

CROSSROADS AT MEADOWBROOK MULTI-FAMILY SITE DEVELOPMENT PLAN LETTER OF INTENT

APPLICANT-OWNER/CONSULTANT INFORMATION:

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EA Number EA2055

File Number PPR2141

LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The 12.70-acre parcel (TSN: 54080-07-005) in the RM-30 (multifamily) zone is located at the west end of proposed extension of Meadowbrook Parkway. The site is also adjacent to the intersection of US State Highway 94 and Highway 24/Newt Drive. (See vicinity map for location/site details).

REQUEST

The owner/applicant(s) request approval the proposed site development plan of the 12.70-acre site to development an eight (8) building, 306-unit multifamily community (24.09 DU/AC) in the RM-30 District (See PCD File No. P208). The site plan includes platted boundary descriptions, multifamily residential unit buildings, ROW dedications and improvements, private parking and drives, stormwater and water quality facilities, utilities, pedestrian amenities, private open spaces, and landscape buffers and setbacks. The project is targeted to begin construction the first and second quarter of 2022 and the construction will be completed in one phase.

The planned community includes: eight (8) three (3) story multifamily unit buildings, one single (1) story leasing and amenity building, tuck under garages and uncovered surface parking, swimming pool, landscaping, open spaces, and active and passive recreational amenities. The site plan provides for a good internal circulation network of walks and connections to adjacent existing and proposed land uses.

The proposed site plan establishes an adequate level of compatibility with the existing and natural features of the site. The site doesn't contain any major vegetation or topographic features. The plans encourage a healthy land use pattern to support a balanced transportation system within the area. The site plan and physical grading provide positive transitions to the adjacent land uses. No environmentally sensitive areas, wetlands and wildlife areas are impacted by the project. The initial review would indicate that the project will not have any negative impact on the County services and facilities.

The proposed site development plan is in meets dimensional standards of the RM-30 Zone , approved May 11, 2021 (PCD File No. P-20-8), along with the preliminary plan (PCD File No. SP-20-11), approved by the Board of County Commissioners (BOCC) on October 26, 2021. Final Plat PCD File No. SF-21-29 is currently under review for administrative approval.

Residential (RM-30) Zoning Compliance: The Crossroads at Meadowbrook development plan meets the following requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
 - Front 25-feet feet
 - Side/Rear: 15-feet
 - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40'
- Roadway Landscape Buffers:

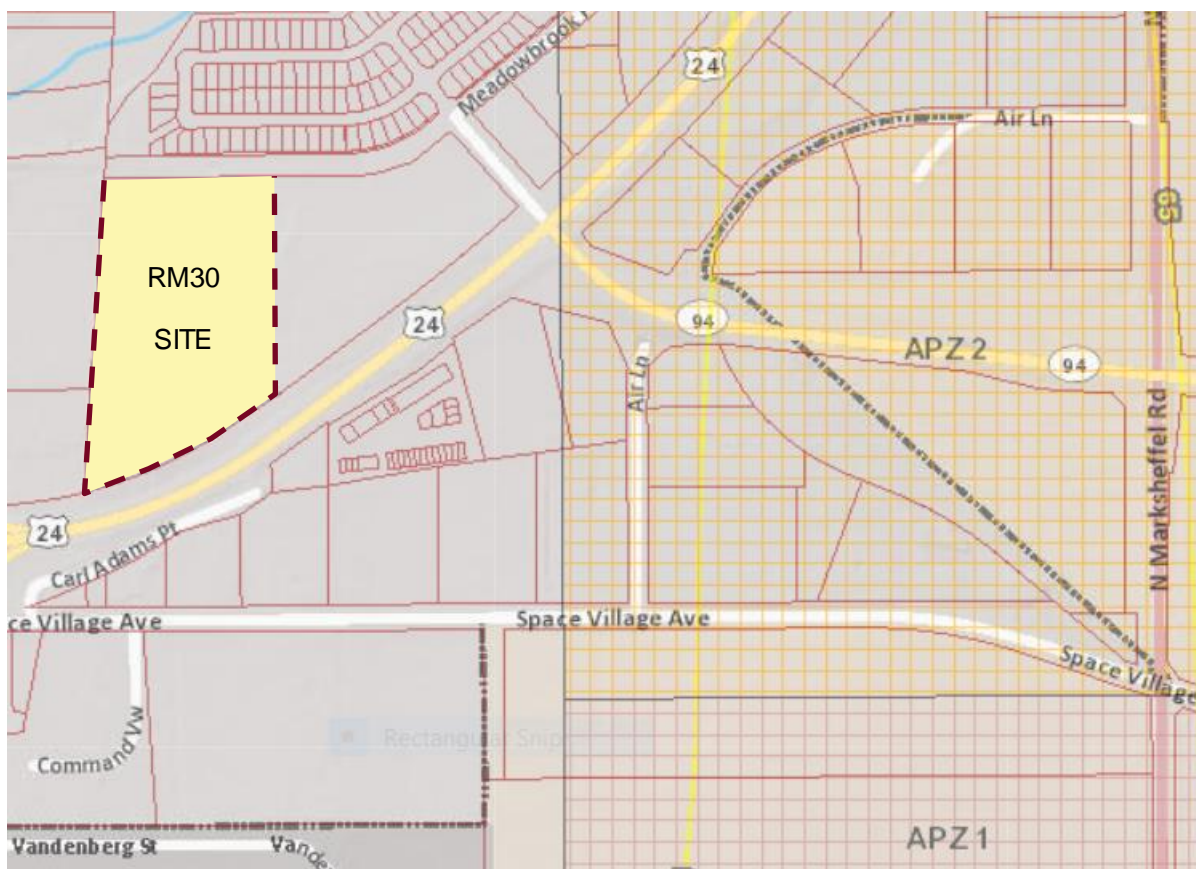
The site development and landscape plans show the following landscape setbacks/buffers and screening:

Ex./Prop. Road	Roadway Classification	Landscaping Buffer/Setback	Req. Trees*/ Linear Foot of Frontage
US 24	Expressway, Principal Arterial	25 feet/ 50 feet	1 per 20 feet
Meadowbrook Parkway	Minor Arterial	20 feet/ 25 feet	1 per 25 feet
**Southern Rail Point	Non-Arterial	10 feet	1 per 30 feet
*A minimum 1/3 trees shall be evergreen			
**(Private Road in proposed Tract C)			

15% of landscape coverage/open space is provided per the required multifamily uses in the RM-30 zone.

	CODE REQUIREMENTS	PROPOSED
MAX DENSITY	30 DU/AC	24.1 DU/AC
LANDSCAPE COVERAGE	15% (1.91 AC)	35.4% (4.49 AC)

The site (CAD-O) lays outside of the current mapped APZ 1 and APZ 2 zones and the proposed plan meets the underlying RM30 zoning criteria and objectives. The use and building design is consistent with the current zoning.



The mapping above is created from the Colorado Springs APZ/Overlay GIS data

Soils Report

Based upon the evaluation of the geologic conditions, it is supported that the proposed development is feasible. The geologic conditions identified potentially hydrocompactive soils, seismicity, radon, and erosion, but these conditions are considered typical for the Front Range region of Colorado. Mitigation of geologic conditions is most effectively accomplished by avoidance. However, where avoidance is not a practical or acceptable alternative, geologic conditions should be mitigated by implementing appropriate planning, engineering, and suitable construction practices.

In addition to the previously identified mitigation alternatives, surface and subsurface drainage systems should be considered. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

The foundation systems for the proposed multi-family residential structures, commercial structures, retaining walls greater than 4 feet, and any retention/detention facilities should be designed and constructed based upon recommendations developed in a site-specific subsurface soil investigation.

Revisions and modifications to the conclusions and recommendations presented in this report may be issued subsequently by RMG based upon additional observations made during grading and construction, which may indicate conditions that require re-evaluation of some of the criteria presented in this report.

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.

Public services and utilities are, or will be, provided by the following:

- Water & Wastewater Services: Cherokee Metropolitan District
- Natural Gas: Colorado Springs Utilities
- Electric Service: Colorado Springs Utilities
- Fire Protection: Cimarron Hills Fire Protection District
- Public Schools: Colorado Springs District #11
- Library Services: Pikes Peak Library District:
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff's Department

CMD has provided a water and sewer service commitment Letter whereby the District has committed to allocate 72.9 AF/YR for the proposed development out of its current supplies. Anticipated Residential demand includes 61.2 AF/YR for Residential Domestic use and 11.7 AF/YR for irrigation within the multifamily use. A copy of the service commitment letter has been submitted with this site development plan application in support of District water commitments for reference.

Traffic and Proposed Access Locations

Primary Access to the site is planned from a driveway access to Meadowbrook Parkway on the north side of the site. Secondary access is planned from a driveway access from the private road Southern Rail Point (Tract C) located on the eastern boundary of the site. The development has been included in the Traffic Report prepared for the Master Development

submitted with the rezone and subdivision applications. The planned access conforms to the recommendations of the report and zoning and subdivision approvals.

Traffic and Proposed Access Locations

Primary Access to the site is planned from a driveway access to Meadowbrook Parkway on the north side of the site. Secondary access is planned from a driveway access from the private road Southern Rail Point (Tract C) located on the eastern boundary of the site. The development has been included in the Traffic Report prepared for the Master Development submitted with the rezone and subdivision applications. The planned access conforms to the recommendations of the report and zoning and subdivision approvals.

With completion of the Crossroads Mixed Use project, one private driveway access and two private street accesses are proposed to be located on the south side of the future extension of Meadowbrook Parkway west of Newt Drive. The east access along Meadowbrook Parkway will be a private street providing access to the future retail area and will be restricted to right-in/right out movements. The middle access along Meadowbrook Parkway will be a private street and will allow full turning movements. The west access along Meadowbrook Parkway will allow full turning movements and provide access to a private driveway to the multifamily residential area.

The multifamily access along Meadowbrook Parkway will provide a westbound left turn lane with a length 180 feet plus a 100-foot taper to accommodate the spacing restriction per approved preliminary plan deviation.

Secondary access to the site is planned from Southern Rail Point, the “middle access” along the extension of Meadowbrook Parkway. A westbound left turn lane is provided at this intersection with a length of 405 feet (250 feet of storage plus 155 feet of deceleration) plus a 160-foot taper.

It has been agreed upon between the developer and owner that Southern Rail Point (Tract C), the “middle access” along the extension of Meadowbrook Parkway will be constructed, per the provided construction documents by the developer in correlation with the build out of Aura at Meadowbrook Apartments.

A single lane roundabout is currently planned at the intersection of Meadowbrook Parkway and Newt Drive. A design documentation package for the proposed roundabout will be included separately with the design submittal.

All three project accesses along Meadowbrook Parkway are recommended to provide stop control and have R1-1 “STOP” signs installed for the exiting northbound approaches. To provide signage for restricting left turn movements at the proposed right-in/right-out east access, it is recommended that a R3-2 No Left Turn sign be placed underneath the STOP sign. A R6-1(R) “ONE WAY” sign should also be installed within the raised center median of Meadowbrook Parkway.

Sound Memo

This assessment analyzed the potential noise levels at the proposed Crossroads Apartments residential development associated with the surrounding roadway network. It was determined that traffic related noise from the adjacent roadways is anticipated to be the main source of noise throughout the site. The predicted future noise levels generated from US 24 and Meadowbrook Pkwy are expected to be reduced by the proposed site layout. Although future noise levels are anticipated to impact nearby residences, additional noise abatement measures are not recommended

The project is targeted to begin construction the first and second quarter of 2022 and the construction will be completed in one phase.

No deviation or waivers are being requested with the development plan application at this time.

JUSTIFICATION

Development of the site shall be in conformance with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
 - Front Yard: 25-feet
 - Side/Rear Yards: 15-feet
 - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
 - Non-Arterial: 10 feet (1 tree/30 feet of Meadowbrook Parkway and Southern Rail Point frontage)
- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:
 - 15-feet along frontages adjacent to single-family residential uses (Meadowbrook Crossing Filing No. 1) opposite Meadowbrook Parkway
 - 15-feet buffer along residential boundary and adjacent commercial zoned property opposite of Southern Rail Point
 - 1 tree/30-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.
 - Lot 11 is 12.70 acres
 - Tract C is roughly 1.02 acres
 - Total landscape area (35%) for Lot 11
 - Total landscape area (20%) for Tract C

This development plan implements the zoning and final plat for the property which were found in general conformance with the goals, objectives and policies of the Master Plan which includes the “Your El Paso County Master Plan”, “County Policy Plan”, and “Water Master Plan”.

Master Plan Conformance

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”. The proposed multifamily housing development will provide an additional 306 apartment units to the available rental housing market supply in the area. This housing will create opportunities for individuals and families to find attainable and affordable housing options near employment centers and which is conveniently located to major transportation thoroughfares which can connect them to employment, commercial/retail corridors and recreational opportunities throughout the El Paso County region. It is also one part of the overall master planned “Crossroads” mix use development being planned and implemented. As a whole the Crossroads development will support the District’s ability to fund greater public improvements and utility extensions.

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

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 have been provided for review and 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 approved 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 application 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 306 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 current zone 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 support nearby existing and future commercial/retail uses.

The existing and approved land use mix within the adjacent area includes residential (single-family detached) land use, together with commercial and retail use, service oriented and light industrial land uses along and adjacent to the State Highway 24 Corridor from the Peterson Road intersection to the west to the terminus of State Highway 94, intersection with State Highway 24.

- ***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 approved RM-30 zoning is consistent and support the proposed land use mix 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 area identified on all preliminary plan and final plat maps, included in the 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 the area residential, commercial, and light industrial properties adjacent to this proposed development. Services have been coordinated with local public providers.
- **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 and landscape design.

- **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 site 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.

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 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. No specific growth map was created for Region 5; these areas are shown in other maps.

CMD has adequate supply, water quality, and existing infrastructure in the area to serve this development and maintains required regulatory compliances.

CMD provides services outside District boundaries to Schriever AFB and the Woodmen Hills/Meridian Ranch Development. System/infrastructure interconnections exist between CMD, CSU, Meridian Ranch MD, Meridian Service MD, and Woodmen Hills MD. Per the Water Master Plan, water supplies in Region 5 from current to 2060 build out are as follows (*taken from EPC WMP*):

Planning Region	Current Supplies (AF per year)	2040 Supplies (AF per year)	2060 Build-Out Supplies (AF per year)
Region 5	4,849	6,800	10,131

Table 5-2: Current, 2040, and Build-Out Water Supply by El Paso County Planning Region

Planning Region	Demand (AF)	Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
Region 5	4,396	4,849	453	0	0%

Table 5-3: Current Demand and Current Supplies by El Paso County Planning Region

Planning Region	2040 Demand (AF) Need (AF) Need (%)	Current Supplies (AF)	(AF) Average-Year Surplus**	Need (AF)	Need (%)
Region 5	6,468	4,849	0	1,619	25%

Table 5-4: Future (2040) Demand and Current Supplies by El Paso County Planning Region

Planning Region	2060 Demand (AF)	Current Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
Region 5	9,608	4,849	0	4,759	50%

Table 5-5 – Build-out (2060) Demand and Current Supplies by El Paso County Planning Region

Water supplies in Region 5, and specifically from CMD, should be sufficient to meet the current development demand; however, additional resources will be required to meet the full projected development demand within the Region by the 2060 target build out date. The District has been planning to reduce demand through its conservation and reuse programs. Additional water resources are planned through CMD interconnections and regional collaboration with partner and/or neighboring water providers. through acquisition and reallocation of other resources

Commercial commitments include 6.2 AF/YR for domestic use and 4.9 AF/YR for commercial irrigation.