

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

October 19, 2022

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Caliber at Woodmoor RM-30 Rezone Review #3 (P-22-014)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Caliber at Woodmoor RM-30 Rezone application, Review #3, and has the following administrative comments of behalf of El Paso County Parks. Upon reviewing this third submittal for the rezoning application, staff noted a discrepancy between the applicant's Letter of Intent and the Project Description in eDarp. The Letter of Intent, as well as the Conceptual Layout Plans, states that this multi-family residential project consists of **264** residential units contained within 21 separate single- and multi-story buildings on approximately 15.2 acres.

The eDarp Project Description, on the other hand, states the following: *"The Garrett Companies is a national multifamily developer requesting to develop up to 300-350 multifamily units on these two parcels. Conceptually, two site planning options: (1) a **348** unit, all four-story multifamily development that includes surface parking, open space, a clubhouse and full amenity package, and a dog park, (2) a **306** unit, mix of four-story and two-story buildings with the same amenity package."*

Staff requests clarification regarding the number of proposed residential dwelling units at the Caliber at Woodmoor multi-family apartment complex. Furthermore, staff also requests detailed landscape plans for the proposed clubhouses, landscaping, dog park, parks/playgrounds(?), open space areas, and connecting walkways or trails. Staff continues to recommend that the applicant work to connect Caliber at Woodmoor to the nearby Lewis-Palmer Trail system to facilitate safe pedestrian connections to the surrounding community, including nearby businesses and schools (see original comments and recommendations below).

The following administrative comments and recommendations were submitted previously on October 10, 2022 and are still relevant to this application:

"The Caliber at Woodmoor multi-family residential project consists of 264 residential units contained within 21 single- and multi-story buildings on 15.2 acres. The site is located on the east side of Interstate 25 along Monument Hill Road, immediately adjacent Palmer Ridge High School, near the Black Forest and the Palmer Divide.

The 2013 and 2022 El Paso County Parks Master Plans show no impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route are both located 1 mile south of the property, while the existing New Santa Fe Primary Regional Trail is located 0.65 mile to the southwest of the property. Fox Run Regional Park is located approximately 4.7 miles to the southeast, while Santa Fe Open Space is located approximately 2 miles to the west.



Lewis-Palmer School District No. 38 is planning to construct the Lewis-Palmer Trail approximately 0.35 mile east of Caliber at Woodmoor. This trail will provide much-needed pedestrian connections to nearby neighborhoods, schools, businesses, and other local attractions to the south and east of the Caliber site. It is advised that the applicant should work with the Town of Monument to plan and develop safe and secure pedestrian routes along Deer Creek Road and across Woodmoor Drive, thus connecting Caliber with the Lewis-Palmer Trail system.

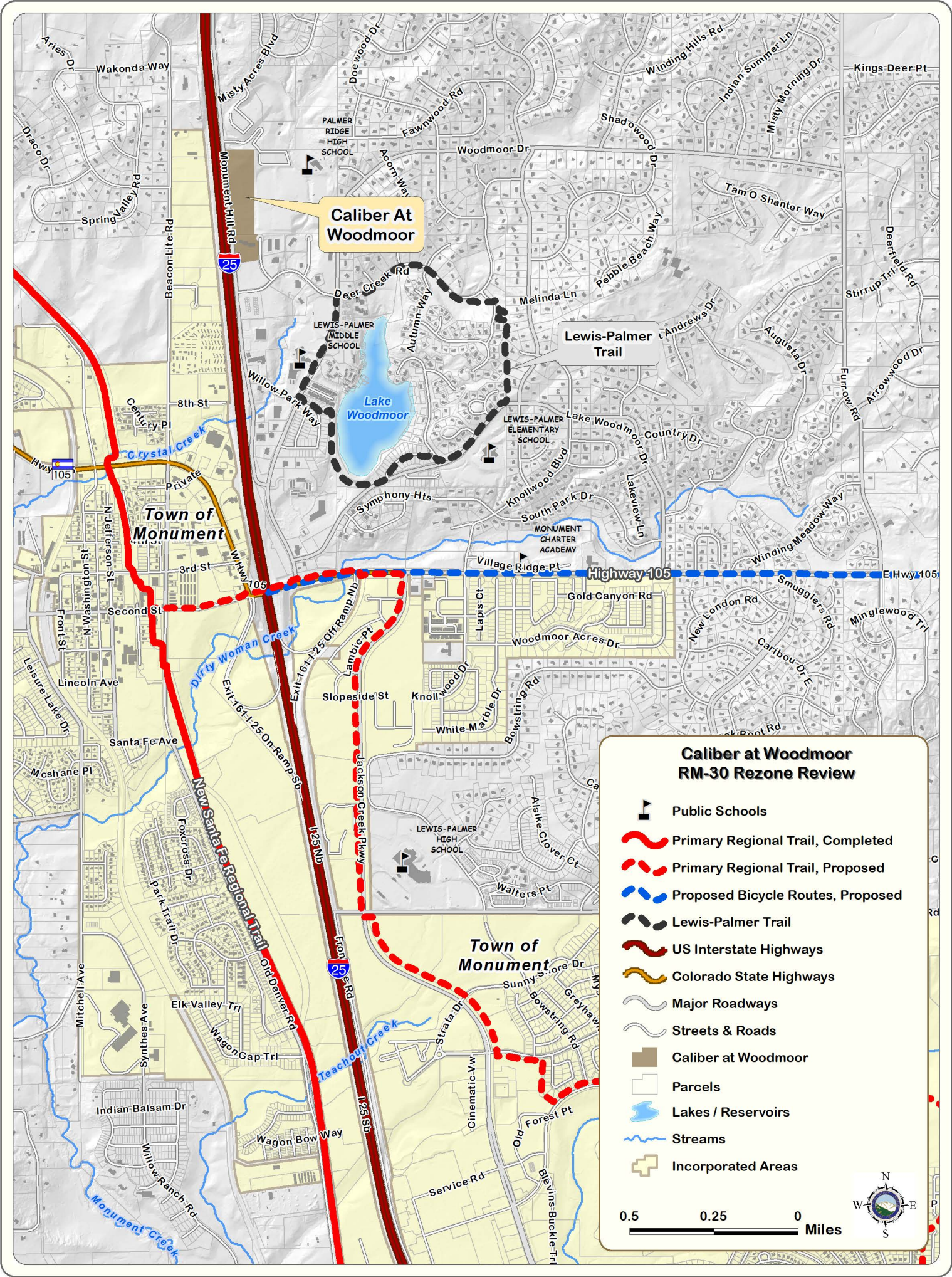
No park land or trail easement dedications will be required for this residential development. Regional and urban park fees will be calculated upon reviews of forthcoming preliminary plans and final plats. These comments are being provided administratively, as rezoning applications do not require Park Advisory Board consideration.”

Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
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Caliber At Woodmoor



Lewis-Palmer Trail

Town of Monument

Highway 105

Town of Monument

Caliber at Woodmoor RM-30 Rezoning Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Lewis-Palmer Trail
-  US Interstate Highways
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Caliber at Woodmoor
-  Parcels
-  Lakes / Reservoirs
-  Streams
-  Incorporated Areas

0.5 0.25 0 Miles

