

*LETTER OF INTENT*

**For**

**TRAILS AT ASPEN RIDGE  
Filing No. 5**

Owners:

**COLA, LLC.**

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Applicant:

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Prepared by:



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Project No. 20.886.048

### **SITE LOCATION, SIZE, AND ZONING:**

The Trails at Aspen Ridge Filing No. 5 (Tax Schedule No. 5509302005) is a proposed residential subdivision within the boundaries of the Trails at Aspen Ridge development, a proposed mixed-use development on 175 acres. This proposal is for a final plat for 58 detached single-family lots and open space which contains a developable acreage of 9.045 acres, a remainder parcel (Tract H) of 12.46 acres, and ROW dedication for future Frontside Drive (0.846 acres) for a total of 22.351 acres.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed development is south and east of Bradley Road and Powers Boulevard. The property is presently zoned PUD, is part of the approved Planned Unit Development Site Plan Amendment (PUDSP-213), and was originally a part of the approved Springs East at Waterview Preliminary Plan (SP-17-010). The proposed single-family residential use is in conformance with the approved PUDSP Amendment and Sketch Plan.

### **REQUEST AND JUSTIFICATION:**

The purpose of this application is to request approval of a Final Plat for 58 single-family lots on 9.045 acres. This letter serves as a request to receive El Paso County approval of both the Final Plat and Construction Drawings of the site.

### **FINAL PLAT REVIEW CRITERIA:**

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*
  - This application is in conformance by maintaining density and land use in accordance with the Waterview Sketch Plan and the Trails at Aspen Ridge PUDSP Amendment. This plan is also within the parameters of the adjacent proposed residential properties to the east: Bradley Heights (approved in the City of Colorado Springs) and Trails at Aspen Ridge Filing No. 1 (SF192) to the south. Access to the site will be provided from Legacy Hill Drive as well as Trails Filing No. 1 in accordance with the approved Trails at Aspen Ridge Filing No. 1 Final Plat. Capacity of these roads is addressed in the Traffic Impact Study approved with the overall PUDSP. Further justification is discussed in more detail below throughout the Your El Paso County Master Plan section.
2. *The subdivision is in substantial conformance with the approved preliminary plan.*
  - The application is in substantial conformance with the Trails at Aspen Ridge PUDSP Amendment and is compatible with the existing and permitted land uses in the area.
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*
  - The subdivision is in conformance with the subdivision standards and regulations and has been designed to the requirements of the Code and the Engineering Criteria Manual.
4. *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Cord, or, with respect to applications for administrative final*

*plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval.*

- A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. The District has provided commitment letters for this development. As part of the approved PUDSP a finding of water sufficiency and water quality was provided. In addition, a proposed water pumphouse will be included in this development to ensure adequate water pressure for Trails at Aspen Ridge Filing No. 3 as well as future filings.
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*
- A public wastewater system will be provided for the subdivision by the Widefield Water and Sanitation District. The District has provided commitment letters for this development.
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)].*
- Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.

A "Soil, Geology, and Geologic Hazard, Springs at Waterview East, South Powers Boulevard and Bradley Road, El Paso County, Colorado" (Entech Engineering, revised February 8, 2019) report is included with the submittal package. As part of this report, 10 exploratory test borings were completed. Geologic hazards (as described in Section 6.0 of the report) were found to be present at this site. Potential geologic hazards found on the site to include: collapsible soils, highly expansive soils, potential seasonal shallow groundwater and shallow bedrock. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Mitigation measures and a map of the hazard areas can be found in the report. In addition to the previously identified mitigation alternatives, subsurface drainage systems should be implemented in areas where high subsurface moisture conditions are anticipated periodically. 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.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*
- Adequate drainage improvements complying with the State Statute, the Code, and the ECM were included in the plan drawings. A preliminary drainage report for the overall development was submitted with the PUDSP-213 application and a Final Drainage

Report has been included with this submittal.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.*
  - Legal and physical access will be provided to all parcels by rights-of way.
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*
  - All necessary public services will be available to serve the proposed subdivision as this area has been master planned with the anticipation of development such as this for several years. Site specific utility suppliers have been included below.
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*
  - The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads, and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a will serve letter from Security Fire District has been provided with this submittal.

## **EL PASO COUNTY MASTER PLAN CONSISTENCY EVALUATION**

### **Baseline Considerations:**

1. *Is there a desirability or demand within the community for this use?*

The proposed Trails at Aspen Ridge Filing No. 5 would help to fulfill desirability and demand for additional housing and housing types within El Paso County. The Trails at Aspen Ridge is located in the Areas of Change “New Development” though identified as “New Development: Employment Center” which is to be comprised of industrial, office, and other retail uses. However, the Trails at Aspen Ridge was approved for residential long before the adoption of the Your El Paso County Master Plan evidenced that the site was previously approved for residential use as a Planned Unit Development Site Plan (PUDSP-191) by the El Paso Board of County Commissioners on December 10, 2019; approved for residential as part of the Waterview Sketch Plan Amendment (SKP-16-002) dating back to October 24, 2018; and as part of the Springs East at Waterview Preliminary Plan (SP-17-010) approved by the El Paso County Board of County Commissioners on February 12, 2019. The proposed use meets the goals and objectives of the Suburban Residential Placetype as outlined in the Your El Paso County Master plan. The Master Plan indicates the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential Placetypes. In addition, Trails at Aspen Ridge is located near a large economic driver in Peak Innovation meeting Goal HC3: Locate attainable housing that provides convenient access to good, services and employment.
2. *Does the market support the need for the use? Would the use be viable if built right now?*

There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage. This filing continues development of the overall community meeting Goal LU1: Ensure compatibility with established character and infrastructure capacity meeting Goal LU4: Continue to encourage policies that ensure “development pays for itself”.

3. *Would the use be providing necessary housing or essential goods and/or services?*

The proposed Trails at Aspen Ridge Filing No. 5 would help to increase the density to permit more single-family homes than was previously approved will help provide necessary and needed housing in this area. The proposed density increase supports Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The Trails at Aspen Ridge development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities near housing.

**County Systems Considerations:**

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The proposed Trails at Aspen Ridge will be served by existing infrastructure to include water and wastewater services, electricity and roadways. The proposed development will be required to continue the construction of phased utilities and roadways providing multiple access points in to and out of the subdivision meeting Goal LU4: Continue to encourage policies that ensure “development pays for itself”.

2. *Does the development trigger the need for such infrastructure?*

The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development will require expansion of existing facilities to accommodate the increased development meeting Goal LU4: Continue to encourage policies that ensure “development pays for itself”.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed development will require public street roadways to be designed and built to El Paso County Standards. Internal trail connections will be provided as necessary to connect to existing trail systems within the development. This supports Goal TM2 Promote walkability and bike-ability by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

**El Paso County Water Master Plan:**

The Trails at Aspen Ridge is located within the Widefield Water and Sanitation District’s (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Trails at Aspen Ridge Filings including Filing 1 and 2 will be extended to this proposed development. There are no proposed wells or individual septic systems within the Trails at Aspen Ridge development. WWSD has provided letters of intent to serve for the entire development. The Colorado State Engineer has provided a sufficiency of water finding for both quantity and quality as part of the PUDSP approval process.

The Trails at Aspen Ridge development is located within two WWSD pressure zones. This necessitates a proposed Booster Station to be constructed with Phase III of the site, located in the same tract as the site’s West Pond. All infrastructure for the Trials at Aspen Ridge will connect to existing infrastructure already constructed within Trails at Aspen Ridge. All this infrastructure was designed to accommodate the

future phases of the development. The proposed single-family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services. These services were planned for in advance through the PUDSP process in order to be adequately sized to meet the demands of this development.

In addition, the Trails at Aspen Ridge meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of the site, landscape, and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

As part of this development, a water pumphouse will be constructed in order to provide sufficient water pressure to all filings. The pumphouse construction is triggered by the construction of houses above a certain elevation to provide adequate water pressure for not only homeowner use but fire flows. A 16" PVC pipe will connect to existing Trails Filing 1 infrastructure and extend to the north and east until reaching the proposed pumphouse. A 16" PVC will also be the outflow pipe from the pumphouse, but will reduce to a 12" once reaching the nearest street in order to service the lots on the street. Widefield Water and Sanitation District will construct, own, and maintain the pumphouse which will be located within a dedicated tract. Estimated costs for construction of the pumphouse are approximately \$1.8 million dollars.

**Areas of Required Landscaping:**

The proposed PUD/ Preliminary Plan includes landscape design and streetscape planting requirements for the streetscapes along Frontside Drive and Legacy Hills Drive illustrated as Tract A consisting of 64,916 SF. The portion of Legacy Hill Drive adjacent to this filing has already been installed. The landscape design includes a mix of deciduous and evergreen trees, varying ground plane treatments, and numerous planting beds. There are no landscape waivers being requested at this time.

**Approximate Acres and Percent of Land Set Aside for Open Space:**

Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide pedestrian corridors throughout the development. Overall, the Trails at Aspen Ridge project is proposing 17.8 acres of open space which is 15.1% of the project area. The provided open space with this submittal is in addition to the open space and park area provided within the Filing 1 Plat not included in the overall provided open space. All parks and open space tracts will be owned and maintained by the Waterview II Metropolitan District.

The Trails at Aspen Ridge Filing 5 has already received approval for a Parks Land Agreement (Reception NO. 221221731 recorded 12/03/2021) that applies to the construction of the large community park located directly south of this filing.

The proposed development benefits through the provision of interconnected open space, aesthetic park features and harmonious design. The Trails at Aspen Ridge project is proposing various types of

recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 3-acre central park site.

**EXISTING AND PROPOSED FACILITIES:**

The site is currently vacant. Proposed services in the development include the following:

- Electric Service – Mountain View Electric
- Natural Gas Service – Colorado Springs Utilities
- Telephone Service – Qwest
- Fire Protection – Security Fire Protection District

No offsite improvements are currently anticipated.

**TRAFFIC IMPACT FEES:**

The applicant requests that platted lots within the Trails at Aspen Ridge Filing No. 5 be included in the county-wide 10 mill Public Improvements District (PID 2) fee program formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for this development is estimated to be \$70,818 (58 lots x \$1,221.00 per lot) based on the inclusion in the 10 mill PID 2 and current fees.

**IMPACT IDENTIFICATION:**

Wildlife

A Wildlife Impact Report was approved with the Waterview East Preliminary Plan. This report indicates a potential for minor wildlife impact to the burrowing owl and recommended mitigation. Development will follow the mitigation guidelines identified in this report.

**SITE GEOLOGY:**

A "Soil, Geology, and Geologic Hazard, Springs at Waterview East, South Powers Boulevard and Bradley Road, El Paso County, Colorado" (Entech Engineering, revised February 8, 2019) report is included with the submittal package. As part of this report, 10 exploratory test borings were completed. Geologic hazards (as described in Section 6.0 of the report) were found to be present at this site. Potential geologic hazards found on the site to include: collapsible soils, highly expansive soils, potential seasonal shallow groundwater and shallow bedrock. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Mitigation measures and a map of the hazard areas can be found in the report. In addition to the previously identified mitigation alternatives, subsurface drainage systems should be implemented in areas where high subsurface moisture conditions are anticipated periodically. 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.