

Vet. Medical Office Campus **Schematic design Review 4/14/16**

The Colorado Springs Urban Renewal Authority staff has reviewed the proposed schematic design submittal for Vet. Medical Office Campus located in the North Nevada Avenue Corridor Urban Renewal Area. The proposed plan fits within the mixed-use designation for this area that is shown on the North Nevada Corridor Master Plan it does not conflict with the uses outlined in the urban renewal plan for the area located to the north of University Village Colorado. Ultimately, the final site plan and the building design must comply with the North Nevada Avenue Corridor Urban Redevelopment Area Design Guidelines (approved Colorado Springs Urban Renewal Authority in April 2013 and City Council on January 27, 2014).

The following is a review of the proposed plan with respect to the sections of the Design Guidelines

4 General Development Guidelines

4.1 Block Dimensions, Connectivity & Development Access

- 4.1-3 The proposed internal drives do not align with the existing UVC access to the south
Requires City Traffic Engineer's approval
- 4.1-9 Pedestrian walkway with Nevada ROW is to be 9'-0" wide.
- 4.1-14 The final Site Plan should indicate where bicycle parking will be provided

4.2 Siting & Placement

- 4.2-1, 4.2-2 Buildings have been set back from the public sidewalk and are adjacent to the
ROW in line with buildings within UVC.
- 4.2-3 No amenities have been shown on this plan.
- 4.2-4 See 4.2-1 comment. A landscape plan should comply with the landscape ordinance.
The planting beds/pedestrian ramp located at the north side of the intersection with
Nevada Avenue should match the existing design on the south side of the intersection.
Landscaping should follow pattern established in University Village for streetscape
continuity

4.3 Amenities

- 4.3-1 through 4.3-4 No amenities have been shown (seating areas, patios, art, focal features,
etc.). Provide amenities as required. Provide intersection corner treatments as per 4.3-3

5 General Architectural Guidelines

All architectural treatments to follow the design guidelines. Please submit to CSURA at the design development stage

7 Signage Guidelines

- 7.1-1 No information on free standing signs is provided
- 7.1-3 No sign elevation provided
- 7.1-4 Minimum 8' setback requirement is required

8 Lighting Guidelines

- 8.1-1, 8.1-2 No lighting along Nevada indicated. Pedestrian sidewalk lighting is required.

A request for a waiver for areas (if any) where the plans will not meet the design standards should be made in writing.