

PROJECT STATEMENT

**Re: Newport Heights Site Development Plan (AR DP 19-00281) and Final Plat, TSN # 6311100002**  
**Attention: Tasha Brakin, Colorado Springs Senior Planner, Central Team**

Revised November 13, 2019

The proposed application includes a Rezoning Application (to PUD), Site Development Plan and Final Plat, which reflects the intention of developing the site for detached single-family lots. Given the location of the site, its access to the natural beauty of Cottonwood Creek, and the goal of maintaining a harmonious connection to the existing homes adjacent to the property, we are proposing single-family lots to be developed in two separate phases.

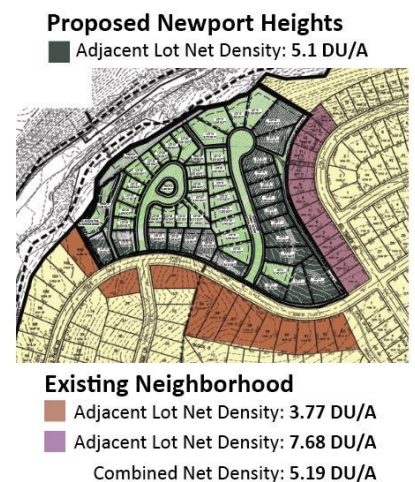
Prior land uses proposed for the property include detached single-family homes as well as a site for an Elementary School in School District 11. The varying land uses have different impacts on the neighborhood in terms of traffic, noise and viewshed disruption. We are proposing a land use for the property which we believe will have less impact for traffic, noise and viewshed than either of the previously proposed land uses. Further, we have focused extensively on creating a neighborhood concept that we believe is comparable, compatible, and complementary to existing neighborhoods in the area of the project.

Our application proposes 49 single-family detached residential lots with a proposed gross density of 4.57 dwelling units per acre. This land use and development density is consistent, compatible, and complementary with surrounding land uses. The lot layout of the design has been sensitive to the adjacent properties with larger proposed lots located along the periphery of the project and the smaller lots adjacent to the trail, providing more eyes on the trail and a greater safety factor for regional users.

Twenty (~40%) of the development's 49 single-family lots are less than 6,000 square feet in area; while 29 (~60%) of the lots are greater than 6,000 square feet. The average lot size at Newport Heights will be approximately 6,840 square feet, with the average perimeter lot size (proposed lots that will abut existing homes) being approximately 8,220 square feet. A more detailed comparison of existing and proposed lot densities is shown on the attached graphic:

The Final Plat includes five tracts, in addition to public right-of-way and 49 single-family lots. Tract A includes a full spectrum detention pond facility for the property and will be owned and maintained by the newly composed Homeowner's Association (HOA.). Tract B consists of a portion of the existing Cottonwood Creek Trail, which will be conveyed to the City of Colorado Springs. Tract C includes a new public trail connection on east side of the site, connecting the existing neighborhood to the Cottonwood Creek Trail,

Adjacent Density Study



**Denver Office:**  
3461 Ringsby Court, #125  
Denver, Colorado 80216  
720.413.9691

**Colorado Springs Office:**  
2727 N. Cascade Avenue, #160  
Colorado Springs, CO 80907  
719.231.3959



which will be maintained by the Nor'wood Special Improvement Maintenance District. Tract D includes a small area of open space land to be owned and maintained by the HOA. Tract E, to be owned and maintained by the HOA, includes public trail connections from the two proposed cul-de-sacs to the existing Cottonwood Creek Trail. A detailed listing of the acreage of the proposed tracts can be found on the attached Development Plan Cover Sheet.

The proposed Phase One of development will include lots 1-33; construction of the proposed Adamo Court public right-of-way; the stormwater management facilities located in Tract A; the western public trail connection, located in Tract A; the eastern public trail connection, located in Tract C; and the public trail connections located in Tract E. Phase Two of the project will include lots 34-49 and the proposed Shimmering Moon Lane right-of-way.

**Traffic:** It is widely documented that the intensities of traffic generated from schools is great, specifically at peak times of weekdays during the school year. Detached single-family homes have traffic generation that is more spread out through the day, with less impact, therefore we do not see an adverse traffic concern for the project relative to what the streets were previously designed. The Colorado Springs Traffic Engineering Department reviewed the proposed development and found, *"Bridle Pass Drive is classified as residential (local) road. The addition of the proposed development traffic to the existing traffic falls within the average daily traffic (ADT) for this roadway traffic capacity."* They further stated, *"The intersection of Austin Bluffs Pkwy/Bridle Pass Drive is signalized now, the signal will help traffic to utilize Bridle Pass Drive safer, and with minimal delays."*

This assessment is based on design ADT for Bridle Pass Dr. (average daily traffic count) for up to 1,500 trips. The most recent traffic count (completed in 2017) shows a current ADT of 525 on Bridle Pass Dr west of Austin Bluffs Parkway, well below the design limits of Bridle Pass Dr. In summary, We do not anticipate that this project has a meaningful traffic impact for the area.

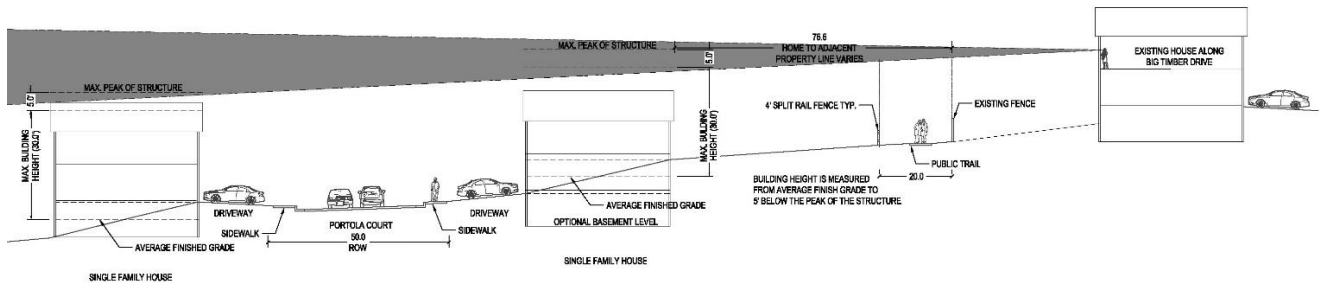
**Noise:** Noise is a subjective element of development; however, we believe that it is safe to state that the proposed development would have considerably less noise than an elementary school. Further, we believe that the noise generated by this new neighborhood would be consistent and comparable with the existing, adjacent neighborhoods.

**Viewsheds:** This project proposes development of homes with maximum height limit of thirty feet (30'). 30' is consistent with the 1997 neighborhood Master Plan for Newport Heights and will help to provide continuity and compatibility with surrounding homes. While the City neither regulates or guarantees protection of views, the developer has been cognizant time limit viewshed impacts, where practicable. For example, the grading for the project will help to protect views for neighbors east of the project by providing vertical separation between proposed and existing homes. In the case of existing homeowners who live on the south side of Bridle Pass Road, we believe that the combination of the existing front setback, the street ROW, and the proposed 15' front setback for lots in Newport Heights shall provide a sufficient visual separation to negate some of the viewshed concerns that may exist.

For a more detailed understanding of how the proposed grading and building height limitation on the eastern portion of Newport Heights will manifest, please see the following graphic:

**Denver Office:**  
3461 Ringsby Court, #125  
Denver, Colorado 80216

**Colorado Springs Office:**  
2727 N. Cascade Avenue, Suite 160  
Colorado Springs, CO 80907



With the above building height concept, we envision the layout and design of Newport Heights to work with the site to step the homes for walk-out opportunities and to take advantage of the topography and natural beauty of the property.

**Pedestrian Connections:** We recognize that the property has been utilized informally for pass through pedestrian/dog traffic to Cottonwood Creek Trail. Therefore, as an additional measure of compatibility to the surrounding neighborhood, we are proposing multiple trail connections from Bridle Pass, as well as trail connections from both Adamo Court and Shimmering Moon Lane, along with the accompanying open space allocation. These proposed trail connections will create new, formalized pedestrian and bicycle access for Newport Heights residents as well as for the surrounding neighborhood. Further, the conveyance of Tract B, which contains a portion of the Cottonwood Creek Trail, will help the City to more easily maintain and provide access along this important regional trail.

**Landscaping:** The Newport Heights development will provide new street trees along Bridle Pass Road and buffer trees around the proposed water quality facility. These plantings meet all city requirements for trees in the ROW. Further, they will provide aesthetic value and ensure that the new development fits harmoniously with the surrounding neighborhood. The buffer trees provided around the full spectrum detention pond will help to buffer views and create a pleasant open space area. In addition to these required trees, this development proposed two additional trees per lot (where allowable by CSU) throughout the entire development. This is consistent with the 1997 neighborhood Master Plan and will create a beautiful green neighborhood as the trees mature.

**Density and Lot Size:** The proposed gross density for this development is approximately 4.6 dwelling units per acre. Based on an analysis of the two adjacent existing neighborhoods (Immediately east and south of the proposed development) this density is comparable and compatible with the surrounding neighborhoods. The existing homes immediately east of Newport Heights have a net density of approximately 7.7 DU/ac. The existing homes immediately south west of the property have a net density of approximately 3.7 DU/ac. The larger Newport Heights neighborhood (encompassing approximately 478 dwelling units with this development) will have a constructed net density of approximately 5.4 DU/ac. The development northwest of Newport Heights, for reference, is a small lot PUD with densities several times higher than are proposed at Newport Heights.

By comparison, the net density of Newport Heights is approximately 6.3 DU/ac. and the gross density is approximately 4.6 DU/ac. The average lot size of the Newport Heights Development is 6,850 square feet and sixty percent of the proposed lots are greater than 6,000 square feet.

**Denver Office:**  
3461 Ringsby Court, #125  
Denver, Colorado 80216

**Colorado Springs Office:**  
2727 N. Cascade Avenue, Suite 160  
Colorado Springs, CO 80907



The maximum lot coverage is 40% which ensures that the new homes will sit on their lots in a compatible manner to the overall existing community. Larger lots are provided adjacent to existing homes, while the lot sizes are smaller near the trail connection. This helps to ensure a strong measure of harmony and continuity between the proposed development and existing neighborhood homes.

We believe the density of the project reflects a balanced approach to development that will create a neighborhood that is both harmonious and substantially similar to the surrounding community. We are excited for the neighborhood this develop will create and we believe is compatibility to the surrounding area is a strength of the project.

**Parking:** The proposed development will provide a minimum of 98 garage parking spaces and 98 tandem parking spaces in driveways. In addition to more than 196 private parking spaces, the site will provide an additional 50+ on-street parallel parking spaces. The 250+ new parking spaces equates to more than 5 parking areas per proposed lot. In recognition that homeowners often utilize a portion of their garage space as storage we have added a note to the Cover Sheet for HOA covenants for garages to be clear and available for parking. In our estimation the provided parking is more than sufficient for the needs of the neighborhood and for guests who come to visit. Further, the proposed parking is wholly consistent with what is available in the surrounding neighborhoods.

#### **Zone Change Review Criteria (Health and Safety):**

Based on the information provided above, along with a thorough investigation of potential project impacts, this project will not result in any impacts detrimental to the interest, health, safety, convenience, or general welfare. The project will create a new infill neighborhood substantially consistent with surrounding well-established neighborhoods. The project will add to the vitality of the area and will contribute to the sense of community that defines the neighborhood. New trail connections, drainage improvements, streets with pedestrian-friendly sidewalks, and vibrant landscaping improvements will contribute to health, safety, and general welfare for new and existing residents of the area. Further, the addition of 49 new lots will allow many new families to set down roots, build a home, and create a life in the new Newport Heights neighborhood.

#### **Zone Change Review Criteria (Consistency with the Comprehensive Plan):**

We are proud that the Newport Heights project is consistent with many of the goals of the PlanCOS Comprehensive Plan. Approval of this project will support the Comprehensive Plan goals of:

- Creating Vibrant Neighborhoods
- Supporting Infill Opportunities (Creating Unique Places)
- Creating Strong Connections (Adding non-motorized facilities, maximize existing capacity)
- Majestic Landscapes (Coordinated stormwater, parks, transportation, and recreation projects)

The creation of a vibrant infill neighborhood with multiple trail connections to regional park amenities, the donation of land to City Parks for the Cottonwood Creek Trail, and the

**Denver Office:**  
3461 Ringsby Court, #125  
Denver, Colorado 80216

**Colorado Springs Office:**  
2727 N. Cascade Avenue, Suite 160  
Colorado Springs, CO 80907



implementation of thoughtful planning strategies to promote harmonious neighborhood development, will help this project achieve many of the goals and visions of PlanCOS.

### **Zone Change Review Criteria (Consistency with an Approved Master Plan):**

This project is broadly consistent with the 1997 Neighborhood Master Plan for the area. Though much has changed in terms of development patterns, real estate market demands, and the trend towards higher density development (as outlined in PlanCOS) in the 25 years since the creation of the neighborhood master plan, this project is substantially consistent with the 1997 Master Plan. The Master Plan is considered by the City to have been implemented and consequently this project does not require a master plan amendment.

The 1997 Master Plan called for the creation of 438 single-family lots across 153 acres. The Newport Heights project calls for 49 lots on 10.71 acres. The net density of the 1997 plan is 5.27 DU/A compared with 6.37 for the new development, a less than 20% difference across 25 years of changing development patterns.

The 1997 master plan additionally proposed building heights of 30' (compared with 30' proposed), front set backs of 15' (compared with 15' proposed), rear setbacks of 20' (compared with 20' proposed), side set backs of 3'-7' with 10' between structures (with the same proposed for Newport Heights), and coverages of 40% max. (with 40% maximum proposed). The proposed development is also similar in proposing two trees per lot with similar lot shapes and configurations. This project proposes 6' attached sidewalks, while the 1997 master plan proposed 5' sidewalks.

The proposed project is also similar in proposing minimum lot sizes 4,000 sf, compared with 4,500 sf in 1997 – a difference of eight percent. Further, the more compact lots on this project are located on the internal portions of the new neighborhood, adjacent to the Cottonwood Creek Trail and associated open space.

One area where this project may vary from the 1997 neighborhood plan is the size of homes. The 1997 plan called homes as small as 1,000 sf. It is anticipated that homes at Newport Heights will be larger, in a range from 2,000-3,500 sf.

Taken together, this project is broadly consistent with the 1997 neighborhood Master Plan. In those areas where there is a refinement to the implemented master plan, the changes are consistent with many goals of the PlanCOS Comprehensive Plan.

**Neighborhood Concerns:** Some neighbors living near Newport Heights have expressed a concern about some aspects of the development. The property owner has listened to these concerns and has made several significant changes to the plan, above and beyond the City's requirements for a project of this type. These include:

- The development will provide multiple paved public trail connections to ensure pleasant and convenient access is provided to the nearby Cottonwood Creek Trail for new residents and neighbors alike. The City Parks Department has only requested one point of access be provided so these additional trails are undertaken voluntary for the benefit of the neighborhood;

**Denver Office:**  
3461 Ringsby Court, #125  
Denver, Colorado 80216

**Colorado Springs Office:**  
2727 N. Cascade Avenue, Suite 160  
Colorado Springs, CO 80907



- Maximum home heights will be 30', consistent with surrounding existing homes. The City does not regulate views, however grading on the proposed development has been closely studied to lessen view impact for nearby neighbors.
- The original vision of the project was for paired patio homes for the initial neighborhood meeting, however neighborhood objections of a different building typology was strong, therefore the project shifted to detached single-family lots;
- Prior to the second neighborhood meeting, the design showed 50 detached single-family lots with a shared driveway access point for five of the lots at the southeast corner of the site. The number of lots was reduced from 50 to 49 with a reconfiguration of the lots in this area along with others on-site were reconfigured to create a continuity between existing neighborhood lots and proposed development lots. This refinement was not required by City code;
- The original Newport Heights concept showed a private, gated development. This proposal was presented at the original public meeting and some neighbors expressed a concern. The Development Plan submitted with this letter provides public streets and is not gated to create a neighborhood that is very similar to the surrounding neighborhood;
- The proposed public access trails have been placed on the east and west portions of the Newport Heights development to provide an additional 'buffering' effect for nearby homes. This alignment may make the trails somewhat less convenient for residents in Newport Heights but provides visual and accessibility benefits for the surrounding neighborhood.
- Lots have been reconfigured to ensure their shape and size is more consistent with the surrounding neighborhood. Flag lots and shared driveways have been eliminated throughout the development.

Collectively these refinements, combined with a development design that is substantially similar to the surrounding neighborhood, will help to ensure that Newport Heights is a successful, harmonious and compatible addition to the area.

Given the information above, we believe the proposed development will not only maintain the harmoniousness to the existing land uses but will create site design that will be an attractive asset to the overall area.

We thank you for your consideration.

**Denver Office:**  
3461 Ringsby Court, #125  
Denver, Colorado 80216

**Colorado Springs Office:**  
2727 N. Cascade Avenue, Suite 160  
Colorado Springs, CO 80907