

December 3, 2024

Logan Hubble  
30 S Nevada Ave, Suite 701  
Colorado Springs, CO 80903

**RE: Shiloh Mesa Senior Living**

Dear Mr. Hubble

Thank you for the neighborhood comments for the above-mentioned project. To address your comments concisely and simplify your review of the associated documents, we have summarized your comments and our responses below.

## NEIGHBORHOOD COMMENTS

### General

1. It is deeply concerning to think that multiple tenants will have direct visibility into my backyard where my young children play.
  - *Response: While designing the site plan, our intent and actions were to position the building to provide as much separation and privacy as possible. The building has only 3 apartments with a window that faces north (toward the neighborhood), 1 is ground-level and with no sight-line over the existing privacy fence, and 2 of which are of similar elevation (given the perspective and distance from the building) as an adjacent 2-story homes. Adjacent homes are separated by 10-14 feet, while the proposed building is approximately 80-90 feet to the south. The northernmost end of the proposed building was reduced from 4 stories to 3, to limit visual impact from the rear of the single-family homes. While part of the 3<sup>rd</sup> floor deck will be accessible to residents, and in response to the concern about sight-lines, we are including elements that will keep residents several feet back from the edge of the deck, in addition to sight-line barriers such as modesty panels and plantings. The design efforts are intended to preserve the reduced height of the building's north end, maximizing amenity space, and preserving as much privacy as possible. Please note that none of these efforts are required by code, but our ongoing intent is to design a building that fits in the transition from single family homes, to multi-family apartments and townhomes, to the commercial and retail space to the south.*
2. The location is not feasible for elderly individuals. Our neighborhood is not within walking distance to any amenities, and this building is not near any public transportation, such as bus rapid transit stops.
  - *Response: The lack of access to public transportation was identified early as a factor that should be considered, as evidenced by a low 'walkability' score. The overall Shiloh Mesa development is near the rapidly growing intersection of, Woodmen and Marksheffel, and is also being 'built out' quickly. In the next 10-15 years, this intersection is expected to be one of the busiest in the region, given the development of Banning-Lewis Ranch and the growing Falcon community. Considering such growth, transportation should be considered until the area is fully developed. Many seniors own and operate their own cars, while others depend on rideshares, community resources, and family or friends. Access to community resources and needs, including medical, social, and entertainment, will be increased through regular transportation by Sunrise at Shiloh Mesa staff, as well as a group of volunteer drivers from the church. A service collaboration*

*agreement has been executed that describes these resources. A van has already been purchased and is ready for resident transportation needs, thanks to a local senior-services agency.*

*To reduce dependence on external resources, many supportive amenities are built into the program offerings for residents at Shiloh Mesa. Whether from Greccio’s Resident Resource team or the church’s offerings, residents will benefit on-site from the following:*

- *Transportation (12-20 hours per week): medical, shopping, community-based activities*
- *Food security/access (Greccio and Woodmen Heights)*
- *Exercise and activities space*
- *Social activities: Arts, crafts, cards, games, puzzles, potluck meals*
- *Social spaces: library, internet café, community and activities rooms, social stations on each floor*
- *Outdoors: garden patio, rooftop deck, covered patio between activities space and dog run area*
- *Holiday, birthday, and seasonal celebrations*
- *Financial literacy and education classes*
- *Pending resident preferences: Adopt-a-Grandparent, Book Club, voluntary devotional times*
- *Access to all partner agency resources (Greccio and Woodmen Heights)*

3. 45 one-bedroom units, potentially housing two individuals each, and 5 two-bedroom units, potentially housing four individuals each. So potentially there could be 110 residents living in this facility. This would mean a significant number of residents without sufficient parking, as there are only 31 parking spots available.

- *Response: Parking requirements for senior multi-family properties are based on the number of apartments in the property. From existing properties, including those with seniors, Greccio has a 25-year history and knowledge of typical occupancy rates, car-ownership rates and parking lot utilization. Occupancy at a nearby and similarly designed property (54 units, with 42 1-bedroom and 12 2-bedroom units), only 1 out of 10 have more than 1 person occupying the apartment, and none have more than 2 people. Applying the same rate of occupancy, we expect Sunrise at Shiloh Mesa to have approximately 55 residents. Parking requirements regularly outpace the actual need and utilization by residents. Given known rates of car ownership and the established resources to provide access to transportation, the planned number of parking spaces are sufficient to meet need.*

*When neighbors are concerned about parking or number of people, it is common to ask about the maximum number of residents that a property may contain. Maximum numbers are not consistent with how buildings are actually occupied. Similar properties have parking utilization rates of just over half the number of units. For Sunrise at Shiloh Mesa, we expect 25-30 residents to own and park their car.*

4. A 1.01-acre lot is simply too small for a high-density, multi-story complex without causing issues for existing residents and compromising the quality of life in the neighborhood.

- *Response: We understand that compatibility is often a question when a new property is being proposed. The proposed building's use, size, and density is not atypical from other developments, neighborhoods, or parts of the community that exist in harmony with their surrounding areas. Atrium at Austin Bluffs is a successful and similar property developed by Greccio, in an even more densely populated neighborhood, and on a same-sized lot, with 54 apartments for seniors. The design of the building is appropriate for the lot size.*

*Shiloh Mesa is a planned community that from the beginning envisioned single family homes to the north, multi-family homes and apartments, and commercial and retail space to the south. The lot for the proposed building includes sufficient infrastructure, layout, and drainage indicating that planned use for the space is consistent with our proposed use. It is also within the typical allowed height restrictions of 45' that exists throughout the region in similar neighborhoods. Additionally, senior housing low traffic generation compared to non-age-restricted housing or commercial or retail space. The senior apartment property is a natural buffer and transition between such uses.*

5. Increased traffic, parking congestion, and noise are inevitable consequences, all of which would undermine the peaceful, residential atmosphere that drew us here in the first place.
  - *Response: Both Greccio and the City of Colorado Springs have heard concerns about negative impact on neighboring communities at times of other similar projects. The City of Colorado Springs commissioned a longitudinal study of the 4 most common areas of concern during the development of The Ridge Apts. Located near the Broadmoor Bluffs Neighborhood, questions focused on concerns about increased traffic, crime, negative impact on schools, and property values. In all 4 areas, no evidence supported the concerns about negative impacts on the neighborhood, and much of the evidence showed the opposite of what was feared. The study is attached as an addendum to this reply. Greccio, Woodmen Heights, and auditors/monitors of such properties all heavily invested in ensuring stable, safe, and supportive living environments for residents, and operating as part of peaceful and positive neighborhoods. Please refer to a previous question about parking for response to the related question.*
  
6. In the event of an emergency that requires evacuation, this congestion could lead to serious delays, posing potential risks for residents, especially families with young children. Having such a large influx of people in a small area would strain the already limited routes in and out of our neighborhood, creating additional safety hazards.
  - *Response: The entire Shiloh Mesa development was master-planned, and envisioned the current development. Traffic, access, egress, and road capabilities are all within planned-for growth. In fact, comments on the proposed Development Plan by the City's traffic division indicated that traffic expected from the development was so low, that it didn't support the need for further study. "The proposed development does not meet the threshold of peak hour trip generation per the Traffic Engineering Criteria Manual. Therefore, a Traffic Impact Study (TIS) is not required for this site."*
  
7. We fear that a substantial addition to our neighborhood could strain local resources, including schools, emergency services, and public utilities. Adding a four story building in a primarily single-

family neighborhood seems out of scale and would set a concerning precedent for future development that could alter the community's overall character and desirability.

- *Response: Much of the previous responses address concerns in this question. As a senior property, there will be no impact on schools as the property will be home to those aged 62+. And even though no children will live on site, the property is obligated to certain school fees and payments; a net positive for the school district with no utilization of the service. As part of the development process, we have to go through utility design review with Colorado Springs Utilities. Plan approval will not be given by CSU until the proposed design meets all pressure and flow requirements set to maintain proper service to existing customers. The Development Plan review process exists for the purpose of scrutinizing and ensuring compliance with codes and regulations that protect community standards. Police and Fire capacity is also determined during the development process.*

8. Would also like to bring up exterior lighting on the building (security on an apartment) that would be shining into our homes through the night.

- *Response: The City maintains codes and requirements of allowed or limited impact on others. Our property will be compliant with all such requirements. It is our intent and in everyone's best interest for Sunrise at Shiloh Mesa to be good neighbors, provide benefit to the overall community, and to provide housing options to people similar to general population. Only compliant and complimentary lighting will be installed on the property.*

9. There is a herd of 50+ prong horns that roams around and through our neighborhood.

- *Response: As stated earlier, the overall Shiloh Mesa development is near the rapidly growing intersection of Woodmen and Marksheffel, and was master-planned and envisioned as it is currently being developed. The intended purpose of the space is consistent with our proposal. It is being proposed on a 1-acre parcel of an overall 113-acre development, and will therefore have not adverse impact on wildlife whether it is developed or goes undeveloped. No wildlife will take up permanent residency on the site. In the next 10-15 years, this intersection is expected to be one of the busiest in the region, given the development of Banning-Lewis Ranch and the growing Falcon community. The property will not introduce any new environmental impacts.*

10. I am concerned that the size of the building (4 stories) will be out of character for our community and will block much of the beauty of our community. I believe that a building with 2 stories above grade and 1 story below grade (total of 3 stories) will keep to the nature of our community and not stand out as a commercial addition blocking the view of some of the residents.

- *Response: To clarify, the proposal is a 4-story building, all above-ground. With its flat roof design, the building will be no higher than a 3-story with a pitched roof; both of which would be within the allowable height limits. Early in design and to limit visual impact by the homes to the north, the north end of the building was 'stepped down' and reduced from 4 stories to 3. Care was also taken in the architectural design elements, so the building will have angled roof lines to match the church's building to the east, and the single-family townhomes to the west. Color schemes and aesthetics will ensure continuity with surrounding buildings. In positioning the building on the site, the configuration sets the building back as far as possible from both the road to the west and the homes to the north. Landscaping will soften the appearance of the building,*

*with the most impactful sight-lines to be from the adjacent church to the east, which is buffered by a very large parking lot. The roof lines are going to match the church to the east, but on the height, we are reducing from that.*

11. When the church proposed giving the land up, they told the neighborhood (which they restated 3 months ago) that the building would only be two stories).
  - *Response: The development of the property and building has been shared extensively with the church. The profile of the building has been consistent at 4 stories and within the 45-ft limit since first imaged 2.5 years ago. We are happy to share details of the plan for the building.*

We appreciate your review and approval of these plans. Please contact me at 719-453-0180 should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Noah Brehmer, PE

Project Manager