



URBAN LANDSCAPES LLC
URBAN DESIGN | LANDSCAPE ARCHITECTURE
142 South Raven Mine, Suite 175
Colorado Springs, CO 80905
john@urbanlandscapes.design
719.600.8366

Re: Concrete Coyote
1100 South Royer Street, Colorado Springs, CO
Zone Change, PUD Development Plan, Final Plat
TSN #6419100021

October 3, 2022

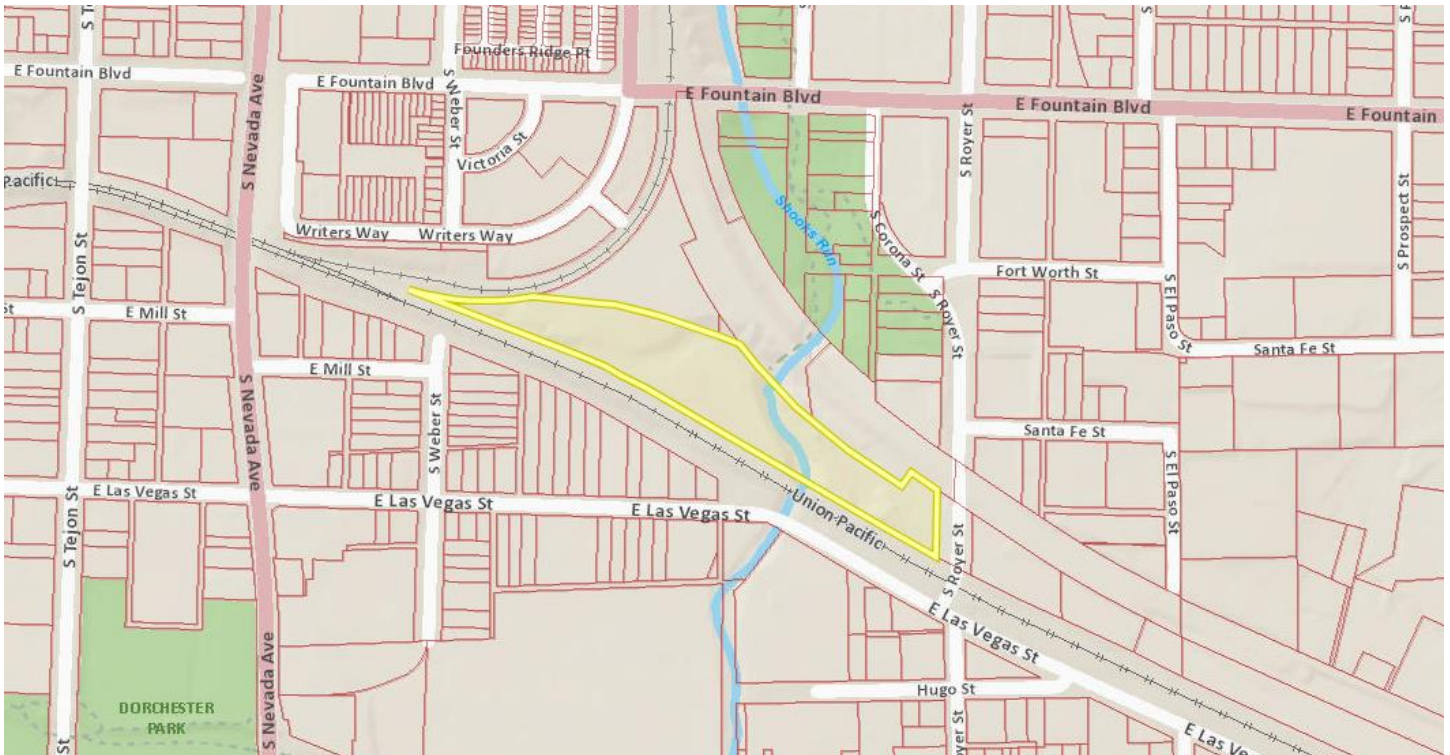
Request:

This project, named Concrete Coyote, is a proposed office building and garden for Concrete Couch, a local arts organization in Colorado Springs. The applicant requests approval for the following applications:

1. A Zone Change from M2 PUD UV SS to PUD SS.
2. A PUD Development Plan for the office building and associated improvements.
3. A Final Plat for the parcel.

Location:

The 5.67 acre parcel is located south of downtown Colorado Springs. It is bounded on the south by E. Las Vegas Street and the Union Pacific Railroad, on the east by S. Royer Street, on the north by Shooks Run and vacant land. The surrounding land uses are primarily industrial, including warehouses, storage and material yards, and offices.



Site highlighted in yellow above.



Project/ Site Data:

• Master Plan	Experience Downtown
• Existing Zone	PUD M2 UV SS
• Proposed Zone	PUD SS
• Existing Land Use	Vacant
• Proposed Land Use	Office/Residential/Education/Park
• Total Land Area	5.67 Acres
○ Lot 1	0.905 Acres (39,430 Sq. Ft.)
○ Tract A	4.759 Acres (207,287 Sq. Ft.)
• Tax Schedule Number	6419100021
• Development Schedule	Fall, 2022
• Maximum Building Height	40-Feet
• Maximum Building Coverage	35% (13,800 Sq. Ft., 35% of Lot 1)
• Front Setback Required	5-Feet
• Side Setback Required	5-Feet
• Rear Setback Required	5-Feet
• Maximum Residential Units	2 (2 Dwelling Units per Acre)
• Maximum Non-Residential Building Area	10,000 Sq. Ft.

Project Description:

The proposed application includes a Zone Change, Development Plan and Final Plat. Concrete Couch, the owner and developer of the property, is a non-profit organization and a leading community arts organization in Colorado Springs. Concrete Couch strives to provide these services to the community at extremely affordable (often free) prices to ensure that their programs are accessible and inclusive. Concrete Couch has received numerous awards and accolades for their service to communities and citizens in the Pikes Peak Region.

Currently, the property is zoned M2 PUD UV SS (Heavy Industrial, Planned Unit Development, Use Variance, Streamside Overlay). This zoning reflects the property's historic use as a heavy industrial site; it was used previously as a concrete batch plant and informally as a historic dumping area. The parcel has split zoning; the western half of the site is zoned PUD and eastern half is zoned M2. The existing zoning for the property does not support the proposed community arts, office, and caretaker use described by Concrete Coyote. The existing zoning is not compatible with the goals described in the Envision Shook's Run Master Plan. This Master Plan identifies this property as an ideal location for a "Destination Program Zone" compatible with park and multi-use trail use. The Master Plan also notes the City's desire for a socially motivated non-profit to eventually work with to redevelop this property. Concrete Couch has worked with and met with numerous non-profit and for-profit businesses, organizations and government agencies to better understand the potential uses of this property by citizens and adjacent neighbors, schools and churches. Consequently, this project requests a zone change from M2 PUD UV SS to PUD SS (Planned Unit Development, Streamside Overlay). The proposed zoning will allow Concrete Couch to develop the site in accordance with the attached Development Plan as well as create the Destination Program Zone identified in the Envision Shook's Run Master Plan.

The project area is less than one acre and we have proposed an office and up to two dwelling units (at least one of which will be utilized as a Caretaker Unit for Concrete Coyote), space for a community art hub where visitors and program participants can create and enjoy art, demonstration gardens to showcase community agriculture and permaculture, as well as participant-built park amenities to help create a community gathering space in the south Shook's Run area. Collectively these improvements will increase the reach, scope, impact, and opportunities available to Concrete Coyote as they seek to support and improve the Colorado Springs community. In addition, the site improvements will enhance a property that historically been used by transient populations, improving safety on-site and in the surrounding neighborhoods.



More specifically, this project proposes:

- Up to a two-story, 10,000 square foot office space/caretaker unit with a maximum height of 40' above grade
- One covered material storage area and one outdoor material storage area (repurposed from the existing concrete material storage bay).
- A small orchard and permaculture garden
- Five paved parking spaces (including one ADA parking space)
- Perimeter fencing

The proposed office space and caretaker building will help support arts activities on site. The proposed building is 2,780 square feet in a one-story structure. The building will be sited in the northeast corner of the property near S. Royer Street. This location will provide high visibility from Royer Street and will allow an on-site caretaker to provide 'eyes on the property' to help reduce trespassing and transient activities that have occurred on site.

The project will provide five paved parking spaces on the eastern property line adjacent to S. Royer Street. One of the five spaces will be an ADA parking space. The proposed parking is anticipated to be sufficient for programming, staff, and maintenance needs at the site. Three additional parallel on-street parking spaces are proposed to accommodate occasional overflow parking and to provide additional parking opportunities along S. Royer Street.

In the interest of repurposing and reusing existing site amenities, the project proposes to improve an existing concrete material storage bay to create one covered material storage bay and one outdoor (uncovered) material storage bay.

Potential future development on the site may include up to a 10,000 sq. ft., 2-Story, 40' maximum-height Studio Building for:

- teaching classes;
- storage;
- a potential studio apartment;
- artist studio/gallery space;
- fabrication studios; and
- artist in residence studios.

This building would be on Lot 1 with the office and caretaker to the south of the property. We will amend our Development Plan as needed if this phase of development moves forward.

Collectively, the improvements made possible under the proposed zone change will allow Concrete Coyote to create a vibrant community arts hub immediately east of the Mill Street neighborhood in south downtown Colorado Springs. The development is supported by the Envision Shook's Run Master Plan, is aligned with many of the goals of PlanCOS, and supports several key objectives described in the Mill Street Neighborhood Plan (the neighborhood is located immediately west of this property).

In addition, the Concrete Coyote proposal will support the future South Shook's Run multiuse regional trail through a previously granted easement and by creating a publicly accessible art destination along the south end of the Legacy Loop trail. Finally, the proposed zone change will allow a vacant former heavy industrial site, that has been used extensively by transient populations, to become a safe, lively community hub for art, education, and mentorship. The daily presence of Concrete Couch has already vastly improved the public health and safety of the area. Since Concrete Couch was granted a conditional use permit which allowed basic site cleanup and storage of materials for future use, there have been zero people returning to illegally camp on the property. All the illegal trash dumping has also stopped.



Rezone Review Criteria:

1. The action will not be detrimental to the public interest, health, safety, convenience or general welfare. **The requested rezone will not be detrimental to the public interest, health, safety, convenience or general welfare. On the contrary, we believe that this project will be a net benefit for the neighborhood, particularly in the areas of the public's interest and welfare. Further, given some of the historic transient activity on the site, this project will likely have a positive impact on health and safety.**
2. The proposal is consistent with the goals and policies of the Comprehensive Plan. **The requested rezone is consistent with the City Comprehensive Plan. The project supports the Comprehensive Plan's goals of supporting Vibrant Neighborhoods, creating Unique Places, and supporting our Renowned Culture.**
3. Where a Master Plan exists, the proposal is consistent with such plan and an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended to be considered consistent with a zone change request. **There is no master plan for this area.**

Sincerely,

John W. Olson RLA | LEED-AP | CNU-A

Urbanist | Landscape Architect

142 South Raven Mine, Ste. 175

Colorado Springs, CO 80905

e: John@johnwolson.com | p: 719.600.8366