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March 19, 2020

Gabe Sevigny
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Solace of Colorado Springs Preliminary Plan (SP-201)

Hello Gabe,

The Community Services Department has reviewed Solace of Colorado Springs Preliminary Plan, and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on April 8, 2020.

Request by Jackson Dearborn Partners for approval of the Solace of Colorado Springs Preliminary Plan. The development consists of 348 multi-family units within 15 buildings on 28.8 acres. The site is located northeast of the intersection of Powers Blvd. and Galley Rd.

In 2017, the property was rezoned RM-12 (Residential Multi-Dwelling, Commercial Airport Overlay District) in accordance with Resolution No.17-118. This Resolution noted that "multifamily development is appropriate at this location, despite being located within the ADNL subzone, as a result of the applicant using construction techniques to decrease indoor noise levels to 30 dB(A) or lower." The Resolution provided a list of conditions and notations of approval which have been observed with this project.

As part of the rezone of this property, building setbacks established for the I2 zoning district for the front and rear increase to 125 feet adjacent to residential property. To mitigate potential impacts to the adjacent industrial properties, the rezone applicant elected to absorb the 125-foot setback requirement. The 125-foot setback is shown on the preliminary plan along the north edge of the property and along the east side of the property, east of the extended Paonia Street.

The open area east of Paonia Street, approximately 4.73 acres, will be preserved. Two natural marshland detention areas will be constructed within this open area. A network of internal pathways will be constructed through the development. The natural area and the pathways will be owned and maintained by the development association. A detached sidewalk along Paonia will be constructed. This sidewalk will connect to a detached sidewalk along Galley which will extend to Powers.



The Sand Creek -Center Tributary Drainageway channel will be improved in order to provide adequate capacity and prevent further erosion. These improvements include widening and riprap lining to ensure the Sand Creek Drainageway remains stable during a 100-year flood event. Additional improvements include a perimeter pathway, landscaped areas around the proposed buildings, a park/playground area, two dog park areas, and a clubhouse and pool area.

The 2013 El Paso County Parks Master Plan does not show any regional trail connections directly adjacent to this project. The proposed Highway 94 Tier 2 Trail and the proposed Highway 94 Bike Route are 1.2 miles to the southeast of the project site. This property also is not located within any candidate open space.

Although, not a county trail, the City of Colorado Springs shows the proposed Palmer Park Boulevard tier 1 urban trail 650 feet to the west of the project site, across Powers Blvd. A connection to this trail would be possible from the project site because a path is being made along Paonia Street which connects to Galley Road. Staff recommends the applicant contact the City to discuss this potential trail connection in detail.

Because this application is for straight zoning to RM-12, there is no open space dedication requirement. The project meets or exceeds its lot coverage requirements as 14.4% of the site will be building, 27.3% impervious surface, and 58.3% landscape. The maximum lot coverage is 70% per county code. The project site will have a lot coverage of 14.4% which is well under the allowable limit. Staff recommends fees in lieu of land for regional and urban park purposes for the 348 multi-family residential units.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Solace of Colorado Springs Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$162,516, and urban park fees in the amount of \$102,660 which will be required at the time of recording of future final plat(s).

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

April 8, 2020

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:	Preliminary Plan
PCD Reference #:	SP-201	Total Acreage:	28.80
		Total # of Dwelling Units:	348
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	30.21
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

Regional Park Area: 2

0.0194 Acres x 348 Dwelling Units = 6.751
Total Regional Park Acres: 6.751

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

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 348 Dwelling Units = 1.31
 Community: 0.00625 Acres x 348 Dwelling Units = 2.18
Total Urban Park Acres: 3.48

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 348 Dwelling Units = \$162,516
Total Regional Park Fees: \$162,516

Urban Park Area: 5

Neighborhood: \$116 / Dwelling Unit x 348 Dwelling Units = \$40,368
 Community: \$179 / Dwelling Unit x 348 Dwelling Units = \$62,292
Total Urban Park Fees: \$102,660

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Solace of Colorado Springs Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$162,516, and urban park fees in the amount of \$102,660 will be required at the time of recording of future final plat(s).

Park Advisory Board Recommendation: PAB Endorsed 04-08-2020