



SEPTEMBER 28, 2020

REVISED, February 25, 2021

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

FEATHERGRASS INVESTMENTS, LLC
4715 N. CHESTNUT ST
COLORADO SPRINGS, CO 80907
90 S. CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

APPLICANT

WATERMARK RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1600
INDIANAPOLIS, IN 46204

PLANNING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)

SM ROCHA, LLC TRAFFIC AND TRANSPORTION CONSULTANTS
8703 YATES DRIVE, SUITE 210
WESTMINSTER, CO 80031

TRANSPORTATION ENGINEERING (SOUND WALL/NOISE STUDY)

KIMLEY-HORN, & ASSOCIATES
4582 South Ulster Street, Suite 1500
Denver, CO 80237

SURVEYING

Barron Land Surveying
2790 N. Academy Blvd., Suite 311
Colorado Springs, CO 80917

LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The 15.39-acre parcel (TSN: 53324-04-001) is located at the northwest corner of the Marksheffel Road and Constitution Avenue intersections. The site is also adjacent to Akers Drive at its terminus with Constitution Avenue on the westernmost site boundary. (See vicinity map for location/site details).

REQUEST

The owner/applicant(s) request approval of a map amendment (rezoning) to rezone 15.39 acres identified as Tract DD Hannah Ridge at Feathergrass Filing No. 1 (TSN: 5332404001) from the CS CAD-O (Commercial Service District with Commercial Airport District Overlay) to the RM-30 (Residential Multifamily) District in support of a 300 unit multifamily development. The planned community includes: nine (9) mid-rise, three (3) story multifamily unit buildings, covered (carport) and uncovered surface parking, detached parking garages, office, club house, swimming pool, landscaping, open spaces, and active and passive recreational amenities.

Development of the site shall be in conformance with the zoning requirements of the CR zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
 - Front 25-feet
 - Side/Rear: 15-feet
 - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
 - Principal Arterial: 25-foot buffer/landscape setback (1 tree/25 feet of Constitution Ave/Marksheffel Rd frontages)
 - Non-Arterial: 10 feet (1 tree/30 feet of Akers Drive frontage)
- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:
 - 15-feet along frontages adjacent to single-family residential uses
 - 15-feet along residential boundary where compatibility is a concern
 - 1 tree/25-feet of common property line
 - A minimum 1/3 trees shall be evergreen
- Internal Landscaping Requirements:
 - A minimum of 15% of the lot or parcel shall be landscaped.
 - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

All future rezoning, subdivision, and/or development applications will be subject to the restrictions and limitations of the Commercial Airport District Overlay. The subsequent preliminary plan and final plat will clarify zone district boundaries with respect to ROW dedications and improvements, stormwater and water quality facilities, utilities, pedestrian amenities and landscape buffers and setbacks.

JUSTIFICATION

The applicant requests approval of the rezoning based on findings of consistency and general conformance with the following:

- A. The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;***

The property was zoned CS from the M zone (PCD File No. CS-07-001) in 2007. At that time, the Hannah Ridge Sketch Plan (PCD File No. SKP-05-001) identified future development of the current site as commercial with planned multifamily land uses (RM-30 density) adjacent to the site located along the west side of the Akers Drive frontage. These multifamily land uses were reduced from 14 acres to approximately 12 acres. The multifamily land uses (RM-30 max density) were also relocated to the Constitution Avenue frontage. The multifamily zoning was amended by the Midtown Collection at Hannah Ridge (PCD File No. PUDSP-19-4) PUD, which refined previous sketch plan to authorize higher density single-family detached housing.

The proposed multifamily densities are an appropriate transition at the Constitution Ave/Marksheffel Rd intersection which has an existing/approved land use mix of retail and service oriented commercial, light to heavy industrial, light manufacturing, single-family detached, medium to high density multifamily uses.

The proposed rezone is in general conformance with the EL Paso County Master Plan as discussed in detail below. There has also been a substantial change in the character of the area from primarily industrial and single-family to mixed land uses that incorporate commercial, industrial, single & multifamily densities together along the adjacent Marksheffel/Constitution corridors. Master Plan conformity will be discussed in terms of general conformity with the El Paso County Water Master Plan and the EL Paso County Policy Plan.

WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**
- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

The development area is located in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District (CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5.

CMD has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good and Cherokee is in compliance with all regulatory limits.

Estimated water demand and corresponding District service commitments for the multifamily project is 70.8 AFY delineated as follows:

Type	AFY
Domestic	60.0
Irrigation	10.1
Pool/Building	0.7
Total	70.8

See attached Water Provider’s report for proposed Watermark at Constitution Apartments provided by the District attached to this letter of intent for additional district information regarding supplies, resources, overall district commitments, and District facilities, recent water acquisitions/losses, and capital improvements.

POLICY PLAN CONSIDERATIONS:

The area is not within the boundaries of any small area comprehensive plan. However, the development is subject to findings of general conformance with the El Paso County Policy Plan. Relevant policies and recommendations with discussion has been provided for review consideration to make recommendations for findings of general conformance with the Master Plan.

Issue 13.1 Accommodate Housing Submarkets:

“Although there are several areas of the unincorporated County which are potentially available for multifamily housing, opportunities in many sub-areas are limited. Reasons for this include lack of appropriate infrastructure, limited market incentives over the past decade, dependence on reliable transportation, and resistance by many residents of the County to the increased densities associated with multi-family housing.”

- **Goal 13.1 Encourage an adequate supply of housing types to meet the needs of county residents.**
- **Policy 13.1.1 Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.**
- **Policy 13.1.2 Support the provision of land use availability to meet the housing needs of county residents.**

The proposed rezone and development of multi-family housing will meet the current regional demand for workforce, affordable, and attainable housing. Rent/lease prices will be market rate which are comparable to rent rates for similarly aged communities that provide similar unit and community amenities. Approval of the proposed rezone creates available land that has been properly zoned for multifamily housing.

ISSUE 13.2 meet Affordability needs

The policy plan provides the context for the use of the terms “affordability” and “affordable housing” as used in the plan discussions by creating the following distinction between affordable and low income housing as follows:

Affordable Housing

Housing which is priced at or below the level where it can be purchased or rented by households with incomes equal to the County median average. Due to changes in the local and national economies and the housing market, this is a dynamic definition.

Low Income Housing

Housing that is provided to households with below average incomes through various targeted subsidies.

- **Goal 13.2 Encourage a diversity of [affordable housing](#) types throughout the unincorporated county to meet the housing need for the people who work in our communities.**
- **Goal 13.2 Encourage a diversity of affordable housing types throughout the unincorporated county to meet the housing need for the people who work in our communities.**
- **Policy 13.2.1 Encourage incentives, such as flexible development standards through logical modifications to zoning, subdivision regulations, building codes, water/sewer fees, etc., as market incentives to provide housing that fall within the housing affordability index of 100.0 to balance the discrepancy between the cost for affordable housing and average annual wage.**
- **Policy 13.2.6 Consider higher densities for affordable housing when located in association with available services.**

The proposed multifamily housing development will provide an additional 300 apartment units to the available rental housing market supply. This housing will create opportunities for individuals and families to find attainable and affordable housing near employment centers and which is conveniently located to major transportation thoroughfares which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region.

Required urban services including, but not limited to water & wastewater, natural gas, electric, telecommunications including internet, public safety (police, fire, EMS), public schools, and parks, open spaces, and trails are available and currently serving adjacent and nearby residential, commercial, industrial, military, and public land uses.

- **Policy 13.2.7 Periodically review the Land Development Code and other pertinent regulations to ensure that they adequately address changing technical and market conditions.**
- **Policy 13.2.7 Encourage the issuance by the County of tax-exempt bonds to provide lower interest rates for first-time homebuyers or developers of multifamily projects. The applicant is actively engaged with the El Paso County Economic Development Department to coordinate participation in County housing and finance programs.**
- **Policy 6.1.1 - Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.**

The proposed rezone provides opportunity to create market rate affordable and attainable housing within a multifamily context. The proposed infill multifamily development provides a balancing and complementary land use mix that supports nearby commercial/retail uses.

The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to the Constitution Corridor from Peterson Road to the west to the easternmost terminus of Constitution to the east at State Highway 24, along the Marksheffel Corridor from North Carefree to the north southerly to the intersection of Marksheffel and State Highway 94 to the south (see surrounding land use map exhibit/not vicinity map).

- ***Policy 6.1.2 - Discourage the location of small discontinuous land development projects where these might not develop the critical land area and density necessary to be effectively provided with services or remain viable in the face of competing land uses.***
- ***Policy 6.1.3 - Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***

Roadways, utilities, drainage, etc. will be constructed in the most optimal and efficient manner as necessary to facilitate development construction and sequencing. Utilities for be coordinated with the associated districts and providers as required.

The proposed RM-30 zoning and land uses are consistent with the existing adjacent commercial, industrial, public, and residential land uses which are in various stages of development and redevelopment.

Required zoning district, use to use, roadway, and use specific landscape buffers, setbacks, screening, open space, and/or landscape planting requirements will be identified on all preliminary plan and final plat maps and included in subdivision improvements and financial assurances as required by Code or Condition of Approval to mitigate any unique circumstance.

- **Policy 6.1.4 - Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.**
 Necessary urban services are currently available to meet the use demands of the proposed development, specifically the multifamily demands for urban services (e.g. water/wastewater, fire protection, police protection, public schools for compulsory education, public parks and recreation opportunities, and public drainage/transportation facilities and infrastructure. The subdivision and subsequent site development plan review will identify system or service deficiencies as well as clarify specific development demands of which the service providers will express respective needs in order to meet projected demands.
- **Policy 6.1.6 - Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.**
 Necessary urban level services including, but not limited to water/sewer, stormwater, electric, natural gas, police, fire and EMS, schools, parks and open spaces, and other public facilities and services are currently delivered to residential, commercial, and light industrial properties adjacent to this proposed development. Subsequent subdivision and site development plan applications will provide detailed reports and plans regarding service availability and delivery infrastructure.
- **Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.**
 The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/City gateway, as well as enhancing the overall visual character

attractiveness of the area through contemporary building facades and private architectural design standards.

- **Policy 10.1.2 - Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.**
Water and wastewater services for properties within the rezone will be provided by Cherokee Metropolitan District Service. Existing distribution and service lines are located adjacent to the site and are adequately sized to deliver water and wastewater to the proposed development. See also additional discussion on Conformance with the County Water Master Plan.

B. The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. § 30-28-111 § 30-28-113, and § 30-28-116;

The application has met all County submittal and procedural requirements for a rezone as either outlined or authorized by the referenced statutes.

C. The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and

The proposed zone district is compatible with existing and permitted land uses and zoning districts in all directions. The proposed RM-30 zoning and land uses are consistent with the existing adjacent commercial, industrial, public, and residential land uses which are in various stages of development and redevelopment. Surrounding land uses and zoning include the following:

NORTH (LOCATED ON EAST SIDE OF AKERS DRIVE)

- WHOLESALE CONSTRUCTION SUPPLY
- ASPHALT RECYCLING FACILITY
- CONSTRUCTION EQUIPMENT STORAGE
- PUBLIC FACILITIES (COUNTY PUBLIC WORKS)
- INERT MATERIAL STOCKPILING/STORAGE
- ASPHALT/CONCRETE PROCESSING

WEST: (INCLUDING RESIDENTIAL DEVELOPMENTS AND DENSITIES FOLLOWING AKERS NORTHERLY LOCATED ON THE WESTERN SIDE OF AKERS DRIVE.

- HANNAH RIDGE AT FEATHERGRASS FILING NOS 1-7
- MIDTOWN COLLECTION AT HANNAH RIDGE

SOUTH

- Urban Collection at Hannah Ridge
- Wilshire Residential PUD
- Light to Heavy Industrial Uses on the west side of Marksheffel southerly along Marksheffel corridor

SOUTHEAST

- Claremont Ranch Filing 9 – Regional Commercial retail center

- Claremont Ranch (multiple residential filings)
EAST
- SAND HILL COMMERCIAL – NE CORNER &
- SANDS SINGLE-FAMILY RESIDENTIAL (NORTH OF SAND HILL COMMERCIAL ON EAST SIDE OF MARKSHEFFEL

D. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the County Code. Planned multifamily uses, which represent a downzoning from the permitted uses under the current CS (CAD-O) retail, wholesale or service commercial oriented zoning.

The site is located adjacent to existing utility infrastructure and service lines. No major utility improvements or upgrades are anticipated in order to adequately serve the site.

Suitability of the site for development in terms of geology, service availability, environmental impacts, major land use impacts, aviation overlay impacts, and military adjacency considerations and mitigation of associated impacts will be documented with subsequent subdivision plat and site development plan applications.

The subject site consists of vacant, undeveloped land, and is vegetated with natural grasses, weeds, yucca, and cacti. There were some deciduous trees along the south property line. The site slopes gently down to the southeast, and there was roughly 25 feet of elevation different across the property.

Preliminary soils and geology testing performed in support of the planned development provide recommendations that multi-unit buildings be constructed with shallow foundation systems with partial overexcavation of any underlying expansive materials. Overexcavation of any existing fill would perform adequately if the recommendations provided in this report are followed. Preliminary studies estimate low risk for excessive foundation movement for shallow foundation systems supported by nonexpansive material.

The subdivision analysis of the site suitability will also include availability of public services such as: access & transportation, stormwater, fire protection, utilities, water/sewer services, schools, parks and open spaces (via dedications as well as on site amenities where applicable). These and other issues will be addressed in additional detail in response to subdivision, site development and performance criteria, any conditions of approval imposed by the BOCC.



CHEROKEE METROPOLITAN DISTRICT

6250 Palmer Park Blvd., Colorado Springs, CO 80915-2842

Telephone: (719) 597-5080 Fax: (719) 597-5145

Water Provider's Report for proposed Watermark at Constitution Apartments

January 29th, 2020

Commitment 2021-01

This document has been prepared to satisfy the requirements of El Paso County for a Water Provider's Report in support of **Watermark at Constitution at the northwest corner of Marksheffel Road and Constitution Avenue.**

Introduction

Cherokee Metropolitan District (CMD) is a Title 32 special District which provides water and wastewater to a 5000-acre enclave of unincorporated El Paso county surrounded by the City of Colorado Springs. Currently CMD serves approximately 7000 residential taps and 600 commercial taps in addition to bulk users in eastern El Paso County including Schriever Air Force Base and several small developments located along State Highway 94.

CMD water is sourced entirely from groundwater in two regions. The majority is recovered from the alluvial Upper Black Squirrel (UBS) Aquifer in eastern El Paso County through 20 wells. The remainder is sourced from two wells in deep bedrock aquifers in the northern part of the county on the “Sundance Ranch” property. Water from eight of the 20 wells in the eastern part of the county can only be used to serve a fixed list of customers. Water for the main service area of CMD comes only from the remaining 12 wells in UBS along with the two wells in Black Forest.

Calculation of Anticipated water Demand

Water demand for the proposed apartment complex was calculated in three parts: domestic residential use, outdoor irrigation, and pool with associated building. The domestic use was estimated by multiplying the El Paso County multi-family presumptive use value of 0.2 acre-feet per year (AFY) by the 300 anticipated units, yielding 60.0 AFY for domestic use. The outdoor irrigation estimate used both El Paso County’s water use estimate per square foot of fully irrigated land and Northern Water’s estimated water use per square foot for xeriscaped land. Taking into account the relative areas anticipated to be under conventional irrigation, xeriscaped irrigation, and no irrigation, the irrigation demand across the property is expected to be at most 10.1 AFY. The water use of the pool was estimated by taking its anticipated area and applying an annual evaporation rate for the Colorado Springs area. The associated building’s water use was estimated with the El Paso County presumptive commercial use value to yield 0.7 AFY combined demand from the pool and building. This yields a total estimated water demand of 70.8 AFY (Table 1).

Table 1: Estimated water demand for the subject development

Type	AFY
Domestic	60.0
Irrigation	10.1
Pool/Building	0.7
Total	70.8

Water Supplies

Cherokee has eight wells that are restricted to serving a maximum of 653 AFY to specified in-basin customers. Excess allocation for these wells is unavailable for new developments, even if they are inside the Basin, so this water is tracked separately from CMD's general supply portfolio. CMD's other alluvial wells are available for export outside the UBS basin. The total annual volume available to CMD from these exportable supplies is 3,985 AFY (Table 2). The physical yield of these wells is significantly higher than their annual appropriation, allowing flexibility in satisfying summer peak demand.

Table 2: Water rights and tributary status of Exportable Wells

Well Number	Water Right (AFY)	2019 Use (AFY)	Permit Number	Aquifer	Aquifer Status
Well 9	176	132	14145-FP-R	UBS Alluvium	Tributary
Well 10	176	108	14146-FP-R	UBS Alluvium	Tributary
Well 11	244	161	6821-FP-R	UBS Alluvium	Tributary
Well 12	244	149	11198-FP	UBS Alluvium	Tributary
Well 13	1268	975	49988-F	UBS Alluvium	Tributary
Well 14	0	0	52429-F	UBS Alluvium	Tributary
Well 15*	281	145	54070-F	UBS Alluvium	Tributary
Well 16*	219	123	54069-F	UBS Alluvium	Tributary
Well 17*	175	151	63094-F	UBS Alluvium	Tributary
Well 18	225	138	16253-RFP-R	UBS Alluvium	Tributary
Well 19	95	79	20567-RFP-R	UBS Alluvium	Tributary
Well 20	400	38	4332-RFP	UBS Alluvium	Tributary
Well 21	290	0	81782-F	UBS Alluvium	Tributary
DN-4**	110	110	78315-F	Denver Aquifer	Non-Tributary
AR-1***	147.7	155	75881-F	Arapahoe Aquifer	Non-Tributary
Total	3984.7	2464			

*Wells 15-17 can produce a total of 609 AFY instead of their nominal total of 675 AFY. This limitation is reflected in the 3984.7 AFY total available production

**CMD holds additional water rights in the Denver Aquifer associated with the Sundance Ranch property but this particular well has a maximum annual recorded yield of 110 AFY

***As of December 2019 AR-1 has 2040 AF of banked water which allows actual pumping to exceed allocation on a limited basis

CMD is developing owned water supplies to increase available water and improve flexibility in provision of summer peak flows. By the end of 2020, these new wells will contribute 458 AFY of capacity to the CMD system (Table 3) for a total of 4,443.0 AFY. Since 2011, actual demand from CMD customers has fallen 30-35% below commitments, partially due to some currently

committed developments being incomplete but largely due to water saving measures undertaken by CMD customers.

Table 3: New water supplies slated for completion in 2020

Well Number	Water Right (AFY)	Permit Number	Aquifer	Aquifer Status
Albrecht Well	153.5	27571-FP	UBS Alluvium	Tributary
DA-1	40.3	83604-F	Dawson	Not Non-Tributary
DA-4	64.5	83603-F	Dawson	Not Non-Tributary
AR-1 Expansion	200	75881-F	Arapahoe	Non-Tributary
Total	458.3			

By the end of 2020, CMD will have a total of 4,443 AFY of exportable water supplies sourced from alluvial and deep bedrock aquifers. Further development in the Denver Basin is not planned at this time and instead CMD is focusing on acquiring new renewable supplies proximate to existing infrastructure.

Water Commitments

CMD’s water commitments stand at 4,033 AFY before the addition of the proposed development. These commitments are broken down below in Table 4. The Tipton and Kane commitments are related to an arrangement from the mid-2000’s where developers reserved commitments on two new wells. The water from these wells is considered fully committed to these developers even if they have not yet begun the projects associated with the reserved commitments. Due to a complex legal history, the “Kane” water right was not tied to a specific physical water well but instead operates as a commitment served from CMD’s general supply portfolio. The “Tipton” water right corresponds to CMD’s Well 18.

Table 4: CMD Commitments before addition of new development

Commitments	AFY
In-District (2015)	2693
Committed Since 2015	419.2
Schriever Air Force Base	537
Kane	200
Tipton	225
Construction	25
Parks	25
Total	4124.2

Water Balance

With 4,443.0 AFY of exportable supply and 4,033 AFY of commitments, CMD has a water balance of 318.8 AFY before the subject development. After commitment of 70.8 AFY to this development, the District will have 248.0 AFY remaining for additional commitments.

Table 5: Water balance with new development

Water Balance Before New Commitment	318.8 AFY
New Commitment: Watermark at Constitution	70.8
Water Balance Remaining	248.0 AFY

Wastewater Treatment

The wastewater treatment requirements of this development will be satisfied by Cherokee Metropolitan District via its 2.6 Million Gallon per Day (MGD) share of a joint wastewater treatment plant southeast of Schriever Air Force Base. Conservatively estimating that 100% of domestic flows go to wastewater, this development is expected to produce 54,000 gallons of wastewater per day. This is equivalent to 2% of CMD's wastewater treatment capacity and is in line with expected District buildout.

Other Relevant District Information

Recent Water Acquisitions/Losses

CMD has not acquired any new water rights since 2015 but has been developing owned water rights into production wells. CMD has not engaged in any water trades nor lost any water rights in the last year. The District is not currently under contract to purchase new water rights although CMD is investigating purchases of renewable water rights proximate to its existing infrastructure on an ongoing basis.

New Augmentation Plans

CMD is currently pursuing a replacement plan in partnership with Meridian Service Metropolitan District (MSMD) in order to maximize the efficiency of its water supplies.

Major Water System Capital Improvements

CMD has been actualizing owned water by drilling wells and beginning production on several well sites. In February of 2020 CMD brought the Sweetwater 5 well (81782-F) online after a year of planning and construction. In the next 6 months it is expected that the “Albrecht Well” (27554-FP) will be brought online providing an additional 153.5 AFY of water.

CMD recently expanded production from well AR-1 (75881-F), its only well in the Arapahoe aquifer, and will soon install pumps in two existing wells in the Dawson Aquifer (83603-F & 83604-F). Beyond these projects, additional well construction in the Denver Basin is not anticipated at this time, although CMD has a substantial amount of undeveloped water rights in the Denver Basin Aquifers.

Existing CMD wells have had a series of upgrades to improve quality and efficiency within in the last year. More incremental improvements in the distribution system to improve reliability and resiliency include deeper computer integration, well rehabilitations, upgrades to treatment systems, and emergency generator refurbishment.