

October 19, 2018

City of Colorado Springs
Land Use Review
Attn: Hannah Van Nimwegen
30 S. Nevada Avenue, Suite 105
Colorado Springs, CO 80903

RE: Rocky Mountain Apartments Project Statement

The Rocky Mountain Apartments represent new multi-family units, as well as new affordable units. It was previously used as a commercial/office building, and our desire is to convert the office space into 18 multi-family units in a high-need area. The apartment units will consist of eight 2-bedroom units, ten 1-bedroom units, a laundry room on each floor, and an enclosed courtyard with a playground, community garden, shade shelter, and controlled-access gates. The Rocky Mountain apartments will host residents at the 30%, 50%, and 60% range of AMI levels.

The property is the previous administrative building for Rocky Mountain Health Care and Intermountain Mortgage. It has 12,300 square feet of office space on two floors near the intersection of Bijou and Circle. Since the building is zoned Office/Residential, it will require a conditional use permit for use as a multi-family property. An initial meeting with Colorado Springs Utilities demonstrated that sufficient water, sewer, electricity, and gas are currently available and have been serving the building for over 30 years. The building will be individually re-metered for electricity, and single metered with set-rate bill-backs for all others. Parking meets requirements needed for the size and configuration intended. Because of its proximity to a main road and the limited yard space, a new courtyard will be constructed with a solid wall enclosure. The courtyard will offer privacy, safety, and recreational opportunities, including a shade shelter, picnic table, small playground, and community garden, all behind controlled-access gates for the east and west entrances. The building itself will have a combination of exterior entrances to apartments, and interior hallways leading to interior entrances. The hallways and the main stairway will be wide, well-lit, and include closed-circuit cameras for additional security. There are at least two points of egress from each common hallway. Two ADA units located on the first floor will have direct entrances proximal to common areas and designated parking spaces. Laundry rooms will be located on each floor. All units have a full kitchen, bathroom with shower and tub, ceiling fan, and tile, vinyl, or carpeted floors. Gas, trash, water, and sewer will be billed at a set rate for each apartment, and electricity will be metered and billed separately. There are no individual or private balconies, but the upper floor will have a stairway landing area leading to the interior walkway. The property also includes several amenities, including parking around the building, internal heated hallways, and laundry facilities on each floor. The building will be "smoke free," consistent with Greccio's conversion to a 100% smoke free portfolio by the end of 2019.

This will be an appealing property for individuals, couples, and small families. The property is in an ideal location in terms of need for community investment and stabilization, while in a location that is close to transportation, employment centers, parks, shopping, health care and other human services, and entertainment all within ½ mile from the property.

Located on the boundary between heart of Colorado Springs and the historic southeast side of the city, the Rocky Mountain Apartments sit in an ideal location for ease of access to many necessary and desired community areas of need, including the following:

- Less than 1/4 –mile from 2 options for public transportation, approximately 1 mile from a major hub of public bus routes/transfer station.
- Within 1.2 miles of a community health center (Peak Vista), 1.5 mile from a major regional hospital (ER, surgical, and Children’s Hospital), and numerous other supportive medical facilities.
- While the main DHS building has unfortunately move away from the most concentrated areas of DHS clientele (although with the broad impact of the economic downturn, social service clients can be found in all areas of our city), social services are available through DHS satellite offices in the area. For County Department of Human Services needs, all clients must locate transportation for the 9-mile commute. The nearest Social Security office is 1 mile away on Pikes Peak Avenue.
- Centers of Employment include downtown Colorado Springs, 1.5 miles to the west; The Citadel Mall and Academy Boulevard corridor, 0.5 miles to the northeast; and numerous other moderately dense employment centers in the immediate neighborhood and throughout the area. The Pikes Peak Workforce Center is 9 miles to the west on Garden of the Gods Road.
- No fewer than 4 parks (Franklin, Betty Krouse, Otis, and Wagner Parks) within walking distance of less than a mile, and Memorial Park is less than 1.3 miles from the site. Memorial Park is the largest park in the area, including over 100 acres of open space, ball fields, a lake, running trail, a regional skateboard park, and traditional and mobility-impaired accessible playgrounds. Memorial is also the site of a bi-weekly summer farmer’s market, where fresh and wholesome local foods are sold at affordable prices.
- Shopping includes department stores, big-box retailers, grocery, and specialty ‘mom and pops,’ all in proximity and easy access regardless of transportation available (walk, bike, car, or public bus system).
- The site sits equidistant from 2 Colorado Springs Police Department substations at Gold Hill and the Southeast stations, approximately 2 miles away.
- Assigned schools: Rogers Elementary (0.6 miles), Galileo Middle (2.3 miles), Mitchell High School (2.2 miles)

Thank you for your consideration, and please call or e-mail with any questions, 719-419-5602 or mphan@greccio.org.

Respectfully,



Michael H. Phan
Project Manager
Greccio Housing Unlimited, Inc.

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Attn: Hannah Van Nimwegen
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RE: Rocky Mountain Apartments Development Plan Review Criteria

Per the conditional use checklist, we are providing answers to the following development plan review criteria questions:

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
Yes, it is an existing building that currently matches its surroundings in size and structure. It will be used as an apartment consistent with the area, as there is another apartment complex less than one block away. It is located on the boundary between heart of Colorado Springs and the historic southeast side of the city, sitting in an ideal location for ease of access to many necessary and desired community areas of need.
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
Yes, we are requesting a conditional use permit for an 18-unit apartment complex (multi-family property), and it will be used within the current levels of support from the immediate area.
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
This is an existing structure and the only changes to be made are modifications to the parking configuration and minor landscaping to include a private fenced area. These changes will not impact the adjacent properties.
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?
We do not anticipate any negative influences coming from this development. A fenced-off and landscaped area will be built at the front of the property to house a playground and picnic/gathering area for the building's residents and to provide a buffer from any possible off-site negative influences.
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?

Yes, a parking plan has been developed to eliminate any disruptions to areas outside the property. It is designed in the most efficient manner to minimize traffic friction, noise and pollution as well as provide for safe and convenient traffic use.

6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?

Yes, there will be logical, safe and convenient vehicular access via Bijou and Juanita.

7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?

There is one alley across the back of the property that accesses parking for the complex, but it does not provide any clear thoroughfare that would attract through traffic.

8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

There will be enough parking areas for residents, to include 2 ADA parking spots that are readily accessible from the property entrances. With 18 residential units, the number of required parking spots is 29. There will be 29 designated parking spots.

9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?

The two ADA parking spots are located near the front entrances of the property and provide ready enough maneuvering space for residents to navigate between their residence and car.

10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

The property is already configured with parking and drives in an efficient manner to accommodate the required parking spaces for the proposed number of residential units. This project will look to only change the parking plan to maximize the spaces available to residents.

11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?

There will be walkways around the perimeter of the building that safely link the parking spots to the entrances of the building as well as safely link to current sidewalks in front of the complex.

12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

The landscaped area is minimal and this will be preserved within the courtyard area of the property. This courtyard will enclose a grassy gathering area, sitting area and

playground. There is a large tree located in the courtyard area that will be preserved for resident enjoyment.

Also, the Rocky Mountain apartment project does conform to all three of the conditional use review criteria listed below:

A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.

B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.

C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

Thank you for your consideration, and please call or e-mail with any questions, 719-419-5602 or mphan@greccio.org.

Respectfully,

A handwritten signature in blue ink, appearing to read "Michael H. Phan".

Michael H. Phan
Project Manager
Greccio Housing Unlimited, Inc.