

Prospect Village

City Council



PROSPECT VILLAGE

CITY COUNCIL – MAY 13, 2025

Site Vicinity



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Existing Conditions



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**Goal is to create an
“Elevate Village” for We
Fortify with
programming as
provided at Working
Fusion.**

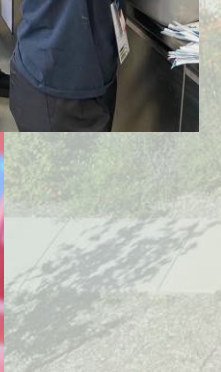
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Development Goals



Follow We Fortify on
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We build communities that create **IMPACT.**

One of greatest challenges we're facing today is the societal impact of generational poverty intensified by a lack of living wage salaries and affordable housing. The inability for a young labor force to work, live, and contribute to society is creating human and economic ripple effects that will have profound consequences far into the future.

Our mission at We Fortify is to shift this trajectory and create positive, compounding generational impact ... one village at a time.

We are social impact community builders.



We Fortify

SOCIAL IMPACT
COMMUNITY BUILDERS

We Fortify is a seamless fusion of two dynamic divisions into one powerful force for social impact.



**ELEVATE
VILLAGES**

Our primary mission is to build programmed communities that **elevate young adults** out of poverty into a state of economic and emotional stability and social connectedness.



**NOBLE
VILLAGES**

We also build dignified and affordable communities to support **noble public service professionals**, such as teachers, police, firefighters, and nurses, so they can focus on their calling to serve.

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We Fortify ELEVATE VILLAGES

Working Fusion is our first Elevate Village and *it is thriving!* Following this successful model, we are currently in development with a second Elevate Village. As we continue to grow, our young adult villages will be housed under our Elevate Division. These programmed communities will **continue the mission of elevating young adults between the ages of 18–25 out of poverty into a state of stability and connectedness.**

4 Pillars for Success

Like the legs of a chair, each of our 4 pillars are crucial for providing balance, stability and support for Elevate residents. The 4 pillars work together holistically to create positive change, forward momentum, and generational shift.

1

Safe dignified housing within supportive peer community

Provides a dignified home with the space and safety for individuals to heal and grow

2

Individualized trauma-responsive therapies

Fosters trust and healing by addressing the impacts of trauma and developing healthy coping strategies for resilience and recovery

3

Life skills education

Equips each resident with the education, skills, and tools they need for self-sufficiency and the confidence to set goals and move forward

4

Training for and placement in a living wage career position

Creates opportunities and empowerment to secure meaningful, sustainable employment

elevate
verb

: to lift up or make higher
: to raise in rank or importance
: to improve the mind or spirits

BY THE NUMBERS

\$600

Monthly Rent
2-Year Lease



18 DIGNIFIED HOMES

280

SQ. FT. per UNIT

- fully furnished
- trauma-informed design
- energy efficient

ENTIRE
SITE IS

< 1 acre

10

YEARS

=

100

GENERATIONAL
SHIFTS

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We Fortify

SOCIAL IMPACT
COMMUNITY BUILDERS

- **Programming Resources**
- **Resident Expectations**
- **Parking**
- **Volunteers**
- **House/Garage Conversion**

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Working Fusion



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Working Fusion Plan



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Prospect Village Plan



**R-5 (Proposed R-Flex High –
Tiny House Community)
0.78 Acres**

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City of Colorado Springs Applications

1. **Zone Map Amendment (Zone Change)**
2. **Conditional Use (Tiny House Community)**
3. **Development Standards Adjustments**
 - a. **Defined Area for Each Tiny Home**
 - b. **Distance to Adjacent Residential District**
 - c. **Distance to the Right-of-Way**
 - d. **Distance between Tiny Houses**
 - e. **Parking Standards**
4. **Development Plan**
5. **Subdivision Final Plat**

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Zoning Map Amendment

Current Zoning: R-5 (Multi-Family High)
Proposed Zoning: R-Flex High

With the updated Zoning Code, a Tiny House Community is allowed in R-Flex High as a “Conditional Use,” but not R-5.

<u>Multi-Family Criteria</u>	<u>R-5</u>	<u>R-Flex High</u>
Max. Density	25 DU/ AC	15-30 DU/ AC
Front Setbacks	20-Feet	20-Feet
Side Setbacks	5-Feet	10-Feet
Rear Setbacks	15-Feet	20-Feet
Building Height	50-Feet	65-Feet

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R-518 Unit Concept



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Tiny House Concept



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Conditional Use

Per the updated Zoning Code, A Tiny House Community requires a separate “Conditional Use” Application.



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Development Standards Adjustments

1. **Defined Area for Tiny Home**
 - a. **Requirement: 1,000 sf per Home (Min.)**
 - b. **Proposed: 693 sf per Home (Min.)**



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Development Standards Adjustments

2. Separation from Adjacent Residential District
 - a. Requirement: 10 feet
 - b. Proposed: 5 Feet



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Development Standards Adjustments

3. Separation from Public Right-of-Way
 - a. Requirement: 20 feet
 - b. Proposed: 10 Feet



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Development Standards Adjustments

- 4. Separation between Tiny Homes
 - a. Requirement: 10 feet
 - b. Proposed: 6 Feet



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Development Standards Adjustments

5. Parking Requirements

- a. Requirement: 1 Space per Unit (18 Spaces)
- b. Proposed: 0.5 Spaces per Unit (9 Spaces)



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Development Plan



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Preliminary Landscape Plan

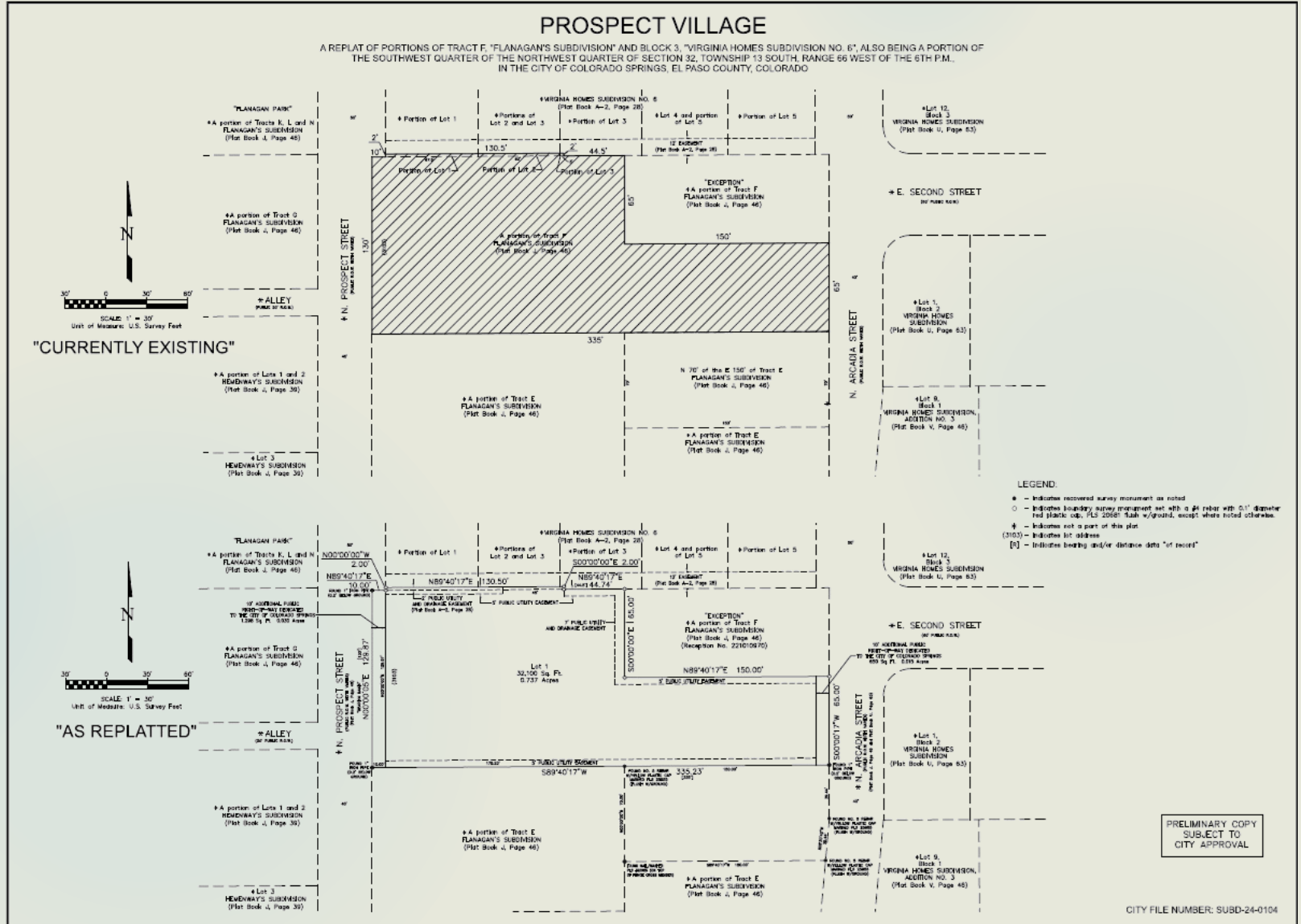


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Final Plat

Final Plat



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Conceptual Plan



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Conceptual Plan



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Conceptual Plan



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Conditional Use

Discussion and Questions



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