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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

July 3, 2023

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

Subject: Overlook at Powers and Grinnell Filing No. 1 Final Plat (SF-23-018)

Hello Lekishia,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Overlook at Powers and Grinnell Filing No. 1 Final Plat development application and has the following *preliminary* comments of behalf of El Paso County Parks. This application and its recommendations will be presented to the Park Advisory Board for their consideration and endorsement on July 12, 2023:

This is a request for endorsement by N.E.S., Inc. on behalf of Cygnet Land, LLC, for approval of Overlook at Powers and Grinnell Filing No. 1 Final Plat. Zoned RM-30 for multi-family residential housing, the project site is located immediately southeast of the intersection of Grinnell Boulevard and Powers Boulevard and will feature 10 apartment buildings and one clubhouse with 318 residential apartment units.

The 2022 El Paso County Parks Master Plan shows no impacts to proposed or existing parks, trails, or open space. Located immediately west of the project site, the proposed Grinnell Boulevard Secondary Regional Trail runs north-south along the west side of Grinnell Boulevard from Powers Boulevard/State Highway 21 to Bradley Road, where it crosses to the east side of Grinnell Boulevard and turns south to Fontaine Boulevard. El Paso County's Widefield Community Park is located approximately 1.9 miles south of the property.

Nearby communities and neighborhoods offer parks and open spaces managed by other governmental agencies. These include the City of Colorado Springs' Bluestem Prairie Open Space located approximately 1 mile east of the site on Goldfield Drive, while their Sky View Sports Complex is located 1.5 miles north. Widefield District 3 Park and Recreation's Windmill Mesa Park, Pi-Ute Park, and Widefield Community Center/Destination Park/Sports Complex are located approximately 0.5 and 1 miles to the west and southwest, respectively. While all of these aforementioned recreational facilities are available for all residents of the Fountain Valley, none are located within walking distance of the project site, except for the passive-use singletrack trail network at Bluestem Prairie Open Space.

The applicant's Letter of Intent states incorrectly that a neighborhood park facility exists immediately east of the project site on Cudahy Drive. This 4.4-acre site is owned by Waterview I Metropolitan District and is occupied by a large stormwater detention facility, which occupies approximately 2.5-3 acres of the parcel. Although outside of the scope and purview of this Final Plat application, Waterview I Metropolitan District is encouraged to develop the northern portion of the stormwater detention lot into a small (1 to 1.5 acre) neighborhood park to afford the residents of both neighboring Painted Sky at Waterview and the Outlook at Powers and Grinnell apartment complex a publicly accessible outdoor recreational facility.

Site Development Plans, Landscape Plans, and Floor Plans included with the Final Plat application show a clubhouse with adult-oriented amenities such as pool and spa, fitness room, bocce ball court, and firepit, presumably for private use by the residents of the apartment complex itself. However, the plans do not show outdoor recreational facilities, such as a playground, multi-use lawn area, picnic area, or climbing structures that may be suitable for families of young residents of the apartment complex.

The applicant is highly encouraged to plan and develop outdoor active-use amenities, which would allow for a wide variety of recreational choices to users of all age groups and abilities. Alternatively, the applicant is also encouraged to work closely with Waterview I Metropolitan District to address the lack of easily accessible outdoor recreation facilities within close vicinity of the proposed apartment complex.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication.

Recommended Motion (Filing No. 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Overlook at Powers and Grinnell Filing No. 1 Final Plat: (1) recommend the applicant explore a wide variety of active-use outdoor amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$160,590 and urban park purposes in the amount of \$96,354 will be required at time of the recording of this Final Plat.

Please feel free to contact me should you have any questions or concerns.

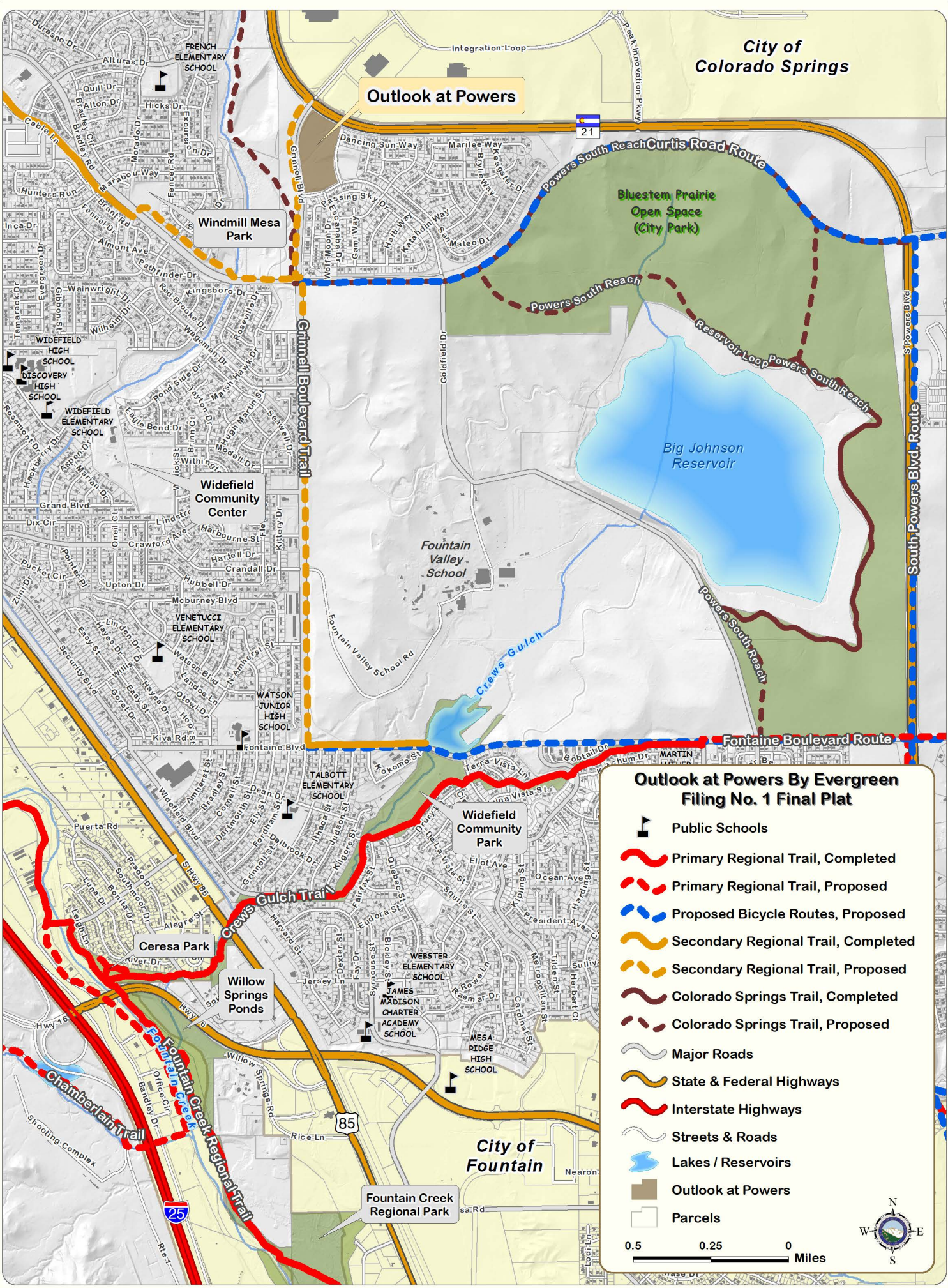
Sincerely,



Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com

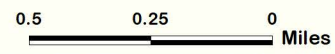
City of Colorado Springs

Outlook at Powers



Outlook at Powers By Evergreen Filing No. 1 Final Plat

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Colorado Springs Trail, Completed
- Colorado Springs Trail, Proposed
- Major Roads
- State & Federal Highways
- Interstate Highways
- Streets & Roads
- Lakes / Reservoirs
- Outlook at Powers
- Parcels



**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

July 12, 2023

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:	Overlook at Powers and Grinnell Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-23-018	Total Acreage:	16.57
		Total # of Dwelling Units:	318
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	47.98
Cygnnet Land, LLC.	N.E.S., Inc.	Regional Park Area:	4
Randall Steichen	Kimberly Johnson	Urban Park Area:	4
630 Southpointe Court, Suite 200	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RM-30
Colorado Springs, CO 80906	Colorado Springs, CO 80903	Proposed Zoning Code:	RM-30

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>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.</p>	<p>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.</p>
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LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 318 Dwelling Units = 6.169

Total Regional Park Acres: 6.169

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

Urban Park Area: 4

Neighborhood:	0.00375 Acres x 318 Dwelling Units =	1.19
Community:	0.00625 Acres x 318 Dwelling Units =	1.99
	Total Urban Park Acres:	3.18

FEE REQUIREMENTS

Regional Park Area: 4

\$505 / Dwelling Unit x 318 Dwelling Units = \$160,590

Total Regional Park Fees: \$160,590

Urban Park Area: 4

Neighborhood:	\$119 / Dwelling Unit x 318 Dwelling Units =	\$37,842
Community:	\$184 / Dwelling Unit x 318 Dwelling Units =	\$58,512
	Total Urban Park Fees:	\$96,354

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Overlook at Powers and Grinnell Filing No. 1 Final Plat: (1) recommend the applicant explore a wide variety of active-use outdoor amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$160,590 and urban park purposes in the amount of \$96,354 will be required at time of the recording of this Final Plat.

Park Advisory Board Recommendation: