

**PUBLIC COMMENTS**

Launchpad Apartments  
864 N 19<sup>th</sup> St  
DEPN-23-0001 & SUBD-23-0005

1. **Kelly Hiller, 1351 Mirrlion Hts**

January 24, 2023

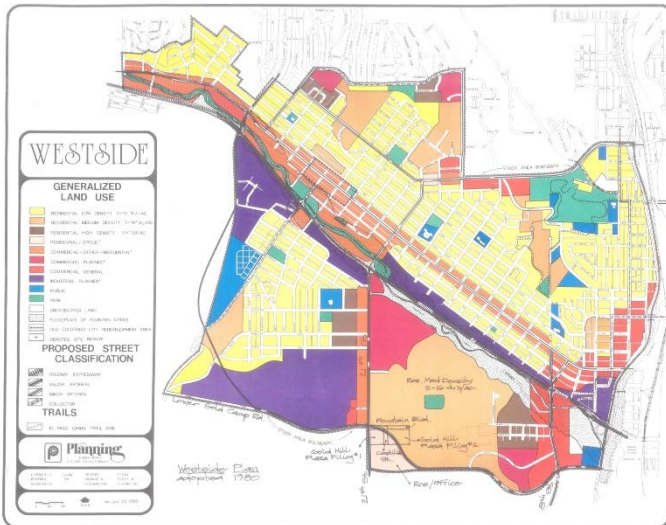
Dear William Gray,

I am writing to you today to voice my opinion concerning DEPN-23-0001 and the corresponding SUBD-23-0005. There are limitations to this land that the applicant is ignoring. Yes, the applicant's land is zoned R-5. But, it is also categorized as "medium density" and not "high density" like is represented in the applicant's development plan. I will explain below.

The applicant states: "This proposed development plan complies with the development plan review criteria and is consistent with the intent and purpose of the Colorado Springs Zoning Code." That is not entirely true. Per the City's Development Plan Review Criteria:

"A development plan shall be reviewed using the criteria listed below...  
The development plan substantially complies with any City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals."  
(City Code 7.5.502 E.2.)

A master plan does exist, and it is *The Westside Plan*. *The Westside Plan* was adopted by Ordinance 80-3. The applicant's development plan is NOT consistent with *The Westside Plan*. Let's explore why.



On the Generalized Land Use Map above and found in *The Westside Plan*, one can see that the applicants land is in the category "RESIDENTIAL MEDIUM DENSITY 5-16 DU/AC". This land use recommendation is meant to be a maximum future density for the land in question. It is described in detail on page 27 of *The Westside Plan* as follows:

*Medium-Density Residential*

*A number of the objectives developed during the planning process recommended the policy of infilling and where feasible encouragement of a higher density than the traditional single-family development. Medium-density residential is proposed at various locations on the Generalized Land Use Map. The areas selected for medium-density residential within the special district were chosen in order to provide development without detracting from the single-family character and ensure a compatible relationship with surrounding uses. All the sites are presently vacant land except for the proposed site west of Walnut. Selection of this site is based on the concept of providing areas of medium density development close to downtown and alternative housing types for future Westside residents. All medium-density residential would be developed under a site plan requirement and the following criteria is recommended:*

- *Medium-density residential would allow a density ranging from 5 to 16 units per acre.*
- *A height limitation of 35 feet is recommended. (Note - the above height limitation is recommended in order to provide a compatible scale with existing single-family development).*
- *Detached, semi-detached, attached and multi-family structures would be permitted.*
- *A site plan should be required providing such information as buffering with adjoining development landscaping internal and external traffic circulation and orientation of buildings to each other and the surrounding uses*

The applicant's Total Development Site in acres is 1.37 acres. Per *The Westside Plan*, the applicant is limited to a maximum of 16 units per acre. This means that the maximum units the applicant is entitled to is approximately 21.92 TOTAL units. They are not entitled to the 50 units they are asking for. In fact, allowing 50 units here would be in spite of and not in conformance with the City-adopted master plan for this land.

The applicant's Building Height provided in their development plan is 45 feet. Per *The Westside Plan*, the applicant is limited to a maximum building height of 35 feet. They are not entitled to the building height of 45 feet that they are asking for. In fact, allowing a building height of 45 feet here would be in spite of and not in conformance with the City-adopted master plan for this land.

In conclusion,

The applicant has not met the review criteria set forth in the Development Plan Review Criteria (City Code 7.5.502 E.2.) by not substantially complying with any City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals."

Thank you for your time and consideration. A pdf version of my letter is attached.

Kelly Hiller  
1351 Mirrillion Hts  
Colorado Springs, CO 80904

2. **Mike and Debbie Wagner, 2301 W Dale St**

January 23, 2023

We live at 2301 West Dale Street and we are writing to comment on the above mentioned project at 810 N. 19th Street.

We are strongly against the 50-unit multi-family apartment building. Our infrastructure here on the west side cannot handle that many people. They have already proposed a 56-unit apartment complex less than a block from this one. That is too many people in one small area. Uintah and 19th street are our two main streets we can use to leave our neighborhood, with one stop light. Now they are wanting to put hundreds of more cars on

our streets and they will be literally on our streets because neither project has sufficient parking available. So that puts cars parking on the street which makes it twice as hard to see and dangerous when pulling out. We have water mains breaking every winter over here and now they want to put more stress on the system.

Thank you,  
Mike and Debbie Wagner

3. **Barb Van Hoy, 304 N Chestnut St**

January 19, 2023

Hi Bill,

I'm writing in support of the Launchpad apartments development. I live on the corner of Chestnut and Platte and shop at 19th and Uintah at least once a week. Our community desperately needs supportive housing for at-risk youth and this seems like the perfect place for it. I've had a chance to learn about the development, seen the renderings and heard about the program planned. I'm familiar with The Place and have known their executive director Shawna Kempainen for many years. Their successful experience and commitment to evidence-based and trauma-informed service models mean they will give disadvantaged youth the best chance of overcoming their hardships and fulfilling their potential - for themselves and for the good of our community. This project will not only help add much needed housing stock but be an investment in our community's future.

I wholeheartedly support it!

Thank you,  
Barb Van Hoy  
304 N Chestnut St  
80905

4. **Linda Summers, Glenn Street**

Dear Mr. William Gray,

I received a green sheet about the proposed 4-story, 50-unit multi-family apartment building.

Here is what I see:

- This is a residential area on the west side of 19th Street. A four story, 50 units will be out of place, visually and its population.
- The Arc Thrift shop has many homeless people sleeping on the sidewalk off the street on the Arc side.
- I would not be surprised that the homeless would sneak in at night and sleep in the hallway, stairs etc.

This is so out of place, and I think there are better places that you may be able to find.

As far as the homeless, I have shared with many people about my idea in solving some of this, and they couldn't believe how simple and affordable this would be.....if you're interested, please contact me.

My degree is in Criminology and Social Behavior .....I think this building that the city is attempting to build is a bad idea.

50 units? That is a huge building, in an area that is surrounded by little houses and that gives this neighborhood its style...

Thank you,

Linda Summers  
(My property is on Glenn Street)

5. **Jasen Cooper, W Yampa St**

January 15, 2023

Hello William,

I live on W Yampa St and got a notice in the mail regarding DEPN-23-0001 / SUBD-23-0005 - for construction of The Launchpad apartments on 19th St. I'd like to submit the below comments for your consideration:

I enthusiastically support this project. The Launchpad will provide a beautiful home and supportive services to at-risk youth in our community. The empty lot they've selected has been an eyesore for years - the weeds overgrow the sidewalk every summer, and it otherwise just seems to collect trash. I'm excited someone will finally be taking regular care of the space.

This location also seems so perfect for the intended purpose. It's across the street from a grocery store, right next to a bus stop, and walking distance to lots of businesses where the young adults living there can shop or work. I love being able to walk to Old Colorado City from my home, and I wish my first apartment could have been in a place like this. I'm proud and excited that The Launchpad is coming to my neighborhood, and I hope you approve their plans.

Thanks,  
Jasen Cooper

6. **Scott Hiller, 1351 Mirrillion Hts.**

January 24, 2023

Dear William Gray,

I am writing to you concerning the development proposal known as "Launchpad Apartments" located at 810 N. 19<sup>th</sup> Street in Old Colorado City. This development proposal references file numbers DEPN-23-0001 and SUBD-23-0005, and is described as a 4-story, 50-unit multi-family apartment building.

The development does not comply with the subdivision review criteria, it does not comply with the adopted master plan, and it is not in line with the neighborhood goals for this Vibrant, Historic, Neighborhood as described in PlanCOS.

The application states: "This proposed development plan complies with the development plan review criteria and is consistent with the intent and purpose of the Colorado Springs Zoning Code."

Per the City's Development Plan Review Criteria:

“A development plan shall be reviewed using the criteria listed below...

The development plan substantially complies with any City-adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.” (City Code 7.5.502 E.2.)

The applicant’s land is fully within the area of an adopted master plan. *The Westside Plan* was adopted by Ordinance 80-3 and is a “Relevant Plan” identified in PlanCOS Chapter 2, Vibrant Neighborhoods. The applicant’s development plan is NOT consistent with *The Westside Plan*, nor PlanCOS.

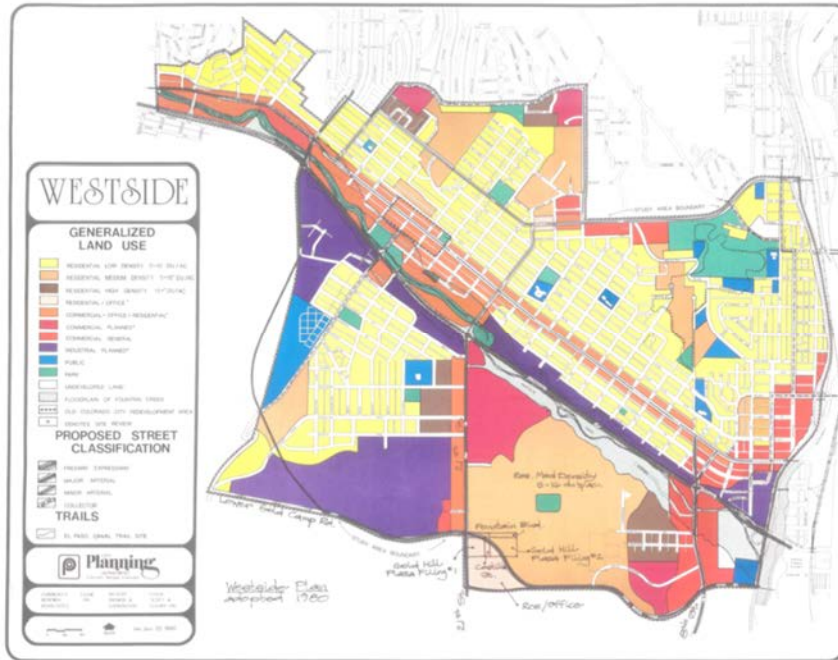


Figure 1 Generalized Land Map from The Westside Plan

On the Generalized Land Use Map found in *The Westside Plan*, the applicant’s land is in the category “RESIDENTIAL MEDIUM DENSITY 5-16 DU/AC”. This land use recommendation is meant to be a maximum future density for the land in question. Medium-Density Residential is described on page 27 of *The Westside Plan*:

#### *Medium-Density Residential*

*A number of the objectives developed during the planning process recommended the policy of infilling and where feasible encouragement of a higher density than the traditional single-family development. Medium-density residential is proposed at various locations on the Generalized Land Use Map. The areas selected for medium-density residential within the special district were chosen in order to provide development without detracting from the single-family character and ensure a compatible relationship with surrounding uses. All the sites are presently vacant land except for the proposed site west of Walnut. Selection of this site is based on the concept of providing areas of medium density development close to downtown and alternative housing types for future Westside residents. All medium-density residential would be developed under a site plan requirement and the following criteria is recommended:*

- *Medium-density residential would allow a density ranging from 5 to 16 units per acre.*
- *A height limitation of 35 feet is recommended. (Note - the above height limitation is recommended in order to provide a compatible scale with existing single-family development).*

- *Detached, semi-detached, attached and multi-family structures would be permitted.*
- *A site plan should be required providing such information as buffering with adjoining development landscaping internal and external traffic circulation and orientation of buildings to each other and the surrounding uses*

The applicant's entire site is 1.37 acres. Per the future land use recommendation found in the adopted plan, *The Westside Plan*, the applicant is limited to a maximum of 16 units per acre. The maximum units the applicant is entitled to is approximately 21, not 50. Allowing 50 units here would not be substantially in conformance with the City-adopted master plan for this land, and would therefore not comply with the Development Plan Review Criteria.

The applicant's Building Height provided in their development plan is 45 feet. Medium density residential land use is defined in the *The Westside Plan* as having a building height maximum of 35 feet. The applicant is substantially out of conformance with this definition in requesting the building height of 45 feet. Allowing a building height of 45 feet here would not substantially comply with the City-adopted master plan for this land.

### **PlanCOS**

Please note that the applicant's land is within the boundaries of Old Colorado City within the Neighborhood Framework Map. This neighborhood is an Established, Historic Neighborhood (Typology 1a). As stated in Plan COS:

- 1. Historic Neighborhoods** have an especially high value for preserving the legacy of existing design and architecture, although they may have to experience some amount of change especially in areas of transition with less historic uses. These Historic Neighborhoods may or may not have specially adopted City design guidelines or other publicly initiated master plans. These neighborhoods are also closely aligned with Historic Districts in Chapter 6.

Examples: Old North End, parts of the Westside, and Old Colorado City

As you can see in the extracted text above, Old Colorado City is an example provided by the city of this typology. Especially high value for preserving the legacy of design, and this must be considered in light of the applicant's special request to completely ignore density and height guidelines. It is especially important within identified Historic Neighborhoods to conform to the adopted master plan, the Westside Plan. This high density, multi-family building would greatly detract from the single-family housing as well as the Ruth Washburn Preschool that surrounds the applicant's land.

The adopted master plan for the area allows for high density residential within appropriate areas. These areas have been identified as having sufficient resources and a minimal impact on surrounding, existing housing. The applicant's land is NOT within any of these appropriate areas. Please keep the building height and dwelling unit densities in place as giving this applicant special treatment would greatly injure the existing, historic neighborhood as well as the people who live there.

Thank you for your time. A pdf of my letter is attached to this email.

Scott Hiller  
1351 Mirrillion Hts  
Colorado Springs, CO 80904

7. **Orville and Jo Wilson, 2304 Monument St.**

January 24, 2023

Attention City Planner  
Mr. William Gray

My wife and I are writing to express our opposition to the Launchpad Project apartment building being approved by the city. We have a combined 72 years of residing at our address.

We would like to know who thinks that building a homeless transition shelter for 18-24 year old young adults in between a nursery pre-school next door to the north and a bar to the south is a good idea? We certainly do not. Who is going to be monitoring these residents? Will there be an onsite program facilitator to monitor who is living there and who comes and goes? There is already a homeless population that camps out up and down 19th St. Is this the proper location for such a facility when these young adults leave their apartments and can be influenced by the adult homeless population surrounding them at the 19th St. bus stop, at Uintah Gardens shopping center, and at Thorndale Park?

Additional concerns are the lack of parking spaces, increased traffic on 19th St. as well as storm water runoff.

Thank you for reading and considering our concerns.

Sincerely,

Orville & Jo Wilson  
2304 W Monument St.  
Colorado Springs, CO 80904

8. **Alan Cook**

April 5, 2023

I just want to offer ongoing support for this project. As a Westside resident, I see homelessness firsthand daily and believe in the support this project offers. I'm happy that is easily accessible to shopping and bus services and believe it is well placed to serve our community.

Thank you.  
Alan Cook

9. **Evan Caster, Pikes Peak Continuum of Care**

April 6, 2023

Dear Mr. William Gray,

It is my pleasure to provide this letter of support from the Pikes Peak Continuum of Care (PPCoC), a program of Community Health Partnership, on behalf of The PLACE's land use application to create Launchpad, a 50-unit permanent supportive housing (PSH) project geared towards transition age youth experiencing homelessness.

The PPCoC is a program funded by the U.S. Department of Housing and Urban Development and represents a regional stakeholder group of over 50 non-profit organizations, faith-based groups, municipal government entities, and healthcare organizations with an aligned goal to make homelessness Rare, Brief, and One-time in Colorado Springs, Colorado.

Our community has a critical deficit of permanent housing solutions and service enriched housing. In February 2023, there were 115 youth unsheltered in El Paso County, according to the PPCoC data. This is only half of the total youth in homelessness of varying degrees, who were counted. The PPCoC recognizes the importance of developing and growing local capacity to address these needs. The PLACE as a dedicated youth service organization already supports more than 125 youth annually in diverse housing types, including a scattered site PSH model. We all need a decent place to live, people to support us, and a life purpose. The Launchpad is something we can support to help young people live up to their potential.

Young people who have experienced homelessness need a real chance to change their lives. The PLACE has provided hope and housing for youth all over Colorado Springs for two decades. I support the Launchpad apartments coming to the westside, and I know these young people will get the help that they need. Having their own modest apartment, learning how to take care of themselves, getting counseling and help with jobs and school – that makes a lot of sense for young people. And if we help them now, we're less likely to see them as adults facing homelessness.

The location of the Launchpad at 810 N. 19th Street is currently an empty lot and has gone untended for decades. It would be positive change to see new affordable homes there. The zoning for that property has always been multi-family (R-5). The Launchpad team met with more than 200 people in the neighborhood of the proposed apartments and from adjacent neighborhoods. The majority said they were glad to see something positive coming to the area, and several asked to volunteer.

PPCoC, a program of Community Health Partnership, strongly recommends The PLACE's proposed housing project Launchpad being built as a model example of a housing project that addresses all strategic goals supporting the PPCoC vision of ending homelessness in the Pikes Peak region.

Sincerely,

Evan Caster  
CO-504 CoC Lead Agency  
Senior Manager of Homeless Initiatives  
Community Health Partnership  
719-632-5094 x227  
[Evan.Caster@ppchp.org](mailto:Evan.Caster@ppchp.org)

10. **Samuel Clark, Pikes Peak Real Estate Foundation**

April 6, 2023

Dear Mr. Gray,

The Pikes Peak Real Estate Foundation (PPREF) is eager to express its support for The Launchpad, a permanent supportive housing project currently proposed for the community. Our community has a lack of housing for homeless youth. The Launchpad is a thoughtful, well-designed space that will transform an empty lot into a valuable community resource that helps young people live life off the street. We believe The Launchpad will be a standard bearer for future projects that seek to combine compelling design, careful use of LIHTC, and compassionate care to help our most disadvantaged lead successful lives. Our organization is passionate about the positive impact The Launchpad will have on its neighborhood, its community, and most importantly, the individual lives that eventually find quality housing at development.



Sincerely,  
Samuel Clark  
Executive Director  
Pikes Peak Real Estate Foundation

11. Mimi Brown, Board Chair, The Place

April 7, 2023

Dear Bill,

I'm reaching out on behalf of The PLACE, the only non-profit in our area that has been successfully providing hope and housing for our youth experiencing homelessness for the past 20 years. We have been working closely with your office in planning for our new supportive housing apartments called The Launchpad located on the west side. In addition to being a volunteer board member, I also reside on the west side less than a mile from the planned location, and shop at the King Soopers and Ace Hardware nearby.

I believe providing our youth a supportive housing environment is a very important solution to homelessness. Having their own modest apartment, learning how to take care of themselves, getting counseling and help with jobs and school – that makes a lot of sense for young people. If we help them now, we're less likely to see them as adults facing homelessness.

Some facts about The Launchpad for your consideration:

- For decades, the property has gone untended. Sometimes, people in homelessness camp there. It would be positive change to see newly built affordable housing on that property. The zoning for that property has always been multi-family (R-5). The empty space could be put to good use.
- The tenants at the Launchpad are not likely to yet have cars, and the bus stop is nearby. Thus this building won't impact the traffic in the neighborhood. In addition the stores and shops in this area can provide job opportunities for young people who will live at The Launchpad.
- Property management will be on site, and must follow rules about good maintenance and upkeep because government funding is used. The building and landscaping will stay in good shape.
- In the past few months, The Launchpad team met with more than 200 residents and business owners/managers in and adjacent to the neighborhood of the proposed apartments. Our message has been clear. We wish to be good neighbors providing open communications and transparency into what to expect from us. The majority said they were glad to see something positive coming to the area, and several asked to volunteer. The closest neighbor to The Launchpad is Ruth Washburn Cooperative Nursery School, directly north of the new apartments. The school leadership and staff understand what it means to provide a safe place for youth, and they are in full support of the use of the property where new apartments homes will be built.

As our mission states, our young people who have experienced homelessness deserve a real chance to change their lives. As Board Chair, I strongly support the Launchpad apartments coming to the west side. We know these young people will get the help that they need in a safe and supportive environment.

I'll be happy to answer any questions you have.

Thank you,  
Mimi Brown

Mimi Brown (she/her/hers)  
Board Chair  
303.881.0354  
[mimi.brown@theplacecos.org](mailto:mimi.brown@theplacecos.org)  
[www.thePlaceCOS.org](http://www.thePlaceCOS.org)

***Our Vision: All area youth have safe housing, supportive relationships, and the opportunity for self sufficiency and success.***

***Our Mission: Ignite the potential in youth to exit homelessness and create self determined, fulfilled lives.***

12. **Jen Filnowich, Ruth Washburn Cooperative Nursery School**

April 7, 2023

As a long time (over 60 years) west side business, we are incredibly excited to have the Launchpad going in next to the school. The Launchpad is a solution to homelessness, and I am a problem solver. Having their own modest apartment, learning how to take care of themselves, getting counseling and help with jobs and school – that makes a lot of sense for young people. And if we help them now, we're less likely to see them as adults facing homelessness.

We have faced challenges with the vacant property the program is expected to build on and we believe very deeply that having another anchoring support organization on the west side will truly build up the community. We know that there may be some growing pains, but we are excited about forming educational partnerships, offering child development classes there and truly supporting the young people in our community to have a positive start. Our board and families have also shown excitement about this project moving forward and an alumni student who is now an IB student at Palmer recently ran an art drive for Launchpad.

We can't wait to see the project move forward and the west side homeless youth have a positive way forward in their lives. Please reach out with any questions.

Sincerely,



Jen Filnowich  
Executive Director,  
Ruth Washburn Cooperative Nursery School

13. **Jasen Cooper**

April 10, 2023

Dear Mr. Gray,

I just wanted to send another note in support of the Launchpad apartments which are planned for 810 N 19th St. I live on W Yampa St, just down the block from the currently empty lot, and walk around my neighborhood often. I think having a new development on that empty lot would beautify the neighborhood, as someone would actually be taking care of the land. Right now the lot is often full of weeds and trash, and it has even caught fire several times in the past.

I'm proud of the work The PLACE is doing, and think these apartments will make a huge difference in the lives of youth who are struggling to keep a roof over their heads. Colorado Springs desperately needs this kind of housing, and I see it as an honor to have The Launchpad built in my backyard.

Thank you for your time and consideration.

-Jasen Cooper

14. **Pastor Gene Sharp, Trinity United Methodist Church**

May 1, 2023

Dear Mr. Gray

I am writing on behalf of the Launchpad Apartment project in Colorado City Westside. As Pastor of the Trinity UMC, I am keenly aware of the home opportunities in our area. Our church as the Trinity Food Pantry that serves both families in need of food as well as the homeless who we provide with "Ready to Eat" bags each Thursday.

We are glad to support this Launchpad Apartment project knowing there is a need to provide housing, which is one of the solutions to the homelessness issue. I believe this project would be a welcome development for the community and those in the homeless community.

Blessing!

Pastor Gene Sharp

15. **Scott Hiller**

May 12, 2023

Hi, William.

The neighbors disagree with you and intend to appeal this decision. Please reply with the instructions on how to do that appeal.

Thank you.

Scott Hiller