

URBAN LANDSCAPES LLC
URBAN DESIGN | LANDSCAPE ARCHITECTURE
2752 West Colorado Avenue
Colorado Springs, CO 80905
john@urbanlandscapes.design
719.600.8366



URBAN
Landscapes

April 9, 2024

Chris Sullivan, Senior Planner
Land Use Review Department
30 S. Nevada Ave, Suite 105
Colorado Springs, CO 80903

Re: Zoning Map Amendment (Rezoning) and Land Use Plan – Dream Centers Commons

Thank you for the coordination and discussion of the Zoning Map Amendment (Rezoning) and Land Use Plan applications for the future Dream Centers Commons. We are honored to represent our client, Dream Centers, for this Zone Change Application as a means to bring the necessary affordable housing applications forward.

This Project Narrative is for the following applications related to the Dream Centers Commons:

- Zoning Map Amendment (Rezoning)
- Land Use Plan

The properties included in the application are El Paso County Tax Schedule Numbers 6421205004, 6421205011, 6421205002, and 6421205012 with addresses including 501 S. Union Blvd, 575 S. Union Blvd, and 1810 Eastlake Blvd, all located east of Union Boulevard and Colorado Spring's largest urban park, Memorial Park.

Today, the properties include three structures including 501 S. Union Blvd, 575 S. Union Blvd and 1810 Eastlake Blvd. The adaptive reuse and modifications to these structures will accommodate a subsequent Development Plan application.

As illustrated on the accompanying Land Use Plan, the intention of the zoning application is to provide a campus for Dream Centers with synergistic, efficient use of the land. As such, we are proposing to utilize shared parking and shared stormwater management.

We have provided a summary of the intended Phasing for the property in the Land use Plan and below. We are listing the intentions of the client at this time, however, the dynamics of economic and market conditions must be considered allowing for variations from the intended phasing.

Phase 1A Adaptive reuse of the existing structures, as well as a new building for affordable housing. Applications are underway for this structure proposing over seventy (70) affordable housing units financed in part with tax credits from the Colorado Housing and Finance Authority (CHFA).

Phase 1B The implementation of a Dream Centers' trauma-informed early care and education center is proposed as adaptive reuse of the school building. The intention is to provide comprehensive supportive and educational services for approximately one hundred (100) children from age zero to age six, in particular, those in the Pikes Peak region who have experienced homelessness and/or complex trauma.

Phase 2 Dream Centers' "Mary's Home" has proven the demand for an additional location. The intention of this phase is to continue to provide long-term trauma-informed services to single-mother-led families exiting homelessness. Thirty (30) residential units are proposed for this service. In addition to the additional residential units, this phase proposes a new mixed-use structure with a restaurant on the property at 501 S. Union Blvd. Included with this mixed-use structure, a public plaza is planned in this vicinity. This 15,000 sq. ft. public plaza is intended to provide outdoor communal space to the public including hard scape, landscaping, and potential for outdoor enjoyment (outdoor recreation, children's play area, dining, etc.) This plaza is intended to be expandable to up to 35,000 sq. ft. by utilizing a small portion of the surface parking, for occasional community events such as farmers markets.

Phase 3 The final phase of the campus is envisioned to provide a community (civic) amenity, a medical clinic, offices, retail opportunities and an additional one hundred fifty (150) residential units in the southern portion of the campus.

Parking Parking for the campus is intended to be shared. We anticipate Dream Centers Commons to be a campus that is a fully integrated community where residents not only utilize the amenities and services but also work and live. Per the Land Use Plan, we have reflected the campus parking scheme and shared parking reductions via UDC Section 7.4.10-B. Regarding the affordable housing-specific parking ratios, we have included a reduced parking ratio of 0.6 parking spaces per Studio, 1-Bedroom and 2-Bedroom Units; and 1.0 parking spaces per 3 Bedroom Units. The multi-family residences in Area 2 are currently in the design phase with applications in for affordable housing at 30-70% with an expected average at 55% Area Median Income (AMI). The location of the property is very important as it provides a place where the automobile is an option and not a mandate for life. This is accomplished with the on-campus amenities and land uses, along with access to transit, parks, trails, and adjacency to Downtown and other employment opportunities.

Per Unified Development Code Section 7.2.705, the proposed PDZ District will incorporate the following required Community Amenities or Benefits: (B) Community Benefits and (C) Mix of Housing Types.

Planned Community Amenities: A public outdoor community space is planned for Area 1 and an indoor community gathering space is planned in Area 3 (per the Land Use Plan). The combined area of these community amenities shall be at least 15% of the campus total area, or 29,272 sq. ft. The outdoor gathering space will feature adaptable seating, landscaping, and public art that meets the criteria outlined in the Public Art Master Plan as reviewed by the Public Arts Commission in Area 1 (per the Land Use Plan). The outdoor community space will have a permanent area of at least 10,000 sq. ft. and is flexible up to 30,000 sq. ft. The indoor community space in Area 3, with a minimum size of 3,000 sq. ft. is designed to accommodate public gatherings and will feature flexible seating and table arrangements, as well as audio-visual capabilities.

Mix of Housing Types: Within the urban context of the proposed development, housing unit types shall provide a continuum of affordability options from transitional to market rate options. Each housing building will vary in quantity of units. As currently conceptually planned, the three distinct buildings and market segments are as follows:

- Mary's Home 2 is planned for residents with income levels below 30% Area Median Income (AMI). The unit mix is planned for 14 one-bedroom units; 14 two-bedroom units; and 2 three-bedroom units.
- Haven at Lakeside is planned for residents with income levels between 30% and 70% AMI. The unit mix is planned for 41 one-bedroom units and 32 two-bedroom units.
- The Mixed-use building in Area 3 is planned for residents with income levels over 70% AMI and is in concept to include 50 studio units; 50 one-bedroom units; 50 two-bedroom units; and 7 units with three or more bedrooms.

With the culmination of the three phases of the campus master plan, it is easy to understand the social and economic benefits of the proposal in this application. We are excited to see this development through and welcome the upcoming discussions with the City of Colorado Springs to benefit the overall Memorial Park area and City as a whole.

Additional information has been provided below, specific to the criteria for the Zone Change Application and the Land Use Plan application. Thank you for your consideration and continued conversations.

Sincerely,

John Olson, RLA, CNU-a, LEED AP
Principal, Urban Landscapes, LLC

Zoning Map Amendment (Rezoning) Application

UDC 7.5.704.D (Approval Criteria)

An application for an amendment to the Zoning Map shall be subject to the following criteria for approval:

1. The proposed rezoning is consistent with the goals and policies of the Colorado Springs Comprehensive Plan, with other plans and policies adopted by the City Council; and with the purpose statement of the proposed zone district(s).

Dream Centers Commons is directly aligned with the goals of the Colorado Springs Comprehensive Plan – many of which state the demands of providing infill development opportunities, mixed-use walkable places and of course with the affordable housing component of the campus.

The following is a list of Goals from the Colorado Springs Comprehensive Plan where Dream Centers Commons proposal and the Colorado Springs Comprehensive Plan are directly aligned:

- A) **Goal VN-2** *Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.*
- B) **Goal UP-1** *Enrich the texture and livability of the city as a tapestry of unique, vibrant, and walkable places.*
- C) **Goal UP-2** *Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.*
- D) **Goal UP-4** *Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.*
- E) **Goal UP-5** *Develop and support unique places and centers as models of resilience and sustainability.*
- F) **Goal TE-4** *Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the*

city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.

- G) **Goal RC-5** *Celebrate the strength of and collaboration with philanthropic foundations, local nonprofits, and faith-based groups.*

The following is a list of Policies from the Colorado Springs Comprehensive Plan where Dream Centers Commons proposal and the Colorado Springs Comprehensive Plan are directly aligned:

- A) **Policy VN-2.A** *Promote neighborhoods that incorporate common desired neighborhood elements.*
- B) **Policy VN-3.A** *Preserve and enhance the physical elements that define a neighborhood's character.*
- C) **Policy VN-3.B** *Support unique and innovative community design elements and features such as urban farms and gardens, co-op housing, live/work spaces, or neighborhood gathering places.*
- D) **Policy VN-3.C** *Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.*
- E) **Policy VN-3.E** *Encourage and support the integration of mixed-use development in neighborhoods.*
- F) **Policy UP-1.A** *Emphasize placemaking throughout the city with design and programming that supports a distinctive identity and experience.*
- G) **Policy UP-2.A** *Support infill and land use investment throughout the mature and developed areas of the city.*
- H) **Policy UP-4.A** *Actively plan and encourage a development pattern consisting of unique centers located along new and redeveloped corridors and at other designated areas throughout the city.*
- I) **Policy UP-4.B** *Within unique centers, incorporate density and mixed uses along with higher standards of design, attention to the public realm, and design for multimodal access including transit.*
- J) **Policy UP-5.B** *Encourage cost-effective development that promotes the wise use of resources.*
- K) **Policy TE-4.A** *Prioritize development within the existing City boundaries and built environment (not in the periphery).*

- L) **Policy SC-2.A** *Systematically support and encourage the density and design needed to support this network beginning with Downtown, key corridors, activity centers, and trip generators.*
- M) **Policy SC-4.A** *Efficiently use the existing utility system capacity.*
- N) **Policy RC-5.A** *Build on the momentum of local organizations to connect residents with community-based resources and activities.*
- O) **Policy RC-6.B** *Support a network of public resources, schools, community centers and other Community Assets that address the city's educational and training needs and also function as places for community activity.*

The following is a list of the Strategies from the Colorado Springs Comprehensive Plan where Dream Centers Commons proposal and the Colorado Springs Comprehensive Plan are directly aligned. We have listed the strategy number only in most instances with exception to a few highlighted below:

Vibrant Neighborhoods (VN) Strategies:

VN-2.A-1 *In partnership with other organizations and agencies, continue to develop and support existing, expanded and new initiatives to address homelessness to include provision of additional shelter beds, permanent supportive housing, and programs to be coupled with increased enforcement of applicable laws including camping bans.*

VN-2.A-3 *Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.*

VN-3.A-4 *Modify City Code and create incentives to encourage redevelopment of underperforming buildings to include higher-density housing, mixed-use, civic services, gathering areas, and additional employment opportunities.*

VN-1.A-2, **VN-2.A.1**, VN-2.A.2, **VN-2.A.3**, VN-2.A.4, VN-2.A.5, VN-2.A.6, VN-2.A.7, VN-3.A.1, VN-3.A.3, **VN-3.A.4**, VN-3.A.5, VN-3.A.6, VN-3.A.7, VN-3.B-1, VN-3.B-2, VN-3.B-3, VN-2.C-1, VN-3.E.1, VN-3.E.2, and VN-3.E.3

Unique Places (UP) Strategies:

UP-2.A-1 *Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.*

UP-2.A.-4 *Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.*

UP-4.A-1 *Revise City Code to support and allow for onsite parking, limited parking lot areas between the public right-of-way and buildings, design elements that enhance visual impressions from the street, multimodal access, and the safety and enjoyment of the onsite pedestrian experience.*

UP-4.B-2 *Develop and implement design standards to support the vision for identified, prioritized, and redeveloping corridors and centers that lack density and mixed uses.*

UP-1.A-1, UP-1.A-2, UP-1.A-3, UP-1.A-4, UP-1.A-5, UP-1.B-1, UP-1.C-1, **UP-2.A-1**, UP-2.A-3, **UP-2.A-4**, UP-2.A-5, UP-2.A-6, **UP-4.A-1**, UP-4.A-4, UP-4.B-1, **UP-4.B-2**, UP-4.C-1, UP-4.D-2, and UP-4.D-3.

Thriving Economy (TE) Strategies:

TE-1.C-4 Support and encourage projects and built environments that meet the need for workforce and business development targeted toward lower income and other populations and areas with limited access to jobs and business opportunities.

TE-1.D-3 Provide a mix of uses that are both neighborhood and institutional campus-serving to help integrate them into the community.

TE-2.C-2 Support the redevelopment and adaptive re-use of functionally obsolete buildings, commercial centers, and office parks, as new mixed use employment centers.

TE-4.A-1 Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3.

TE-1.A-1, TE-1.C-2, TE-1.C-3, **TE-1.C-4**, TE-1.C-5, **TE-1.D-3**, TE-1.D-4, TE-1.D-6, TE-2.A-2, TE-2.C-1, **TE-2.C-2**, TE-2.C-3, TE-2.C-4, TE-2.C-6, TE-3.A-1, **TE-4.A-1**, and TE-4.A-2.

Strong Connections (SC) Strategies:

SC-2.A-2 Continue to update zoning and other regulations to allow mixed-use and high-density development as uses by right.

SC-4.A-1 Support a combination of density, infill, redevelopment, and design to reduce the rate of addition of pipeline and conductor miles that need to be maintained by Colorado Springs Utilities (CSU) or other entities.

SC-1.A-8, SC-1.D-2, **SC-2.A-2**, SC-2.A-4, and **SC-4.A-1**.

Renowned Culture (RC) Strategies:

RC-5.A-3 Support plans for facilities that proactively and holistically address the mental health needs of our community, and that are reasonably and appropriately integrated with surrounding land uses.

RC-6.A-2 Provide or allow for a full range of complementary uses to support Defining Institutions, including housing options, retail, lodging, allied businesses, and access to transit.

RC-4.B-1, **RC-5.A-3**, **RC-6.A-2**, and RC-6.B-3.



Majestic Landscapes (ML) Strategies:

ML-2.C-7 *Encourage new development and redevelopment to occur near existing parks and open spaces to increase their access to and use by the public.*

ML-2.A-4 and **ML-2.C-7**.

2. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.

The zone change for the property will allow the property to better meet the goals of the comprehensive plan for Colorado Springs. Today, the zoning for the property is MX-M, R-5HR. The MX-M zone classification is similar to the PDZ zone classification proposed for the property, with the exception to the setbacks that it imposes. We have proposed a zoning classification that meets the intentions of the MX-M, but provides them in the more urban context of the site.
3. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district(s).

Dream Centers Commons' setting is directly east of Memorial Park and Downtown Colorado Springs. It is in an area that has been viewed as a logical development location for years given its proximity to downtown. In addition, the Union Boulevard corridor east of Memorial Park is evolving with additional development north of this proposed campus with the redevelopment of the Union Printers Home. The Union Printers Home property's vision is complementary to the development of Dream Centers Commons.
4. If the application proposes to rezone a small area of land, the application demonstrates that the size, scale, height, density, and multimodal traffic impacts of the proposed rezoning area compatible with surrounding development or can be made compatible with surrounding development through approval conditions.

Dream Center Commons is in the overall context of the proposed redevelopment of the Union Boulevard corridor, including the Union Printers Home property referenced above. We are proposing approximately 4.5 acres of land that will complement the Union Printers Home redevelopment and the fourteen (14) story residential tower directly adjacent to our site. This development does not foresee or allow building heights to be as tall as the adjacent structure, but instead to step down development to the west providing layered texture from the tower toward Prospect Lake.
5. If the application proposes to rezone a relatively small area of land, the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public

benefits or progress toward other Colorado Springs Comprehensive Plan goals that would be achieved by approval of the application.

The zone change and proposed development with this application envisions maintaining the land uses of the property in a fresh, cohesive redevelopment.

6. If a Land Use Plan or amendment to a Land Use Plan accompanies the application, the Land Use Plan or amendment complies with the applicable criteria in Subsection 7.5.514C.3 (Land Use Plan Criteria).
The Land Use Plan complies with the applicable criteria. See Section below for more information.
7. The application is consistent with any approved Concept Plans in the area for which the map is being amended or includes or is accompanied by a provision that approved Concept Plans that have been classified as implemented do not have to be amended in order to be considered consistent with an amended zoning map.
The area does not include existing Concept Plans, however the development pattern of the Dream Centers Commons is complementary to the development pattern of the Union Printers Home vision to the north of the property.
8. If the application is for creation of an ADS-O district, the approval criteria applicable to the creation of the text of the ADS-O district in Section 7.2.607D.47.5.702 (Decision) shall also apply to consideration of the zoning map amendment required to create or amend the boundaries of the ADS-O district.
Not Applicable.
9. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, the promote the achievement of Colorado Springs Comprehensive Plan goals and would not otherwise be required of the applicant under this UDC or other City or governmental regulations.
The rezoning is for a PDZ district. With the proposed Dream Centers Commons development, a significant amount of Affordable Housing is proposed which has major benefits to the City of Colorado Springs. The demand for affordable housing is significant in our City. We are proposing affordable housing to be interwoven with Market Rate housing and additional uses. This is in direct alignment with the Comprehensive Plan and a major benefit to the City. In addition, Dream Centers Commons' proposal provides additional public amenities and spaces for the future

occupants of the land, its neighboring residents, and the community as a whole.

10. Complies with the additional standards of the base zone district where the property is located (see Article 7.2 (Zone Districts)) or in an overlay district that applies to the property (see Part 7.2.6 (Overlay Districts)).

The base zone of the properties today include MX-M and R-5 HR. Both land uses are designated for high density residential and mixed-use development. This proposal complies with the standards of development of the base zone districts.

Land Use Plan Application

UDC 7.5.514 (Land Use Plan Criteria)

Land Use Plan Review Criteria

- A. Consistency with the Colorado Springs Comprehensive Plan and other plans and policies adopted by City Council;

The Dream Centers Commons is directly aligned with the goals of the Colorado Springs Comprehensive Plan – many of which state the demands of providing infill development opportunities, mixed-use walkable places and of course with the affordable housing component of the campus.

The following is a list of Goals from the Colorado Springs Comprehensive Plan where Dream Centers Commons proposal is directly aligned and the Colorado Springs Comprehensive Plan are directly aligned:

- A) **Goal VN-2** *Strive for a diversity of housing types, styles, and price points distributed throughout our city through a combination of supportive development standards, community partnerships, and appropriate zoning and density that is adaptable to market demands and housing needs.*
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- C) **Goal UP-2** *Embrace thoughtful, targeted, and forward-thinking changes in land use, infill, reinvestment, and redevelopment to respond to shifts in demographics, technology, and the market.*
- D) **Goal UP-4** *Strengthen our overall community identity and better serve the needs of residents and businesses within our large metropolitan area by developing active, unique, and connected centers and corridors.*

- E) **Goal UP-5** *Develop and support unique places and centers as models of resilience and sustainability.*
- F) **Goal TE-4** *Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.*
- G) **Goal RC-5** *Celebrate the strength of and collaboration with philanthropic foundations, local nonprofits, and faith-based groups.*

The following is a list of Policies from the Colorado Springs Comprehensive Plan where the Dream Centers Commons proposal is directly aligned and the Colorado Springs Comprehensive Plan are directly aligned:

- A) **Policy VN-2.A** *Promote neighborhoods that incorporate common desired neighborhood elements.*
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- D) **Policy VN-3.C** *Promote neighborhood-level shopping and service options to include a variety of healthy food markets, coffee houses, restaurants, and other supportive businesses that increase local access and walkability.*
- E) **Policy VN-3.E** *Encourage and support the integration of mixed-use development in neighborhoods.*
- F) **Policy UP-1.A** *Emphasize placemaking throughout the city with design and programming that supports a distinctive identity and experience.*
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- I) **Policy UP-4.B** *Within unique centers, incorporate density and mixed uses along with higher standards of design, attention to the public realm, and design for multimodal access including transit.*

- J) **Policy UP-5.B** *Encourage cost-effective development that promotes the wise use of resources.*
- K) **Policy TE-4.A** *Prioritize development within the existing City boundaries and built environment (not in the periphery).*
- L) **Policy SC-2.A** *Systematically support and encourage the density and design needed to support this network beginning with Downtown, key corridors, activity centers, and trip generators.*
- M) **Policy SC-4.A** *Efficiently use the existing utility system capacity.*
- N) **Policy RC-5.A** *Build on the momentum of local organizations to connect residents with community-based resources and activities.*
- O) **Policy RC-6.B** *Support a network of public resources, schools, community centers and other Community Assets that address the city’s educational and training needs and also function as places for community activity.*

The following is a list of the Strategies from the Colorado Springs Comprehensive Plan where the Dream Centers Commons proposal is directly aligned and the Colorado Springs Comprehensive Plan are directly aligned. We have listed the strategy number only in most instances with exception to a few highlighted below:

Vibrant Neighborhoods (VN) Strategies:

VN-2.A-1 *In partnership with other organizations and agencies, continue to develop and support existing, expanded and new initiatives to address homelessness to include provision of additional shelter beds, permanent supportive housing, and programs to be coupled with increased enforcement of applicable laws including camping bans.*

VN-2.A-3 *Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.*

VN-3.A-4 *Modify City Code and create incentives to encourage redevelopment of underperforming buildings to include higher-density housing, mixed-use, civic services, gathering areas, and additional employment opportunities.*

VN-1.A-2, **VN-2.A.1**, VN-2.A.2, **VN-2.A.3**, VN-2.A.4, VN-2.A.5, VN-2.A.6, VN-2.A.7, VN-3.A.1, VN-3.A.3, **VN-3.A.4**, VN-3.A.5, VN-3.A.6, VN-3.A.7, VN-3.B-1, VN-3.B-2, VN-3.B-3, VN-2.C-1, VN-3.E.1, VN-3.E.2, and VN-3.E.3



Unique Places (UP) Strategies:

UP-2.A-1 Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.

UP-2.A-4 Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.

UP-4.A-1 Revise City Code to support and allow for onsite parking, limited parking lot areas between the public right-of-way and buildings, design elements that enhance visual impressions from the street, multimodal access, and the safety and enjoyment of the onsite pedestrian experience.

UP-4.B-2 Develop and implement design standards to support the vision for identified, prioritized, and redeveloping corridors and centers that lack density and mixed uses.

UP-1.A-1, UP-1.A-2, UP-1.A-3, UP-1.A-4, UP-1.A-5, UP-1.B-1, UP-1.C-1, **UP-2.A-1**, UP-2.A-3, **UP-2.A-4**, UP-2.A-5, UP-2.A-6, **UP-4.A-1**, UP-4.A-4, UP-4.B-1, **UP-4.B-2**, UP-4.C-1, UP-4.D-2, and UP-4.D-3.

Thriving Economy (TE) Strategies:

TE-1.C-4 Support and encourage projects and built environments that meet the need for workforce and business development targeted toward lower income and other populations and areas with limited access to jobs and business opportunities.

TE-1.D-3 Provide a mix of uses that are both neighborhood and institutional campus-serving to help integrate them into the community.

TE-2.C-2 Support the redevelopment and adaptive re-use of functionally obsolete buildings, commercial centers, and office parks, as new mixed use employment centers.

TE-4.A-1 Encourage revitalization and infill in underutilized urban places, as detailed in Chapter 3.

TE-1.A-1, TE-1.C-2, TE-1.C-3, **TE-1.C-4**, TE-1.C-5, **TE-1.D-3**, TE-1.D-4, TE-1.D-6, TE-2.A-2, TE-2.C-1, **TE-2.C-2**, TE-2.C-3, TE-2.C-4, TE-2.C-6, TE-3.A-1, **TE-4.A-1**, and TE-4.A-2.

Strong Connections (SC) Strategies:

SC-2.A-2 Continue to update zoning and other regulations to allow mixed-use and high-density development as uses by right.

SC-4.A-1 Support a combination of density, infill, redevelopment, and design to reduce the rate of addition of pipeline and conductor miles that need to be maintained by Colorado Springs Utilities (CSU) or other entities.

SC-1.A-8, SC-1.D-2, **SC-2.A-2**, SC-2.A-4, and **SC-4.A-1**.

Renowned Culture (RC) Strategies:

RC-5.A-3 Support plans for facilities that proactively and holistically address the mental health needs of our community, and that are reasonably and appropriately integrated with surrounding land uses.

RC-6.A-2 Provide or allow for a full range of complementary uses to support Defining Institutions, including housing options, retail, lodging, allied businesses, and access to transit.

RC-4.B-1, **RC-5.A-3**, **RC-6.A-2**, and RC-6.B-3.

Majestic Landscapes (ML) Strategies:

ML-2.C-7 Encourage new development and redevelopment to occur near existing parks and open spaces to increase their access to and use by the public.

ML-2.A-4 and **ML-2.C-7**.

- B. Consistency with development standards the zone district in which the property is located, or would be located after a requested zone district change;

Generally, the proposal is consistent with the development standards of the existing zone district. This proposal includes a change of zoning to provide a development pattern consistent with the more urban pattern proposed in this area, specifically with building setbacks. The proposal is consistent with the proposed PDZ zone district for the development.

- C. Compatibility with the land uses and development intensities surrounding the property;

The Union Boulevard corridor is underway with a major transformation of the Union Printers Home redevelopment. The pattern proposed with this application is complementary to the development of Union Printers Home and what we believe the Union Boulevard Corridor will continue to see between U.S. Highway 24 and the UC Health Hospital in the next decade. Today on an even more localized context, this proposed development will provide a step back in height from the existing fourteen (14) story tower east of the property toward the west at Memorial Park.

- D. Impacts of the permitted or requested uses, appropriate to the type of development, the neighborhood, and the community;
The development of Dream Centers Commons will provide additional eyes on the street for the area and improve the existing blight that the property includes today. In addition, Infill development and affordable housing have been major goals of the City for the past decade – both of which are proposed with this application.
- E. Adequacy of proposed ingress/egress points and traffic circulation, both on and off the site;
With this application and development, ingress/egress points will be decreased along Union Boulevard and Airport Road. The proposed development decreases the points of ingress/egress from four (4) along Airport Road to three (3). It also decreases points of ingress/egress from four (4) along Union Boulevard to one (1). We are proposing an increase in overall connectivity for the property, whereas today, the parking lots do not connect forcing drivers to go back to the adjacent collectors and arterial to visit the different parcels.
- F. Capacity of the existing streets, utilities, parks, schools, and other public facilities to serve the proposed development;
The vision of the Dream Centers Commons is one that is very cohesive and symbiotic. The goal is to provide greater access and convenience for future residents to live, work, dine and play. With this stated, we believe that future residents will require far fewer vehicular trips than they would otherwise need to. In addition, the property is adjacent to a major arterial – Union Boulevard that includes four (4) lanes of traffic. The other adjacent streets, Eastlake and Airport, are classified as Collector streets and are equally wide or in the case of Airport Road, wider than the adjacent arterial, Union Boulevard. The property is also located within a half mile of (3) bus lines, one of these running adjacent to the site on Eastlake. Additionally, the property is surrounded with bike lanes and the future uses will be designed with bicycle parking and maintenance facilities for these commuters.

Dream Centers Commons is located adjacent to Memorial Park, Colorado Springs' largest urban park with a wide variety of amenities for users. Phase 1 of the development also includes an internal utilities corridor with ties-ins for future phases to minimize impact on adjacent public facilities as the development progresses. The redevelopment of the property will include

shared stormwater facilities to treat and release storm water, where today the site has a high impervious land area and no existing stormwater treatment or detention capability.

- G. Promotion of transitions in height, intensity, or character between proposed non-residential or mixed-use development and nearby low-density residential zone districts.

The Dream Centers Commons is envisioned to provide a transition from the existing fourteen (14) story residential tower east of the property to the west at Memorial Park, while providing the necessary density for the housing and other uses of the property. The incorporation of the other uses (restaurant, retail, medical and school) will also provide a great amenity and opportunity for the community as a whole.