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At Date: February 2, 2024

RE: Arrowswest Multi-Family – PROJECT STATEMENT
Conditional Use Plan, Development Plan and Final Plat

This submittal is for approval of a Zone Change, Development Plan and Final Plat for a Multi-family apartment community. It is proposed that Lots 1-8 Shops at Arrowswest Filing No. 1 (reception no. 202175409) will be combined into one overall lot and rezoned. The eight existing lots are listed below.

- **Lot 1 Shops at Arrowswest Filing No. 1**
  4055 Arrowswest Dr.
  TSN #: 7322408002
  25,266 sf
  Existing Zone: MX-M (Formally PBC)
- **Lot 2 Shops at Arrowswest Filing No. 1**
  4015 Arrowswest Dr.
  TSN #: 7322408004
  42,265 sf
  Existing Zone: MX-M (Formally PBC)
- **Lot 3 Shops at Arrowswest Filing No. 1**
  4005 Arrowswest Dr.
  TSN #: 7322408005
  21,213 sf
  Existing Zone: MX-M (Formally PBC)
- **Lot 4 Shops at Arrowswest Filing No. 1**
  4195 Arrowswest Dr.
  TSN #: 7327101004
  18,578 sf
  Existing Zone: MX-M (Formally PBC)
- **Lot 5 Shops at Arrowswest Filing No. 1**
  4185 Arrowswest Dr.
  TSN #: 7327101005
  1.7 Acres
  Existing Zone: BP (Formerly PBC)
  Proposed Zone Change: MX-M
- **Lot 6 Shops at Arrowswest Filing No. 1**
  4165 Arrowswest Dr.
  TSN #: 7327101006
  1.48 Acres
  Existing Zone: BP (Formerly PBC)
  Proposed Zone Change: MX-M
- **Lot 7 Shops at Arrowswest Filing No. 1**
  4145 Arrowswest Dr.
  TSN #: 7327101007
  1.78 Acres
  Existing Zone: BP (Formerly PBC)
  Proposed Zone Change: MX-M
- **Lot 8 Shops at Arrowswest Filing No. 1**
  4125 Arrowswest Dr.
  TSN #: 7327101008
  Existing Zone: BP (Formerly PBC)
  Proposed Zone Change: MX-M

The lots will be combined through a Final Plat into one lot that would encompass 9.47 Acres.

The application will also address a Zone Change request and map amendment from BP zone designation to MX-M zone as shown in the following zone exhibit. The zoning for the northern/northeastern four lots (Area-A, Lots 1-4) is currently zoned MX-M and allows multifamily use. Specifically, Area-A consists of 2.6 ac along the Garden of the Gods Road frontage. Area-B is the southern four lots (lots 5-9), consists of 6.9 ac, and does not front Garden of the Gods Road. Area-B is the area seeking the rezone.

Multi-family use is an allowed use within the MX-M zone district. The proposed Development Plan illustrates 7 multi-family apartment buildings and one office/pool house.

The buildings propose to be 3 stories in height (approximately 38 feet). The plans result in 222 total units on the site, consisting of 110 one-bedroom units and 112 two-bedroom units.

The northern Area-A portion of the site will contain 60 units. The southern Area-B portion of the site will contain 162 units and the noted club house. The project meets the current development standards for the multi-family use within the proposed zone. The project density and scale reflect a harmonious transition with adjacent land uses, seeking a balance with the overall community Master Plan goals and providing access and amenities consistent with a mixed-use development objectives. The project with the adjacent community trails provides strong outdoor connections to parks and open space in the area.

The overall Arrowswest Development and the identified lots have been part of an approved and ongoing development since the mid 1990's. There have been a series of small, proposed land use changes documented and approved since 2008. The impacts on neighborhood and community infrastructure have been reviewed, tested and accounted for as part of the development review process. The current infrastructure has been planned around heavier land uses and has been in place for more 25 years.

The proposed project applications will not change the key variables related to the neighborhood and community transportation or utility framework and it responds to and is supportive of the community goal of mixed-use, live-work developments planned in the corridor.

Figure 1, Site Vicinity

The following information is provided in response to the Zone Map Amendment and Development Plan Review Criteria:

ZONE MAP AMENDMENT (REZONING) REVIEW CRITERIA

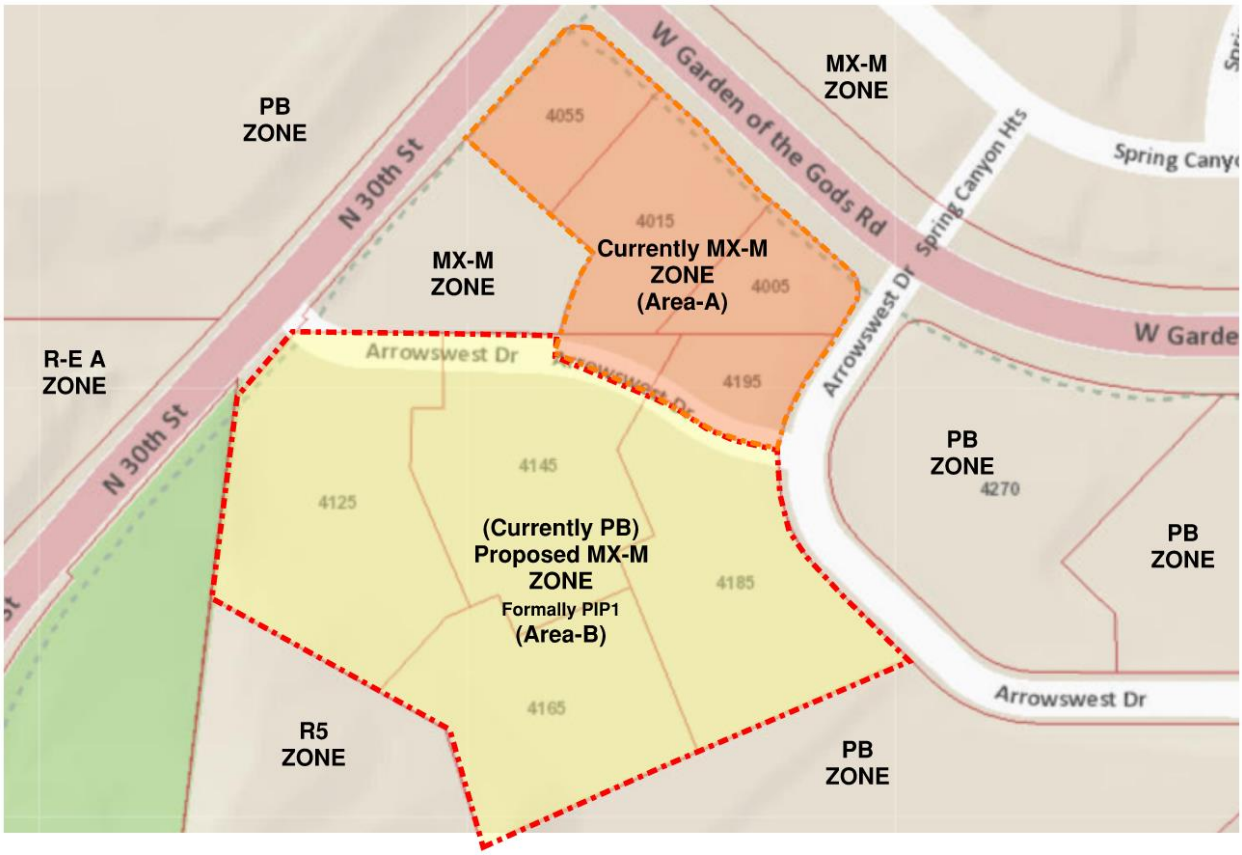


Figure 2, Existing and Proposed Zoning

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

   a. **The existing Arrowswest neighborhood is anchored by a mix of light industrial and offices uses along the Garden of the Gods corridor offering little to no new residential options. This development should increase the livability and workability of the neighborhood by adding needed regional residential housing units next to the (BP) Business Park uses and its employment centers.**

   b. **Per the Plan COS vision, there is a goal to promote vibrant and mixed-use neighborhoods that offer residents the ability to live, work and relax all within an accessible and walkable environment. This means creating new**

safe neighborhoods with a mix of housing types, and plans that transform our old corridors into new destinations. The objective is to support infill and redevelopment that enhances business conditions and boosts the economy.

c. **We believe this infill project in this neighborhood will create a healthy option and environment for the business and residences along this corridor.**
d. **Within a neighborhood, a broad range of housing types and price levels can bring people of diverse ages, races and income into daily interaction which strengthens the personal and civic bonds between individuals that is essential to an authentic community and neighborhood.**

B. The rezoning will not be detrimental to the public interest, health, safety, convenience, or general welfare.
   a. **The Rezone is provided to clean up historic zoning within the context of the new existing zone mapping and to document the change to the new Mixed Use MX-M zoning.**
   b. **While we recognize regional concerns for safety and traffic, we believe that the scale of the project, it location within the corridor, and the accesses provide in the plan are consistent with the zoning code intent for mixed use development in the MX-M zone while meeting the safety concerns.**
   c. **The application assumes the mix of uses will strengthen the identity of the Arrowswest development.**
   d. **The plan is consistent with the intended zone MX-M zone that anchors the project and will not be detrimental to the public interest.**
C. The location of the lands in the zoning map area being amended are appropriate for the purposes of the proposed zone district.
   a. **The Rezone is provided to bring a consistent zoning and desired land use mix within the context of the new existing zone mapping and MX-M zoning.**
   b. **Consistent with the City's Master Plan, the project adds to a healthy housing mix and supports neighborhood services and businesses all in an effort to enhance sustainability for the corridor and create a land use mix that is livable and thriving.**
   c. **The plan respects the city's quality of life objectives and landscape characteristics by focusing development to vacant infill land.**
   d. **Per the COS Master Plan, the proposed plan supports the redevelopment of a mature and stalled "Activity Center" and corridor in the community. The goals are:**
      i. **Economic stability**
      ii. **Mix of uses and activities**
      iii. **Improve live-work options**
D. 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 are compatible with surrounding development or can be made compatible with surrounding development through approval conditions.
   a. **The Rezone is provided to bring a consistent zoning and desired land use**

mix within the context of the new existing zone mapping and MX-M zoning.

b. The proposed use and site plan considerations with respect to the size, scale and land use mixes are compatible with the surrounding developments and consistent with the MX-M zoning and adjacent uses.

E. 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.

a. The current site is vacant and the use is consistent with the comprehensive plan. There will be no displacement of current users or neighbors.

F. If a Land Use Plan will accompany the application, will the Land Use Plan comply with the applicable criteria in in Subsection7.5.514C.3 (Land Use Plan Criteria).

a. The proposed site development plans do comply with the current code and standards.

G. 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.

a. The site is not within any currently approved Concept Plans or special districts.

b. The proposed use and change in zoning is consistent with the historic changes proposed for this portion of the Arrowswest Concept Plan

H. 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.

a. The application doesn't create, change or amend an Area Design Standard Overlay (ADS-O) district.

I. If rezoning to a PDZ district, the proposed PDZ district provides significant community amenities or other benefits, as determined by the Manager, that 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.

a. The application is not requesting any changes to a PDZ plan.

b. The Rezone is provided to bring a consistent zoning and desired land use mix within the context of the new existing zone mapping and MX-M zoning for the area.

J. 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)).

a. The application recognizes and meets the current land development standards for the MX-M zone. The development plan and zoning recognize the WUI overlay standards and have been accounted for within the proposed submittal.

DEVELOPMENT PLAN REVIEW CRITERIA

A. Will the project design be harmonious with the surrounding land uses and neighborhood?
   a. **The Mixed-use infill model will bring activity and life to the Arrowswest development.**
   b. **The project will be harmonious to the neighborhood. It is tucked in, around and behind the existing commercial, office and neighborhood services. The housing options will provide employees in the neighborhood a walk to work option.**
   c. **The project respects the natural boundaries of the existing defined built area and will utilize previously graded and planned lots that have sat vacant for more than 20 years.**
   d. **The plan respects the surrounding landscape characteristics and meets the current development standards.**

B. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
   a. **With respect to the current development and in the wake of area concerns, the project planning team has met with city departments and discussed the project with the school District to understand the needs, impacts and concerns:**
      i. **A traffic study has been completed for the project. Analysis of future traffic conditions indicates that the existing roadways are adequate to support the project and the project will not create**

negative impacts on traffic operations within the existing and surrounding roadway system.

1. **The study also recognizes that all intersections can accommodate the anticipated vehicle queuing needs projected by the proposed site development.**

ii. **Discussions with the Fire Department indicate no concerns with the proposed project and that the identified accesses are acceptable.**

iii. **There are no Park demands that are triggered by the project, but the project has planned for the requested multi-purpose trail connection along 30th Street and Garden of the Gods ROW's**

1. **The residents are provided with easy access to the surrounding parks and open space by way of community trails.**

iv. **The currently approved and installed utility infrastructure is adequate to serve the development.**

C. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?

a. The plan respects and is consistent with the surrounding land uses.

i. **The site plan illustrates the integration of the proposed buildings in and around and behind the existing buildings and uses within the Arrowswest Development.**

ii. **To the south, there is a large grade change between the proposed project and the existing residential development on the mesa over-looking the project area.**

1. **There is a 90' plus grade separation between the uses.**

iii. **To the west and across 31st Street there is City open space**

iv. **To the north and across Garden of the Gods road is a similar multi-family development.**

v. **And to the east are light industrial, commercial and office uses.**

b. The site parking is dispersed and broken up between the buildings and meets the current development off-site standards.

c. There are no grading concerns. The project is tucked up against the hillside on an existing site pad that was graded out in the early 1990's for large light industrial uses.

i. **There are no grading impacts to the adjacent uses.**

ii. **The plans have been reviewed and are in compliance with the Hillside Overlay standards.**

1. **The proposed buildings have a maximum height of 38' and the MX-M zone allows for 50' building heights.**

d. The project provides a natural buffer and meets the current development setbacks and landscape requirements.

e. The proposed landscape plan will further integrate and root the project into the neighborhood and surrounding community while meeting the WUI landscape design standards.

D. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?
   a. **The landscape design meets and exceeds the current landscape code requirements. Further, the project was designed with particular attention toward all public ROWs and to enhance those viewpoints through aesthetic building landscaping design.**
   b. **No special requests, berm or screening are not being required and the landscape standards have been met.**
   c. **Additionally, the landscape design will enhance the site and hillside to the south which is currently a gravel lot.**
   d. **The landscape design also respects and responds to the wildland fire landscape design criteria, by providing spacing and species that meet the mitigation standards.**
   e. **A landscape irrigation system will be installed to provide for a healthy and water wise landscape.**

E. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
   a. **In comparison to the allowable uses under the existing zoning onsite, the proposed zone change and multifamily project will be a down-zoning and reduce the number of overall projected daily trips from this site by approximately 50%. The previously approved commercial uses would generate substantially more daily traffic as discussed in the traffic study.**
   b. **The project provides one access point to 30th Street and two access points along the Garden of the Gods corridor by way of Arrowswest Drive which offers residents options that reduce traffic impacts at the signal at 30th Street.**
   c. **See circulation diagram, Exhibit-B and C below.**

F. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
   a. **The number of access points do provide for easy access along 30th Street and Arrowswest Drive/ Garden of the Gods Rd.**
   b. **While the primary circulation pattern will see residence accessing and using Garden of the Gods corridor to the east, the breakdown of the internal drives will provide easy circulation for residents to travel north and south on 30th St.**

G. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
   a. **The project is integrated into an existing development framework and it doesn't promote pass-thru traffic, but provides a framework that serves the**

needs of the residents within the project. The street design for the project discourages potential cut-through traffic.

b. See circulation diagram, Exhibit-B

H. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?

a. The parking requirements are met per the development code.

b. The parking areas are located conveniently around each building.

c. The project does not create any new ROWs that will enable convenient pass-throughs.

I. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?

a. The project design will respect the local and national accessibility standards for all of the residents to all of the project amenities.

J. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?

a. The project provides a balance in parking and accessibility which results in smaller and dispersed parking for each of the buildings, reducing the amount of asphalt surfaces.

b. The landscape and parking lot standards are met.

K. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles/

a. The project seeks walkability, safety and vehicle access. The project seeks to protect the livability of the site for the residence.

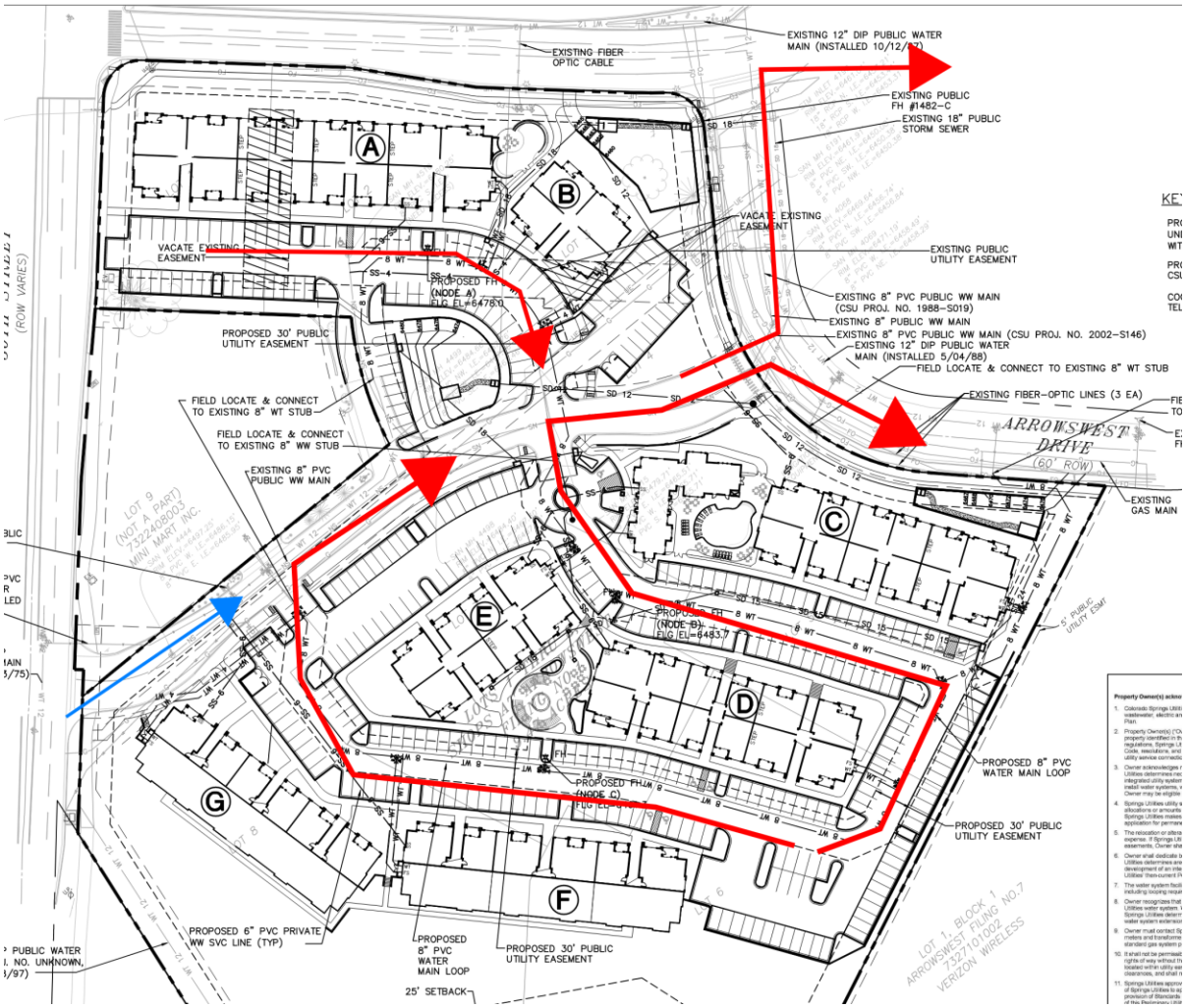
L. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

a. There are no recorded significant natural features on the site. The site was previously graded and developed for work center users.

b. While the project was previously developed for different uses, the proposed plans enhance the landscape in and around the residential building footprints, preserve the natural planting on the hillside and maintain the community's natural views.

Exhibit-A, Concept Site Rendering

Exhibit-B, Access/Circulations Diagram



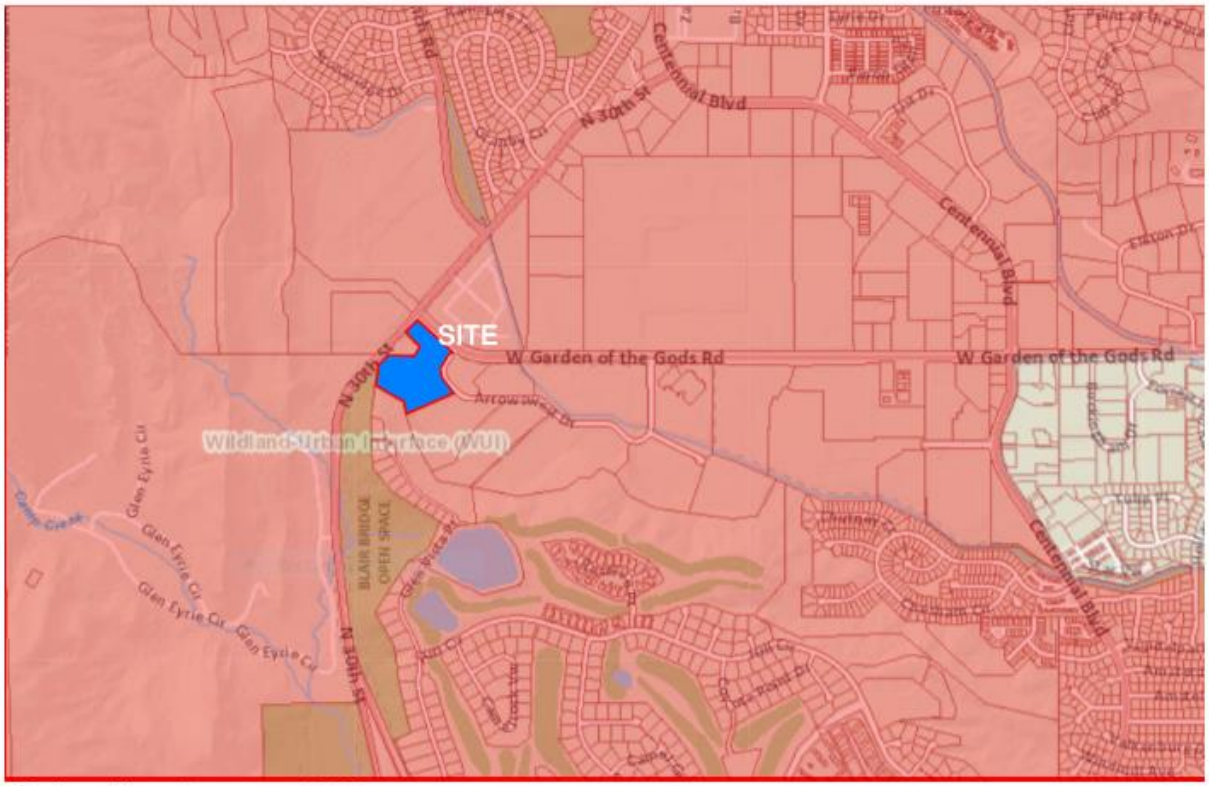
The red arrows illustrate the anticipated primary AM traffic circulation

Exhibit-C, Arrowswest Access/Circulations Diagram

The project is recognized as within the Wildland-WUI zone and shall comply with and integrate within the site all architectural design and site mitigation standards noted in the zoning code and the COS 2020 Ignition Resistant Construction Manual and local building codes. The site was previously graded and there are no trees or significant vegetation on the site. The structures and landscape grounds will be irrigated by automated system and controls, and will be maintained buy the property management company.

The owners/property managers will participate with the current and future WUI/Emergency service programs and awareness systems.

Exhibit-D WUI Map



SpringsView Resource, 2022