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## Project Statement

August 11, 2023

City of Colorado Springs  
Planning and Development Department  
30 S. Nevada Avenue, Suite 701  
Colorado Springs, CO 80903

Re: SUMMIT VIEW – Annexation (Post-Petition) Project Statement

To the City of Colorado Springs Planning and Development Department

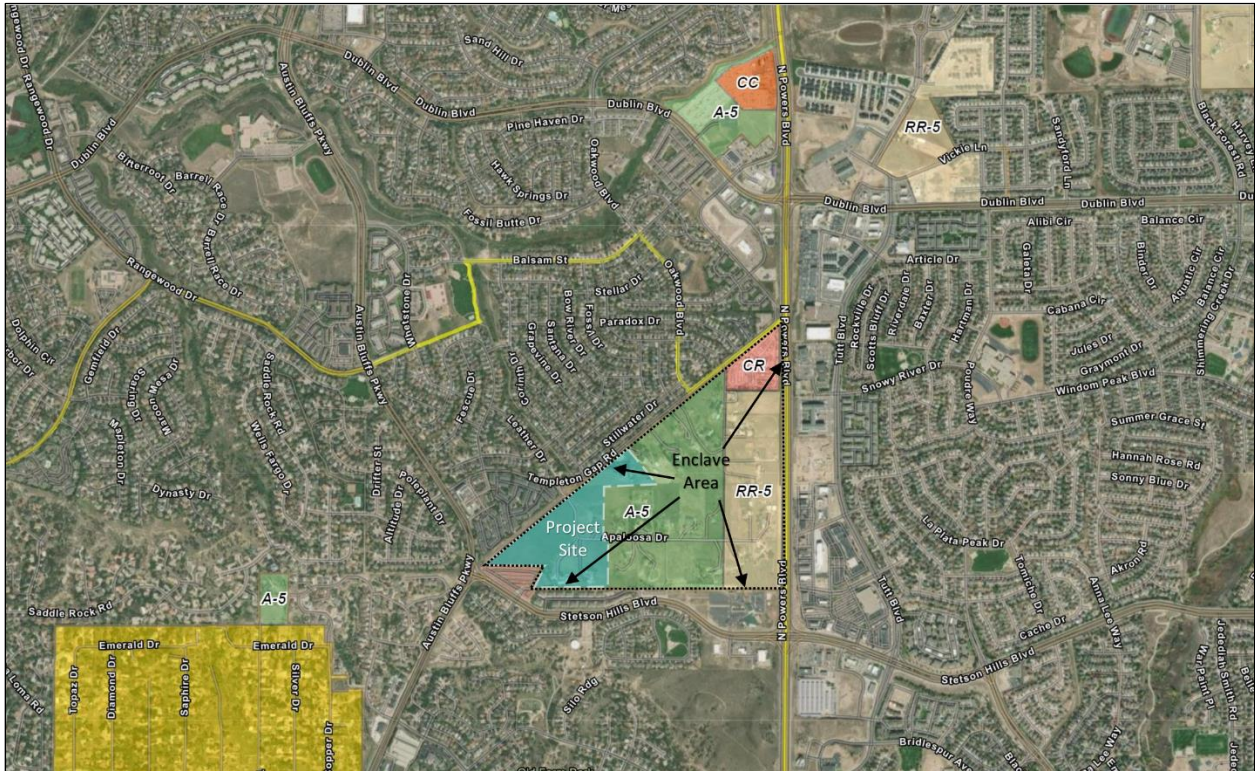
Please accept this document as the Project Statement for the Annexation (Post-Petition) application pursuant to the Annexation (Post-Petition) Application Submittal Checklist for the Summit View Development.

### 1. Description of the Proposed Development

The Summit View Development is located northwest of the Powers Boulevard and Stetson Hills Boulevard intersection along the southeast side of Templeton Gap Road in El Paso County, Colorado. The six (6) properties included in the proposed annexation, totaling 32.001 acres, are part of an enclave of County land surrounded by properties that are already within the incorporated boundaries of the City of Colorado Springs (see Exhibit 1 below). Current use of the six (6) properties includes: three (3) rural single family residential homes (built in 1971, 1993, and 1995), a religious institution (built in 1977), and two (2) properties that are currently undeveloped. In addition to being less than one-half (1/2) mile northwest of the Stetson Hills Boulevard and Powers Boulevard intersection, the property is also only two-thirds (2/3) of a mile southwest of the recently developed Dublin Boulevard and Powers Boulevard intersection, and less than one-tenth (1/10) of a mile east of the Austin Bluffs Parkway and Stetson Hills Boulevard intersection.

The property is adjacent to higher density attached single family residential developments to the northwest and south. The site is also adjacent to a self-storage facility to

the south and rural residential lots zoned A-5 (Agricultural) within unincorporated El Paso County to the east.

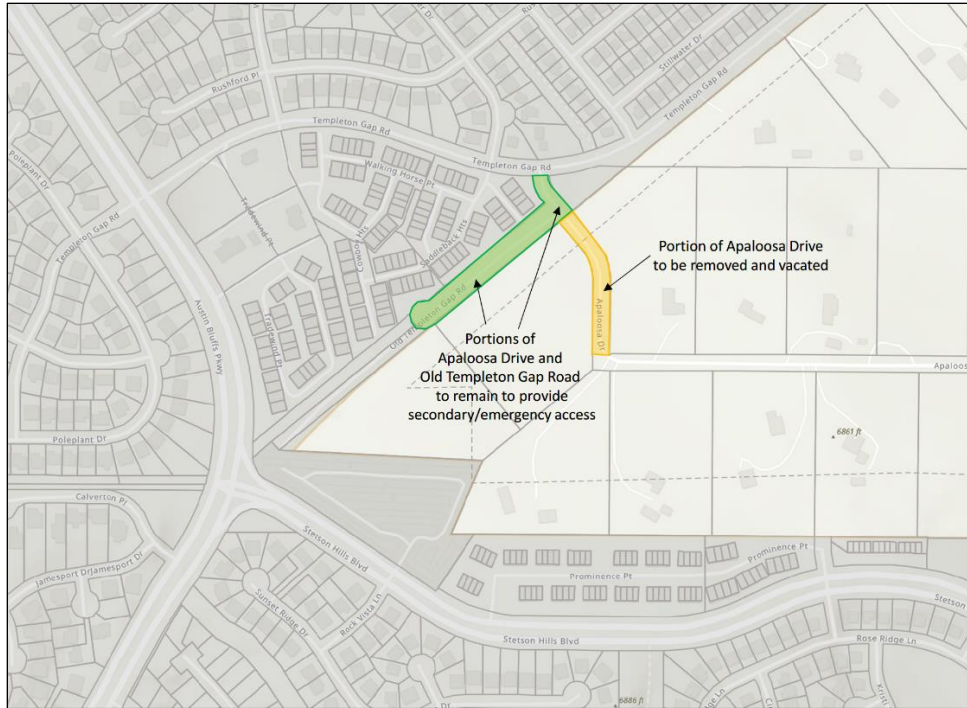


**Exhibit 1. Map of the Summit View Development area (Project Site) and overall El Paso County Enclave**

The land included within the proposed Summit View Development predominately slopes from the southeast towards the Old Templeton Gap Road alignment to the west and the current Templeton Gap Road alignment to the north/northwest. The site is generally comprised of open areas of native vegetation with isolated areas having landscape improvements associated with the existing religious institution and rural residential single-family homes.

Proposed access to the site is via a planned extension of Corinth Drive at the intersection with Templeton Gap Road. A portion of the current access into the site via Apaloosa Drive is planned to be removed and the right-of-way vacated with platting and development of the project.

An emergency access serving the attached single-family development adjacent to the northwest currently exists within a short section of the existing Apaloosa Drive right-of-way where it connects with Templeton Gap Road and a portion of the Old Templeton Gap Road alignment (see Exhibit 2 below). This access is proposed to remain and is to serve as permanent access to the proposed development.



**Exhibit 2. Map of Emergency Access to be Converted and Planned Vacation of a Portion of Apaloosa Drive**

The property is located in the upper reaches of the Cottonwood Creek drainage basin, which ultimately drains into Monument Creek near the Woodmen Road and Interstate 25 interchange. Most of the basin has been developed and improved with drainage features within the Creek. Onsite stormwater management will be required and the required connections to existing City stormwater infrastructure will occur with development of the property.

The owner of the property, which is Templeton Gap Development, LLC, is proposing to develop both attached and detached single-family residential dwellings on the property. More specifically, the proposed development plan is anticipated to feature the following:

- 20 single-family residential detached lots in a traditional residential subdivision layout in the northernmost portion of the property adjacent to Templeton Gap Road
- 56 single-family residential detached lots on short private cul-de-sacs in a quad-lot layout along the northwestern and eastern areas of the project as well as in the north-central portion of the property.
- 177 single-family attached residential (townhomes) ally loaded units internal to the overall development and along the south property line.

The property owner is requesting approval for annexation into the City of Colorado Springs and approval of the associated rezoning and development plan applications.

## **Neighborhood Meeting**

The Developer hosted a neighborhood meeting on April 24, 2024. The meeting was well attended with the majority of the attendees coming from the adjacent Saddleback Townhome community, Stetson Ridge Townhome community, and the unincorporated rural Templeton Heights subdivision. Several of the attendees had been misinformed as to the intended product type and had concerns that an apartment complex was being proposed as opposed to the single-family and single-family attached product that is proposed. There was also misinformation regarding forced annexation of other surrounding parcels as well as construction of roadways through other property owners' lots.

The property owners of the rural residential lots expressed concerns regarding there not being an adequate buffer from the proposed development to their lots. The development plan has been adjusted to include a 60 foot wide, 0.6 acre open space area to provide additional buffer from the proposed development to the rural lots. A solid privacy fence is also proposed along the perimeter of the development.

The property owners of the townhome lots expressed concerns regarding the compatibility of the previously proposed two-family residential units to the townhome structures. The proposed product type for the single-family attached units is now a townhome product of similar size and height to those immediately adjacent.

## **2. Justification for Approval based on the Review Criteria**

The following is an analysis of how the requested annexation meets the "Annexation Policy Checkpoint Guidelines" as well as the Annexation review criteria included within Section 7.5.2701.A.C, Conditions for Annexation, of the UDC.

Page six of the "Annexation Policy Checkpoint Guidelines" identifies the following guidelines to be reviewed when determining if an annexation should be approved:



Requirements (UDC)		<input checked="" type="checkbox"/>
Logical Extension of City Boundary	<input type="checkbox"/>	Water Ordinance requirements
Beneficial to city (see guidelines)	<input type="checkbox"/>	Sufficient existing or projected utilities across four services
Utilities / PUC Service Territory Requirements	<input type="checkbox"/>	Groundwater / easement requirements
Guidelines & Other Considerations		<input type="checkbox"/>
Offers housing diversity	<input type="checkbox"/>	Sufficiency of existing or planned roadway infrastructure
Sufficiency of existing or planned public safety staffing	<input type="checkbox"/>	Proximity/opportunity to serve employment centers
Diversity of development (commercial/industrial/residential)	<input type="checkbox"/>	Economic impact on city
Reasonable utilities cost recovery / ROI projections	<input type="checkbox"/>	Connectivity / Proximity to transportation options
Desirable parkland/open space	<input type="checkbox"/>	Ability to fund / offset costs for needed public facilities (PD/FD/Public Works)

## REQUIREMENTS

### 1. Logical Extension of City Boundaries.

As mentioned in the project description above, the property proposed for annexation is within an enclave surrounded by land already annexed into the City of Colorado Springs. The property is immediately adjacent to the current City of Colorado Springs boundaries along the southern and west/northwestern border. The property is already within the Colorado Springs Utilities (CSU) gas and electric service areas. In addition, CSU has existing water and wastewater infrastructure in the immediate vicinity as well as existing stormwater infrastructure capable of handling additional historically-released developed flows from the proposed development.

### 2. Benefit to the city (see guidelines)

## Beneficial Elements “Opportunities”

*(For Council consideration during step 3 of proposed process)*

- Meets the needs of current and future residents
  - Provides opportunity for housing diversity to include Affordable & attainable.
  - Can reasonably be served by existing or planned public safety and public works infrastructure.
  - City has necessary staffing to provide key city services in the area.
- Improves the City’s economic environment
  - Serves military bases & other employment centers
  - Includes diverse retail/Industrial elements
  - Adds jobs beyond construction timeline
  - Has positive or net-zero impact on city budget (to include TABOR considerations)
  - Financially sustainable for utilities (cost recoup / proximity to existing or planned infrastructure)
- Positively impacts the quality of life of our residents
  - Proximity to transit or investment to build
  - Includes desirable parkland, open space or connectivity

The Summit View Development proposes to create a total of 253 dwelling units in a growing area of the City near the Powers Boulevard corridor. The traffic study prepared by SM Rocha and submitted in support of the annexation, zoning, land use plan, and development plan identify that the surrounding City Road network can serve the development provided minor improvements are constructed. These improvements include lengthening deceleration lanes to the westbound left turn lane at the Templeton Gap Road and Austin Bluffs Parkway intersection. It will be the developer's responsibility to construct the required improvements for ultimate acceptance by the City of Colorado Springs.

The Fiscal Impact Analysis prepared by Kathi Ingles dated May 28, 2024 states:

“The result of the Fiscal Impact Analysis is a positive cumulative cashflow for the City during the 10-year timeframe. The reason for this outcome is use tax revenue collected as a result of residential construction, assuming average 4 years to buildout.”

This is a small portion of an enclave of the City of Colorado Springs. City Police, Fire, and Public Works respond to the needs of all those properties immediately adjacent. The subject properties are not within an existing Fire District. Additionally, through inter-governmental agreements City Fire and Police respond to these parcels when needed, although no taxes are being collected. The annexation will assist with public safety and public works by providing a additional tax revenue to support this growing area of the City.

Ultimate buildout of the City of Colorado Springs would likely place Powers Boulevard near the center of the City, thereby making the proposed development a perfect location for more attainable housing for the growing workforce in the region. The location is conveniently located central to major employers such as the Penrose-St. Francis Medical Campus, the Colorado Springs Airport, Peterson Space Force Base, and several employment areas along the Research Boulevard corridor. By being located near two major arterial roadways, Woodmen Road and Powers Boulevard, residents of the proposed development would be able to reside within relatively close proximity to other larger employers such as Children's Hospital, Memorial Hospital North, and even the United States Air Force Academy providing needed attainable housing to the workforce.

Colorado Springs Parks has identified that the Homestead Trail is to continue from Templeton Gap Road, through the Summit View development, to connect at Austin Bluffs. The developer has depicted the 05 mile trail connection on the Land Use Plan and

the Development Plan. The developer will construct the trail and dedicate it to the City of Colorado Springs. The Summit View development plan includes a network of pedestrian walkways connecting approximately 6 acres of total acres of park and open space. The developer has planned for approximately 0.5 miles of internal trails, in addition to sidewalk being installed along all public and private roadways and in addition to the Homestead Trail. Both passive and active open spaces are planned with walking trails, a community garden, playground, tot lot, dog park, gazebos, and trails.

3. Utilities/PUC Service Territory Requirements

The property is immediately adjacent to the current City of Colorado Springs boundaries along the southern and west/northwestern border. The property is already within the Colorado Springs Utilities (CSU) gas and electric service areas. In addition, CSU has existing water and wastewater infrastructure in the immediate vicinity.

4. Water Ordinance Requirements

Section B. of Ordinance 23-02 identifies specific findings that should be made in order for the City of Colorado Springs to be compelled to annex new land. Item 3 of subsection B identifies than enclaves should be annexed and states:

“The area is an enclave (as defined by State Law), or the are is owned or leased by the City, or extension of water service to the area will have a de-minimis impact on the overall City’s available water supply.”

The subject parcels are enclaves and meet the Water Ordinance criteria of approval.

5. Sufficient existing or projected utilities across four services

The property is immediately adjacent to the current City of Colorado Springs boundaries along the southern and west/northwestern border. The property is already within the Colorado Springs Utilities (CSU) gas and electric service areas. In addition, CSU has existing water and wastewater infrastructure in the immediate vicinity.

6. Groundwater/easement requirements

All groundwater rights will be deeded to the City of Colorado Springs upon annexation. Any necessary utility, drainage, or public easements will be provided with the subsequent plat application.

GUIDELINES AND OTHER CONSIDERATIONS

1. *Offers housing diversity*

The proposed development plan is anticipated to feature a variety of housing types including the following:

- 20 single-family residential detached lots in a traditional residential subdivision layout in the northernmost portion of the property adjacent to Templeton Gap Road
- 56 single-family residential detached lots on short private cul-de-sacs in a quad-lot layout along the northwestern and eastern areas of the project as well as in the north-central portion of the property.
- 177 single-family attached residential (townhomes) ally loaded units internal to the overall development and along the south property line

2. *Sufficiency of existing or planned public safety staffing*

This is a small portion of an enclave of the City of Colorado Springs. City Police, Fire, and Public Works respond to the needs of all those properties immediately adjacent. The subject properties are not within an existing Fire District. Additionally, through inter-governmental agreements City Fire and Police respond to these parcels when needed, although no taxes are being collected. The annexation will assist with public safety and public works by providing a additional tax revenue to support this growing area of the City.

3. *Diversity of development (commercial/industrial/residential)*

The proposed development does not include any commercial or industrial land. However, it does include a diversity of housing types within the development. Additionally, it is less than half of a mile from the commercial Powers corridor as well as several other community service commercial uses located along Austin Bluffs and Dublin.

4. *Reasonable utility cost recovery/ROI projections*

The Fiscal Impact Analysis prepared by Kathi Ingles dated May 28, 2024 identifies a positive net gain to the City of Colorado Springs.

5. *Desirable parkland/open space*

Colorado Springs Parks has identified that the Homestead Trail is to continue from Templeton Gap Road, through the Summit View development, to connect at Austin Bluffs. The developer has depicted the trail connection on the Land Use Plan and the Development Plan. The developer will construct the trail and dedicate it to the City of Colorado Springs. The Summit View development plan includes a network of pedestrian walkways connecting the approximately 6 total acres of park and open space. Both passive and active open spaces are planned with walking trails, a community garden, playground, tot lot, dog park, gazebos, and trails.

6. *Sufficiency of existing or planned roadway infrastructure*



The traffic study prepared by SM Rocha and submitted in support of the annexation, zoning, land use plan, and development plan identify that the surrounding City Road network can serve the development provided minor improvements are constructed. These improvements include lengthening deceleration lanes to the westbound left turn lane at the Templeton Gap Road and Austin Bluffs Parkway intersection. It will be the developer's responsibility to construct the required improvements for ultimate acceptance by the City of Colorado Springs.

7. *Proximity/opportunity to serve employment centers*

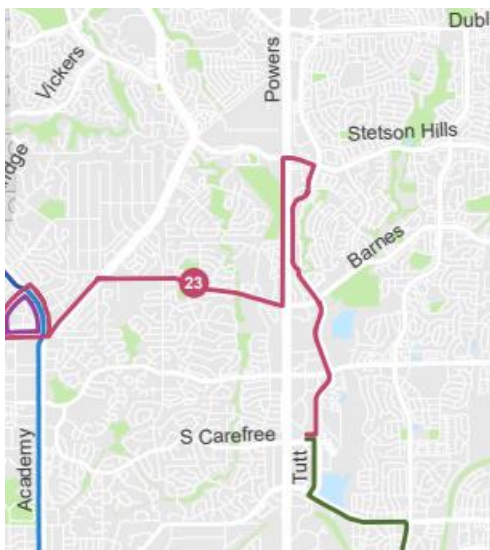
The proposed development is adjacent to the Powers Corridor, which includes multiple employment center. The development is also within 1.5 miles of the Woodmen/Powers medical campus.

8. *Economic impact on city*

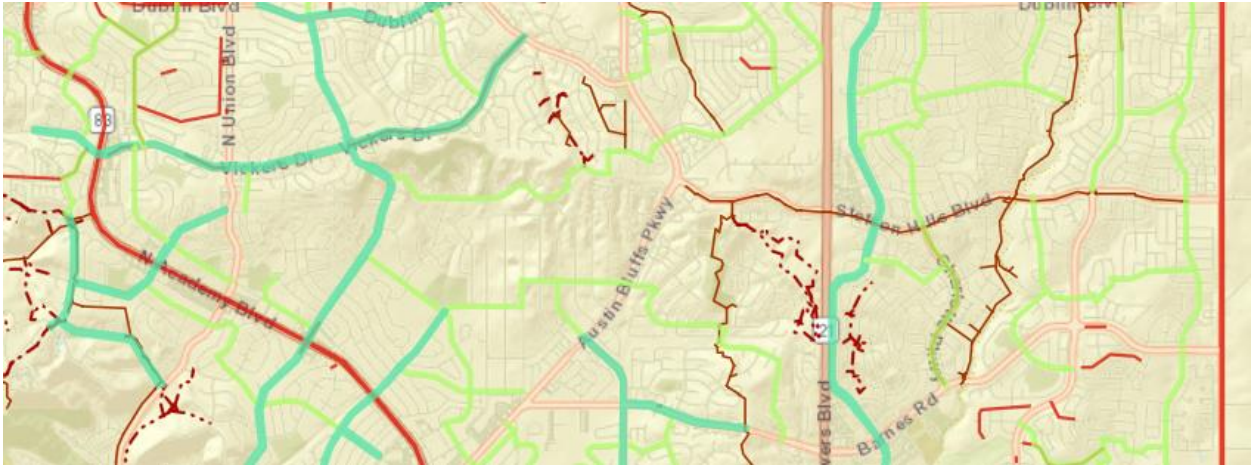
The Fiscal Impact Analysis prepared by Kathi Ingles dated May 28, 2024 identifies a positive net gain to the City of Colorado Springs.

9. *Connectivity/proximity to transportation options*

The proposed development is adjacent to multiple modes of transportation to include personal vehicle, public transportation, bicycle, and walking. The Mountain Metro has several routes within close proximity to the proposed development, including the Barnes Rd-Tutt Blvd line which runs on Powers. Please see the bus route map below.



In addition to the surrounding bus routes, there are also numerous bike paths immediately adjacent. Please see the Colorado Springs City Bicycling Map below.



**10. Ability to find/offset costs for needed public facilities (PD/FD/Public Works)**

This is a small portion of an enclave of the City of Colorado Springs. City Police, Fire, and Public Works respond to the needs of all those properties immediately adjacent. The subject properties are not within an existing Fire District. Additionally, through inter-governmental agreements City Fire and Police respond to these parcels when needed, although no taxes are being collected. The annexation will assist with public safety and public works by providing a additional tax revenue to support this growing area of the City. The Fiscal Impact Analysis prepared by Kathi Ingles dated May 28, 2024 identifies a positive net gain to the City of Colorado Springs.

**A. The area proposed to be annexed is a logical extension of the City's boundary**

As mentioned in the project description above, the property proposed for annexation is within an enclave surrounded by land already annexed into the City of Colorado Springs. The property is immediately adjacent to the current City of Colorado Springs boundaries along the southern and west/northwestern border. The property is already within the Colorado Springs Utilities (CSU) gas and electric service areas. In addition, CSU has existing water and wastewater infrastructure in the immediate vicinity as well as existing stormwater infrastructure capable of handling additional historically-released developed flows from the proposed development.

Identified as an Enclave or Near Enclave

In May of 2021, El Paso County adopted Your El Paso Master Plan which established a new comprehensive plan, land use guide, and development policies for all areas of unincorporated El Paso County. The Master Plan set into place a series of land use considerations aimed at ensuring land use decisions are made in a comprehensive

manner. The three components of the land use series include Place Types, Areas of Change, and Key Areas.

The Master Plan identifies the Summit View Development property as being within the “Enclave or Near Enclave” Key Area, the “Transition” Area of Change, and the “Urban Residential” Place Type, all of which support the proposed Summit View Development. The “Enclave or Near Enclave” Key Area designation states:

“Most enclaves are accessed by municipal roads, experience the impacts of urban stormwater runoff, or are otherwise served by one or more municipal utilities. The character and intensity of new development or redevelopment in these enclaves should match that of the development in the municipality surrounding it.”

The proposed Summit View Development is anticipated to continue the urban residential pattern of development from the adjacent attached and detached residential developments, respectively, thereby being consistent with the expectations for development/redevelopment of enclaves or near enclaves.

The “Transition” Area of Change is described as areas that are “fully developed parts of the County that may completely or significantly change in character. In these areas, redevelopment is expected to be intense enough to transition the existing development setting to an entirely new type of development.” The property included in the Summit View Development annexation is currently vacant and developed with rural residential lots. The proposed development would signify a transition in the character of the property by allowing for more dense single family development than currently exists in the area. The new type of development is supported and expected by the County’s Master Plan and it reflects recent market demand in the area for more affordable dwellings, particularly when compared to the large lot rural residential development that currently exists in the area.

The “Urban Residential” Placetype designation supports a variety of land uses, including single-family detached, single-family attached, and multi-family residential development as the primary land uses. In addition, the Urban Residential Placetype also allows for other supporting land uses including: mixed use, restaurant, commercial retail, commercial service, office, parks/open space, and institutional. The proposed Summit View Development will be consistent with the supported land uses of the Placetype by constructing both single-family detached and single-family attached dwellings.

- B. The development of the area proposed to be annexed will be beneficial to the City. Financial considerations, although important, are not the only criteria and shall not be the sole measure of benefit to the City.**

Increase of Housing Supply and Attainable Housing

The City of Colorado Springs comprehensive plan, Plan COS (2019), is the primary document used to guide land development decisions. The Plan should always be considered when determining whether a development will be beneficial to the City. As it pertains to housing, Plan COS includes a number of applicable strategies, including the following:

**Strategy TE-1.C-3:** *Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.*

**Strategy TE-2.A-2:** *Provide attainable and conveniently located workforce housing for major concentrations of employees.*

**Strategy VN-2.A-3:** *Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.*

The Summit View Development proposes to create a total of 187 dwelling units in a growing area of the City near the Powers Boulevard corridor. Ultimate buildout of the City of Colorado Springs would like place the Powers Boulevard near the center of the City, thereby making the proposed development a perfect location for more attainable housing for the growing workforce in the region. The location is conveniently located central to major employers such as the Penrose-St. Francis Medical Campus, the Colorado Springs Airport, Peterson Space Force Base, and several employment areas along the Research Boulevard corridor. By being located near two major arterial roadways, Woodmen Road and Powers Boulevard, residents of the proposed development would be able to reside within relatively close proximity to other larger employers such as Children’s Hospital, Memorial Hospital North, and even the United States Air Force Academy. The combination of single-family attached and detached dwellings proposed for the development will allow for a variety of for-sale and for-lease options which directly supports Vibrant Neighborhoods “Housing for All” theme located on Page 4 of PlanCOS, which states:

“A fundamental expectation is to move our community in the direction of more housing choices. We choose to accomplish this less by mandated exactions and requirements and more by proactive accommodations, incentives, and support for a full spectrum of attainable housing opportunities, located in different areas of the city.”

In addition, there are a variety of policies and strategies from Plan COS which support the Summit View Development as described throughout this Project Statement, including the following:

**Policy UP-2.A:** *Support infill and land use investment throughout the mature and developed areas of the city.*

**Strategy UP-2.A-1:** *Encourage the development or redevelopment of vacant properties in the core area of the city by using a combination of incentives, rezoning, and creative design solutions.*

**Strategy UP-2.A-4:** *Actively support ongoing and potential infill projects, employ problem-solving approaches and continue to implement process improvements in support of infill and redevelopment.*

**Strategy TE-1.C-3:** *Ensure an adequate supply of attainable housing for the workforce across all industries, and that it is conveniently located near hubs of employment and/or public transportation.*

**Strategy TE-1.C-5:** *Provide for convenient access to quality goods and services that support major employment areas, through a combination of proactive and responsive planning, zoning, and development approval actions.*

**Strategy TE-2.A-2:** *Provide attainable and conveniently located workforce housing for major concentrations of employees.*

**Strategy TE-2.C-3:** *Identify and develop new and underutilized areas as opportunities for unique attraction of new retail, dining, entertainment, and housing development.*

**Strategy VN-2.A-3:** *Support land use decisions and projects that provide a variety of housing types and sizes, serving a range of demographic sectors, and meeting the needs of residents and families through various life stages and income levels.*

**C. There is a projected available water surplus at the time of request**

Colorado Springs Utilities staff has calculated the current available water supply for annexation into the City of Colorado Springs as being 2,840 acre-feet per year. Based on

a standard calculation of 3 dus/acre-foot, the current available water supply could accommodate annexation and water supply service to 8,520 dwelling units.

The Summit View Development is proposing 92 single-family detached dwelling units, 190 single-family attached dwelling units, and a community building. It is estimated that the water demand for the single-family detached dwelling units will be 23.92 acre-feet per year and for the single-family attached dwelling units will be 38 acre-feet per year, which equates to a total anticipated water demand of 61.92 acre-feet of water per year. The anticipated development also includes a community center which would require 2.4 acre-feet of water per year. Lastly, a total of approximately 9.8 acres of parks and open space is anticipated with the development with an estimated water supply demand of 10.78 acre-feet (acres times 1.10). In total, the development is anticipated to require 75.1 acre-feet of water at full build out. Pursuant to Section 12.4.305 of the City of Colorado Springs City Code, annexation of the property would be eligible for water service extension under subsection B.3 due to the property being within an enclave and because extension of water service will have a “de minimus” impact on the overall City’s available water supply.

**D. The existing and projected water facilities and/or wastewater facilities of the City are expected to be sufficient for the present and projected needs for the foreseeable future to serve all present users whether within or outside the corporate limits of the City.**

Connection of the planned development to existing Colorado Springs Utilities’ (CSU) infrastructure has been determined through coordination with CSU staff. All sanitary sewer flows from the proposed development can gravity flow into an existing manhole near the Corinth Drive/Templeton Gap Road intersection, which is immediately adjacent to the property proposed for annexation. CSU staff has indicated that the existing sanitary sewer system is size to handle the projected flows from the new development.

The plan for extension of water supply pipelines into the property includes two separate connections to the existing CSU water supply system. Extension of the system will loop through the site along the new extension of Apaloosa Drive and along the extension of Corinth Drive from the Corinth Drive/Templeton Gap Road intersection.

**E. The annexation can be effected at the time the utilities are extended or at some time in the future**

Pre-annexation discussions between the project team and City and Colorado Springs Utilities (CSU) staff members indicate that utilities necessary to serve the project can be readily extended to the Summit View Development without undue delay, which would



effectively ensure physical connection of the development to the City of Colorado Springs municipal services and effectuating annexation.

- F. The City shall require as a condition of annexation the transfer of title to all ground water underlying the land proposed to be annexed. Should such ground water be separated from the land or otherwise be unavailable for transfer to the City, the City, at its discretion, may either refuse annexation or require payment commensurate with the value of such ground water as a condition of annexation. The value of such ground water shall be determined by the Utilities based on market conditions as presently exist.**

The applicant agrees to transfer title to all ground water lying under the Summit View Development as required. Furthermore, the applicant agrees to coordinate with the City to ensure all available groundwater rights are perfected. In the event that no such groundwater rights are available to the applicant and, therefore, to the City of Colorado Springs, the applicant agrees to negotiate with the City with respect to payment of a reasonable and appropriate sum of money commensurate with the value of the unavailable groundwater.

- G. All rights of way or easements required by the Utilities necessary to serve the proposed annexation, to serve beyond the annexation, and for system integrity, shall be granted to the Utilities. Utilities, at the time of utility system development, shall determine such rights of way and easements.**

The applicant agrees to grant all necessary utility easements to CSU, including all off-site easements necessary to extend service to the property. Acquisition of such easements shall correspond with the requirements for construction and maintenance of the respective service line as determined by CSU.

- H. If the proposed annexation to the City overlaps an existing service area of another utility, the applicant shall petition the PUC (Public Utilities Commission) or other governing authority to revise the service area such that the new service area will be contiguous to the new corporate boundary of the City.**

The applicant acknowledges the requirement to petition for exclusion from the service area of any overlapping service provider to ensure that the respective service areas for the overlapping service provider and CSU are contiguous and not overlapping.

### **3. Pre-Application Issues List**

City staff has confirmed that there are no Pre-Application Issues that are required to be included and addressed in this section.

