Y|O|W ARCHITECTS

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May 16, 2025

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288 S. Academy Boulevard
Lot 1 Satellite Square Filing No. 10
Land Use Statement (TSN: 6415414112)

Project Description:

YOW Architects proposes to submit an application for a Development Plan Major Modification and Conditional Use to allow for Self-Storage within the streamside overlay district. Self-Storage is a Conditional Use within the Steamside Overlay district. Table 7.3.2-B. This property is adjacent to the Spring Creek drainage channel on the western boundary and has a linear footage of 521 feet. The channel has a 50' width. We do not intend to make any changes to the pervious area of the site, we feel the historic drainage shall not be changed. The existing landscaping along the channel has many existing trees that shall be counted towards the streamside overlay criteria, all of the existing vegetation shall be protected during the construction phase of the project. We do not intend to change the pervious area within the inner and outer boundary. The site currently has two buildings and asphalt paving within the outer buffer area. With this application we are not requesting any site changes with the exception of adding some canopies and a fence around the property. The Self-Storage facility shall house all storage within the two existing buildings on site. The site was previously zoned (PBC) and was recently changed to (MX-M) Mixed Use Medium scale. The 3.34 Acre site is currently used by several retail businesses. The improvements for this project focus on enhancing the existing landscape areas at the front of the building façade and parking areas. The inner and outer buffer on the east side of the stream is adjacent to the rear of the buildings where fire access, delivery points, and utilities are located. The east side of the streamside does not retain any value as an amenity other than providing a buffer to the developed area. This buffer is the inner buffer of the streamside and consists of steep grass slope and trees. Public use of this area should be discouraged due to the steep slope and security concerns. Within the inner buffer 27 trees are required and there are approximately 46 existing trees which provide additional screening of the building. It is also important to note the west property boundary extends north to south and is located in the middle of the inner buffer. Most of the outer buffer on the east side is paved for access except for two large landscape areas. In the outer buffer the existing impervious area does exceed the allowed maximum, but these landscape areas will be enhanced with new landscaping to meet the city code. The only connection to the stream is located just south of the property. This is a pedestrian bridge to access the west side of the streamside. The west side of the stream side retains pedestrian amenities including a trail system and open space.

History and Future Business Outlook for the Site:

The proposed redevelopment project seeks to convert a largely vacant and deteriorating strip mall into a clean, secure, and professionally managed self-storage facility. When the property was originally purchased in 2006, it featured a healthy mix of quality tenants that provided valuable services to the surrounding community. However, over the past decade, shifting development priorities and city expansion led many businesses to relocate to areas where public investment was more concentrated. As a result, this corridor experienced significant disinvestment, and a growing number of storefronts were left unoccupied.

Without consistent reinvestment or anchor tenants with national or regional presence, the center's visibility and viability declined. Over time, the area began facing increased challenges related to public safety and site maintenance, including the presence of individuals experiencing homelessness, visible mental health crises, encampments, substance use, and rising retail theft. Local property and business owners have struggled to maintain a safe and welcoming environment with limited support from law enforcement or community resources.

This redevelopment is a strategic response to those challenges. By introducing a modern self-storage facility, the project will provide a needed service to both residents and local businesses while significantly improving site conditions. The facility will feature enhanced lighting, security, and maintenance protocols, helping to reduce nuisance activity and support a more stable, attractive environment for surrounding retail tenants. Over time, the improved safety and image of the center is expected to attract complementary investment—especially in areas like financial services, healthcare, and community gathering spaces—which remain underrepresented in this part of the city.

Conditional Use Process Criteria for Approval:
The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards)*. The proposed self-storage fits well within the existing buildings and overall commercial area. This self-storage conversion shall help to add stability and safety to the overall site to help promote new businesses and retain existing businesses in the area.*
The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible*. With the intent to reuse existing buildings we are not changing the size or scale of the site. Compatibility shall be kept consistent with the other businesses in the area. The vision is for future businesses in the overall site to benefit from this project by stabilizing the aesthetics and security overall.*
The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible*. All of the existing infrastructure can support this business and this project shall not place any burdens on those systems.*

SS-O Streamside Overlay definition:
The SS-O district encompasses all land within the stream channel, stream adjacent wetlands, and within the inner and outer buffers, as represented by the SS-O district boundaries as shown on the official zoning map, and all land within one hundred and fifty (150) feet of the outer buffer. SS-O district requirements are not applicable to those wetland areas that extend beyond the mapped SS-O district boundary. However, wetlands that are wholly or partially outside of the mapped SS-O district shall be analyzed and protected as indicated or recommended by a Land Suitability Analysis, when required.

Streamside Design Criteria:
Grading and Landform
Has the natural landform been maintained within the overlay area and does grading conform to the specific grading limitations of the streamside ordinance as well as all other City grading regulations? The site was constructed approx. 40 years ago, the Spring Creek Type 2 channel shall be preserved as well as the slope. There shall not be any changes to the existing grading within the buffers.
Site Design
Does the development incorporate the stream ecosystem into the project design and complement the natural streamside setting? Has the project been designed to link and integrate adjacent properties with the stream corridor using access ways, creek front plazas, employee recreational areas or other site planning and landscaping techniques which include the stream corridor as an amenity? The existing property line shall be protected as we add fencing along the boundary. There is a pedestrian bridge just to the south of the property that shall be kept in place and allows access to the streamside. The streamside condition is not a natural setting at this time, the condition of the stream corridor is mainly concrete and isn't an aesthetically pleasing or natural environment.
Wildlife Habitat Preservation
Has the project been designed to minimize impact upon wildlife habitat and the riparian ecosystem which exists on or adjacent to the site? Does the project design protect established habitat or any known populations of any threatened or endangered species or species of special concern? There are not any known threatened or endangered species along the corridor. Our project will not change or alter any of the existing wildlife habitat. It will have little to no impact on the riparian ecosystem.
Trails and Recreation
Have existing or potential community trail networks and other recreational opportunities been identified and incorporated into the project design? The pedestrian bridge to the south of the property shall not be altered, the access shall remain the same as the existing conditions of the trail networks. The existing bridge allows for pedestrian access to the western edge of the stream which is more accessible.
Floodplain
Has the project been designed to protect the subject property from potential flood damage and to

accommodate flood storage and conveyance needs? With the existing conditions being kept as they have existed for 40 years, we don't anticipate any changes to the flood potential risks.

Significant Natural Features

Have all significant natural features within the project streamside area been identified, and has the project been designed to minimize the impact on these features? There are not any existing significant natural features within the streamside area. With 40 years of existing conditions to evaluate from, we feel that this site will not have any detrimental impacts on the streamside. Due to the existing condition of the streamside, no natural features and manmade stream banks, this section of streamside cannot be used as an amenity. We recommend against encouraging public use along this section due to public safety and security.

Complementary Plans

Does the project identify and implement the recommendations of any approved subarea plans(such as the City Greenway Master Plan, City Open Space Plan or a specific Drainage Basin Planning Study (DBPS)) and of any approved City Engineering projects and habitat conservation plans? There are not any subarea plans that incorporate this portion of Spring Creek.

Riparian Buffers and Impervious Surfaces

Does the project design:

• Implement a riparian buffer of specified width between the developed portions of the site and the adjacent waterway to assist in preventing point and non-point source pollutants and sediment from entering the waterway?

• Exclude impervious surfaces from the inner buffer zone and meet impervious restrictions across the entire overlay?

• Incorporate all storm water Best Management Practices (BMPs) required by City Engineering throughout the developed site and adjacent to the buffer to encourage on-site filtration of storm water and protect water quality?

• Incorporate visual buffer opportunities of the stream between identified existing and/or proposed projects on opposing sides of the stream?

The existing riparian buffer is being kept as it exists. The drainage patterns will not change with this conditional use application. There are existing conditions that have impervious surfaces within the buffer zones that must be kept as a fire lane and cannot be changed. The stream is buffered from all of the adjacent development.

Landscape

Are inner and outer buffer zone landscaping standards met? Have disturbed areas been revegetated to minimize erosion and stabilize landscape areas and does the project landscaping design specify plants selected from the riparian plant communities as set forth in Appendix A of the Landscape Policy Manual? Does the proposal meet all other requirements of the City's Landscape Code? The existing conditions on site encroach into the buffer zones. The landscaping requirements are met with existing trees within the inner buffer.

Stream Bank Stabilization

Have stream bank and slope areas been identified (particularly those over fifteen percent (15%) slope)? Has the disturbance to these areas and any protective or stabilizing vegetative cover been minimized? Does the plan provide for the suitable revegetation and stabilization of any disturbed areas? The existing stream channel has concrete sides and the slopes are fairly steep, we don't anticipate the stream banks being unstable at this time.

Stream Reclamation

Have opportunities to reclaim the drainage way been identified and implemented where practical? For this criterion, reclamation constitutes any action that improves the quality of that drainage way visually, functionally, or recreationally, and brings that drainage way into a more natural condition. The stream channel is more urban at this time with concrete stream banks. The existing vegetation along channel shall be protected and replaced if not healthy. The existing condition is not a natural condition at this time, there is an existing bridge to the south of this property. The bridge could allow for pedestrians to get to the western edge of the stream which is more accessible at this time. If amenities could be added it would be more appropriate closer to the bridge.

Should you require any additional information or have any questions, please do not hesitate to contact me at 719-475-8133.

Respectfully yours,

Brad Nichols / Planner
YOW Architects PC