

326 E Boulder Apartments

Planning Commission
Public Hearing

April 18, 2019
Ryan Tefertiller



Background



- Site located on north side of E. Boulder St. between S. Weber St. and S. Wahsatch Ave.
- NE corner of Downtown
- 25,000 sf property
- Zoned R4
- Includes multiple residential structures



Background



- Two existing structures to be removed
- Three existing structures to be retained



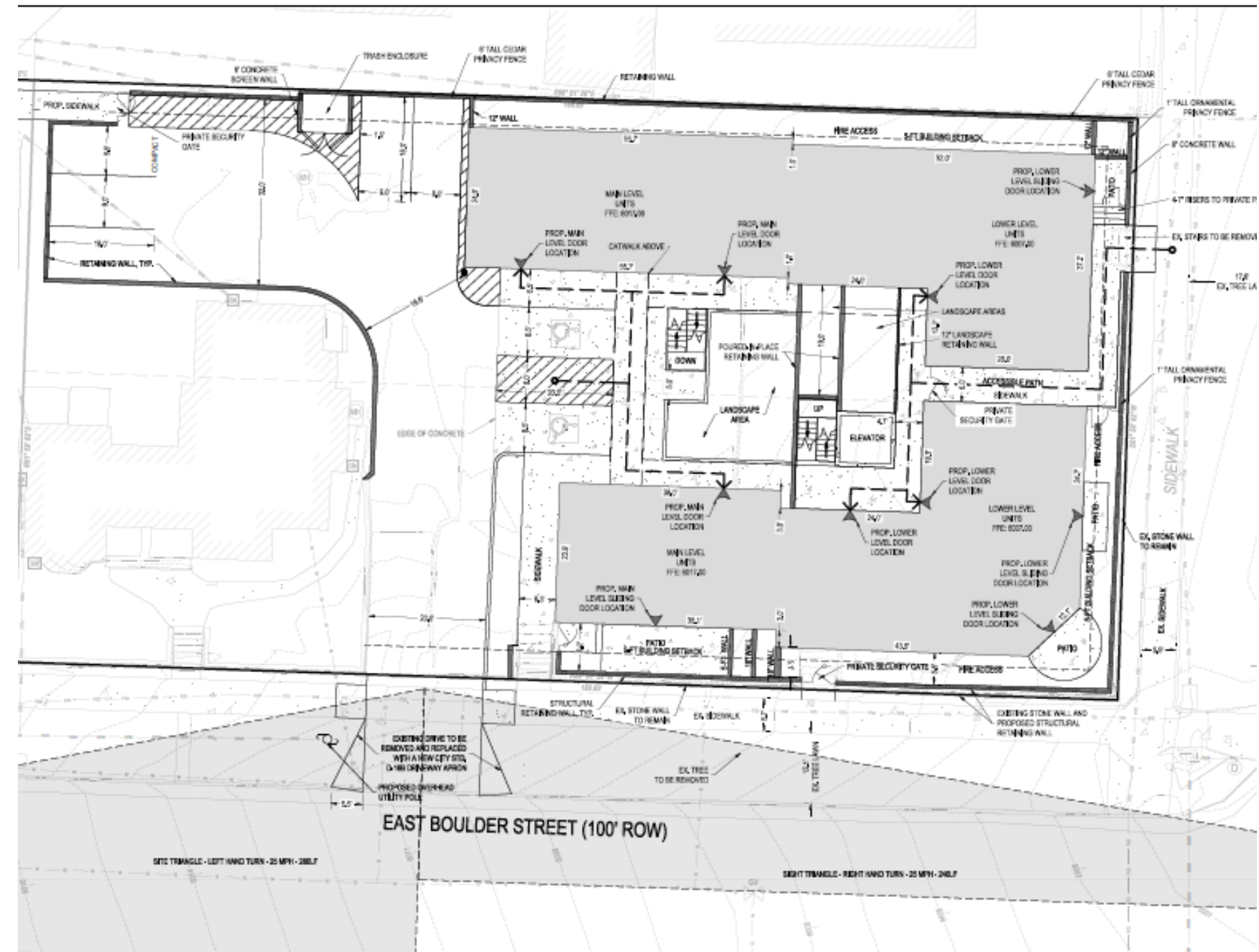
Proposal



- Redevelop eastern 15,000 for a new 16-unit apartment building
- Likely that between 2 and 4 units to be “affordable”
- 7 off-street parking stalls

326 E. BOULDER APARTMENTS PUD DEVELOPMENT PLAN

LOTS 7-8, AND A PORTION OF LOT 6, BLOCK 44, CITY (TOWN) OF COLORADO SPRINGS, LOCATED IN THE
SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, STATE OF COLORADO.
ADDRESS: 326 E. BOULDER STREET & 209 CHEYENNE AVENUE



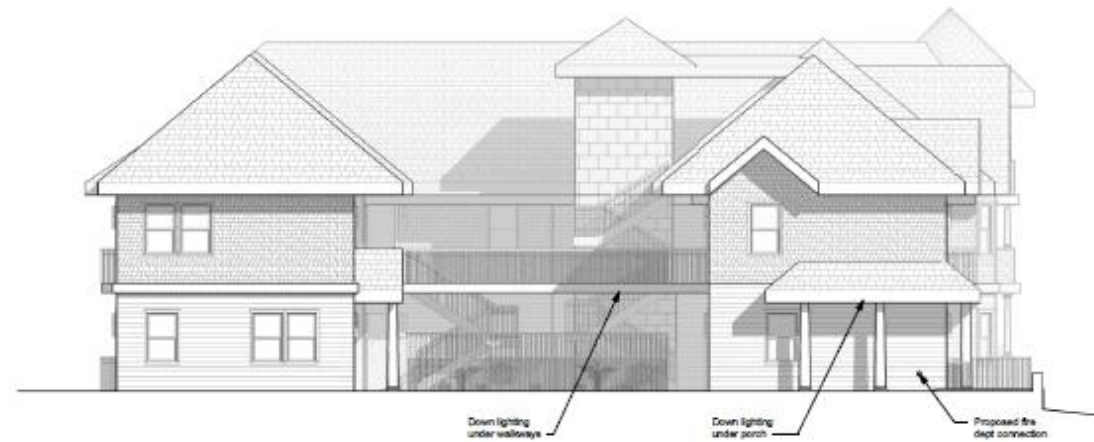
Proposal, cont.



4 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

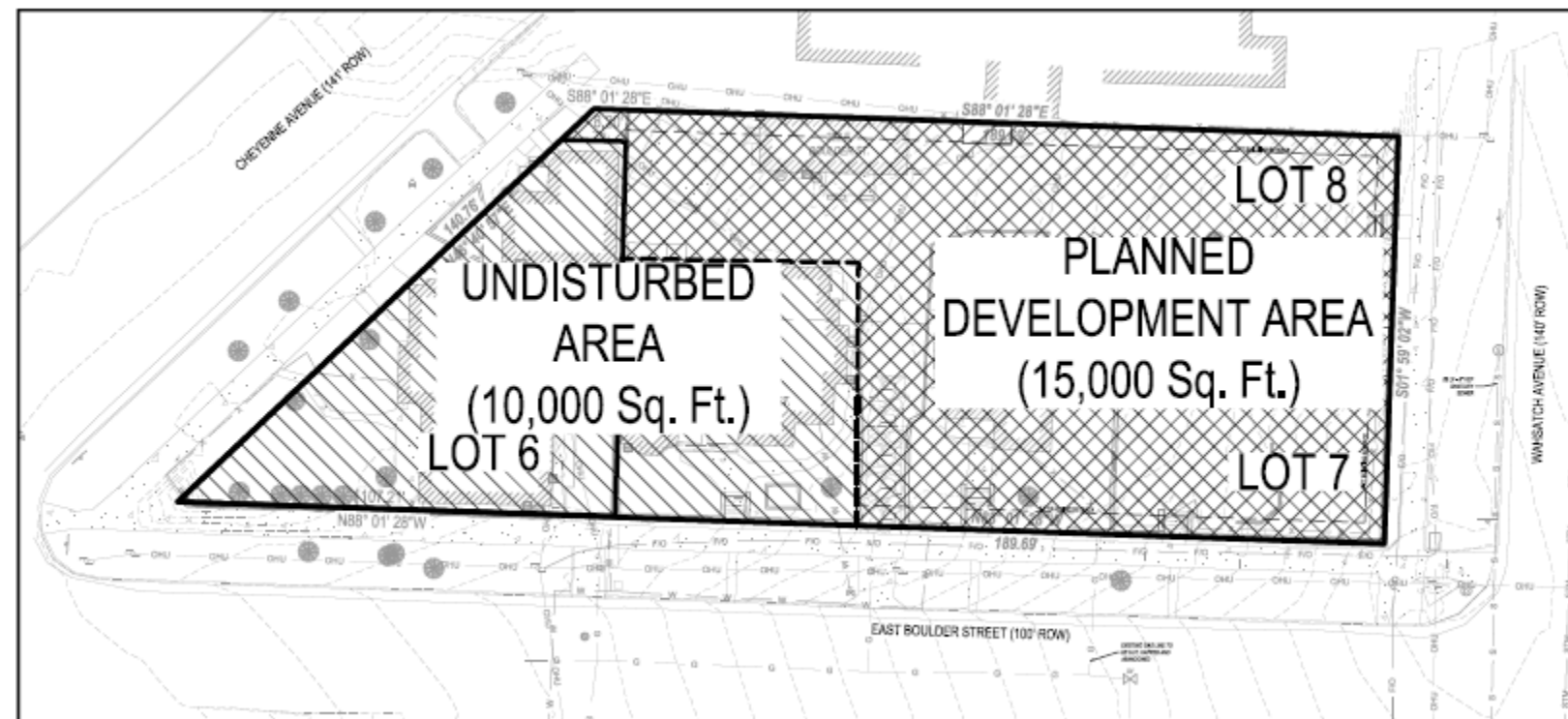


1 SOUTH ELEVATION
1/8" = 1'-0"

Application Details



- Zone Change from R4 to PUD
 - Applies to full 25,000 sf site
- PUD Development Plan
 - Applies to eastern 15,000 sf



Stakeholder Input



- Public notice at:
 - Pre-Application Neighborhood Meeting
 - Application Submittal
 - Prior to Planning Commission
- Input in Staff report
 - Mostly opposed due to parking and scale
 - Some support
- Late emails from others

- Site just outside of Downtown FBZ and DDA
- Multi-family consistent with surrounding uses
- Architecture similar to Historic District to the north
- Supported by Experience Downtown MP
- Consistent with PlanCOS and Infill Chapter

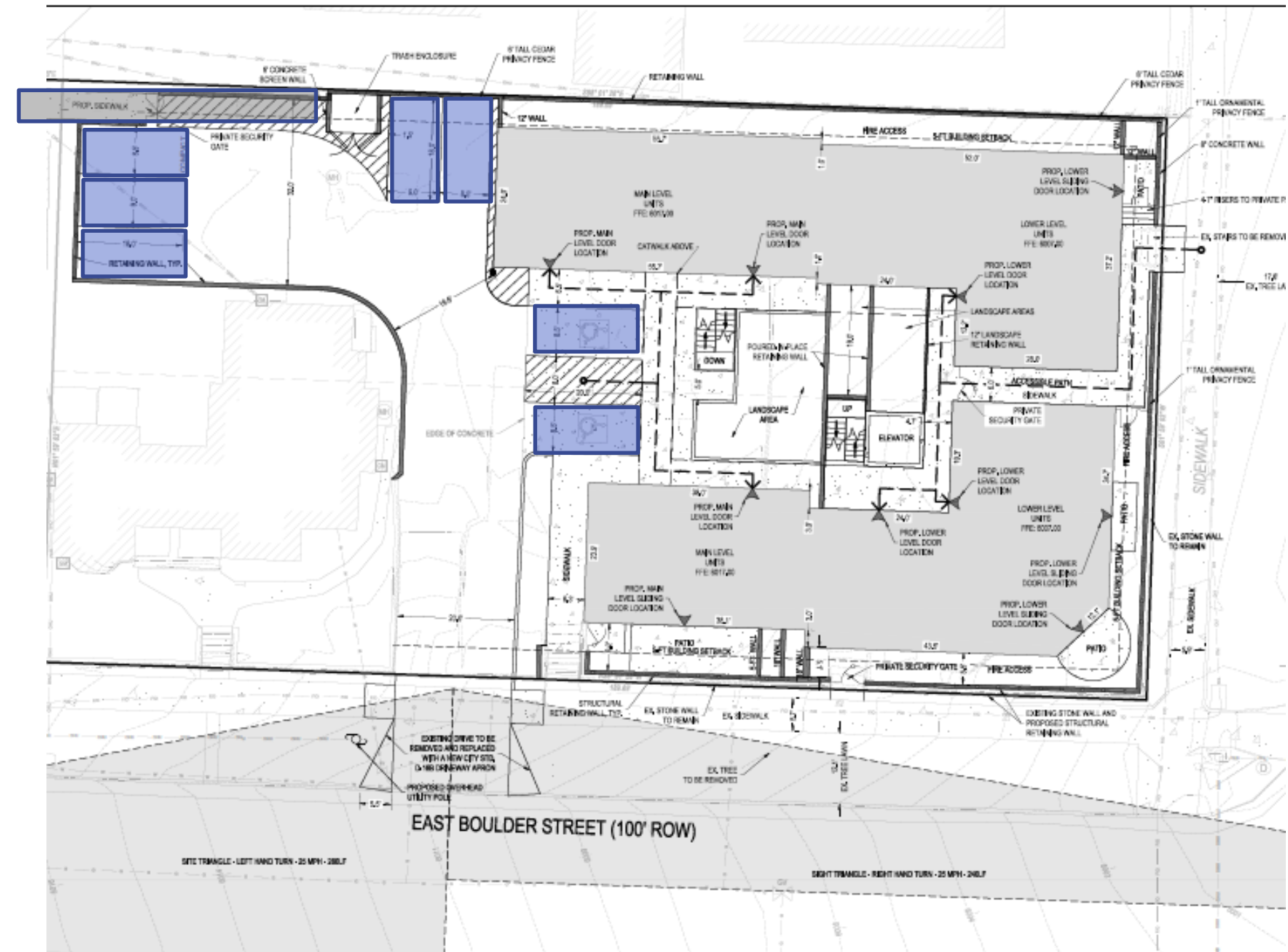
Parking



- Project relies largely on public street parking
- 7 off-street, private stalls (2 ADA stalls)
- Pathway to Cheyenne Ave

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Parking, cont.



- Significant public parking in the area
- 13 parallel stalls on Boulder adjacent
- 123 stalls on Cheyenne
- 10 stalls on Wahsatch
- Demand off-set with High School use



Recommendations



- Recommend approval of both applications as the necessary review criteria are met.
 - Technical Modifications listed in Staff Report



QUESTIONS?