

PENROSE-ST. FRANCIS NEW CAMPUS

Master Plan Amendment, Zone Change, and Concept Plan Amendment

PROJECT DESCRIPTION

The property is located to the northeast of the intersection of Centennial Boulevard and W. Fillmore Street, in Colorado Springs, Colorado. It currently consists of two parcels. The north parcel is approximately 51.05 acres. The south parcel – the current Martin/Marietta asphalt plant – is approximately 27.80 acres. The total project area is approximately 78.85 acres. The site is part of the Hill Properties Master Plan, CPC MPA 04-00493-A1MN14, approved by the City on October 14, 2014. The master plan was subsequently updated for the north parcel (CPC MPA 04-00043-A2MN15).

The purpose of this application is to amend the previously approved Master Plan, provide for a Zone Change for the south parcel, and amend the Concept Plan and for the entire 78.85 acre site as a Planned Unit Development (PUD). The proposed Master Plan amendment would revise the land uses on the site to allow for additional office and commercial uses, as well as increase the area of the proposed hospital zone. The Concept Plan identifies four use zones: Hospital Building Zone (High Rise), Office/Medical Office Building Zones, Commercial Zones, Landscape Zones and Parking Zones. As part of the Concept Plan, access to the site is provided by four separate access points – two from Centennial Boulevard and two from W. Fillmore St. In addition to the features noted above the proposed development would need to provide for high rise construction to extend to the south parcel.

The proposed hospital use requires allowing high rise construction on the site. A high rise hospital building allows for an efficient and effective configuration of functions in the building. Emergency Services, Diagnostic and Treatment Services, Surgery and Building Support functions are allocated to the lower floors. Patient Rooms are provided in the upper floors. On the lower floors this configuration allows for related functions to be efficiently grouped together. On the upper floors this configuration allows for patients to be effectively moved by elevator to the functions housed on the lower floors. In addition, the tower configuration allows patient areas to be limited in area to ensure doctors and nursing staff has easy access to patients. Floor to floor heights are 15 feet to 20 feet high depending on the functions on each floor. As a result, a 9 or 10 story building would be nearly 165 feet tall.

PROJECT JUSTIFICATION

Master Plan Amendment

The proposed Master Plan amendment would extend the previously approved land uses on the site to the south parcel, including the Hospital, Commercial and Office uses. The justification for the project is as follows. First, the proposed amendment conforms to the policies and strategies of the Comprehensive Plan and the 2020 Land Use Map. The Comprehensive plan and the 2020 Land Use Map identify the project area at the intersection of Centennial Boulevard and Fillmore Street as a

'Commercial Centre'. The land uses in the proposed amendment are consistent with this use. Second, the proposed Public and Commercial land uses in the amendment are also compatible with the surrounding Commercial, Office, Medical Office, and High Rise Office uses. Third, the proposed changes to the land use category designations will not have a significant impact upon the transportation system, utility infrastructure, public facilities, or the provision of public safety services and facilities. Finally, the proposed land use changes will accommodate the environmental goals of the city's land use standards.

Zone Change

Per the requirements of Chapter 7, Article 5, Part 6 of the Zoning Code, the proposed changes to the zone district boundaries on the subject property are acceptable for the following reasons:

1. The proposed Planned Unit Development (PUD) will not be detrimental to the public interest, health, safety, convenience or general welfare. The proposed hospital and associated medical office/ambulatory services uses are consistent with the Comprehensive Plan for the area and in the public interest as they provide vital health care service to the community. To address public safety and convenience, the site will allow for three access points – two from Centennial Boulevard and one from W. Fillmore St. – providing a safe and convenient means of vehicular access to the public. Finally, the proposed hospital and associated medical office/ambulatory services will help to create a district of medical services by adding to the existing services (Medical Offices, Rehabilitation Center and Veteran's Administration Clinic) already present in the vicinity, which supports the general welfare of the community.

2. The proposal is consistent with the goals and policies of the Comprehensive Plan. The 2014 Comprehensive plan identifies the project area at the intersection of Centennial Boulevard and Fillmore Street as 'Commercial Centre'. The PUD uses proposed by this application are consistent with this overall land use designation.

3. The proposal is consistent with the proposed amendment to the approved Master Plan. The site is part of the Hill Properties Master Plan that has historically designated over two-thirds of the uses on the site as Commercial or Office. Consistent with the approved Master Plan, the proposed PUD rezoning retains the Office uses, allows for a diverse mix of other Commercial uses, and adds the Hospital use, which is compatible with the adjacent mostly Commercial uses.

Concept Plan

The Concept Plan identifies the types of uses that are anticipated in the respective PUD Zones. While each Zone has a wide range of permitted uses, not all are appropriate or desirable in this location. The anticipated range of uses for this site is as follows:

Hospital Building Zone (High Rise): Hospital, Hospice, General Office and Medical Office

Office/Medical Office Building Zone: General Offices, Medical offices, labs and/or clinics.

Commercial Zone: Commercial (Including all Commercial uses in the Land Use Table in Section 7.3.203 of the City Code), General Office and Medical Office.

Landscape Zones: Landscape areas of varying sizes and configurations, and Stormwater Quality and Detention Ponds

Parking Zone: Parking lot/surface parking (Public and Private), Parking Structure (Public and Private).

These uses are intended to be compatible with the existing commercial uses in the vicinity and to provide a transition to the Camelback Pointe multifamily residential development to the north.

In accordance with the requirements of Chapter 7, Article 5, Part 5 of the Zoning Code, the proposed concept plan is acceptable for the following reasons:

A. The proposed development is consistent with the Comprehensive Plan, the 2020 Land Use Map, and all applicable elements of the Comprehensive Plan (including the intermodal transportation plan and the parks, recreation and trail. The Comprehensive plan and the 2020 Land Use Map identify the project area at the intersection of Centennial Boulevard and Fillmore Street as 'Commercial Centre'. The Planned Unit Development (PUD) uses proposed by this application are consistent with this overall land use designation.

B. The proposed uses are consistent with the primary and secondary land uses identified in the 2020 Land Use Map of the Comprehensive Plan, as amended. The 2020 Land Use Map identifies the project area at the intersection of Centennial Boulevard and Fillmore Street as 'Commercial Centre'. The Planned Unit Development (PUD) uses proposed by this application are consistent with this overall land use designation.

C. The proposed development is consistent with the City approved master plan that applies to the site. The site is part of the Hill Properties Master Plan that has historically designated over two-thirds of the uses on the site as Commercial or Office. Consistent with the approved Master Plan, the proposed rezoning retains the Office uses, allows for a diverse mix of other Commercial uses, and adds the Hospital use, which is compatible with the adjacent mostly Commercial uses.

D. The proposed development is consistent with the intent and purposes of the Zoning Code (Section 7.2.102). The proposed land uses for this property are appropriate given the nature of the surrounding land uses and the master plan proposal for this location. The site's development will provide for infill growth of the City and will reduce congestion in the streets due to the proximity of similar uses. The hospital itself will facilitate the provision of public infrastructure services. As a result, the proposed concept plan will promote the health, safety and general welfare of the city.

E. The development pattern proposed within the PUD concept plan promotes the stabilization and preservation of the existing or planned land uses in adjacent areas and surrounding residential neighborhoods. The proposed PUD uses are compatible with the adjacent mostly Commercial uses and the proposed Landscape zone will provide a buffer between the site and the multifamily residential to the north.

F. The development pattern proposed within the PUD concept plan provides an appropriate transition or buffering between uses of differing intensities both on site and off site. The proposed Hospital and Office uses on the property are compatible with the light industrial uses to the east and south. The proposed Hospital and Office uses are consistent with the existing and proposed commercial and office developments to the west and south. The proposed Landscape Zone provides an appropriate transition between the Hospital and Office uses and the multi-family residential to the north.

G. The nonresidential development pattern proposed within the PUD concept plan promotes integrated activity centers and avoids linear configurations along roadways. The proposed Hospital use zone, Office/Medical Office use zone , and Commercial use zone will provide for numerous types of services that effectively create an activity center. The PUD concept plan arranges use zones on the site allow for a varied streetscape that avoids linear configurations along roadways.

H. The permitted uses, bulk requirements and required landscaping are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community. The proposed hospital and associated medical office/ambulatory uses are compatible with the existing services (Medical Offices, Rehabilitation Center and Veteran's Administration Clinic) already present in the surrounding neighborhood. And, the proposed commercial uses will blend seamlessly with the existing surrounding commercial uses. While the final areas and heights are not completely known at this time, the proposed areas and heights are appropriate to the overall size of the site (78.85 acres), and compatible with the adjacent development types. The proposed Landscape zones will provide a buffer between the site and multifamily residential to the north, and provide transitions to the surrounding neighborhood and city open space.

I. The PUD concept plan provides adequate mitigation for any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes). The concept plan shows how any potentially detrimental use to use relationships will be mitigated and provides a gradual transition between uses of differing intensities. The proposed PUD uses provide a transition between the more intense commercial and industrial uses to the west, south and east of the site and the multifamily residential to the north. The existing Landslide Open Space and the proposed Landscape zone at the North of the site provide a buffer between the existing Holland Park neighborhood of single-family homes.

J. The PUD concept plan accommodates automobile, pedestrian, bicycle and transit modes of transportation as appropriate, taking into consideration the development's primary function, scale, size and location. The proposed PUD concept plan allows for three access points – two from Centennial Boulevard and one from W. Fillmore St. – providing a safe and convenient means of automobile access to the site. The plan also allows for multiple pedestrian access points to the site. The existing bicycle lanes on both Centennial Blvd. and W. Fillmore St. provide ample access for bicycle access to the site, and would allow for recreational access to surrounding trails in the neighborhood.

K. Although the scale of the proposed PUD concept plan does not merit perimeter and internal arterial, collector and local streets. The proposed plan 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. Three vehicular access points – two from Centennial Boulevard and one from W. Fillmore St. – are provided. Both streets are Principal Arterials and provide direct or indirect access to Interstate 25 allowing for easy access to and from the site for the entire community.

L. Streets and drives within the project area are 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. The three vehicular access points – two from Centennial Boulevard and one from W. Fillmore St. – direct traffic to Principal Arterial streets and will not generate through traffic in adjacent residential neighborhoods. The proposed traffic access will improve connectivity, mobility choices and access to jobs, shopping and recreation in the community.

M. The PUD concept plan provides 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 PUD concept plan proposes internal circulation and access to uses adjacent to the development to quickly and safely move vehicular and pedestrian traffic from surrounding streets and through the site. This is accomplished in part by utilizing the existing full movement signalized intersection on Centennial Blvd. as the main access point to the site.

N. Adequately sized parking areas will be located to provide safe and convenient access, to avoid excessive parking ratios and avoid excessive expanses of pavement. This will be accomplished by providing multiple parking zones distributed across the site, and possibly by providing structured parking.

O. Open spaces, consisting of Landscape zones, are 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. Multiple areas of Landscape zones are proposed to provide connections to the existing Landslide Open Space, accommodate walking trails on the site, and to act as buffers between adjacent uses.

P. The proposed development does not overburden the capacities of existing or planned streets, utilities and other public facilities. As demonstrated in the provided Traffic Impact Analysis, the proposed development of this site will not overburden planned streets. As demonstrated in the provided Drainage Study, HGL, and Wastewater report, the proposed development of this site will not overburden utilities and other public facilities.

Q. There are no existing areas with unique or significant natural features on the site to be incorporated into the design of the project.