



# Widefield Parks & Recreation

705 Aspen Drive, Colorado Springs, CO 80911

Phone (719)391-3515 Fax (719)392-3447

[ParksAndRec.wsd3.org](http://ParksAndRec.wsd3.org)

Eric Hulen, Director

February 7, 2022

Mr. Ryan Howser  
Project Manager  
El Paso County / Planning  
2880 International Circle  
Colorado Springs, Colorado

## WIDEFIELD SCHOOL DISTRICT 3 DEVELOPMENT PLAN

Dear Mr. Howser:

Include:

Owner name, contact telephone number, and email for responsible party  
Applicant name (if not owner), contact telephone number, and email for responsible party

Property tax schedule number

Current zoning of the property

A discussion summarizing the proposed request and compliance with the applicable requirements of the Land Development Code (building setbacks, dimensional standards, etc.).

A discussion regarding the provision of utilities.

A discussion regarding anticipated traffic generation and access, unless a separate traffic study is required and is being provided.

A discussion and justification for any alternatives being requested.

In January of 2021, the Widefield School District proceeded with the design of a Parks and Rec facility expansion at 705 Aspen Drive, Colorado Springs 80911. Although titled "expansion", it will be a new building south of the Rec Center Splash Park inside of the Rec Center grounds. The project is to satisfy a significant unmet need for the Widefield Community. The new facility shall be two stories with Gymnasiums, Walking track, Exercise rooms, a Cardio/Weight area, Outdoor exercise deck, Locker rooms, Child care space, Office and support space. The total square footage of the new project will be 63,196 square feet. A footprint for a future Aquatics addition is shown on the site development plan. The building has been designed to current codes, including the 2021 IECC.

Widefield School District intends for this project to be constructed in a single phase with completion scheduled for Spring of 2023. In order to meet this completion date, the School District has established a schedule which calls for site grading to begin in April 2022. The construction of the building shall commence immediately thereafter.

The 39.26-acre site is accessed from Aspen Drive from the north and Widick Street from the east. A loop road encircles the present rec center and connects to Aspen and Widick. The loop road shall be resealed, re-signed and restriped for two-way traffic as a part of this work. In addition to the present Rec Center building, the site is populated with small restroom buildings, a maintenance building, playfields, play grounds and transitional area. Parking areas border the rec center and interior roads. A parking lot is located south of the splash park and located west of the new Rec Center. This parking lot shall be expanded from 78 spaces to 128 parking spaces, bringing the total parking space count on site from 292 to 347. Future parking lots are planned on the north and south sides of the new Rec Center.

The occupant load of the new facility per building code calculation will be 1340 attendees.

Beyond parking and roads, site improvements will consist of mostly landscaping around the new facility, connection to the onsite trails network, and storm drainage improvements including an expanded detention pond.

Sustainable design principles have been integrated into the building and site design. Translucent insulated daylighting devices will be installed over the Gym. Many of the systems and materials have been selected based on resource conservation. Examples include light fixture controls which automatically dim artificial light sources based on available daylight, de stratification fans in larger spaces, high efficiency boilers, low emitting materials, and low water xeric grasses and shrubs.

School site landscape design for the street frontage along the east, and north border is informed by the approved General Development Standards in the El Paso County Land Development Code. The present tree count on site is as follows:

37 existing mature Evergreen trees, 0 are within 50' of the roadway.

144 existing mature Deciduous trees, 24 are within 50' of the roadway.

The quantity of new trees indicated on the landscape plan (L1.0) is as follows:

0 Evergreen trees, 0 are within 50' of the roadway.

6 Deciduous trees, 0 are within 50' of the roadway.

Non-Compliance with the Land Development Code guidelines along Aspen Lane, Widick Street is as follows:

1. **Section 6.2.2 (B)(1) Roadway Landscape Requirements (Non-Arterial):** The minimum depth of roadway landscaping area required is 10' Total quantity of street trees required at 1:30 ft frontage is 45. The Plan proposes 24 trees within 50' of the boundary line.
2. **Section 6.2.2 (E) (2) Internal Landscaping Requirements for Non-Residential Uses:** The internal landscaping requirement is 1 tree per 500 SF of required internal area (minimum required internal landscaped area is 5% of the total site). The lot size is 39.26 acres. 5% of 39.36 acres = 85,508 SF. 85,508 SF divided by 500 is 171 trees required. We have 163 (6 new +157exg.) total trees proposed, less 24 in R.O.W. [Note: trees that are in street R.O.W. are not allowed to be counted toward the internal tree requirement]. Note the majority of the site is developed with baseball, softball and soccer fields.

Widefield School District is requesting an alternative landscape plan request for the following General Development Standards in the El Paso County Land Development Code:

1. **Section 6.2.2 (C) (2) Parking Lot Islands:** The parking lot requirement is to have 1 tree per 15 spaces. These trees are to be placed in islands located every 15 spaces. Due to School District O/M procedures, islands are not provided as required by design standard so minimum tree requirements for islands are not satisfied. [For 347 spaces provided the requirement is 23 trees].
2. **Section 6.2.2 (C) (5) Required Parking Lot Screening:** There is one existing parking lot paralleling Widick Street that has 88 spaces. There are three deciduous trees along Widick. All other parking spaces are internal to the site.

Alternate landscape request noted - however, justification per LDC Sec. 6.2.2.A.1 is required. Please provide an analysis of the criteria in that Code section.

Attached (uploaded) please find the Submittal Documents scheduled on the Development Application Review page for this project.

Should you have any questions concerning the information contained in our application or require additional information, please feel free to contact me at our office. My telephone number is 719-491-7777.

Sincerely,

Widefield School District 3

A handwritten signature in black ink, appearing to read 'E. Hulen', with a stylized flourish at the end.

Eric Hulen  
Director WSD3 Parks and Recreation

Attachments