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## DEPARTMENT OF COMMUNITY SERVICES

March 23, 2023

Ryan Howser  
Project Manager  
El Paso County Development Services Department

### **Subject: Crawford Ave Multifamily Final Plat (SF235)**

Ryan,

The Community Services Department has reviewed the Crawford Ave. Multi-Family Final Plat application and is providing the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on April 5, 2023:

This is a request by Kimley-Horn Associates on behalf of Aime Ventures, LLC for endorsement of the Crawford Ave. Multi Family Final Plat. The property is part of the Fountain Valley Ranch Sketch Plan which dates back to 1986 and covers a 415 acre area of commercial, office, and residential land uses. The subject property is a 1.16 acre lot on the northwest corner of Grinnell Street and Crawford Ave. The applicant intends to develop two (2) story buildings on the site which will include 22 multifamily units. The proposed development will include landscaping, open space, and surface parking.

The El Paso County Parks Master Plan (2013) identifies the proposed Grinnell Boulevard Secondary Regional Trail 400' to the east of the tract. This route will be accommodated on the east side of Grinnell Boulevard and will not impact the proposed development. The project is not located within any Candidate Open Space.

Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.

### **Recommended Motion (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 Crawford Ave Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$10,120, and urban park fees in the amount of \$6,380.*

Sincerely,

Greg Stachon  
Landscape Architect  
Community Services Department  
[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)


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# Crawford Ave Multifamily Final Plat

 Secondary Regional Trail, Proposed

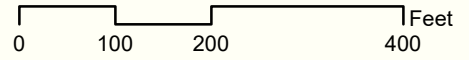
 Major Roads

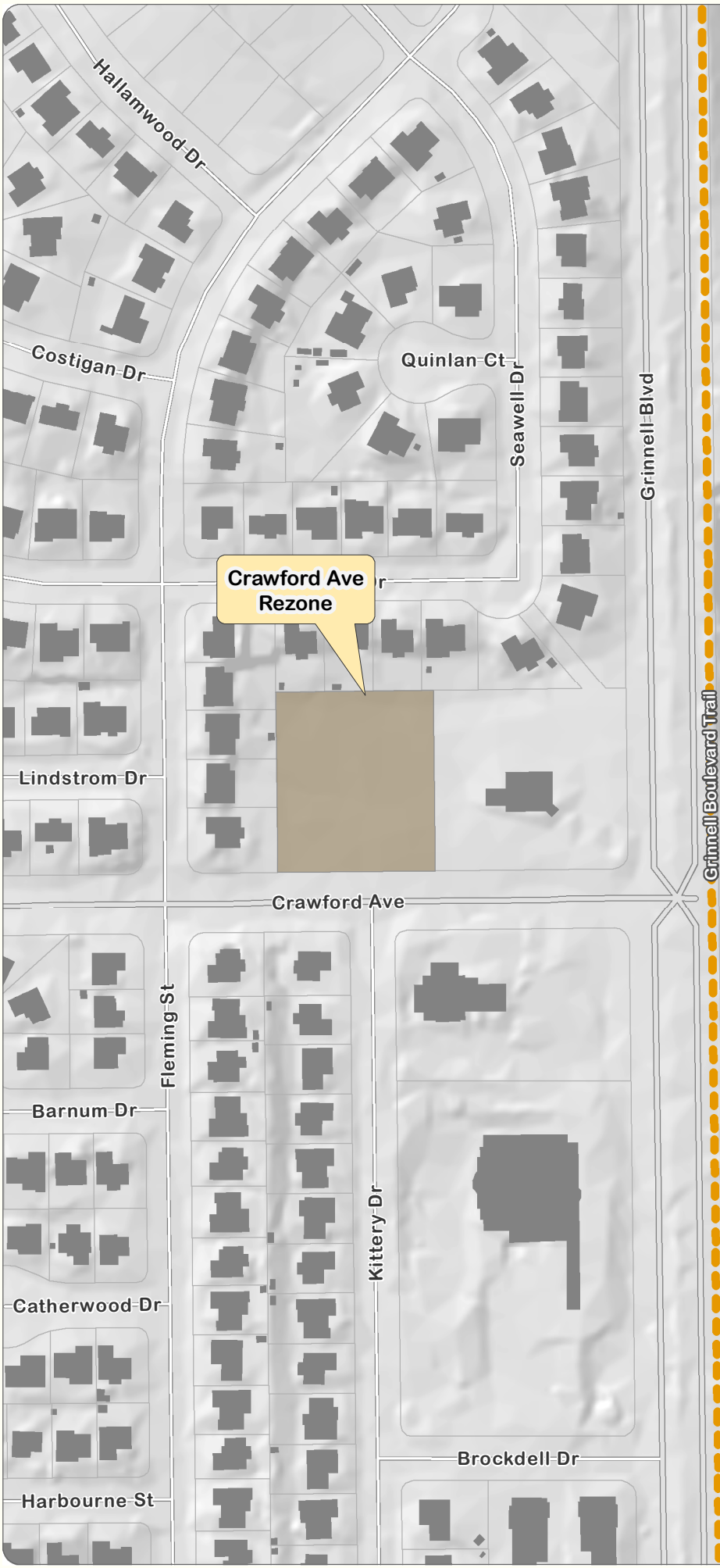
 Streets & Roads

 Subject Property

 Parcels



 Feet  
0 100 200 400



**Crawford Ave  
Rezone**

Grinnell Boulevard Trail