

OUTLOOK POWERS & GRINNELL SITE DEVELOPMENT PLAN

LETTER OF INTENT

MAY 2023

OWNER:

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SITE DETAILS:

TSN: 5507200003 (FORMER TSN:5507200002)
ADDRESS: GRINNELL BLVD
ACREAGE: 16.57 ACRES
CURRENT ZONING: RM-30, CAD-O (SUB-ZONE APZ 2)
CURRENT USE: VACANT

REQUEST

N.E.S. Inc. and Evergreen Devco, Inc., on behalf of Cygnet Land LLC, request approval of a Site Development Plan for the 16.57-acre multi-family residential Outlook at Powers Filing No. 1.

SITE DESCRIPTION

Location and Land Use

The subject property is located south of S. Powers Boulevard and east of Grinnell Boulevard in southeastern El Paso County. The site is approximately 16.57-acres, and will be developed in one phase over the course of two years. The site is adjacent to single-family residential development to the east and south, vacant land zoned A-5 to the west, and vacant industrial land to the north.



Zoning

The site was recently zoned RM-30, (Residential Multi-family Dwelling). The property also has CAO (Commercial Airport Overlay District) zoning, and is within subzone APZ2, Accident Potential Zone 2. The proposed density on the 16.57 acre property is 19.19 units per acre.

Surrounding properties, except to the north, are all in El Paso County and include:

- **East:** To the east is Painted Sky at Waterview Filing No. 3, a single-family development which is zoned PUD.
- **South:** To the south is Painted Sky at Waterview Filing No. 1, a single-family development zoned RS-5000.
- **West:** To the west, across Grinnell Blvd, is a vacant parcel owned by Cygnet Land, L.L.C. and zoned A-5.

The land to the north, across S. Powers Blvd. is located in and owned by the City of Colorado Springs, and is vacant. Beyond the City owned land is the Amazon distribution facilities, also in the City. Both are zoned APD, Airport Planned Development.

The site is currently unoccupied and undeveloped. The property slopes from the northeast to the southwest. The site is native prairie grassland and weeds with a drainageway that runs through the site.

PROJECT DESCRIPTION & CONTEXT

The property will be platted into one development lot (14.99 Ac) and one tract (1.58 Ac) for future CDOT right-of-way. The proposed density is 19.19 acres. The project consists of 318 rental units within 16 buildings, including five (5) 24-plexes, five (5) 36-plexes (in two floorplans), and six (6) 3-plex townhomes. Each tree-plex townhome building will have six tuck-under garages. Each unit will be one-bedroom and will have direct access to one garage space. The other garage spaces will be available for lease. All apartment buildings will have one-, two- and three-bedroom units. Detached garages are provided throughout the site. A clubhouse with pool and spa, outdoor open space areas, and sidewalks throughout the development, are also provided.

Architectural elevations of the structures (4 residential building types, clubhouse, and garages) are provided with the Site Development Plan set. The building materials will include fiber cement lap, board and batten and smooth accent panel siding; synthetic stone veneer; metal standing seam, asphalt and composite roof; and fiber cement trim. Wooden common space elements such as pergolas are also planned. Clubhouse interior amenities include fitness center, restrooms, dog wash, mail and package handling, and management offices and business lounge. Clubhouse exterior amenities include a pool and spa, covered outdoor seating/lounging areas some of which will have fireplaces, active play area, hammocks, and a turf yard flex space.

A lighting plan and photometric plan has been provided with the Site Development Plan set. Overall site lighting includes 20' site/parking pole fixtures and wall mounted lighting. All fixtures will be

downcast.

The development will meet all building setback and maximum lot coverage requirements as shown on the Site Development Plan Site Plan. The maximum building height in the RM-30 zone district is 40', and the proposed building heights for project structures are as follows:

Building Type	Zoning Height
Carriages (Townhomes)	22'-7"
24-Plex	38'-4 ½"
36-Plex	38'-6"
Clubhouse	23'-7"
Double Garages	13'-3"
Single Garages	14'-1"

DEFINITION OF PROPOSED USE AND SPECIFIC DEVELOPMENT STANDARDS

Definition

Multi-family dwellings are a permitted use in the RM-30 zoning district, and are defined as:

A structures containing 3 or more dwelling units designed for or used exclusively as a residence by 3 or more families, living independently of one another with accessory uses, limited to an office, laundry and recreational facilities, used in common by the occupants. Use requires central water and wastewater services.

Residential buildings range from 3 to 36 units each. Associated accessory structures will be garages, a clubhouse, and trash enclosures. All residential principal and accessory buildings and structured meet the above definition of multi-family dwellings.

Specific Development Standards

While there are no specific development standards for multi-family dwellings, such uses are permitted in the RM-30 district if they are served by central water and wastewater facilities. The development will have central water and wastewater facilities provided by Security Water and Sanitation District.

UTILITIES

Water

The proposed residential lots will be served by central water supply system provided by Security Water and Sanitation District. A commitment letter is included with this application.

Sanitary Sewer

The proposed residential lots will be served by central sanitary sewer system provided by Security Water and Sanitation District. A commitment letter is included with this application.

Electric

Electric service will be provided by Colorado Springs Utilities (CSU). A commitment letter is included with this application. In the letter, CSU states that these services are available to meet the demands of the new development. The existing electric utilities that run through the site will be relocated in conjunction with site development.

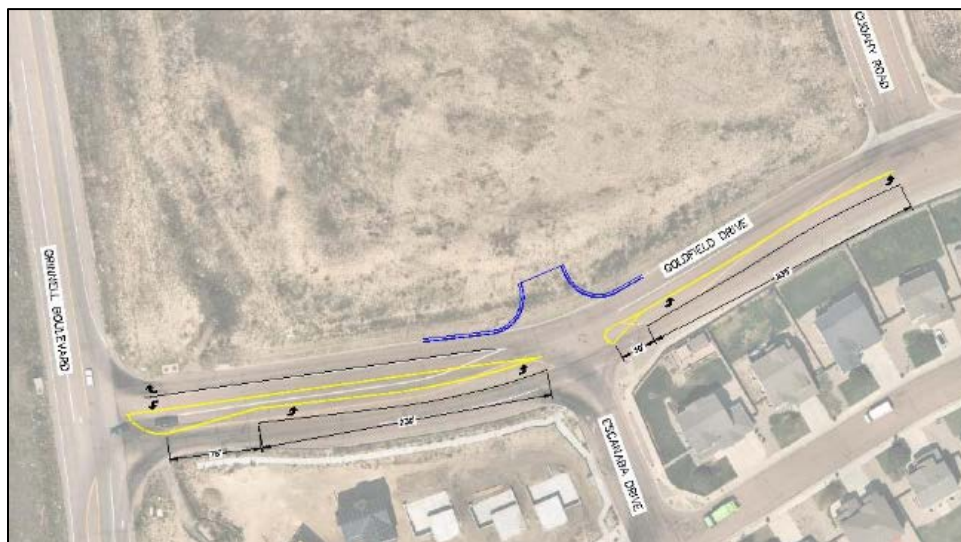
Gas

Gas service will be provided by Colorado Springs Utilities. A commitment letter is included with this application. In the letter, CSU states that these services are available to meet the demands of the proposed development.

ACCESS AND TRAFFIC

Access

Area access to the development will be provided by Powers Boulevard and Grinnell Boulevard, with direct access provided by a full movement access along Goldfield Drive to align with Escanaba Drive and a full movement access along Cudahy Road approximately 400 feet north of Goldfield Drive. To meet El Paso County requirements, an eastbound left turn lane may need to be designated at the intersection of Goldfield Drive and Escanaba Drive to a length of 235 feet with a 75-foot taper, and the eastbound left turn lane at the intersection of Goldfield Drive and Cudahy Road be restriped to the maximum length of 235 feet with a 30-foot taper. El Paso County standards recommends a taper length of 140 feet; therefore, deviation requests will be required for the shortened taper lengths. The deviation requests are submitted with this application.



Traffic

A traffic Impact Study (TIA) is included with this submittal, and provides recommendations for improvements to existing surrounding streets that will support this development. The proposed development of 318 multi-family units is within the maximum threshold of 350 apartments anticipated in the TIS, which determined the development will generate approximately 2,326 weekday daily trips. The site will generate 138 morning peak hour trips and 176 afternoon peak hour trips. The TIS found that the development will be successfully incorporated into the existing and future roadway network.

Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in a finding that a traffic signal is warranted at the Bradly Road and Grinnell Blvd currently, and upon installation, it is recommended that a 150-foot eastbound left turn lane be designated at this intersection. The Study also recommends a signal at the intersection of Goldfield Dr and Grinnell Blvd, as well as lengthening of the southbound left turn lane to 405-feet with at 160-foot taper, which will require reconstruction of Grinnell Blvd for the two-lane roadway transition.

To meet El Paso County requirements, an eastbound left turn lane may need to be designated at the intersection of Goldfield Drive and Escanaba Drive to a length of 235 feet with a 75-foot taper, and the eastbound left turn lane at the intersection of Goldfield Drive and Cudahy Road be restriped to the maximum length of 235 feet with a 30-foot taper. El Paso County standards recommends a taper length of 140 feet; therefore, deviation requests will be required for the shortened taper lengths. The deviation requests are submitted with this application.

PARKING

Parking requirements for multi-family residential development are based on number of bedrooms per unit. The development consists of 168 one-bedroom units, 120 two-bedroom units, and 30 three-bedroom units. The Land Development Code requires 1.5 space per 1 bedroom unit, 1.7 space per two-bedroom unit, and 2.0 spaces per three-bedroom unit, as well as one guest parking space per three-units. Therefore, a total of 622 parking space, including 12 accessible spaces are required. The development provides a total of 622 parking spaces, including 12 ADA surface spaces (2 van). It should be noted that an additional seven accessible spaces are provided in detached garages.

Parking is provided in surface lots, detached garages, and garages tucked under the townhomes. Surface parking is provided in multiple lots and is comprised of 536 total spaces, including 14 accessible spaces (2 van) and 23 compact spaces. Detached garages provide 56 spaces, including seven accessible spaces. Townhome garages provide 36 spaces, comprised of one space per unit and 18 spaces available for lease.

The LDC requires 5% of vehicle parking be provided for bikes. Thirty-one bike spaces are required and 34 have been provided.

STORMWATER

There is an existing stormwater conveyance ditch on-site that conveys flows from an existing box culvert under Powers Blvd to a box culvert under Grinnell Blvd. As a part of this development, it is proposed to capture and route the off-site flows via conduit through the site, matching the existing outfall location. All on-site stormwater will be captured and conveyed to the on-site water quality and detention pond, where stormwater will be treated and released in accordance with County standards, following historic drainage patterns. All on-site drainage improvements will be owned and maintained by owner of the development.

A Final Drainage report prepared by HKS is included with this submittal. The purpose of this report is to:

1. Identify on-site and off-site drainage patterns.
2. Design storm water facilities to collect and convey storm runoff from the proposed development to appropriate discharge and/or detention locations.
3. Design water quality and detention facilities to control discharge release rates to below historic.
4. Demonstrate compliance with surrounding major drainage basin planning studies, master development drainage plans and flood insurance studies.

NOISE

A Noise Impact study related to proximity to the Powers Boulevard and Grinnell Boulevard as well as the Colorado Springs Airport was prepared in conjunction with rezoning of the property, based on a preliminary site plan. With the Development Plan, the site plan has changed, and thus the Noise Study has been updated. Regarding traffic noise, the study finds that the loudest noise levels occur on the 2nd and 3rd level of the units facing Powers Blvd and Grinnell Blvd, some of which have predicted noise levels in excess of 67 dBA upon development and in 2045. Along Grinnell Boulevard, noise levels are predicted to exceed 67 dBA at the units facing Grinnell on all 2nd and 3rd levels by 2045. In the interior of the Project, where the outer buildings shield noise from reaching the inner buildings, predicted levels are within acceptable ranges.



El Paso County’s Land Development Code states that at outdoor use areas, such as patios and decks, a variety of noise mitigation should be considered where noise levels are predicted to exceed 67 dBA. A buffer tract has always been part of the design, in that the Project is situated south of a tract of land owned by CDOT, and additional right of way for Powers Blvd. is being required with this development. With regard to soil berming and noise barriers, these mitigation measures were evaluated and found to be completely ineffective for 3rd floor balconies, given that a barrier must break the line of sight from the source to the receptor. For ground floor units along Grinnell Boulevard, and for ground and 2nd floor units along Powers Boulevard, a barrier could provide some noise reduction. For upper-level units a barrier would not meet the requirements of Section 8.4.2(B)(2)(b)(iii) of the LDC.

Feasible measures have been included in an updated site plan (see Noise Study) to reduce noise at Powers Boulevard including increased setback and landscape buffer, and decks that are recessed into the building further reducing line of sight to Powers Blvd. Mitigation measures along Grinnell Boulevard include increased setback in the north portion of the site and a landscape buffer. With these measures in place there are still patios and balconies at select units facing Powers and Grinnell Boulevards where traffic noise levels are predicted to exceed 67 dba in the design-year (2045), primarily those on the 2nd and 3rd stories on the sides of buildings facing Powers and Grinnell Boulevards. A noise note has been added to the plat and a noise disclosure will be included in lease agreements

Regarding airport noise, the study found that there are no noise sensitive uses within the 90-foot 65dBA Day-Night (DNL) noise contour setback, and therefore compatible with the Commercial Airport Overlay District noise standards, with no mitigation required.

LANDSCAPE, BUFFERING AND SCREENING

Perimeter Landscape and Buffering

Landscaping at the perimeter of the property is required based on proximity to right of way and existing single-family detached residential development, and will be provided as follows:

Street Name	Street Classification	Landscape Width	Number of Trees
Powers Blvd	Expressway/Principal Arterial	25'	1 per 20 Feet
Grinnell Blvd	Minor Arterial	20'	1 per 25 Feet
Cudahy Dr	Local	10'	1 per 30 Feet
Goldfield Dr	Local	10'	1 per 30 Feet

A 15’ wide buffer comprised of one tree per 25’ of lot width is required and is provided between the multi-family residential use and adjacent single-family development to the east and south.

Parking Lot Landscape

Parking is in multiple lots throughout the development. In addition, parking lots are required to be screened to a minimum height of 3' from view of adjacent roads and properties with differing land use. Two-thirds of the lot line with parking that abuts the street/differing land use must be screened. This screening is accomplished with trees and shrubs.

Parking lot islands, fingers, and planting corners and trees are provided throughout the site. Screening is provided between parking areas and the street along Goldfield Dr, Cudahy Dr, and Grinnell Blvd. Due to grades on the property walls and plantings are used.

Internal Landscape

A minimum of 15% of the lot area is required to be landscaped, and include one tree per 500 square feet of required landscape area. With a development area of 14.99 Ac (653,038-SF), 97,955 SF (2.25 Ac) must be landscaped, and must include 196 trees. A total of 232,102 sf (5.33 Ac) of internal landscaped area is provided, comprised of 196 trees.

Screening

Trash handling areas. Screening of trash handling areas is required. The trash handling areas in this development are provided adjacent to the detached garages, and are screened with block walls with synthetic stone veneer. The gates have opaque metal panels.

Parking Lots. Screening of parking lots from differing uses and public streets at a height of 3' is also required, and is accomplished with trees, shrubs and walls.

Between Multi-family and Single-family Uses. As indicated in the parking lot landscaping section above, screening is required along the south and east property lines due to proximity to single-family residential uses. See above for details.

The Development Plan proposes multiple retaining walls due to existing grades on the property site, which fall approximately 50' generally from northeast to southwest across the site. While there will be retaining walls within building setbacks, no such wall is taller than 7', as tiering has been implemented. Other retaining walls vary in height as noted on the Site Development Plans.

ROAD IMPACT FEE

Per the Road Impact Fee ordinance, all property in unincorporated El Paso County that receives a land use approval, either in a public hearing or administratively, is subject to the payment of Road Impact Fees. The developer has chosen to pay the full road impact fee instead of inclusion into a PID with a mill increase.

COMMUNITY OUTREACH

A pre-submittal notice was sent to adjacent property owners on May 24, 2023. A neighborhood meeting was held on May 17. Approximately 20 people were in attendance. The primary issues of concern included:

- A desire for the development to be access on Grinnell Blvd. to minimize cut-through traffic in the neighborhood.
- A concern that tenants will park on the streets.
- That the density is too high and will increase crime.
- Fire evacuation and safety.
- A lack of improved park amenities in the neighborhood.
- Site grading and building height in relation to adjacent homes.
- Drainage and erosion control.
- Impact to schools.
- That prairie dogs should be relocated.

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