

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 27, 2021

John Green
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Solace of Colorado Springs Phase 1 Final Plat Review (SF-2032)

John,

The Community Services Department has reviewed the development application for the Solace of Colorado Springs Final Plat and has the following preliminary comments on behalf of El Paso County Parks. This development application will be presented to the Park Advisory Board on February 10, 2021 and its recommendation will be provided after the meeting.

The Solace of Colorado Springs project is located northeast of N Powers Boulevard and Galley Road, and west of the Paonia Street extension in El Paso County. The project site is approximately 28.82 acres and includes the development of several apartment buildings in two phases. This application is for Phase I, which consists of 10 apartment buildings with 234 dwelling units on 21.17 acres. Phase II will allow up to an additional five apartment buildings with 108 dwelling units. While the applicant is including Phase II in the drawings, it is not subject to this review.

The 2013 El Paso County Parks Master Plan shows no impact to regional trails, parks, or open space. Parks staff does note that this project is within the boundaries of the City of Colorado Springs Parks, Recreation, Trail and Open Space Master Plan. Staff suggests the applicant coordinate with City Parks to ensure there are no impacts to planned trails along the Powers Blvd corridor.

The applicant is proposing non-county recreation amenities for the residents of Solace of Colorado Springs. This includes a clubhouse with exercise equipment, a pool, outdoor siting area, a pergola, a small dog park, and pedestrian trails through the development.

As no County park land or trail easements dedications are necessary for this application, Parks staff recommends regional and urban park fees in lieu of land dedication as shown below.

Recommended Motion (Phase 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Solace of Colorado Springs Phase I Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$109,278 and urban park purposes in the amount of \$69,030 will be due at recording of the final plat.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

January 27, 2021

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name: Solace of Colorado Springs

Application Type: Plot Plan Review

PCD Reference #: PPR-2047

Total Acreage: 21.17

Total # of Dwelling Units: 234

Applicant / Owner:

Owner's Representative:

Dwelling Units Per 2.5 Acres: 27.63

Jackson Dearborn Partners

NES

Regional Park Area: 2

Dane Olmstead

Andrea Barlow

Urban Park Area: 5

404 Wells St, Suite 400

619 N. Cascade, Suite 200

Existing Zoning Code: RM-12

Chicago, IL 60607

Colorado Springs, CO 80903

Proposed Zoning Code: RM-12

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 2

Urban Park Area: 5

0.0194 Acres x 234 Dwelling Units = 4.540

Neighborhood: 0.00375 Acres x 234 Dwelling Units = 0.88

Community: 0.00625 Acres x 234 Dwelling Units = 1.46

Total Regional Park Acres: 4.540

Total Urban Park Acres: 2.34

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 5

\$467 / Dwelling Unit x 234 Dwelling Units = \$109,278

Neighborhood: \$116 / Dwelling Unit x 234 Dwelling Units = \$27,144

Community: \$179 / Dwelling Unit x 234 Dwelling Units = \$41,886

Total Regional Park Fees: \$109,278

Total Urban Park Fees: \$69,030

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Solace of Colorado Springs Phase I Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$109,278 and urban park purposes in the amount of \$69,030 will be due at recording of the final plat.

Park Advisory Board Recommendation:

N/A

**Solace of Colorado Springs
Phase 1 Final Plat**

- Colorado Springs Trail, Proposed
- Major Roads
- Streets & Roads
- Solace
- Parcels
- Streams
- Incorporated Areas

0 125 250 500 Feet



Solace of
Colorado Springs
Phase 2

Solace of
Colorado Springs
Phase 1