



January 13, 2023
Development Services
City of Alamosa
300 Hunt Ave.
Alamosa, CO 81101

Re: Tierra Azul PUD & PDP Submittal

To Whom It May Concern,

On behalf of the applicant, Community Resources and Housing Development Corporation (CRHDC), please consider this Letter of Intent to serve as our formal statement for the Planned Unit Development and Preliminary Development Plan submittal for the Tierra Azul project.

Background

Early in 2020, CRHDC meet with city staff to determine suitable locations to support affordable housing development. As a result, CRHDC was prompted to purchase the subject property in 2021 and combine efforts with an experienced design team to assist CRHDC realize their vision. The development team consists of the following:

- CRHDC, originally a derivative of the Colorado Migrant Council, is a fair and affordable housing organization that serves primarily rural markets and worked in 30 Colorado counties. CHRDC has overseen the construction of over 2,000 “self-help” low-to-moderate income homes, built over 500 units for farm worker housing, and 300 affordable multifamily units.
- Reynolds Engineering is a civil engineering/surveying firm based in the San Luis Valley since 1996. Reynolds Engineering specializes in local municipal infrastructure, residential subdivision, design, site layout, and a variety of surveying services.
- KEPHART, a Denver-based architecture and planning firm that was founded in 1974. KEPHART specializes in residential development and has accomplished design and planning for over 400,000 homes ranging from single-family to apartments, mixed-use developments, assisted living, urban infill, TOD, and LIHTC communities across the United States.

Following numerous renditions after the initial meeting with city staff, the development team introduced a PDP concept for formal review by the City of Alamosa. Since October 2022, the development team met weekly with city staff to guarantee a site plan that is suitable for the various city departments and codes. The development team is now proud to provide the Tierra Azul PUD PDP submittal and seek formal approval by City Council.



Project Description

The Tierra Azul project is located in the City of Alamosa in a recently annexed 42.9 acre property in the southwest portion of the city. The parcel number for this site is 541308400236. The intent for this parcel is to develop it with a diversity of affordable housing typologies to appropriately address the housing needs of Alamosa. The project features 412-units within a spectrum of residences, including single-family dwellings, townhomes, multiplexes, and apartment buildings for a range of potential residents. In terms of architectural design, the homes will be designed to fit an American rural style that appropriately complements the City of Alamosa. The designs will carefully consider color palette, architectural elements, and amenity site features that create a sense of place for future residents of Alamosa. The Comprehensive Plan for the city of Alamosa designates this property as “Residential Opportunity” at the edge of the city’s growth. The project is proposed to be constructed within six phases over the next 25 years.

The property topography can be described as mostly flat with minimal grade changes throughout the entire parcel.

The proposed site plan, as shown in the attached submittal package, is located adjacent to existing infrastructure and residential development, making it well suited to connect to Alamosa’s neighborhoods. Adjacent to the North is a platted single-family subdivision and a 62-unit multifamily development known as Tierra Nueva. South, West, and East of the proposed development is county property with Rural “R” zoning and is characterized as land intended for agricultural uses. Within the single-family subdivision is Adcock Drive, running north to south. It will continue south through the Tierra Azul project and divide Phase 2 and 3. The existing Craft Drive will split Phase 1 and 2. Between those two communities and Tierra Azul is an existing 75-foot easement for overhead utility lines. This provides a large buffer for existing residents to the proposed construction. While there is no residential development adjacent to the East, there is an existing street network that Tierra Azul will connect to. The street network includes Eighth street; the street will continue through the Tierra Azul project. All phases will use Eighth Street as its North or South boundary.

Additional information pertaining to the proposed project is found in the attached submittal package for your review.

Thank you for your time and consideration,

Adam Kantor

KEPHART