent users to enjoy natural light in alignment with natural light patterns. The residential units will be designed such that residents may have access to natural light and air movements throughout the building.

**3. ARE THE PERMITTED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING APPROPRIATE TO THE TYPE OF DEVELOPMENT, THE NEIGHBORHOOD AND THE COMMUNITY?**

The permitted use and intensity of the residential use is appropriate to the surrounding area and community. There is commercial use to the north that will benefit from the proposed residential development on this site. Much of the uses in the vicinity are residential in use and vary in intensity.

The landscaping will adhere to the City of Colorado Springs landscaping standards and be considerate of the recommendations of the geotechnical report that recommends landscaping that does not require heavy irrigation to protect the soil and risk of expansion. Final landscaping will be submitted with the development plan.

**4. ARE THE PROPOSED INGRESS/EGRESS POINTS, TRAFFIC CIRCULATION, PARKING AREAS, LOADING AND SERVICE AREAS AND PEDESTRIAN AREAS DESIGNED TO PROMOTE SAFETY, CONVENIENCE AND EASE OF TRAFFIC FLOW AND PEDESTRIAN MOVEMENT BOTH ON AND OFF THE SITE?**

The planning and engineering team has consulted with the City of Colorado Springs, applicable zoning and planning standards to ensure the proposed site design promotes safety, convenience and ease of traffic flow and pedestrian movement in and around the project location.

Regional access to Pike View Apartments will be provided by Interstate 25 (I-25) and US-24. Primary site access will be provided by Centennial Boulevard, with a secondary right-turn only exit on West Fillmore Street. Two full movement accesses are proposed along Centennial Boulevard. The northern access will align with the existing driveway to the Veterans Affairs Clinic, located approximately 660 feet (measured center to center) south of the Fillmore Street and Centennial Boulevard intersection. The southern Centennial Boulevard access is proposed approximately 710 feet south of the Veterans Affairs Clinic driveway.

Sufficient parking will be provided for the proposed development so that neighboring communities will not have parking impacts. Onsite parking will be accomplished through tuck under garages, detached garages, direct access garages and designated parking areas. The calculation for final parking requirements will be done in accordance with City standards.

**5. WILL THE PROPOSED DEVELOPMENT OVERBURDEN THE CAPACITIES OF EXISTING STREETS, UTILITIES, PARKS, SCHOOLS AND OTHER PUBLIC FACILITIES?**

The proposed development will not overburden the capacities of the existing streets, utilities, parks, schools or other public facilities. The project engineering team has coordinated with City of Colorado Springs public works and Colorado Springs Utilities to develop this plan to ensure there is sufficient public utility capacity.

The accompanying Traffic Impact Report indicates that the proposed development is expected to generate approximately 2,314 weekday daily trips, with 142 of these trips occurring during the morning peak hour and 179 of these trips occurring during the afternoon peak hour. Based on the analysis presented in attached Traffic Impact Study, the Pike View community will be successfully incorporated into the existing and future roadway network. The report identifies potentially required road improvements in the long-term horizon due to the increased traffic from the extension of Centennial Blvd. to I-25 to the south, rather than as a result of the development itself.

The Park System Master Plan criteria demonstrates Candidate Open Space Area in the Creek corridor to the south and southeast of the proposed developed area and creek. This corridor will be preserved in this development.

Colorado Springs School District 11 has elementary, middle school and high school capacity to serve the needs of residents. Neighborhood schools include: Coronado High School, Holmes Middle School and Howbert Elementary.

**6. DOES THE PROPOSED DEVELOPMENT PROMOTE THE STABILIZATION AND PRESERVATION OF THE EXISTING PROPERTIES IN ADJACENT AREAS AND SURROUNDING RESIDENTIAL NEIGHBORHOODS?**

The proposed development is compatible with the surrounding growing area. The site will be singular in use, residential, and is consistent with housing types in the area. Land use will be residential and meets this definition because it will provide permanent living accommodations. These include a range of housing type, density, and price points. The proposed development will provide adequate open space amenities to compliment those existing in the broader neighborhood and support new residents.

**7. DOES THE CONCEPT PLAN SHOW HOW ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G., COMMERCIAL USE ADJACENT TO SINGLE-FAMILY HOMES) WILL BE MITIGATED? DOES THE DEVELOPMENT PROVIDE A GRADUAL TRANSITION BETWEEN USES OF DIFFERING INTENSITIES?**

The proposal has not identified potentially detrimental uses to be mitigated. The concept plan transitions attached multifamily apartments on the northern portion of the site. Townhomes will be located on the mid-east to southeast portion of the site. There will be an ingress/egress point separating the two intensities of residential use. The site has several preservation areas/open spaces that buffer and transition the intensity of use.

**8. IS THE PROPOSED CONCEPT PLAN IN CONFORMANCE WITH ALL REQUIREMENTS OF THIS ZONING CODE, THE SUBDIVISION CODE AND WITH ALL APPLICABLE ELEMENTS OF THE COMPREHENSIVE PLAN ?**

The Applicant team has reviewed and responded to each of the applicable elements. The concept plan is in conformance with all requirements of the zoning, subdivision, and applicable portions of PlanCOS.

**CONFORMANCE WITH STREAMSIDE OVERLAY REVIEW CRITERIA (SECTION 7.3.508.C)**

**1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?**

Most of the streamside area is retained as open space. A streamside grading plan was approved 05.06.2021. Proposed grading in the streamside is associated with streets, buildings, retaining walls, detention and maintenance access drive. A grading and erosion control plan has been submitted per the streamside requirements and this includes revegetation of the graded areas.

**2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?**

The majority of streamside area has been retained as natural open space, which will preserve the stream's ecosystem and healthy riparian habitat. The steep existing grades on site limit access to the stream. Community and resident connections to the creek will be explored during the development plan process.

**3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?**

Most of the outer buffer and inner buffer are to be retained as natural open space, which will protect the streams wildlife habitat and the riparian ecosystem. There are no known populations of any threatened or endangered species or species of special concern on this property.

**4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN ?**

The steep existing grades on site limit access to the stream and in some cases would be hazardous for pedestrian access. There are several existing informal trails traversing the property. The

establishment of new recreational amenities and trail opportunities will be explored further during the development plan process.

**4. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?**

Stormwater detention is designed to accommodate the 100-year storm event. Flood protection measures are incorporated to protect the buildings from flood damage.

**6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?**

There are healthy Cottonwood Galleries and Scrub Oak groupings along the stream. Existing trees counted towards streamside requirements will be replaced if not in a healthy condition after construction. An existing tree protection detail is provided on the streamside plan. Prior to any development, including grading, vegetation removal, or any other improvements, the streamside buffer zone will be fenced or appropriately flagged by the property owner or developer to denote the stream corridor. No heavy equipment or other potentially damaging activities are permitted in the protected area. The flags are to remain in place until construction activities are complete. No other significant natural features are identified within the project area.

**7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?**

The Mesa Creek Drainage Basin Planning Study is taken into account in the Drainage Report and any required channel improvements are noted.

**8. DOES THE PROJECT DESIGN:**

**A. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?**

The required buffers are noted on the streamside plan. The proposed development does not impact the inner streamside buffer. There is limited impact on the outer buffer as a result of the proposed detention pond, maintenance access, streets and building. The detention pond includes water quality and BMPs intended to prevent sediment entering the waterway.

**B. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY?**

No impervious surfaces are proposed in the inner buffer. The concept plan indicates that impervious surfaces in the outer buffer are likely to be within the allowed 25% impervious surface cover in the outer buffer with water quality. This will be further analyzed with the Development Plan submittal. The total area of streamside overlay within the property is 180,109 SF and the total area of impervious surfaces in the outer buffer is 9,010 SF, which equates to 5% of the total area of the streamside overlay within the property boundary.

**C. INCORPORATE ALL STORMWATER BMPs REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?**

The Final Drainage Report will identify all BMPs required by city engineering, and these will be implemented with the development.

**D. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?**

Existing riparian areas and steep grades along the west side of site will provide a buffer to the stream and the properties on the opposite side of Mesa Creek.

**9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL? DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE?**

Existing non-nuisance trees larger than 4" caliper are incorporated into the required tree count. Additional tree plantings are proposed to meet the inner and outer buffer zone landscaping requirements. Proposed trees are consistent with the riparian plant communities identified in the Landscape Policy Manual. The proposal meets all other requirements of the City's Landscape Code.

**10. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE OVER 15 PERCENT SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? DOES THE PLAN PROVIDE FOR THE SUITABLE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS?**

The slopes over 15% are noted on the streamside plan that forms part of the development plan. The area in the streamside to be disturbed is in the vicinity of the proposed detention pond, maintenance access, street and building footprint in the outer streamside buffer. Revegetation and bank stabilization measures will be implemented as needed in the inner buffer. Native plantings are proposed for the outer buffer area. The approved streamside grading and erosion control plan includes stabilization and revegetation measures.

**11. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY OR RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITION.**

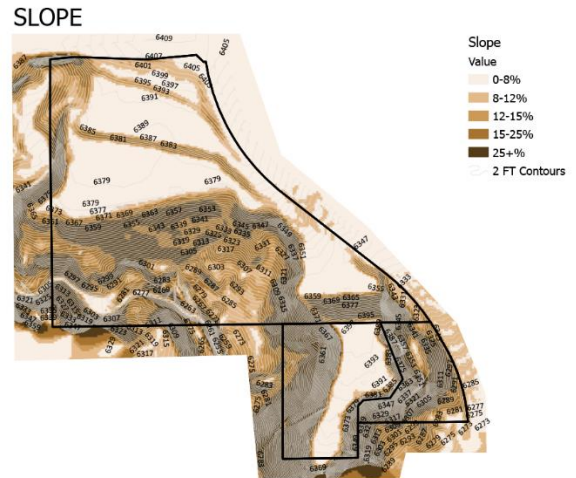
The proposed channel improvements to Mesa Creek include the implementation of necessary erosion protection measures which will be determined with the Final Drainage Report submittal, per the Mesa Creek Drainage Basin Planning Study.



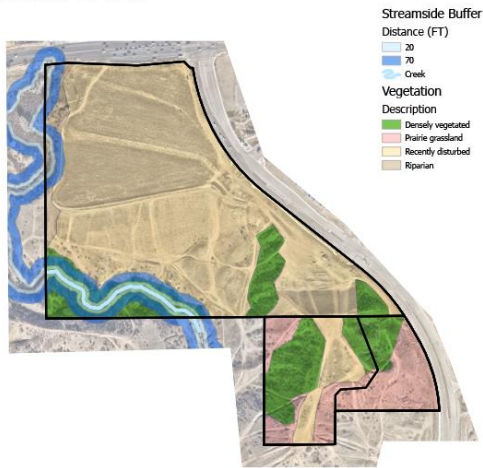
### LAND SUITABILITY ANALYSIS

A Land Suitability Analysis (LSA) is required for all properties with Streamside Overlay. A LSA was conducted considering slope analysis, vegetation, soils, natural and/or manmade features.

Slope analysis completed at 2-foot contours describes significant topography. The highest point of the site is near the intersection of Fillmore and Centennial. The topography slopes to the southwest, towards Mesa Creek. The steepest sloping areas (greater than 25%) are along the southwestern portions of the property and on the southeast edge of the property adjacent to Centennial Boulevard. The proposed development will avoid the areas with the steepest grades.

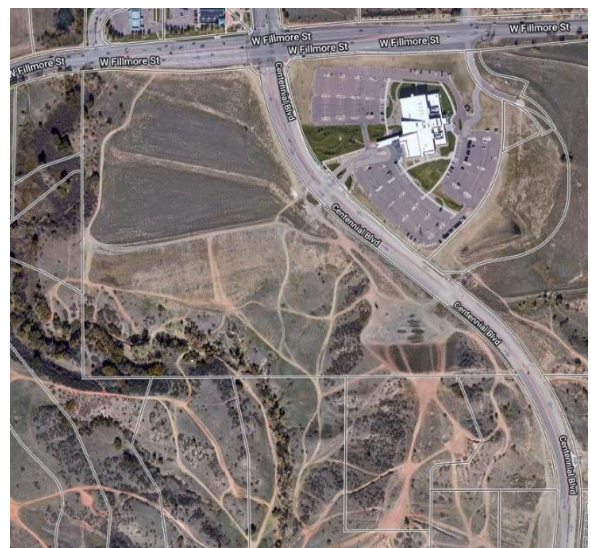


### GROUNDCOVER



The southwestern portion of the site adjacent to Mesa Creek is a densely vegetated riparian area with scrub oak, occasional pines, and cottonwood trees. The remainder of the site is native grass and yucca. The proposed development will avoid the densely vegetated portion of the site adjacent to the creek which is worth of preservation.

The site has experienced several man-made impacts to the land, primarily from informal recreational use and previous mining activities. The area has experienced informal recreational use in the form of hiking/biking trails and off-road vehicles. The aerial photograph shows the extent to which this activity has denuded much of the vegetative cover and has resulted in areas of erosion and instability. The only area not affected by these activities is the northeast corner of the property. The site has already been disturbed by gravel mining activities and associated backfill and many of the steeper slopes in the area are not naturally occurring. There has also been man-made disturbance to the site through the construction of Centennial Boulevard and associated grading.



Site soils are primarily sandy loam. The three types of soil are Chaseville-Midway Complex, Ascalon sandy loam (3-9% slopes) and Razor-Midway complex. The main limitations for construction are slope. The geology study notes that Pierre Shale (Kp) is easily excavated but foundation stability is poor. Colluvium (Qc) areas are susceptible to future colluvial deposition mudflows, and landslides. Older gravel 2 (Qg2) is a well-developed pedogenic soil and is suitable for development.

The analysis did not identify cultural or biological constraints upon the site.

The composite analysis compiled information from topography, vegetation, soils, and geology. The analysis shows the suitability of each portion of the site for development. The proposed concept plan is overlaid to show that no construction is proposed in the areas that are highly constrained or worthy of preservation. The site planning considers the topographic and streamside constraints on the site with careful grouping of areas suitable for development to the north and east portions of the site avoiding slopes that are excessively steep and adjacency to streamside embankments. The geologic conditions on-site can be satisfactorily mitigated through proper engineering design and construction processes.