

# OUTLOOK

# POWERS & GRINNELL

## Site Development Plan

## Final Plat

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**Neighborhood Meeting**  
**May 17, 2023**

# Project Representatives

## Local Jurisdiction

### El Paso County

Lekishia Bellamy, Planner 1

Gilbert LaForce, PE-Engineer



## Development Team

### Applicant & Developer: Evergreen Devco, Inc.

Robert Place-Vice President – Colorado Multifamily



### Land Planning/Landscape Architects: N.E.S. Inc.

Chris Lieber-Principal

Kimberly Johnson-Sr. Planner



### Architect: Kephart

Jocelyn Smith, Project Manager



### Civil Engineering: HKS

Rachel Patton, Project Manager



### Traffic Engineering: Kimley-Horn

Curtis Rowe

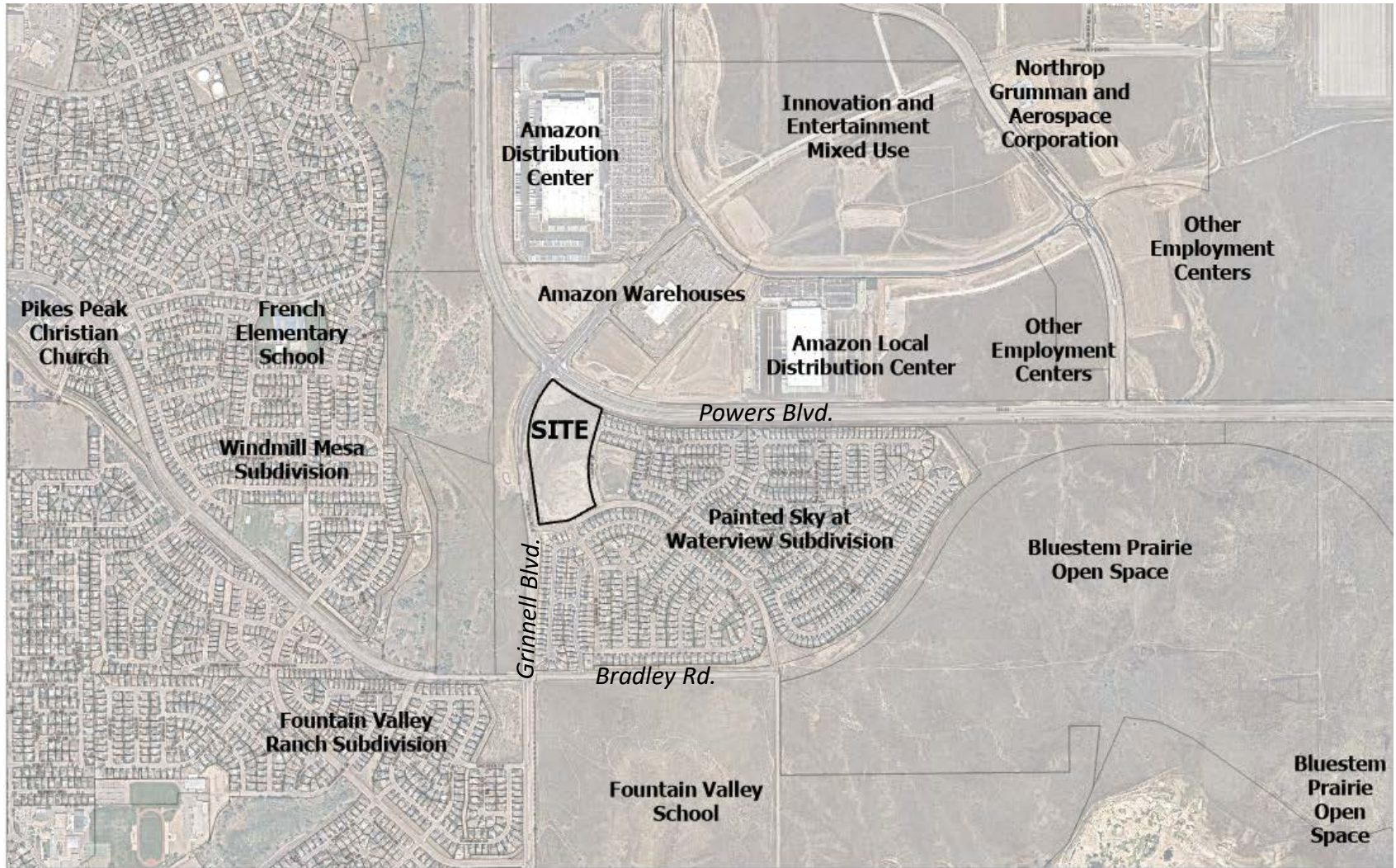


Expect More. Experience Better.

Land Planning  
Landscape  
Architecture  
Urban Design



# Site Location



Land Planning  
Landscape  
Architecture  
Urban Design

NES

# Application Requests

There will be additional opportunities for public engagement throughout the process

## Final Plat

Formalize Easements/Dedications | Payment of Fees

## Site Development Plan

Detailed Site Plan | Building Elevations  
Grading, Drainage, Utilities | Landscaping

## Grading Permit

## Building Permit

CURRENT APPLICATION

FUTURE SUBMITTAL

Land Planning  
Landscape  
Architecture  
Urban Design

NES

# Project Site

**Approximately 16.57-AC**

- One parcel
- SE Corner Powers Blvd/Grinnell Blvd

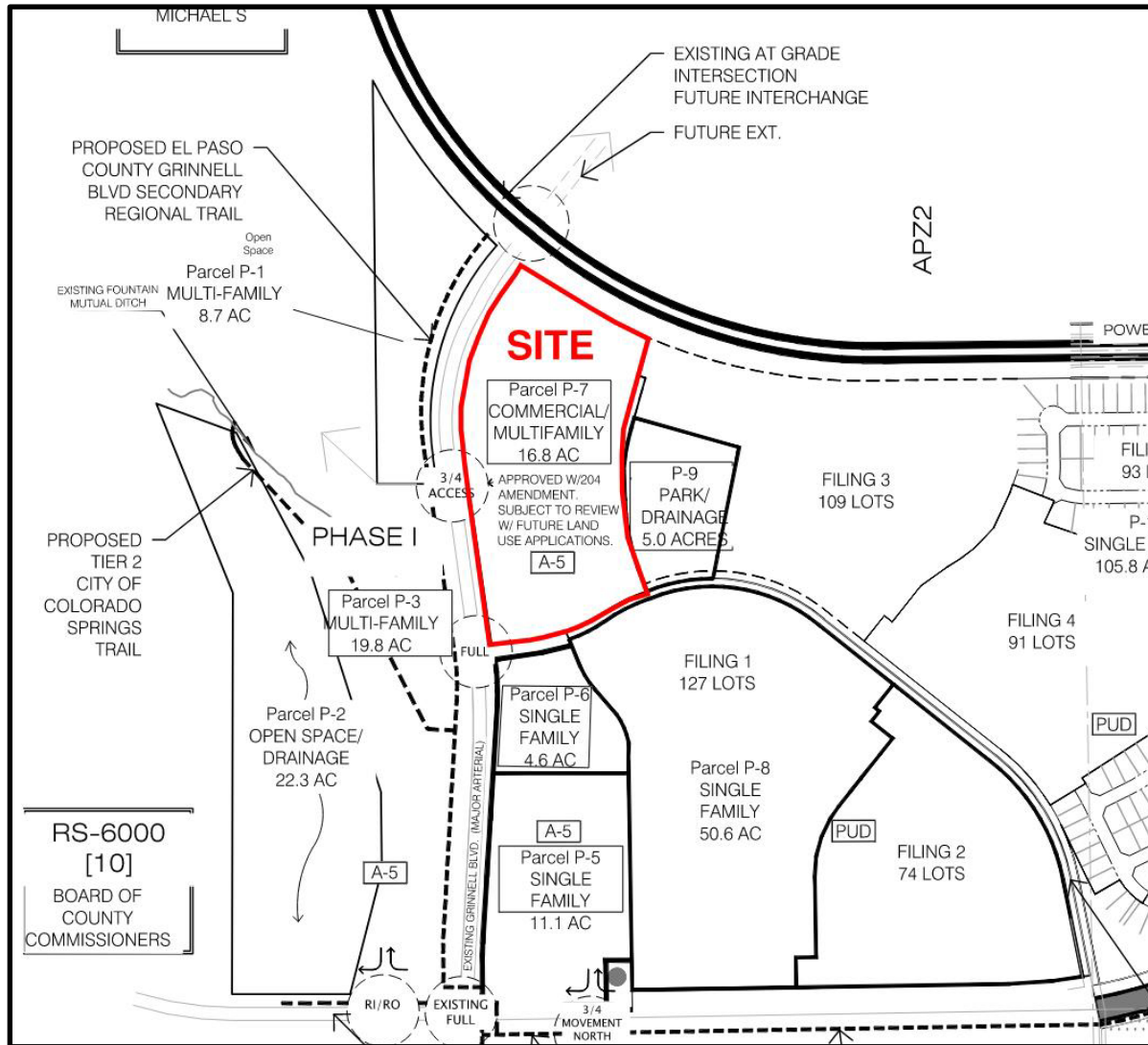
## Primary Access

- Goldfield Drive
- Cudahy Road

**Currently Vacant**



# Waterview Sketch Plan-7/15/21



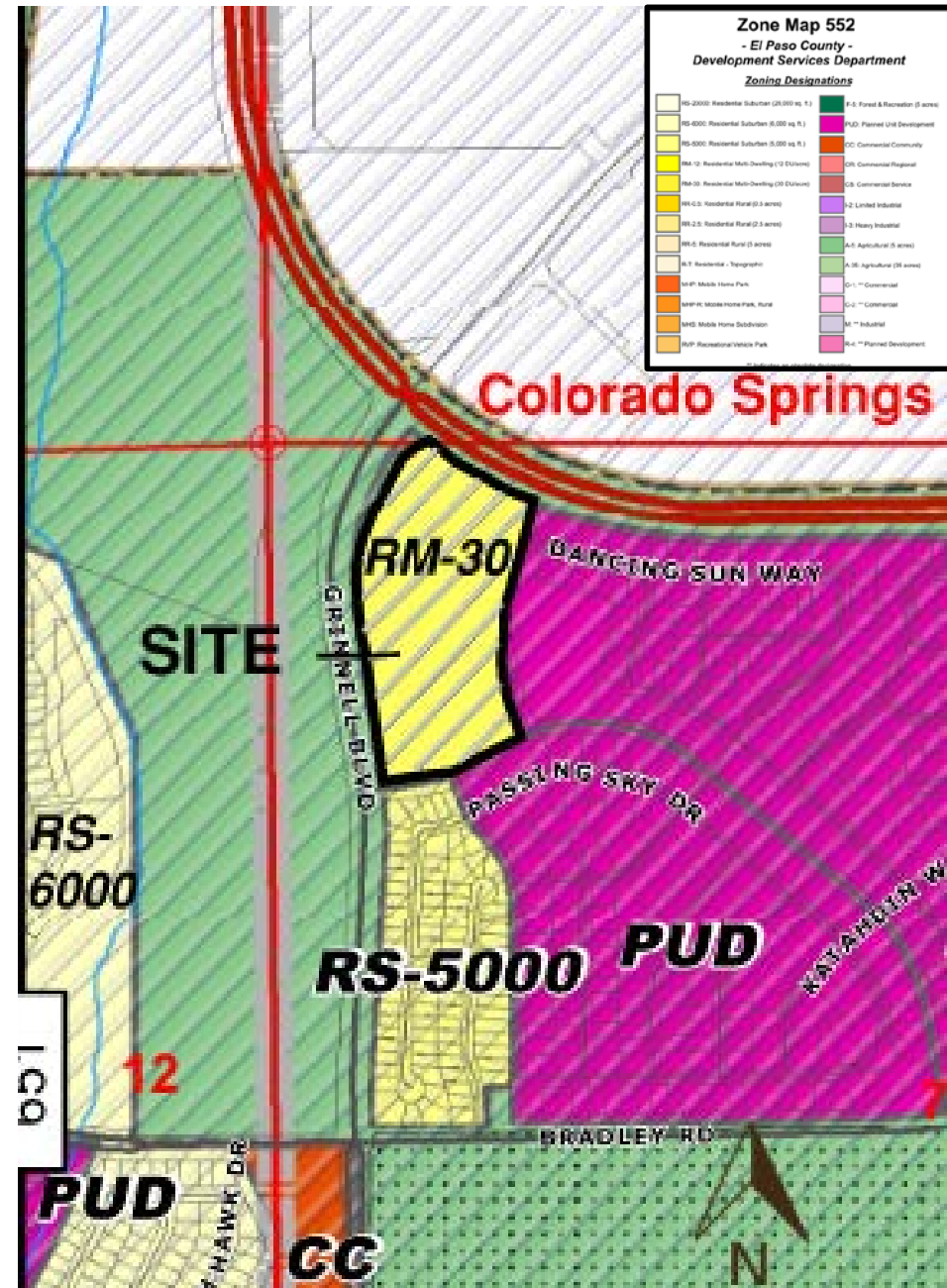
# Zoning-6/21/22

## RM-30, Residential Multi-Family

- Up to 30 DU/AC
- Maximum Building Height 40'
- All RM-30 Standards Met

## El Paso County Master Plan

- Suburban Residential
- Multi-family as Supporting Land Use



# El Paso County– RM-30 Standards

## Density

- No more than 30 units/acre
- 19.19 units/acres proposed

## Setbacks

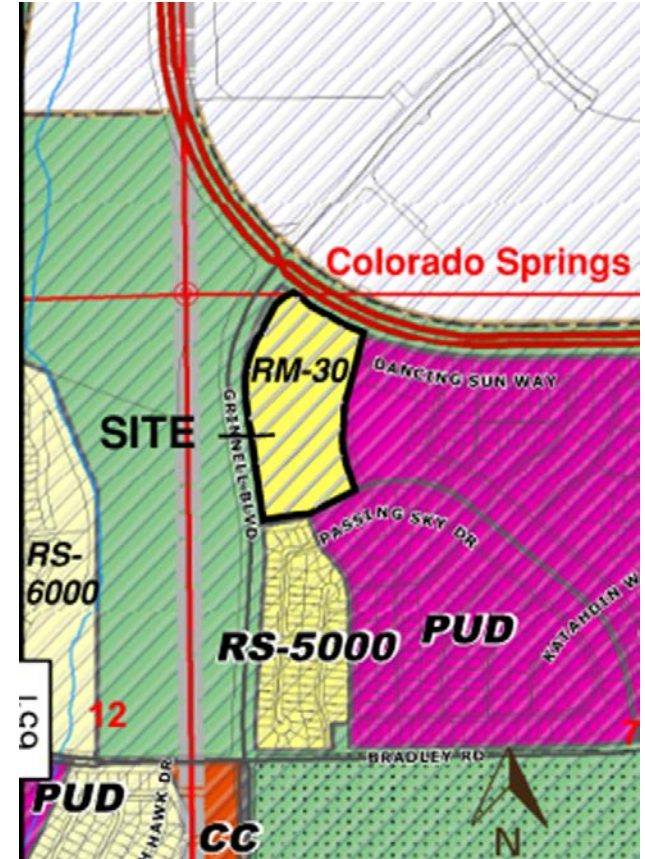
- Front = minimum of 25 feet
- Rear = minimum of 15 feet
- Side = minimum of 15 feet

## Maximum Lot Coverage

- 60% lot coverage

## Building Height

- 40" Maximum
- 38'-6" Proposed



The Site Development Plan Meets These Standards



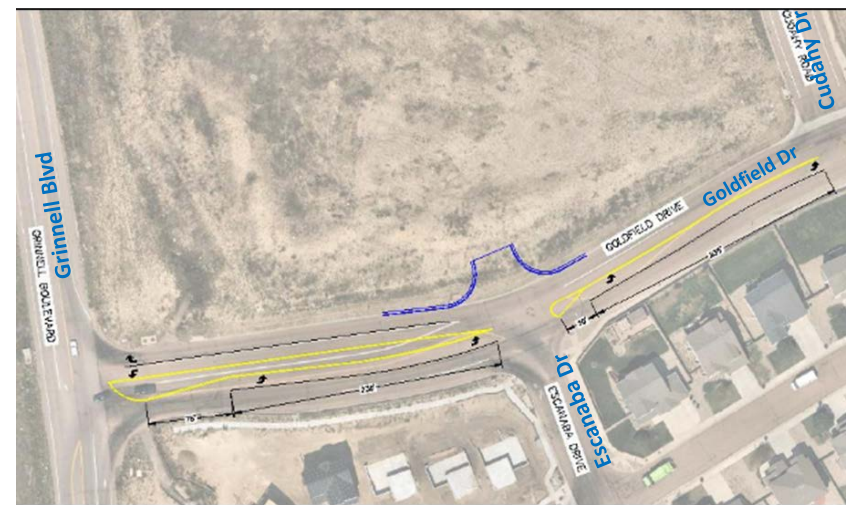
# Site Development Plan

## Utilities

- Established with Surrounding Development
- Security Water and Sanitation
- CSU Gas and Electric

## Access

- No New Streets Required-Road Impact Fee
- New Traffic Signal at Grinnell Blvd and Goldfield Dr-Developer Contribution
- Goldfield Dr at Escanaba Dr Full Movement Access
- Cudahy Rd Full Movement Access
- Deviations Required
  - Reduction in Lane Taper Length to Maintain Maximum Eastbound Left Turn Lane Queuing on Goldfield Dr
  - El Paso County Recommends Taper of 140'



# Site Development Plan

## Land Use-Multi-Family

- 19.19 DU/AC
- 318 Total Units
- 16 Residential Buildings
  - 3-plex Townhomes
    - 6 buildings/18 units
    - Building Height of
  - 24-Plex Apartments (5 buildings-120 units)
  - 36-Plex Apartments (5 buildings-180 units)
  - Single and Double Sided Garages
- Unit Mix
  - 168 One-Bedroom
  - 120 Two-Bedroom
  - 30 Three-Bedroom



# Site Development Plan

## Clubhouse and Amenities

- Pool
- Shaded Seating Areas
- Active Play
- Grill Area/s

## Parking

- 622 including 13 Accessible Spaces Required
- Townhomes Garages-36 Spaces
  - One per Townhome Unit
  - 18 for Lease
- Free Standing Garages-56 Spaces
  - One Single Sided-8 Spaces
  - Three Double Sided-48 Spaces
  - 7 Accessible
- Surface Parking-530 Spaces
  - 493 Standard Spaces
  - 23 Compact
  - 14 Accessible (2 Van)

## Landscaping/Buffering

- Street Lawn
- Internal
- Buffering
- Screening
- Alternate Compliance-Street Trees and Buffering

## Stormwater Pond

<b>Project Summary:</b>	16.6	Ac
Gross Site Acreage	318	Du
# of Units	19.2	Du/Ac
Gross Density	1.97	Sp/Du
Parking Ratio		



# Site Development Plan

## Building Height

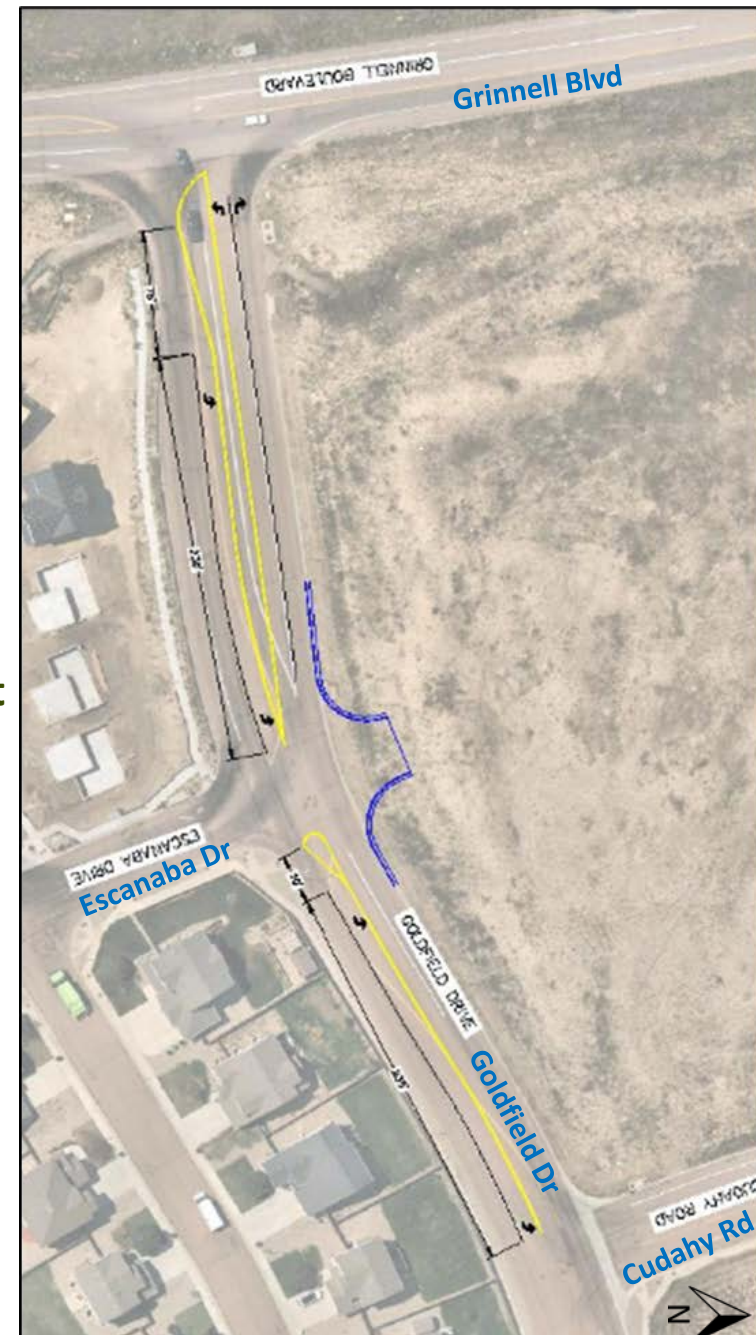
- Clubhouse-23'-7"
- Carriage House-22'-7"
- 24-Plex-38'-4.5"
- 36-Plex-38'-6"
- Double Garage-13'-3"
- Single Garage-14'-1"



# Traffic

## Traffic Impact Study

- Based on 350 Units, SDP is 318 Units
- Findings
  - Generates Approximately 2,326 Weekday Trips
    - 138 AM Peak
    - 176 PM Peak
  - Traffic Signal Currently Warranted at Bradley Road and Grinnell Blvd
- Recommendations
  - Signal at Goldfield Dr and Grinnell Blvd and Lengthening of Southbound Left Turn Lane to 405-feet with at 160-foot Taper
  - Upon Signalization of Bradley Road and Grinnell Blvd, Installation of 150-foot Eastbound Left Turn Lane
  - Eastbound left turn lane at Goldfield Drive and Escanaba Drive to a length of 235 feet with a 75-foot taper (Deviation)
  - Eastbound left turn lane at Goldfield Drive and Cudahy Road to a length of 235 feet with a 30-foot taper (Deviation)



# Project Examples

## Bird's Eye View



# Project Examples

## Clubhouse



# Project Examples

36-Plex





# Project Examples

24-Plex



# Project Examples

## Townhomes



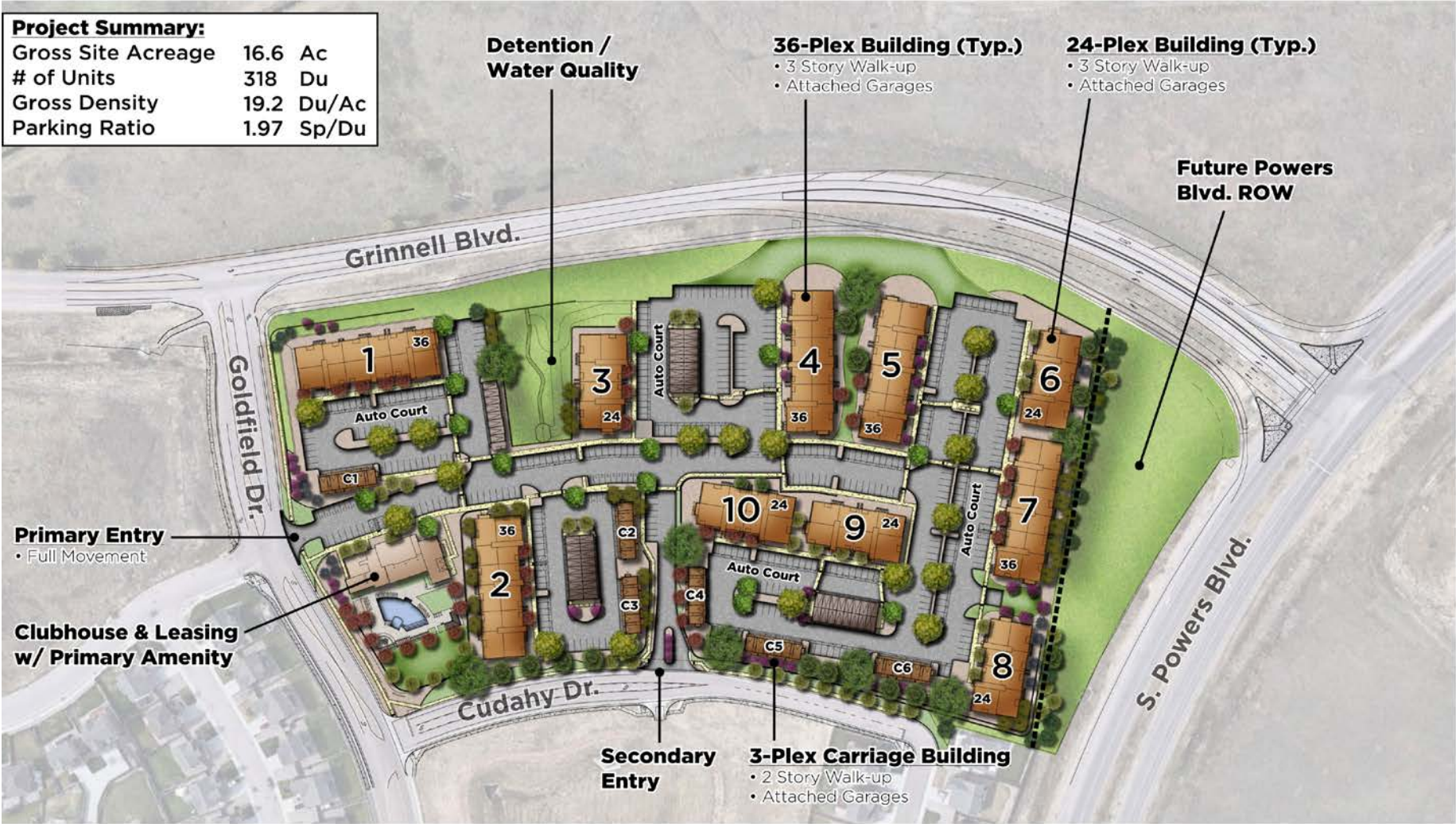
# Project Examples

## Cudahy Drive Entrance



# Questions

<b>Project Summary:</b>	
Gross Site Acreage	16.6 Ac
# of Units	318 Du
Gross Density	19.2 Du/Ac
Parking Ratio	1.97 Sp/Du



Illustrative Site Plan

# OUTLOOK POWERS & GRINNELL

5.16.2023