

### **Waterside & North Bay at Lake Woodmoor – Neighborhood Meeting Summary**

A voluntary neighborhood meeting was held on March 29, 2022 to provide an overview of plans and applications for both Waterside, and North Bay at Lake Woodmoor.

A notification letter was sent to adjacent residents on March 17, 2022. A notification was also posted on the Woodmoor Improvements Association's website. There were 36 neighbors counted in attendance.

Cody Humphry, Director of La Plata started the meeting by introducing himself and Beth Diana, Planning Manager with La Plata. Cody thanked everyone for coming out, and gave a quick history of La Plata's involvement on the two projects. He also introduced the consultant team and El Paso County Planners in attendance:

- Nina Ruiz, Planner, El Paso County
- Ryan Howser, Planner, El Paso County
- Andrea Barlow, Brooks Swenson, NES Planning and Landscape Architecture Consultants
- Jeff Hodsdon, Traffic Engineer with LSC Transportation Consultants.
- Jon Daužvardis, Ecological Consultant with ECOS Ecosystem Services.

Ryan Howser, Planner El Paso County: Gave an overview of the county process. His presentation included:

- Process and steps for the two projects moving forward.
- An overview of the required submittal documents.
- Information on accessing the El Paso County Land Development Code with links.
- An introduction to EDARP and how to access review documents.

After Ryan's introduction, Andrea Barlow began her presentation which included:

- Overview of Applications for both projects
  - A revised PUD Development/Preliminary Plan for North Bay at Lake Woodmoor for a 35-unit townhome development on 7.23 acres, at a gross density of 4.84 dwelling units per acre and a maximum height of 30 feet; and
  - A PUD Development/Preliminary Plan for Waterside for a 52-unit townhome development on 7.53 acres, at a gross density of 6.9 dwelling units per acre and a maximum height of 30 feet.
  - Future Final Plats for both properties.
- An overview of surrounding zoning, and context within the Tri-Lakes Area of the El Paso County Master Plan.
- A summary of past approvals for both projects.
- A summary of the proposed site development plans with number of lots, density, max building height, parking.
- A comparison of previously approved plans and the proposed plans.
- Proposed building elevations
- A summary of wetland, wildlife, and vegetation impacts for both projects.
- Wildfire risk assessment.
- Access and Traffic Impacts



- A density comparison of surroundings site and previously approved plans.

### **Neighborhood Comments**

- There were concerns about preliminary grading starting before the LOMR was approved and that the LOMR wouldn't be approved and the site would be left disturbed.
  - Nina explained that the improvements would have to be in place for the LOMR to be issued.
- There was a comment that the Wetland Impacts report would be biased because the developer is paying for the report to be done.
  - Nina assured that the report would also be reviewed by the El Paso County Environmental review agency.
- Someone asked if Woodmoor Drive should be widened to accommodate the increase in traffic.
  - Nina answered that this wasn't deemed necessary up front, but would it would be taken into consideration under review.
- Some neighbors voiced their opinions on the proposed townhome elevations, and asked if they could weigh in on revising them.
- There was a question about light pollution, and whether the lights would bleed into their lots.
  - Andrea assured that lighting would be minimal and full cut-off, and would not affect the adjacent neighbors.
- One person asked what safety considerations are being taken into account for the intersection of Woodmoor Drive and Deer Creek Road.
  - The applicant is working with WIA and School District 38 to help implement the Safe Routes to School plan.
- Will WIA dues be collected by these proposed lots?
  - Bob with WIA replied yes
- There was a question about project construction timeline. Cody Humphry estimated:
  - Break ground before end of year.
  - 8-10 months of grading
  - 2 years for units to be built
  - Complete by 2025
- There were concerns about traffic especially during school drop-off and release.
  - Andrea explained that the additional proposed Waterside access to the north would help alleviate some of the congestion at the school intersection.



# WATERSIDE & NORTH BAY AT LAKE WOODMOOR

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Neighborhood Meeting  
March 29, 2022



# Process and Steps

- Applicant notification
- PUD / Preliminary Plan
- Final Plat
- Documents submitted to EDARP (<http://epcdevplanreview.com>)
- Review period 21 days
- Documents resubmitted to address comments
- Cycle continues until there are no more comments
- Project scheduled for public hearings (Planning Commission for recommendation and Board of County Commissioners for final consideration)
  - EPC notification
- Construction and inspections



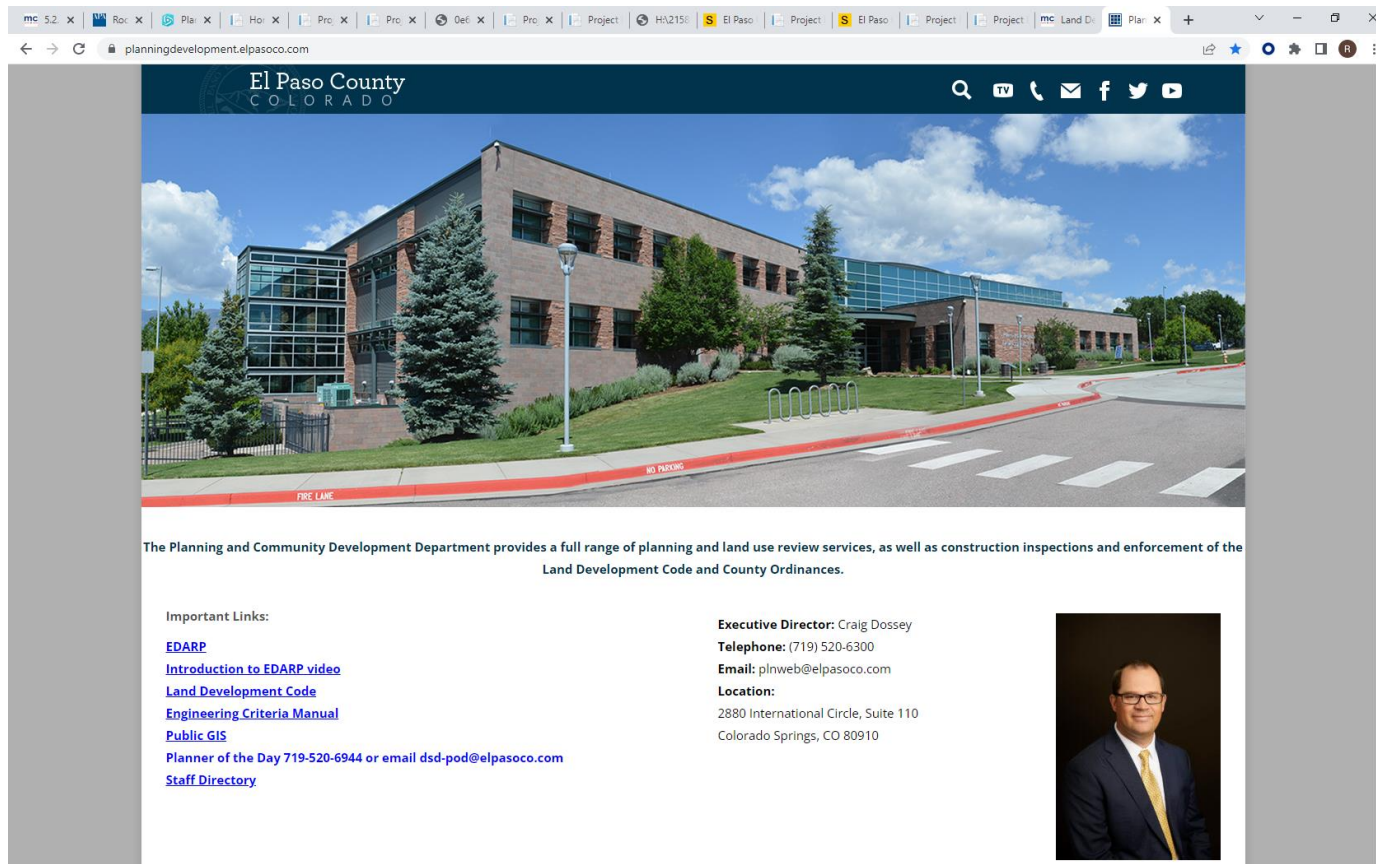
# Review Documents

- Adjacent Property Owner Notification
- Letter of Intent
- Financial Assurance Forms
- State Dam Verification
- US Fish & Wildlife Clearance Letter
- US Army Corps of Engineers Permit
- Subdivision Improvement Agreement
- Commitment Letters (water, wastewater, fire, natural gas, electric)
- PUD Development Plan
- Final Plat
- Stormwater Management Plan & Checklist
- Landscape Plan
- Drainage Report
- Fire Protection Report
- Natural Features Report
- Soils & Geology Report
- Water Resources Report
- Wastewater Disposal Report
- Construction Drawings
- Grading & Erosion Control Plan & Checklist
- Traffic Impact Study



# Land Development Code

- <https://planningdevelopment.elpasoco.com/>



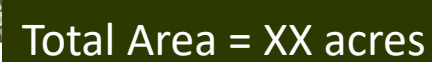


# Submittals

- A revised PUD Development/Preliminary Plan for North Bay at Lake Woodmoor for a 35-unit townhome development on 7.23 acres, at a gross density of 4.84 dwelling units per acre and a maximum height of 30 feet; and
- A PUD Development/Preliminary Plan for Waterside for a 52-unit townhome development on 7.53 acres, at a gross density of 6.9 dwelling units per acre and a maximum height of 30 feet.
- Future Final Plats for both properties.

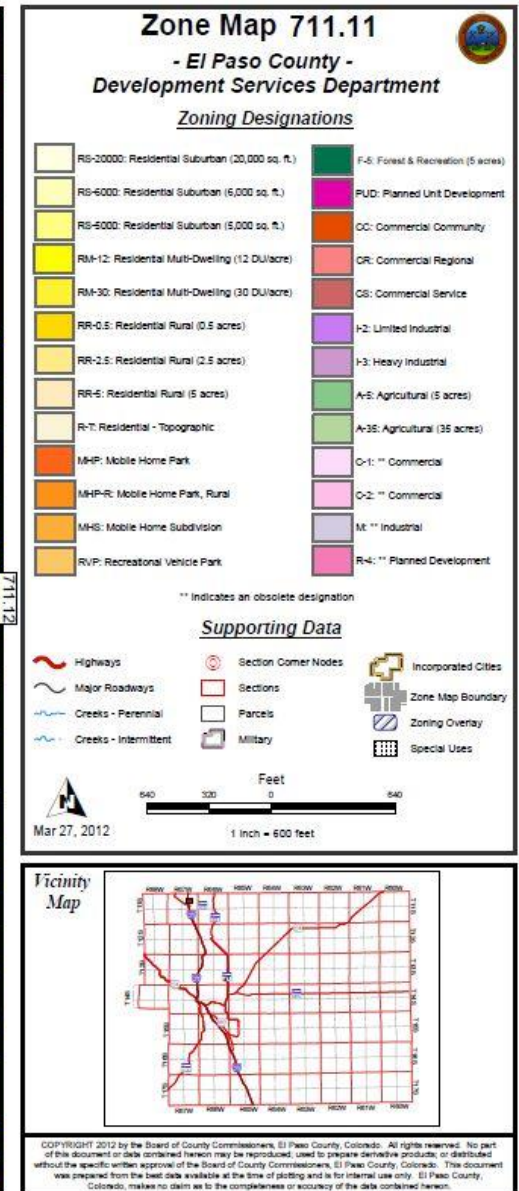
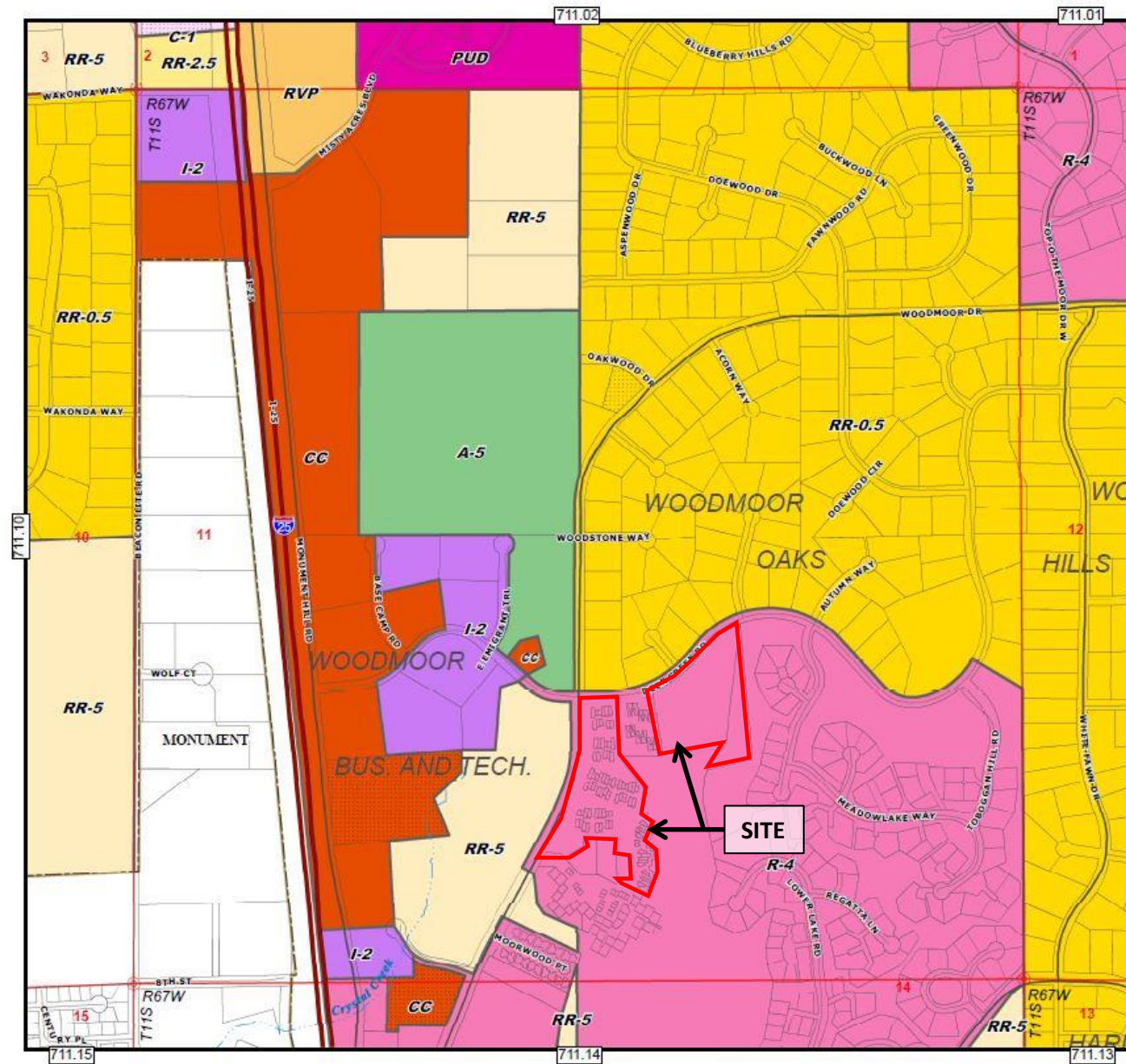


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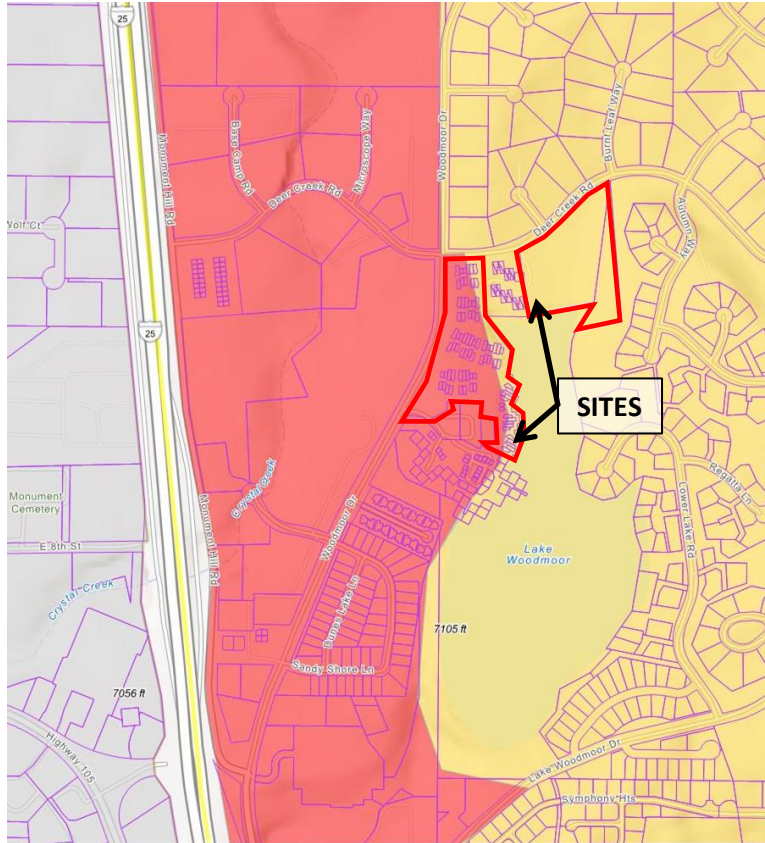
# Zoning Context





# El Paso County Master Plan

Placetype: Regional Center (Waterside), Suburban Residential (North Bay)



## Placetype: Regional Center

- The Regional Center placetype is a commercial destination for County residents to purchase goods, procure services, and enjoy a variety of entertainment options.
- Single-family Attached Residential is a supporting land use in the Regional Center placetype

## Placetype: Suburban Residential

- The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial uses at key intersections
- Single-family Attached Residential is a supporting land use in the Suburban Residential placetype.

March 29, 2022

Commissioner Districts    Master Plan Layers-Place Types    Incorporated Area  
Parcels    Suburban Residential    Incorporated Cities  
Regional Center

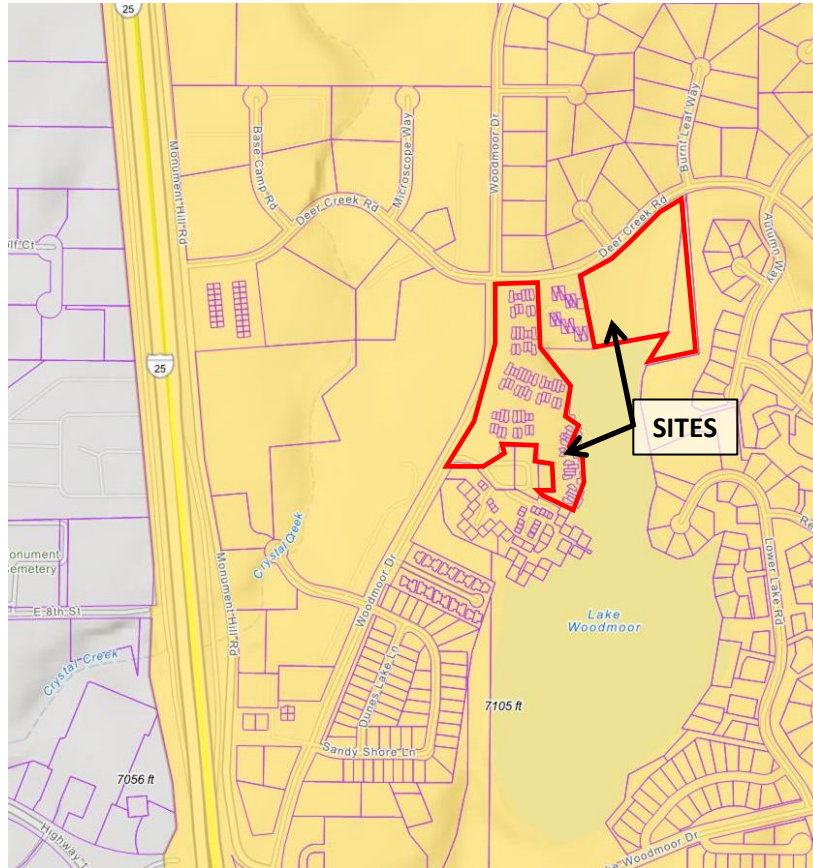
Land Planning  
Landscape  
Architecture  
Urban Design

NES

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# El Paso County Master Plan



- Commissioner Districts
- Parcels
- Master Plan Layers-Key Areas
- Potential Areas for Annexation
- Tri-Lakes Area
- Incorporated Cities

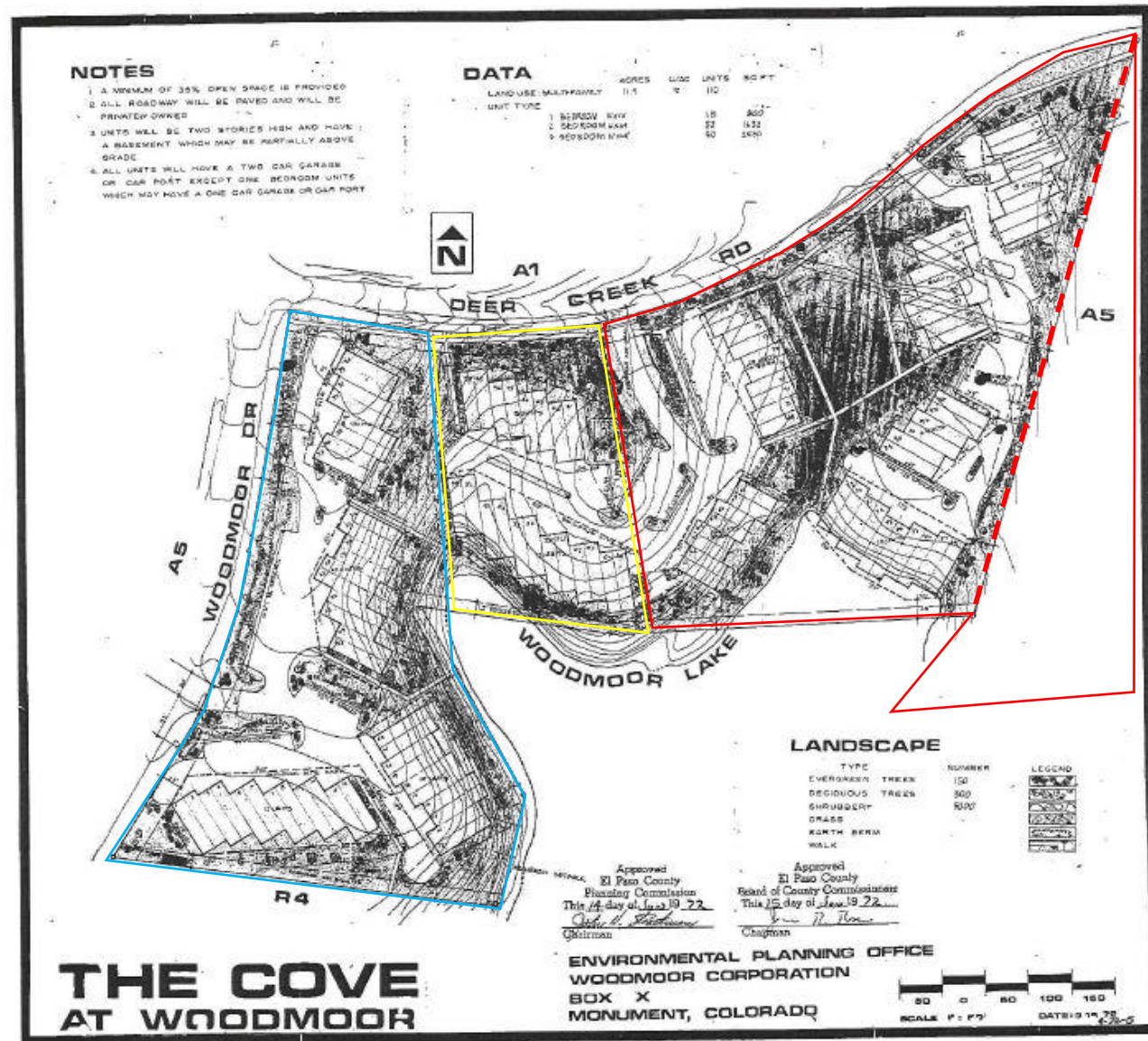
## Key Area: Tri-Lakes Area

- Characterised by significant suburban development and some mixed-use development.
- This Area supports the commercial needs of many of the residents in northern El Paso County.
- Serves as a place of residence for many who commute to work in the Denver Metro Area.
- Most well-established community in northern part of El Paso County with a mixture of housing options, easy access to necessary commercial goods and services and a variety of entertainment opportunities.



# 1972 Approved Development Plan

- 110 units on 11.4 acres = 9.6 du/ac
- In 1974, 2 acres was platted for The Cove at Woodmoor Condos for 20 units.
- In 1979, 4 acres was platted for Waterside Condos, which accounted for 40 units of the 110 units originally approved.
- The remaining 5.41 acres accounts for the residual 50 units approved by the 1972 Development Plan, which would equate to 9.2 du/ac.





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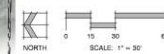




# Proposed Site Layout North Bay



- 35 units
- 4.84 du/ac
- 30' maximum height
- 2 garage spaces per unit
- 29 guest parking spaces





# Approved vs. Proposed



## Approved 2020 (Not Recorded)

- 28 units
- 3.87 du/ac
- 30' maximum height
- 2 garage spaces per unit
- 29 guest parking spaces



## Proposed Plan

- 35 units
- 4.84 du/ac
- 30' maximum height
- 2 garage spaces per unit
- 29 guest parking spaces
- Reduced retaining walls
- Preserved trees
- No access to Cove at Woodmoor
- Improved circulation



# Approved Waterside Condominiums Plan 1980



- 83 units
- 7.55 Acres
- 11 du/ac
- 30' maximum height



Land Planning  
Landscape  
Architecture  
Urban Design

NES



# Proposed Site Plan: Waterside

- 52 units
- Site Acreage: 7.53 ac
- 6.9 du/ac
- 30' maximum height
- 2 garage spaces per unit
- 28 guest parking spaces

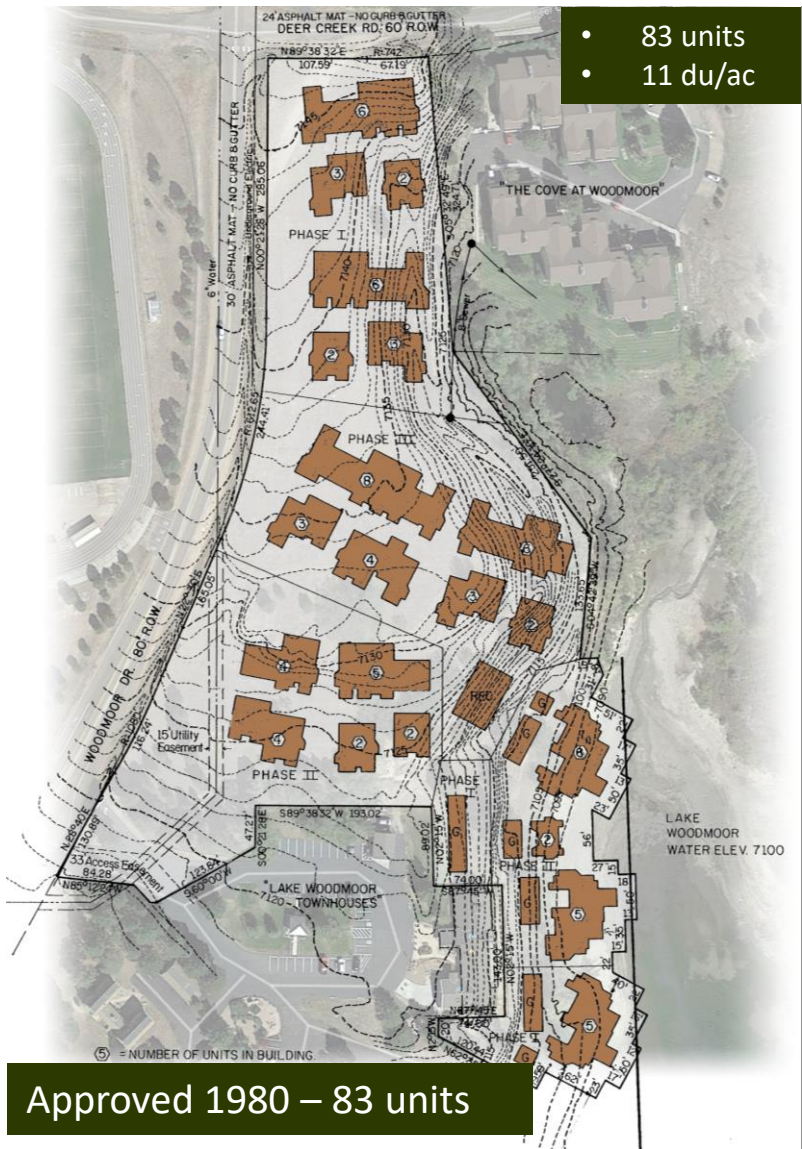


Land Planning  
Landscape  
Architecture  
Urban Design

NES



# Approved vs. Proposed





# Proposed Elevations



FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

09.07.16



3-2 DUPLEX | FRONTS  
**BACKYARD VILLAS | JM WESTON**  
 COLORADO SPRINGS, COLORADO

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# Proposed Elevations

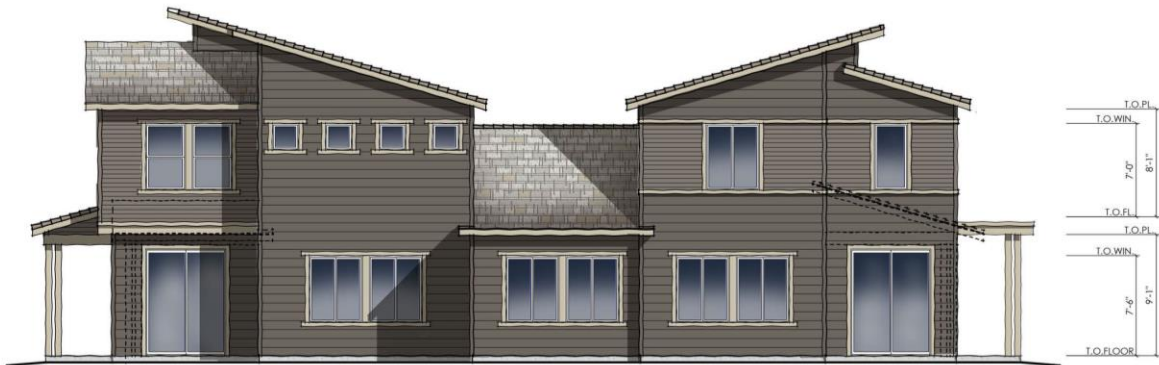


## MATERIAL NOTES

- ASPHALT ROOF SHINGLES
- 8" CEMENTITIOUS HORIZONTAL SIDING
- 4" CEMENTITIOUS HORIZONTAL SIDING
- WOOD TRIM
- WOOD POSTS
- CULTURED STONE VENEER

REAR ELEVATION 'A'

SCALE: 1/4" = 1'-0"



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REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

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3-2 DUPLEX | CONCEPT ELEVATIONS 'B'

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COLORADO SPRINGS, COLORADO



# Proposed Elevations



FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

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3-1-2 TRIPLEX | FRONTS  
**BACKYARD VILLAS | JM WESTON**  
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3-1-2 TRIPLEX | CONCEPT ELEVATIONS 'B'  
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FRONT ELEVATION 'A'

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FRONT ELEVATION 'B'

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3-1-1-2 FOUR PLEX | FRONTS  
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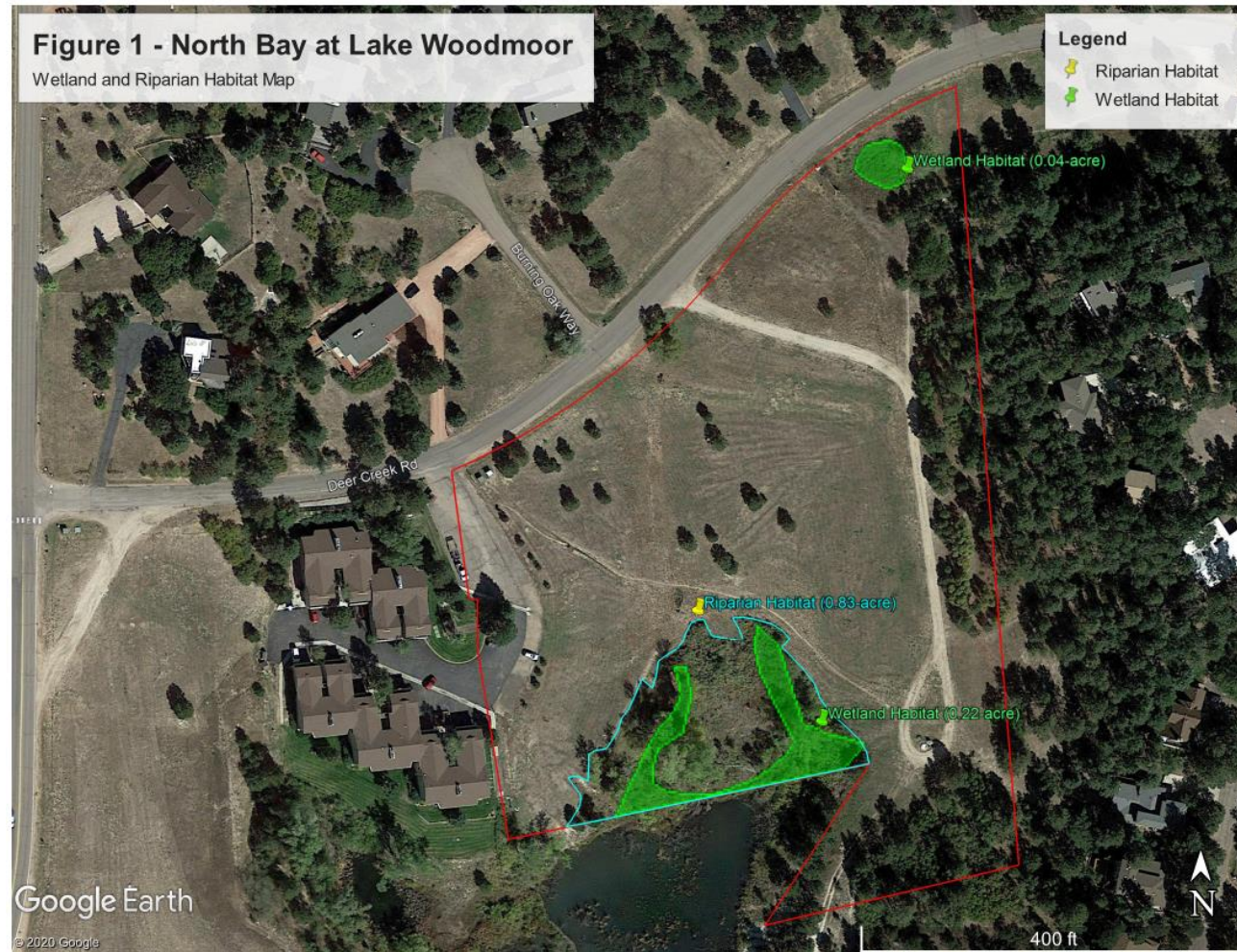


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# Wetland Impact

- There are 2 jurisdictional wetland areas on the site:
  - 0.04 acres in a small man-made detention basin in the NE corner
  - 0.22 acres of wetland fringe along the north shore of Lake Woodmoor.
- There is also 0.83 acres of Riparian Habitat adjacent to the north shore of the lake.
- The new North Bay will have limited wetland impacts, which will fall under the Nationwide Permit 29 for residential development.





# Wildlife

- There are no threatened or endangered species on the site.
- The USACE Nationwide Permit determined that the project will not impact federally threatened or endangered species.
- The closest PMJM Critical Habitat mapped by US Fish & Wildlife Service is 0.7 miles to the south.
- The closest PMJM potentially Occupied Range mapped by Colorado Parks & Wildlife is 0.33 miles to the south.
- The lake and the developed areas around the lake disrupt any potential riparian corridor connection between the site and the habitat areas.
- The highest quality wildlife habitats will be preserved in open spaces.



Source: U.S. Fish and Wildlife Service (USFWS)



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Source: Colorado Parks and Wildlife (CPW)



# Vegetation: North Bay

- Majority of the site has been disturbed in the past and is planted with non-native grassland.
- Most of riparian and oak-woodland vegetation on the site will be preserved.
- The new plan retains more of the existing vegetation on the east boundary than the previous plan.
- New/replacement planting will be with native species.
- Noxious Weeds will be removed and managed by HOA.
- There is a substantial wooded tract between the site and neighbors to the east.





# Vegetation: Waterside

- Majority of the site has been disturbed in the past and is planted with non-native grassland.
- New/replacement planting will be with native species.
- Noxious Weeds will be removed and managed by HOA.
- While some existing trees will be removed there will more trees added.





# Wildfire Risk

- The fire risk is low for the majority of both sites.
- The high-risk areas are in treed locations which will be avoided or the vegetation will be removed with site development.
- The removed trees and clearing of ladder fuels will also mitigate wildfire risk.
- Developed areas will be landscaped and irrigated, which will reduce wildfire hazard potential.
- New landscaping will meet Firewise recommendations for separation.



Source: El Paso County



# Traffic

- The Traffic Studies analyse the trips generated by the site in the context of existing traffic and projected 2040 background traffic.
- The traffic generated from both sites will be distributed throughout the day but will be concentrated in the morning and the evening peak hours.
- The peak morning hour partially overlaps with the peak traffic period of LPMS. The AM peak 15 minutes of LPMS generally occurs 7 to 7:15 am and continuing for several minutes after 7:15. Arrivals begin in the 6:45 to 7:00am period. The evening peak of the residential traffic will occur after the LPMS mid-afternoon school peak period.
- The North Bay Traffic Study shows that with the development traffic and projected 2040 traffic, the Woodmoor Drive and Deer Creek Road intersection is predicted to operate at an acceptable level of service, per established County standards.
- The Waterside Traffic Study shows that with the development traffic and projected 2040 traffic, the proposed accesses on Woodmoor Drive are predicted to operate at acceptable levels of service, per County established standards.
- Neither development will trigger the federal warrants for a traffic signal at Woodmoor Drive and Deer Creek Road now or in the long-term projected horizon of 2040.



# Comparative Density





# Questions?

