

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

February 15, 2022

Ryan Howser
Project Manager
El Paso County Development Services Department

Subject: Crawford Ave Multifamily Rezone (P221)

Ryan,

The Community Services Department has reviewed the Crawford Ave. multi-family rezone application and is providing the following administrative comments on behalf of El Paso County Parks. A concurrent sketch plan amendment is also being processed and these comments would apply to both.

This is a request by Kimley-Horn Associates on behalf of Aime Ventures, LLC to rezone the subject property from CC (community commercial) to RM-30 (residential multifamily). 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 one building 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.

Park fees will be calculated upon future submittal of final plat(s). At the time of this review, the 2022 estimated park fees for 22 dwelling units would total \$10,120 in regional park fees and \$6,380 in urban park fees.

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com



Crawford Ave Multifamily Rezone

 Secondary Regional Trail, Proposed

 Major Roads

 Streets & Roads

 Subject Property

 Parcels

0 75 150 300 Feet



Grinnell Boulevard Trail

Grinnell Blvd

Crawford Ave Rezone