

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 17, 2021

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

Subject: Crossroads at Meadowbrook Multi-Family Site Development Plan - Final Comments (PPR-21-041)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the Crossroads at Meadowbrook Multi-Family Site Development Plan application, aka Aura at Crossroads, and has the following administrative comments of behalf of El Paso County Parks. As noted in the Crossroads at Meadowbrook Multi-Use Filing No. 1 Final Plat comments below, the Site Development Plans were provided as referencing documents during the agency review of that particular application. However, they were not included in the application packet, and therefore, an additional agency review of the Site Development Plans was requested by El Paso County Community Services/Parks.

The Crossroads at Meadowbrook Multi-Family Site Development Plan includes landscape plans, building elevations, residential unit and clubhouse floorplans, as well as general grading and utility plans. These plans highlight the proposed construction of such recreational amenities as a swimming pool, hot tub, exercise room, turf and seating areas, a dog park, parking for up to 32 bicycles, and extensive landscaping throughout the apartment complex. Because the surrounding area provides few easily accessible recreational opportunities for the residents of Crossroads at Meadowbrook, these on-site amenities are a welcomed addition to the development. However, staff does encourage the applicant to consider additional recreational amenities in other locations in the overall Crossroads at Meadowbrook development.

The aforementioned Crossroads at Meadowbrook Multi-Use Filing No. 1 Final Plat application, along with the following comments and recommendations, were presented to and endorsed by the Park Advisory Board on September 8, 2021:

"This is a request for endorsement by Kimley-Horn Associates on behalf of Colorado Springs Equities, LLC, for The Crossroads at Meadowbrook Mixed-Use Filing No. 1 Final Plat, consisting of 1 multi-family residential lot, consisting of an apartment complex with 360 residential units, and 10 commercial lots on a total of 29.04 acres. The property is currently zoned CR for the commercial lots and RM-30 for the residential lot. The site is located at the intersection of East Highway 24 and Meadowbrook Parkway.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The project site is located on the northwest side of Highway 24 East, near the intersection of Highway 94. The proposed Highway 94 Secondary Regional Trail and the proposed Highway 94 Bicycle Route begin at this intersection and travel east, away from the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .5 mile to the east of the project site.



The surrounding neighborhood does not offer any recreation facilities beyond a 9-hole golf course located 0.60 mile west of the project area and two elementary school playgrounds, each located at least 0.75 mile from the project site. The nearest public neighborhood park is located 1.35 miles to the north. The Crossroads at Meadowbrook Mixed Use Preliminary Plan, endorsed by the Park Advisory Board in January 2021, specified no parks, trails, or concurrent and useable open space beyond 3.11-acre Tract A, whose use in the Preliminary Plan Tract Table was described as parks and open space, as well as public improvements and utilities, landscaping, and sidewalks.

The current Final Plat does not include any reference to parks, trails, or useable open space, and Tract A is now listed as a "private detention pond." Furthermore, the applicant has not included landscape drawings, site plans, or any other documentation which outlines the building layout, parking, or recreational opportunities for the residents of the apartment complex. However, the applicant stated in the Preliminary Plan Letter of Intent that specific details regarding open space and landscaping will be identified on forthcoming preliminary plans and final plats, which were dependent on the rezoning of the multi-family residential lot. These details are not present in the subsequent Preliminary Plan or current Final Plat applications.

Due to the lack of information in the Final Plat application, parks staff spoke with Ryan Howser, Project Manager with EPC Planning and Community Development, as well as the applicant's representative, Kimley-Horn Associates. Both individuals indicated that site development and landscape plans are being developed concurrently but have not yet been submitted to outside agencies for review. Landscape plans were sent directly to Parks staff, and an initial overview indicated the proposed installation of the following: pool, hot tub, clubhouse, turf and seating areas, a dog park, over 300 trees and shrubs, and parking for 32 bicycles. As this site development plan has not been submitted for agency review, it cannot be considered as part of this Final Plat application, but staff is encouraged with the proposed recreational amenities.

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedication for regional or urban park purposes for the 360-unit multi-family residential lot. The remaining commercial lots will not be assessed fees, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property. While staff is discouraged by the initial lack of information regarding building layout, landscaping, useable open space, and recreational opportunities in the Preliminary Plans and Final Plat, the preliminary site development and landscape plans provided by the applicant show ample recreational amenities within the apartment complex. These additional details should be submitted via future Final Plat or separate site development plan application reviews before the Final Plat is considered for approval by the Planning Commission and Board of County Commissioners.

Recommended Motion (Filing No. 1 Final Plat):

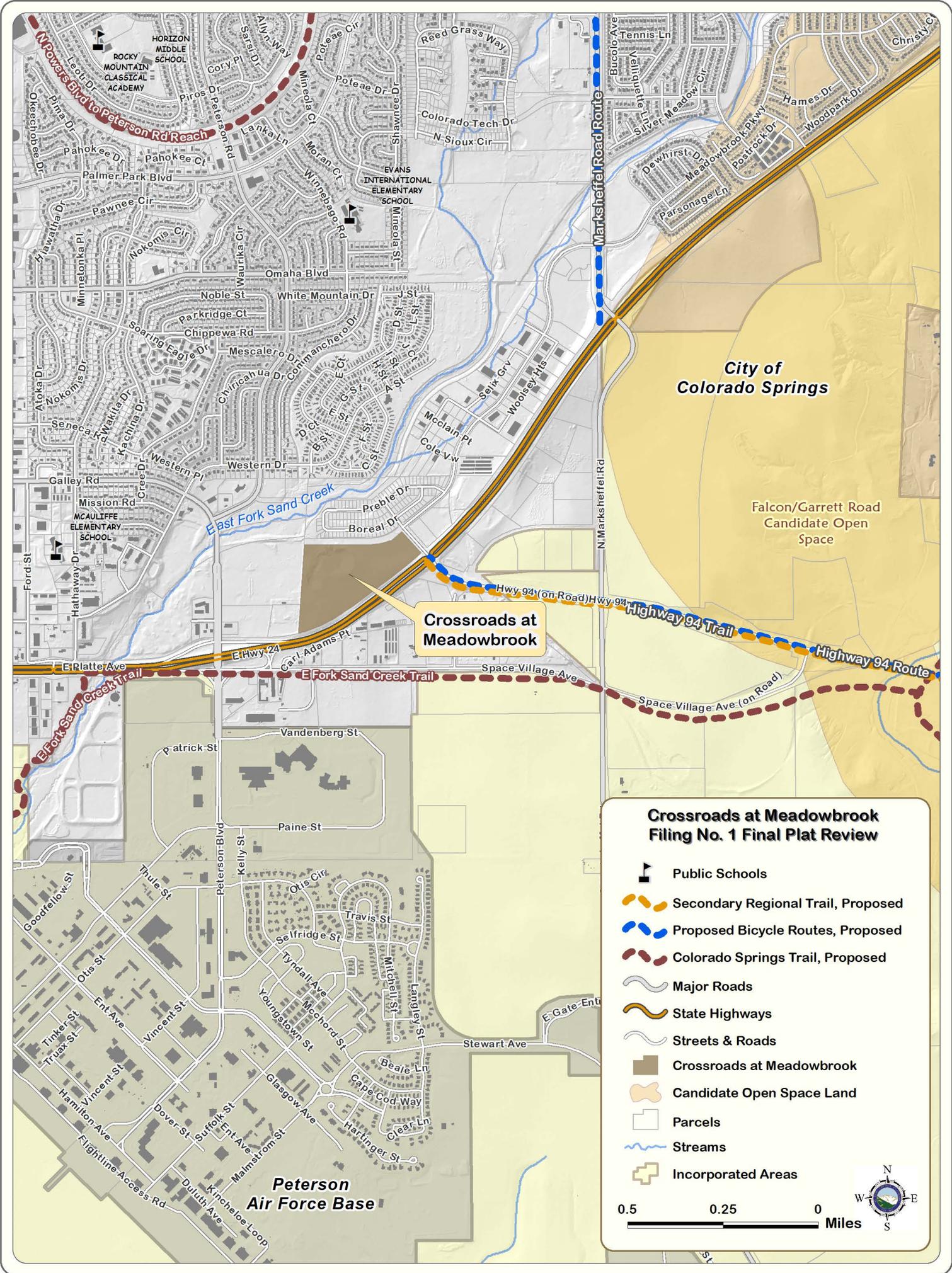
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Crossroads at Meadowbrook Mixed-Use Filing No. 1 Final Plat: 1) in order to conduct a competent and thorough agency review, staff strongly recommends that the applicant include site development and/or landscape plans in future Final Plat applications, 2) require fees in lieu of land dedication for regional park purposes in the amount of \$165,600 and urban park fees in the amount of \$104,400. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat."

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

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com



Crossroads at Meadowbrook

Crossroads at Meadowbrook Filing No. 1 Final Plat Review

- Public Schools
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Crossroads at Meadowbrook
- Candidate Open Space Land
- Parcels
- Streams
- Incorporated Areas



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

September 8, 2021

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:	Crossroads at Meadowbrook Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-029	Total Acreage:	29.04
		Total # of Dwelling Units:	360
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	30.99
Colorado Springs Equities, LLC	Kimley-Horn & Associates	Regional Park Area:	2
90 South Cascade Avenue	2 North Nevada Avenue	Urban Park Area:	5
Suite 1500	Suite 300	Existing Zoning Code:	CR, RM-30
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	CR, 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>
LAND REQUIREMENTS	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES
<p>Regional Park Area: 2</p> <p>0.0194 Acres x 360 Dwelling Units = 6.984</p> <p>Total Regional Park Acres: 6.984</p>	<p>Urban Park Area: 5</p> <p>Neighborhood: 0.00375 Acres x 360 Dwelling Units = 1.35</p> <p>Community: 0.00625 Acres x 360 Dwelling Units = 2.25</p> <p>Total Urban Park Acres: 3.60</p>
FEE REQUIREMENTS	
<p>Regional Park Area: 2</p> <p>\$460 / Dwelling Unit x 360 Dwelling Units = \$165,600</p> <p>Total Regional Park Fees: \$165,600</p>	<p>Urban Park Area: 5</p> <p>Neighborhood: \$114 / Dwelling Unit x 360 Dwelling Units = \$41,040</p> <p>Community: \$176 / Dwelling Unit x 360 Dwelling Units = \$63,360</p> <p>Total Urban Park Fees: \$104,400</p>

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 Crossroads at Meadowbrook Mixed-Use Filing No. 1 Final Plat: 1) in order to conduct a competent and thorough agency review, staff strongly recommends that the applicant include site development and/or landscape plans in future Final Plat applications, 2) require fees in lieu of land dedication for regional park purposes in the amount of \$165,600 and urban park purposes in the amount of \$104,400. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

Park Advisory Board Recommendation: **PAB Endorsed 09/08/2021**