



# LAKESIDE HEIGHTS AT WOLF RANCH

Proposed Lakeside Heights Community Meeting // 2.22.23





## LAKE SIDE HEIGHTS AT WOLF RANCH



**KATELYNN WINTZ**

Planning Supervisor - City of COS



**CHRIS JENKINS**

President & CEO // Norwood



**TIM SEIBERT**

Senior Vice President // Norwood



**JEFF FINN**

Senior Vice President // Norwood

Proposed Lakeside Heights Community Meeting // 2.22.23





**COLORADO SPRINGS (SINCE 1968...)**





*The Neighborhood* **NOR'WOOD...**



An aerial photograph of Colorado Springs, Colorado, showing a dense urban area with various buildings, streets, and green spaces. In the background, the rugged, rocky peaks of Pikes Peak are visible under a clear blue sky. The text "Colorado Springs TODAY..." is overlaid on the right side of the image in a white, serif font.

*Colorado Springs* **TODAY...**





# FOOD + SHOPPING EXPERIENCES...

*First & Main Towncenter / Interquest Marketplace*







## LIVING OPTIONS FOR ALL...

*333 ECO / The Mae on Cascade / Greenway Flats  
VIM and more...*







**EXTRAORDINARY NEIGHBORHOODS...**

*Wolf Ranch / Mesa Ridge / Banning Lewis Ranch*







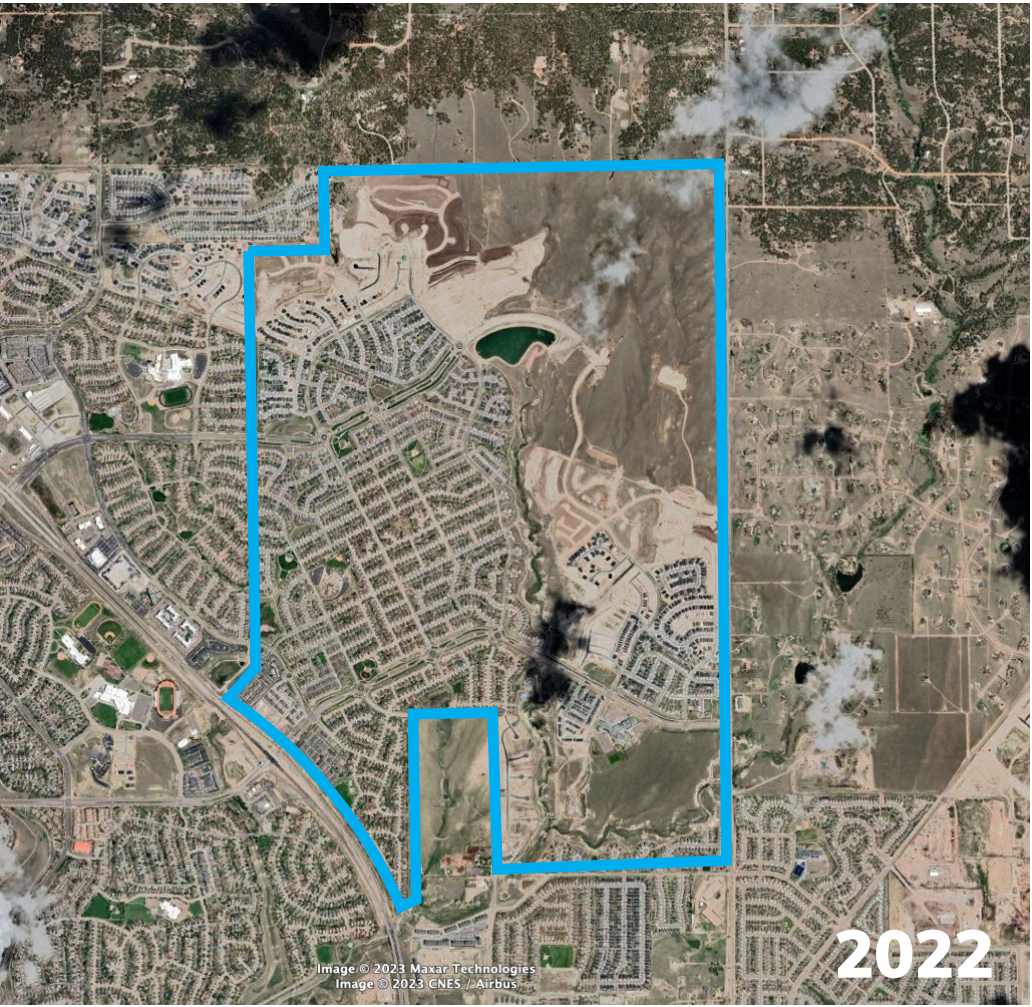
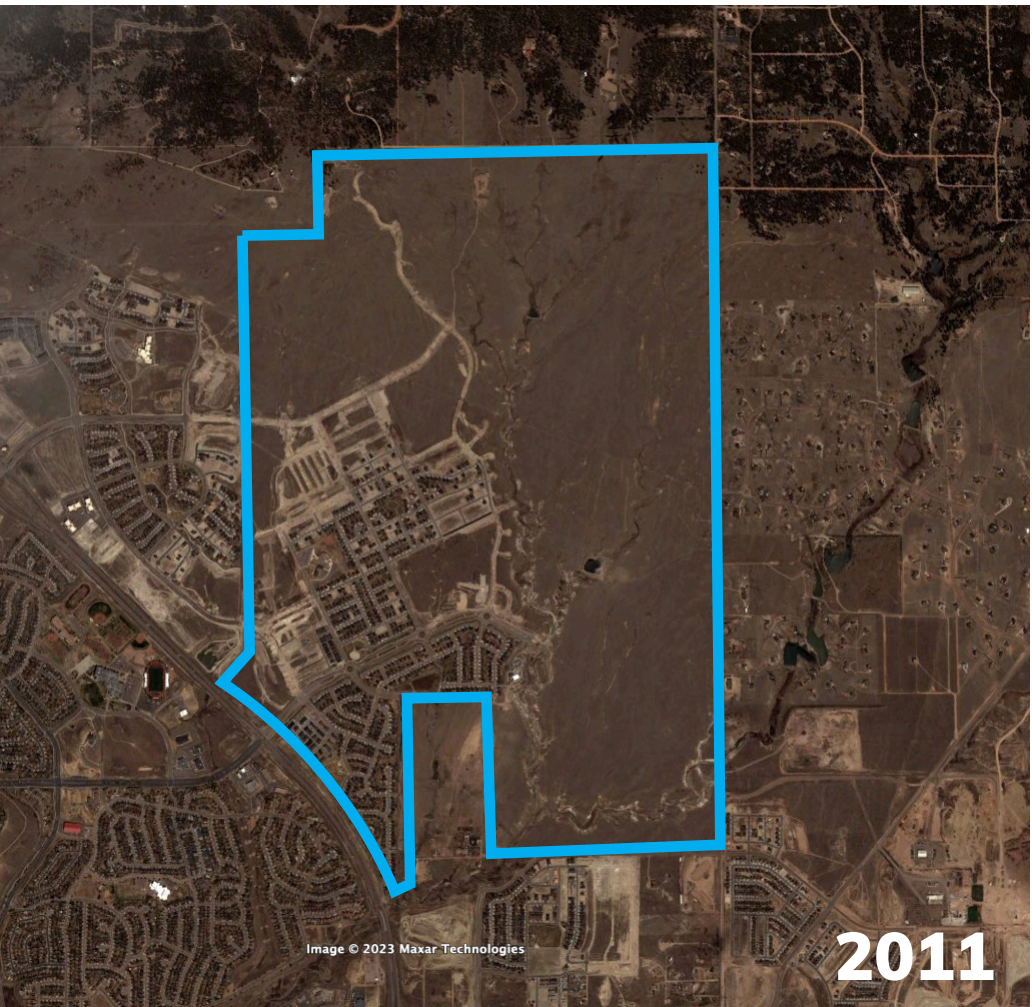
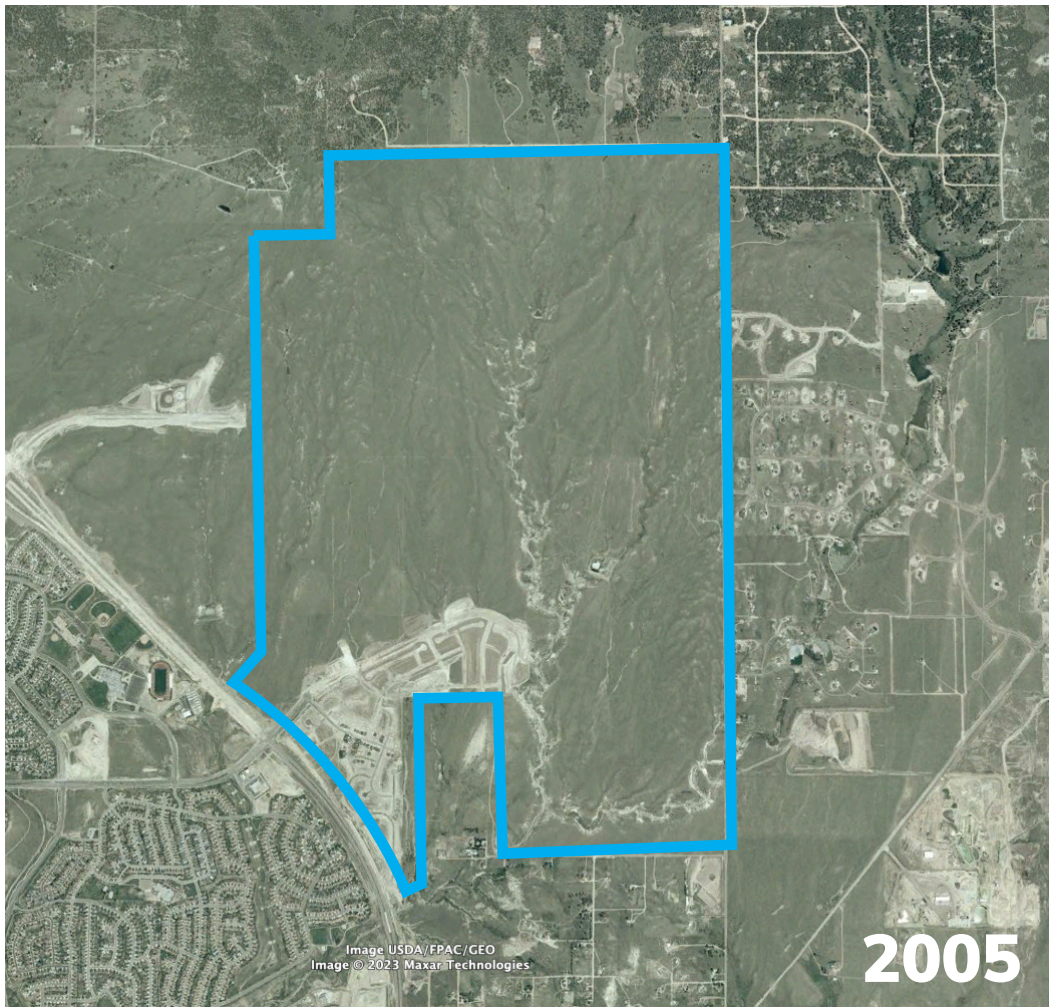
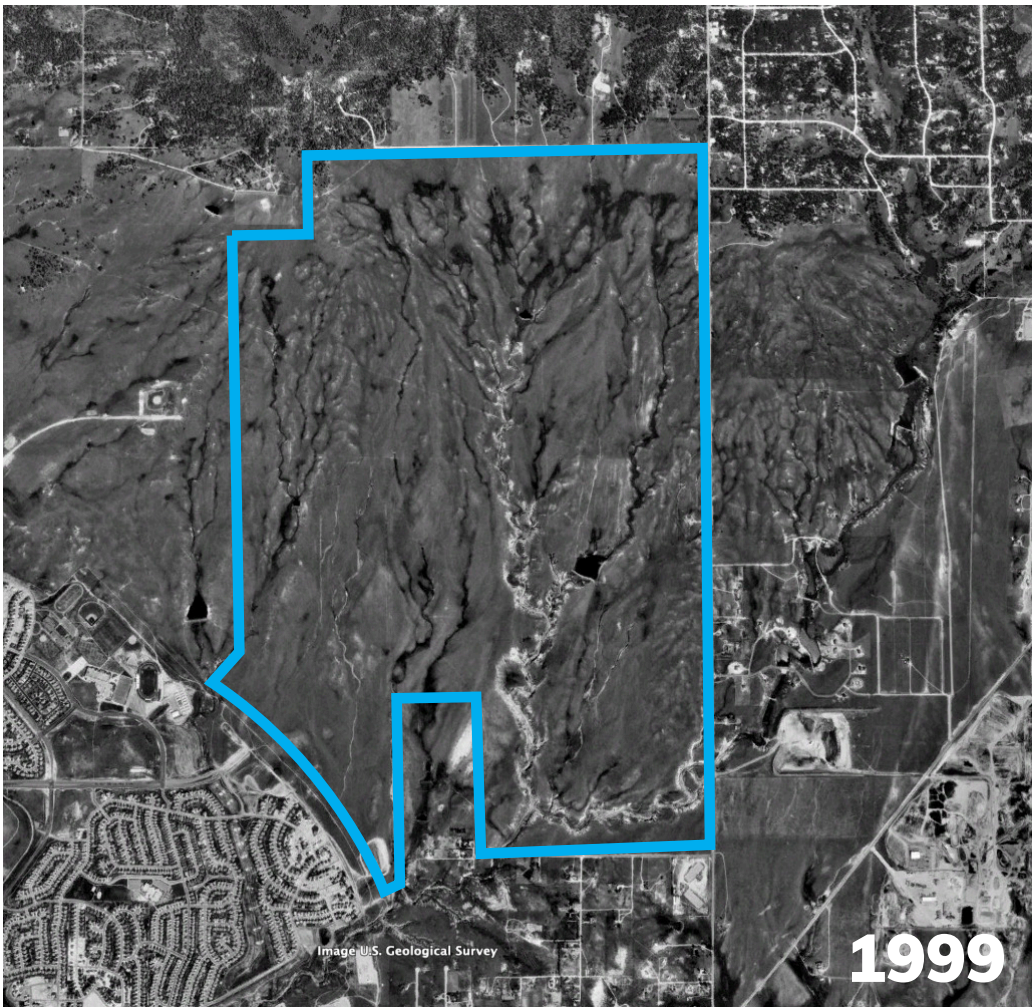
*Our why...*

We wholeheartedly believe in the potential of Colorado Springs.

As **CITY-BUILDERS** we create places that offer  
the **PROMISE OF COLORADO** to every citizen of  
the Pikes Peak region.











*Wolf Ranch* **PARKS & TRAILS...**





*Wolf Ranch* **COMMUNITY EVENTS...**





*Wolf* **LAKE...**





## *Wolf Ranch* **TODAY**

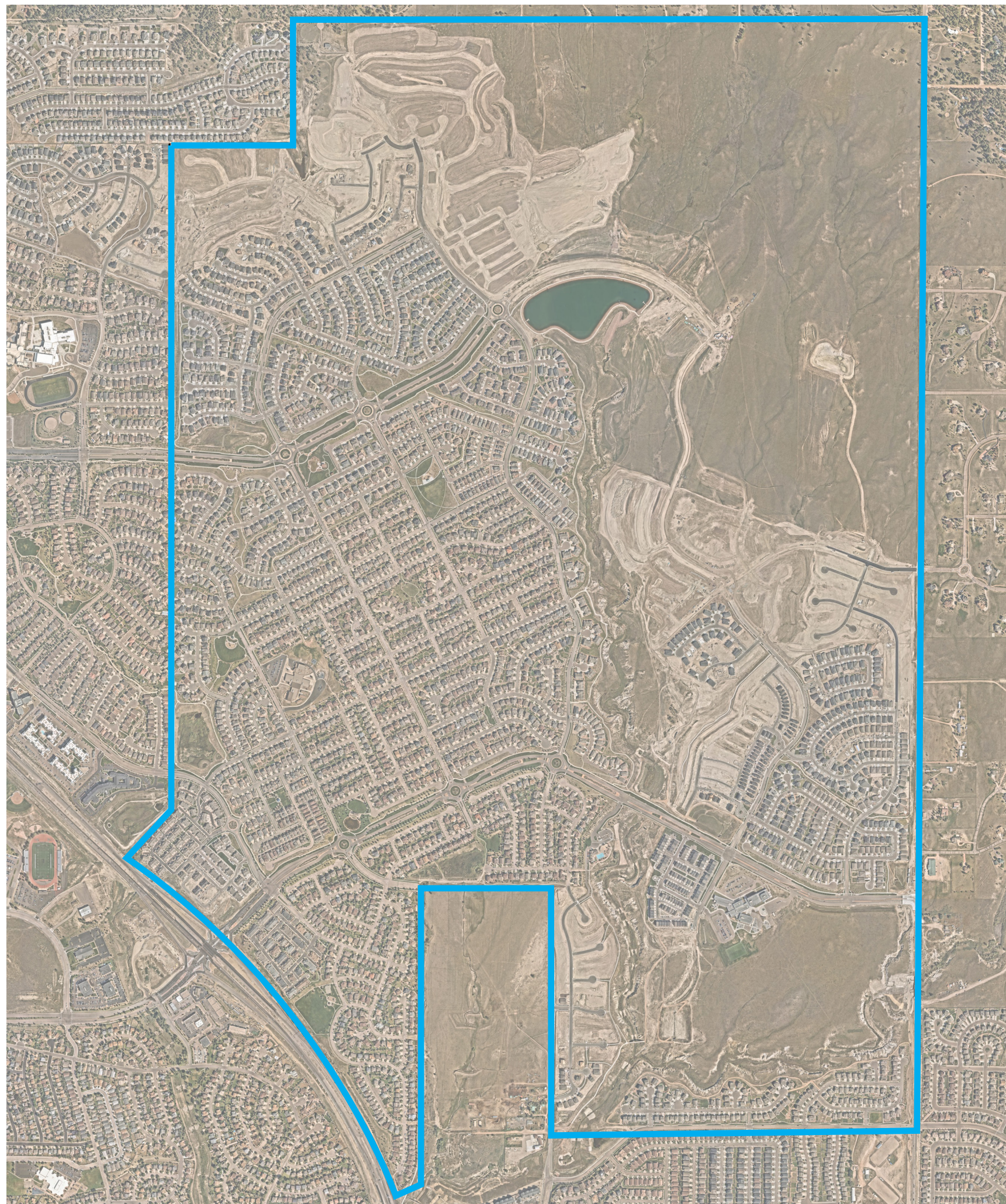
---

*Homes Built*  
**3,200 / 6,800**

*Parks and Open Space (Acres)*  
**85 / 356**

*Schools*  
**2 / 5**

*Lake*  
**1 / 1**







## *Wolf Ranch* **TODAY**

---

*Homes Built*  
**3,200 / 6,800**

*Parks and Open Space (Acres)*  
**85 / 356**

*Schools*  
**2 / 5**

*Lake*  
**1 / 1**

*Rec Center*

**1**

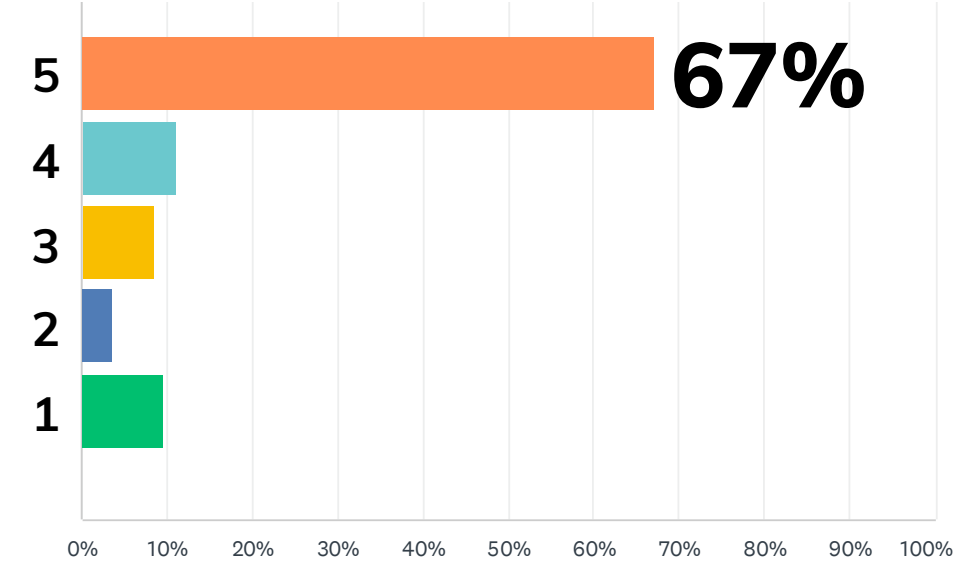


EXISTING WOLF RANCH RECREATION CENTER

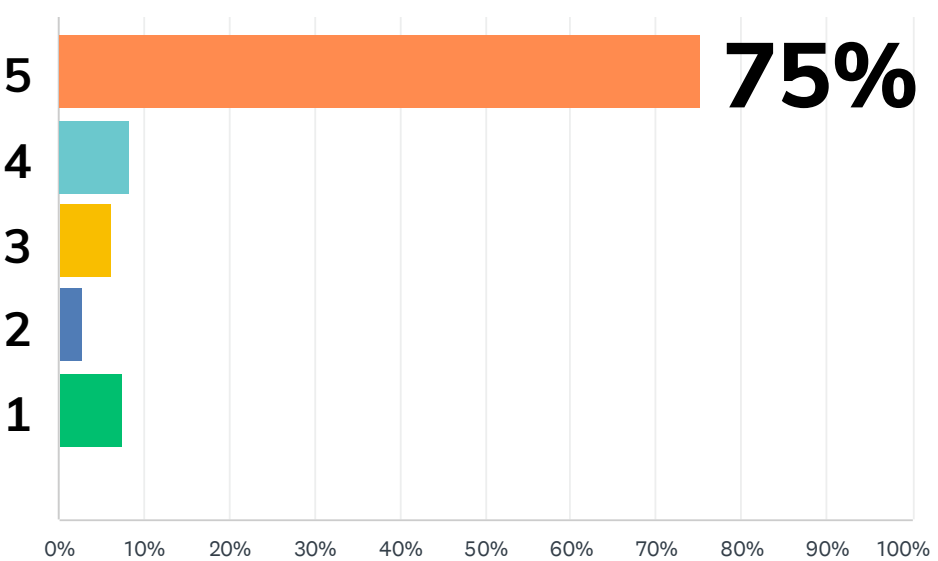




*Please rate your level of interest  
in having a **FITNESS CENTER**  
on WR Property*



*Please rate your level of interest  
in having an expanded **AQUATICS OFFERING**  
on WR Property*







***A better pool and fitness center is  
what Wolf Ranch is missing!!***

***YES, please!!***

*Would love to have a fitness center and a pool that is more family friendly. I would like the pool to be warmer and have a beach entry that is safer for small kids. Some water slides would be an awesome addition!*

*Every other community in Colorado Springs offers their residents wonderful amenities for families. Wolf Ranch is embarrassing to say the least offering a pool that is rarely open, a splash pad that doesn't work, and an empty office building for "events". I hope you can make it right.*

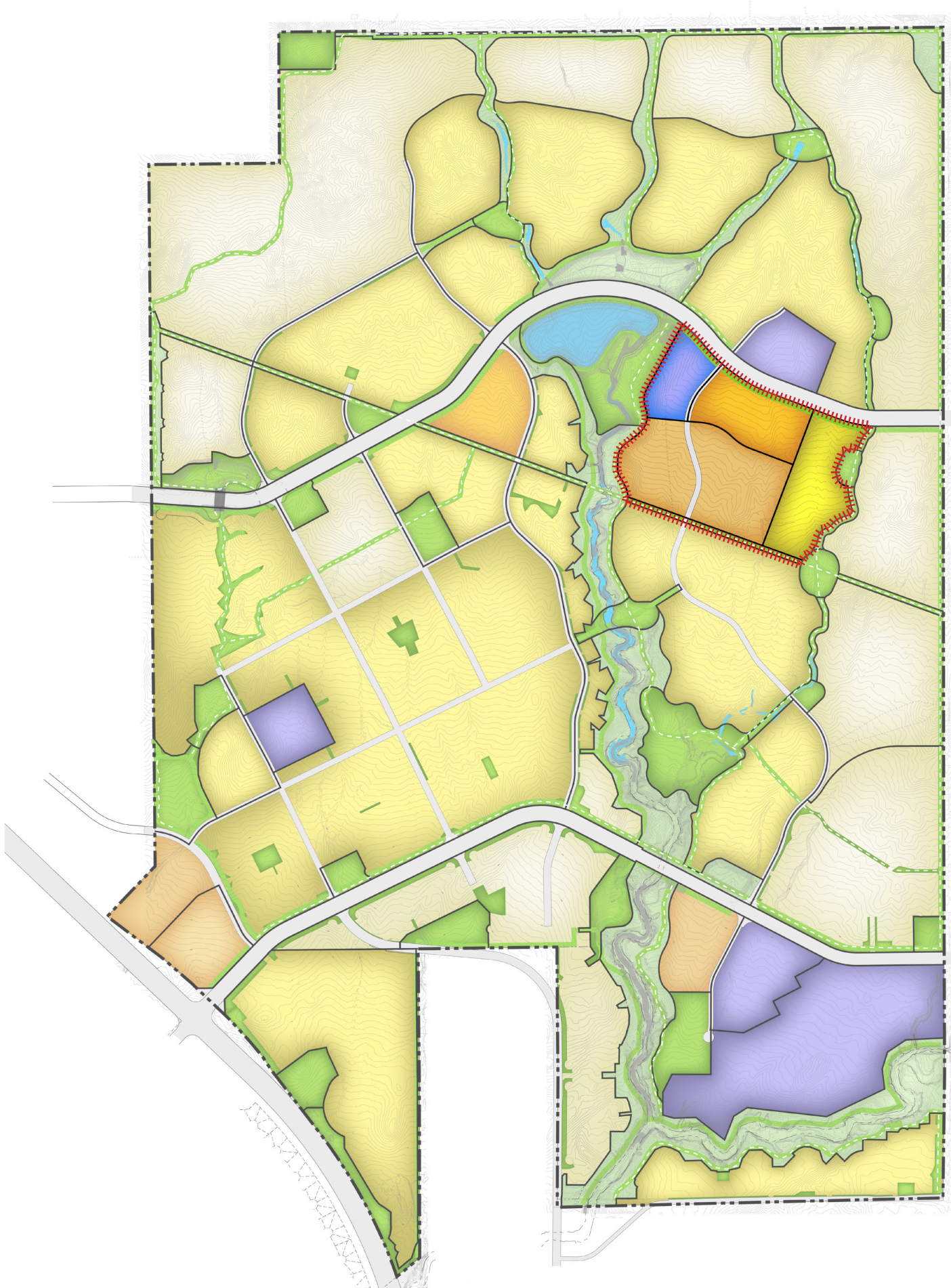
*We adore going to the Wolf Ranch pool in the summer time with our children and would LOVE for any pool/rec center expansion to keep kids and families in mind. Thanks for asking us!*

*Would like to see another pool/rec center be placed off of Briargate to make it more accessible to us. The current pool is not sufficiently sized for the current growth and size of Wolf Ranch.*

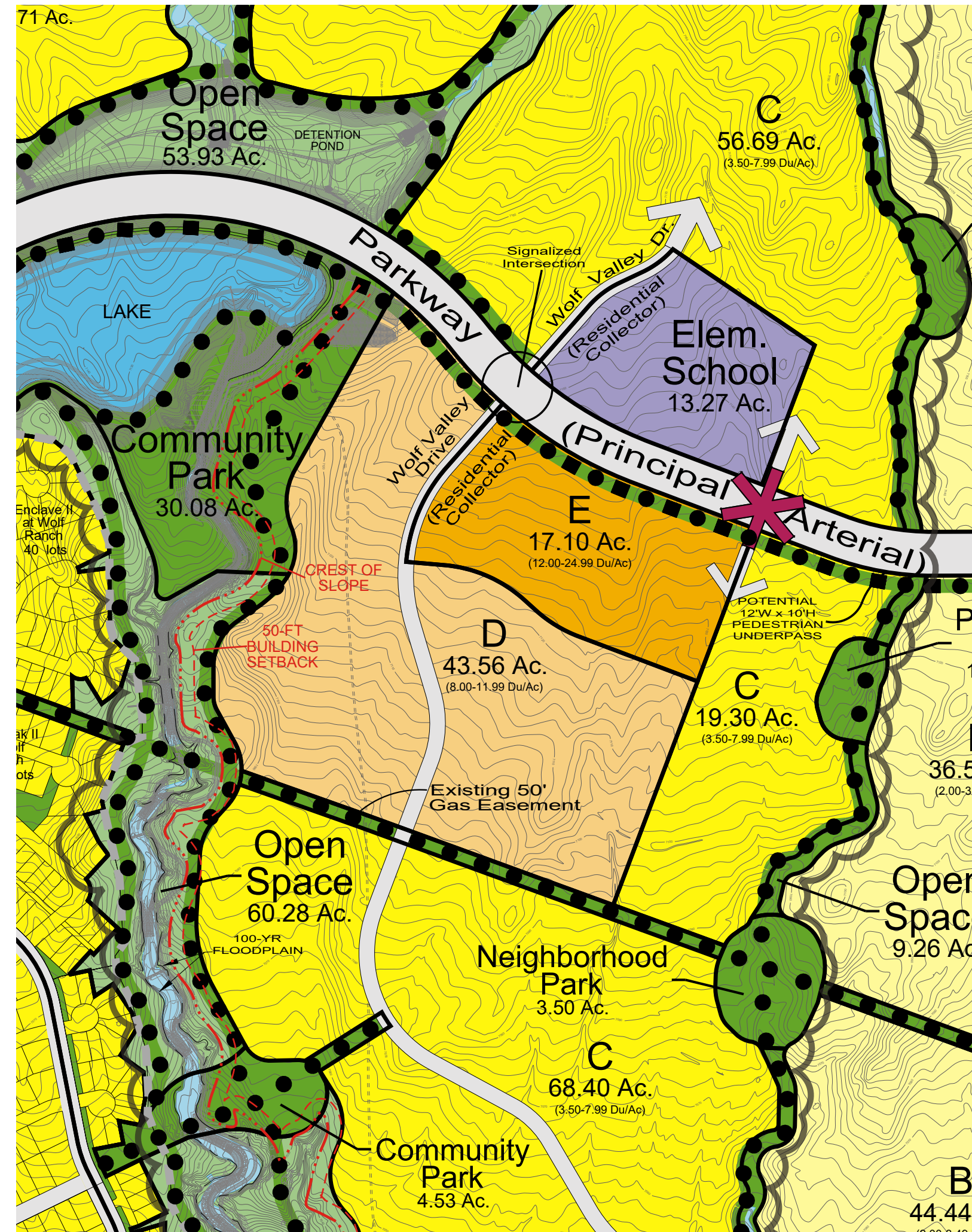
*Lake parking along with more landscaping would be nice. And possibly a park in the new area.*

*Weights and cardio center would be amazing!  
Please make it happen!*





APPROVED MASTER PLAN (2019)







## LAKESIDE HEIGHTS

*New Homes / Units*

**830**

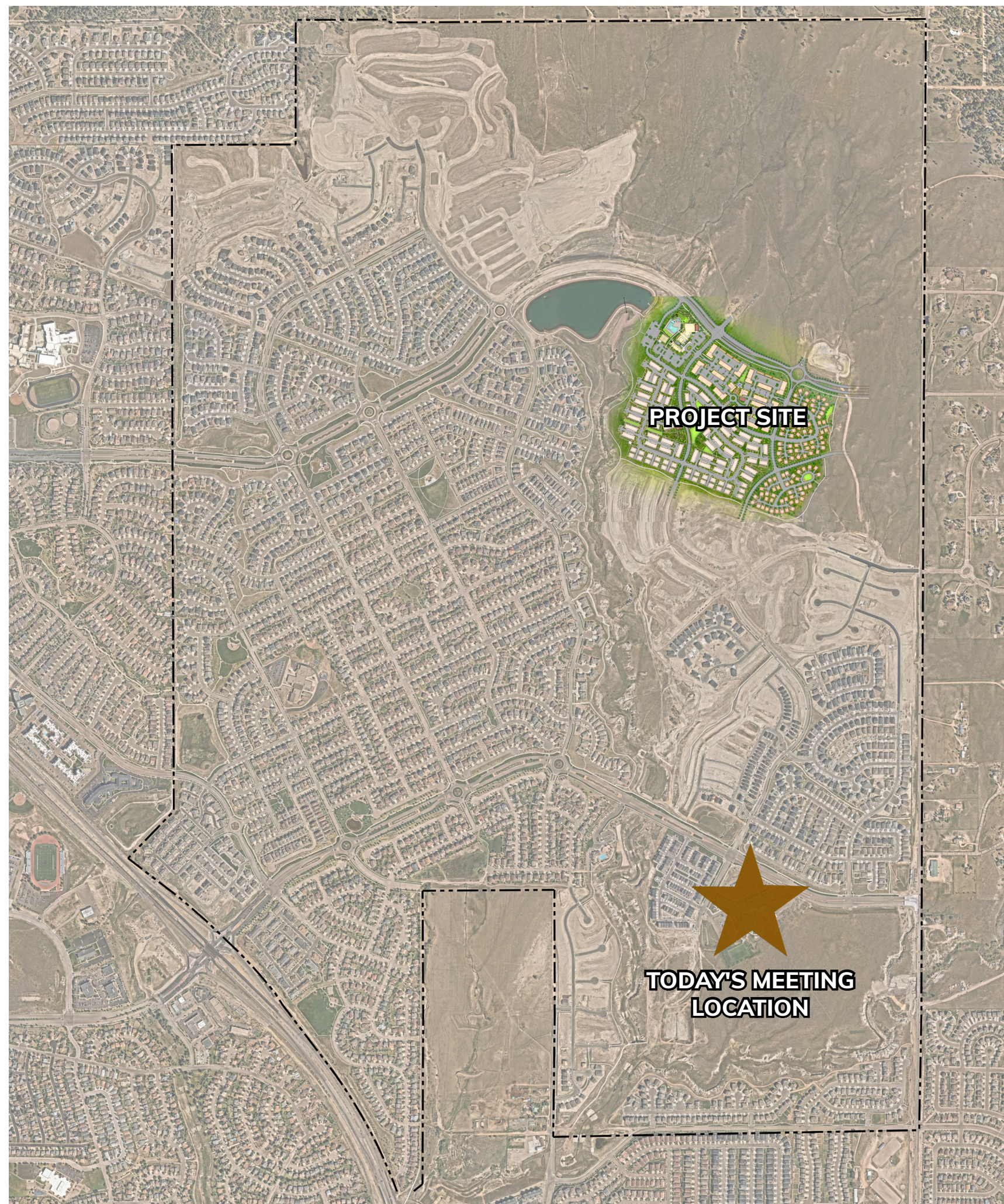
*New Green Spaces*

**4 ACRES**

*New Club & Rec Center*

**31K SF**

**FITNESS / GYM / MEETING  
OUTDOOR AQUATICS & PLAY  
LAKE / TRAIL PARKING**





Wolf Lake

Wolf Ranch

**LAKESIDE REC**

Wolf Valley Dr

Briargate Pkwy

Lakeside Heights

**APARTMENT HOMES**

Lakeside Heights

**ROWHOMES 1**

Lakeside Heights

**ROWHOMES 2**

Lakeside Heights

**SINGLE FAMILY HOMES**

Lakeside Heights

Wolf Valley Dr

**GREAT HOMES**



# LAKESIDE HEIGHTS OVERALL VIEW





# LAKEVIEW HEIGHTS CENTRAL GREEN







## RESIDENCES AT LAKESIDE HEIGHTS

*Number of Homes*  
**351**

*Types*  
**Studio / 1Bd / 1Bd + / 2 Bd**

*Parking*  
**Tuck-Under + Garage + Surface**

*Amenities*  
**Outdoor Gathering Area  
Grills / Fire Pit  
Activity Lawn  
Small + Large Dog Park  
Mail / Parcel Rooms**







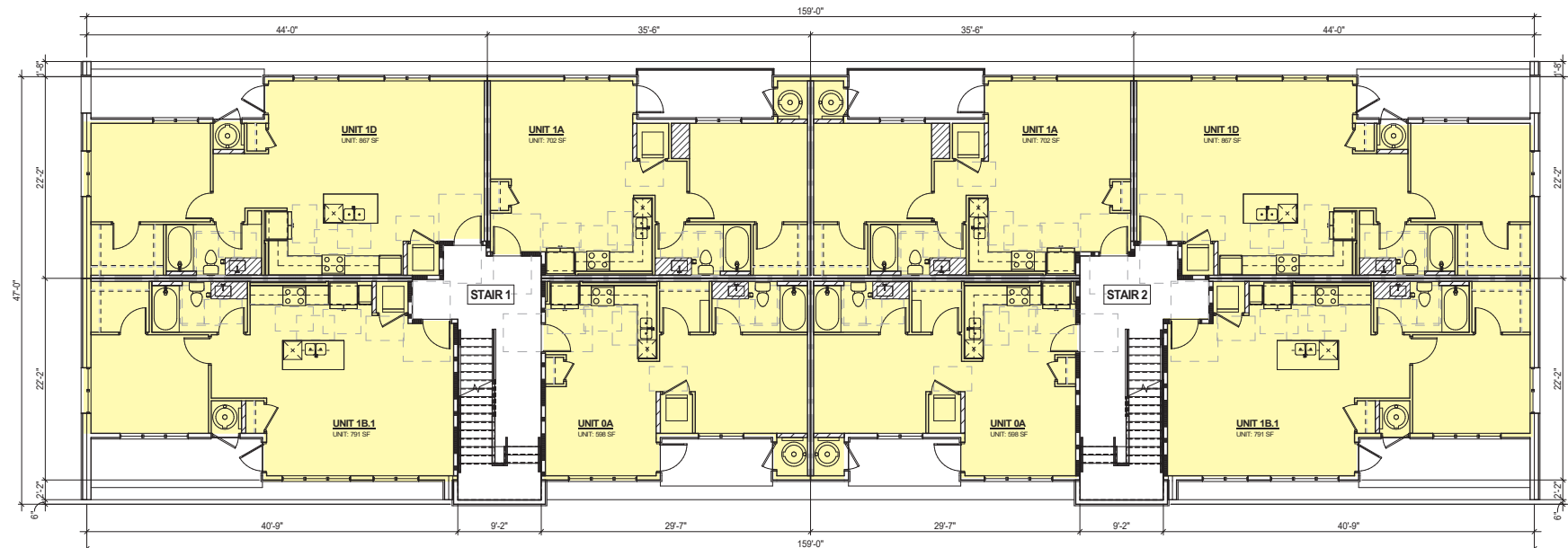
## RESIDENCES AT LAKESIDE HEIGHTS

*Number of Homes*  
**351**

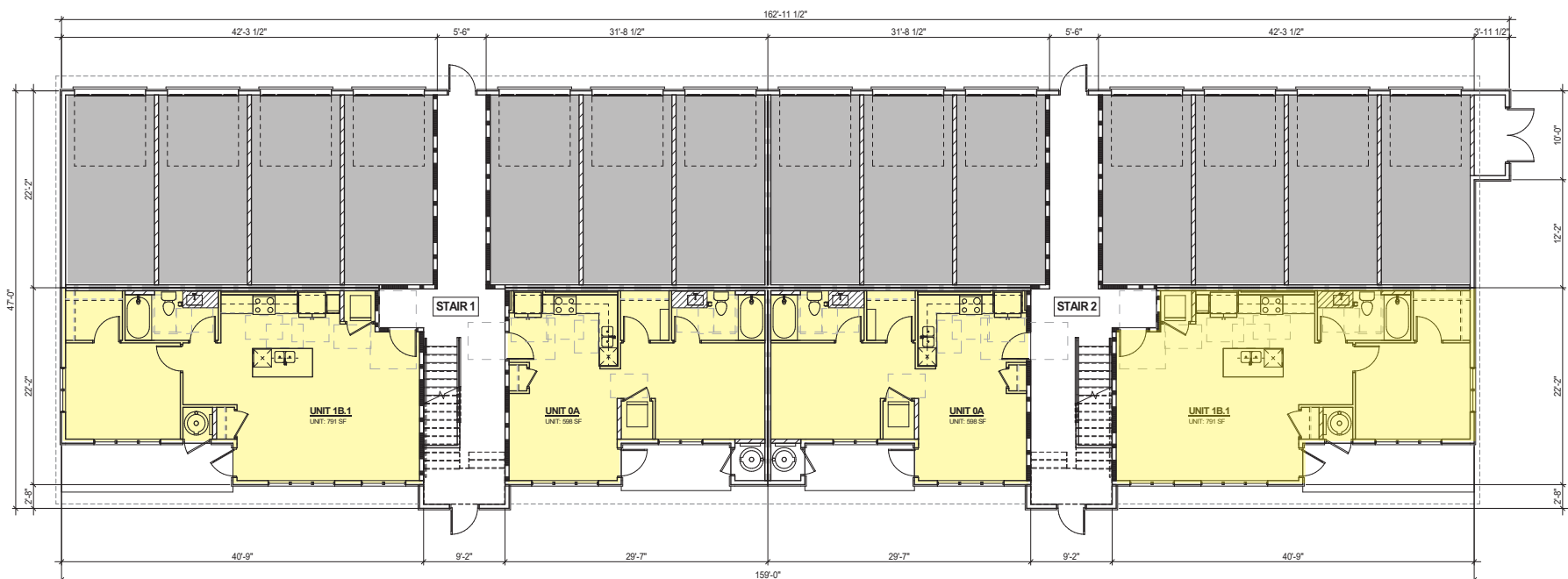
*Types*  
**Studio / 1Bd / 1Bd + / 2 Bd**

*Parking*  
**Tuck-Under + Garage + Surface**

*Amenities*  
**Outdoor Gathering Area  
Grills / Fire Pit  
Activity Lawn  
Small + Large Dog Park  
Mail / Parcel Rooms**



**LEVELS 2 & 3**

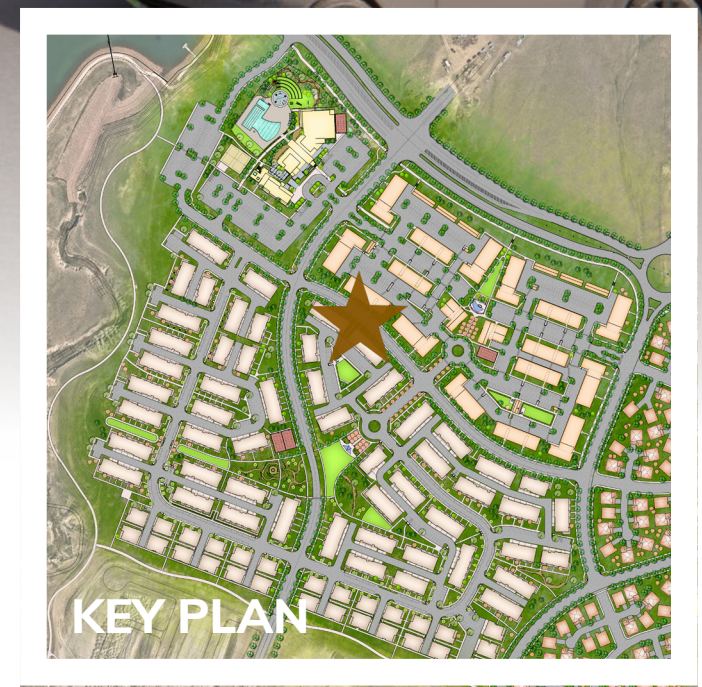


**LEVEL 1**





# LAKESIDE HEIGHTS RESIDENCES







# LAKESIDE HEIGHTS RESIDENCES







**ROWHOMES**  
**AT LAKESIDE HEIGHTS**

*Number of Homes*  
**292**

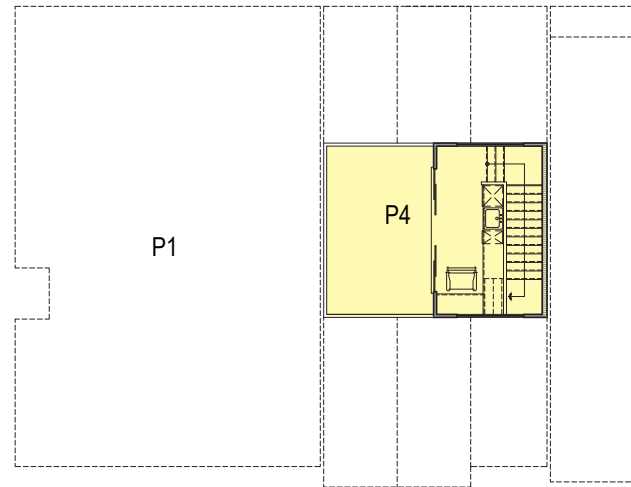
*Types*  
**2 Bd / 3 Bd / 4 Bd**

*Parking*  
**Tuck-Under + Surface + Street**

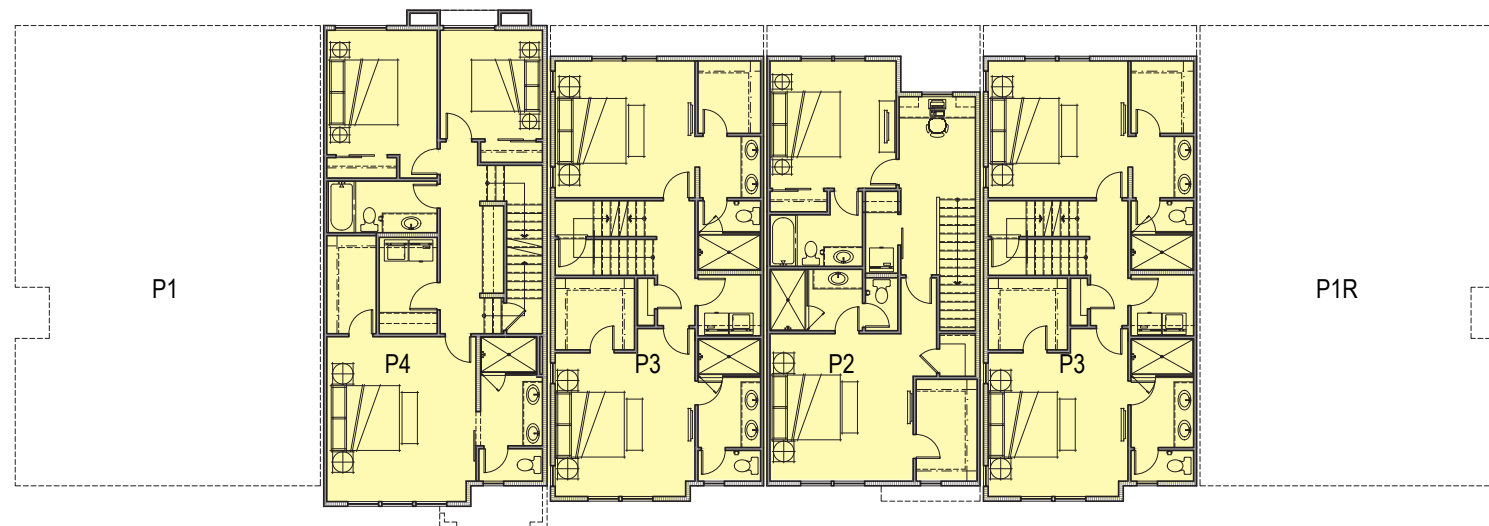
*Amenities*  
**Outdoor Gathering  
Grills / Fire Pit  
Activity Lawn  
Playground  
Small + Large Dog Park  
Pickleball Courts**



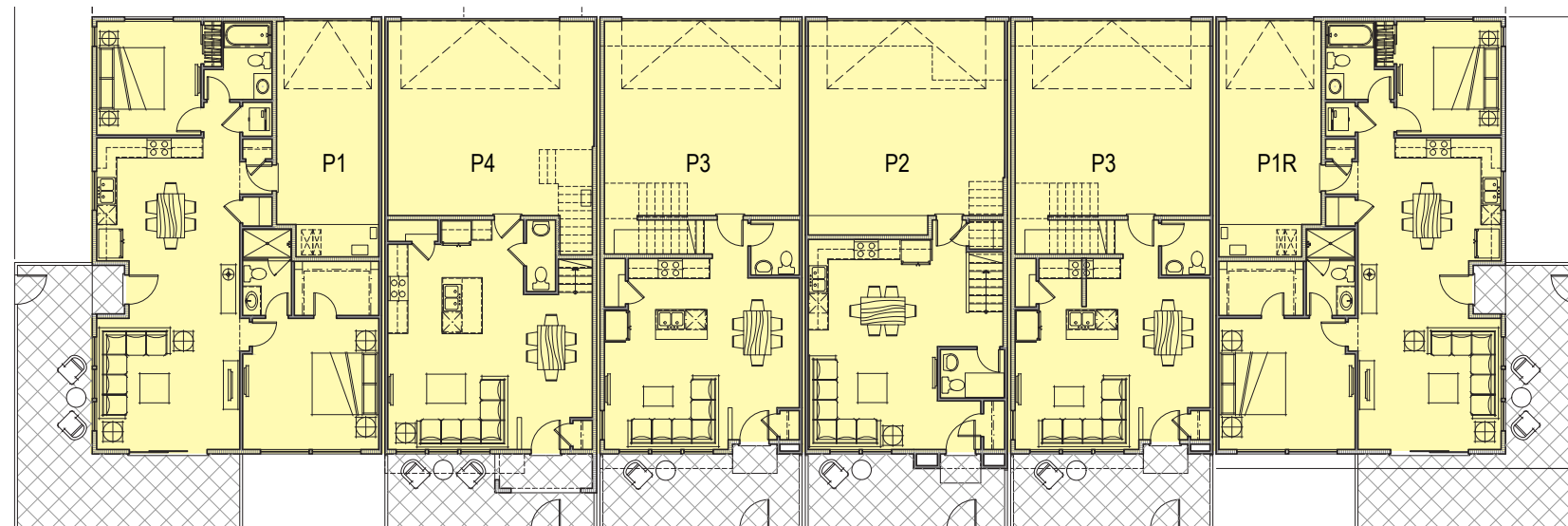




**ROOF DECK**



**LEVEL 2**



**LEVEL 1**



**ROWHOMES  
AT LAKESIDE HEIGHTS**

*Number of Homes*  
**292**

*Types*  
**2 Bd / 3 Bd / 4 Bd**

*Parking*  
**Tuck-Under + Surface + Street**

*Amenities*  
**Outdoor Gathering  
Grills / Fire Pit  
Activity Lawn  
Playground  
Small + Large Dog Park  
Pickleball Courts**



# LAKESIDE HEIGHTS CENTRAL GREEN



KEY PLAN



# LAKE SIDE HEIGHTS ROWHOMES







**GREAT HOMES  
AT LAKESIDE HEIGHTS**

---

*Number of Homes*

**81**

*Types*

**1 Bd / 2 Bd / 3 Bd**

*Parking*

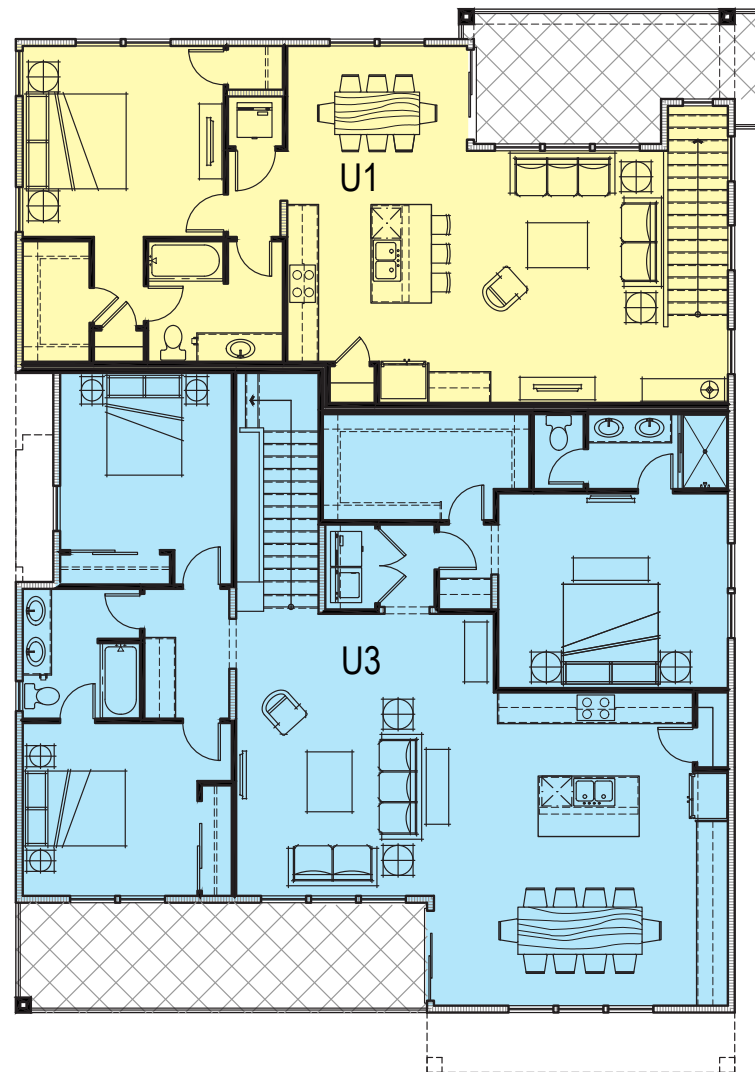
**Tuck-Under + Street**

*Amenities*

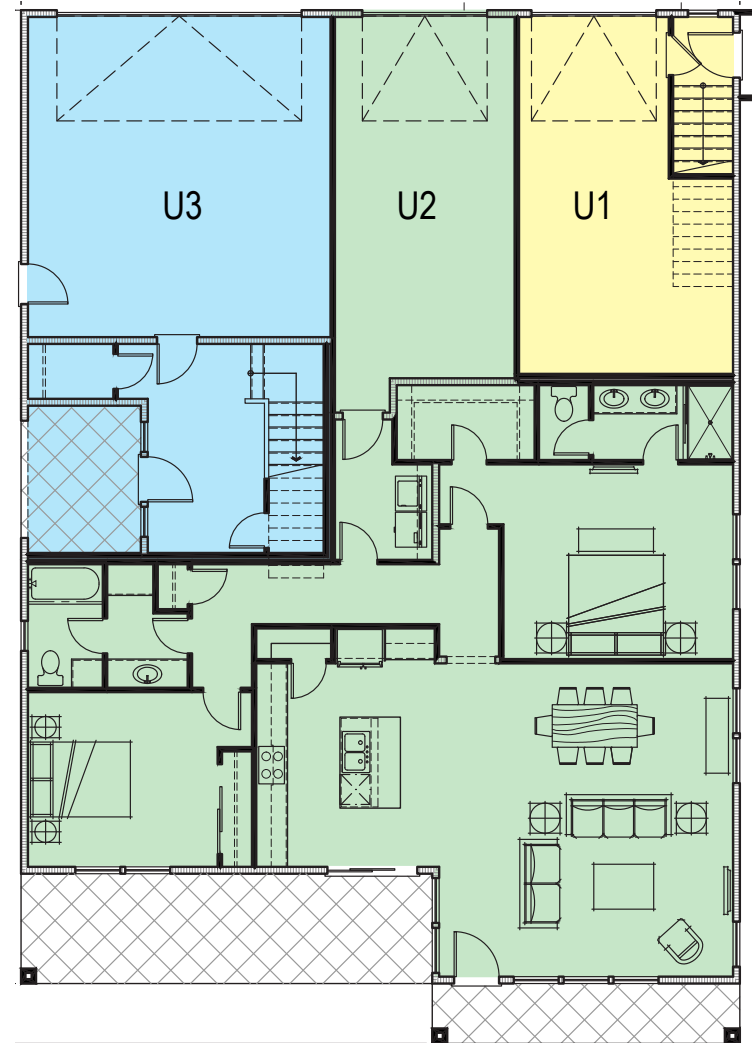
**Shared with Rowhomes**







**LEVEL 2**



**LEVEL 1**



**GREAT HOMES  
AT LAKESIDE HEIGHTS**

*Number of Homes*  
**81**

*Types*  
**1 Bd / 2 Bd / 3 Bd**

*Parking*  
**Tuck-Under + Street**

*Amenities*  
**Shared with Rowhomes**



# LAKE SIDE HEIGHTS GREAT HOUSES



KEY PLAN



# LAKESIDE HEIGHTS GREAT HOUSES







**SINGLE FAMILY**  
**AT LAKESIDE HEIGHTS**

*Number of Homes*  
**104**

*Types*  
**2 Bd / 3 Bd / 4 Bd**

*Parking*  
**Garage / Surface**

*Amenities*  
**Activity Lawns**  
**Grills / Fire Pit**





**PARKING**  
**AT LAKESIDE HEIGHTS**

Area	Parking Requirements	ReTool Parking Requirement	Provided
<b><u>Lot 1</u></b>			
Rec Center / Club	Recreational club 1.0 per 150 gsf (31,000 +/- gsf)	Semi-public community recreation (No parking required)	On-site (187) On-street (34)
	<b>207</b>	<b>0</b>	<b>221</b>
<b><u>Lot 2</u></b>			
Apartment Homes	1.1 per studio (36)	1.0 per studio or 1 Bed (242)	On-site (334)
	1.5 per 1 Bed (206)	1.5 per 2 Bed (109)	Garage (242)
	1.7 per 2 Bed (109)	Guest 10 % required	Parallel (46)
	No Guest required		
	<b>534</b>	<b>447</b>	<b>622</b>
<b><u>Lot 3/4</u></b>			
Rowhouses & Great Homes	1.5 per 1 Bed (28)	1.0 per 1 Bed (28)	On-site (340)
	1.7 per 2 Bed (246)	1.5 per 2 Bed (246)	Garage (623)
	2.0 per 3 Bed (99)	2.0 per 3+ Bed (99)	
	2.5 per 4 Bed (1)	Guest 10% of required	
	<b>659</b>	<b>655</b>	<b>963</b>
Public ROW Parking			<b>137</b>
Total Parking	<b>1400</b>	<b>1102</b>	<b>1943</b>

*Required Parking*  
**1400**

*Provided Parking*  
**1943**

*Surplus Parking*  
**+543**





**LAKESIDE REC + CLUB** SITE PLAN



# LAKESIDE REC MAIN LEVEL

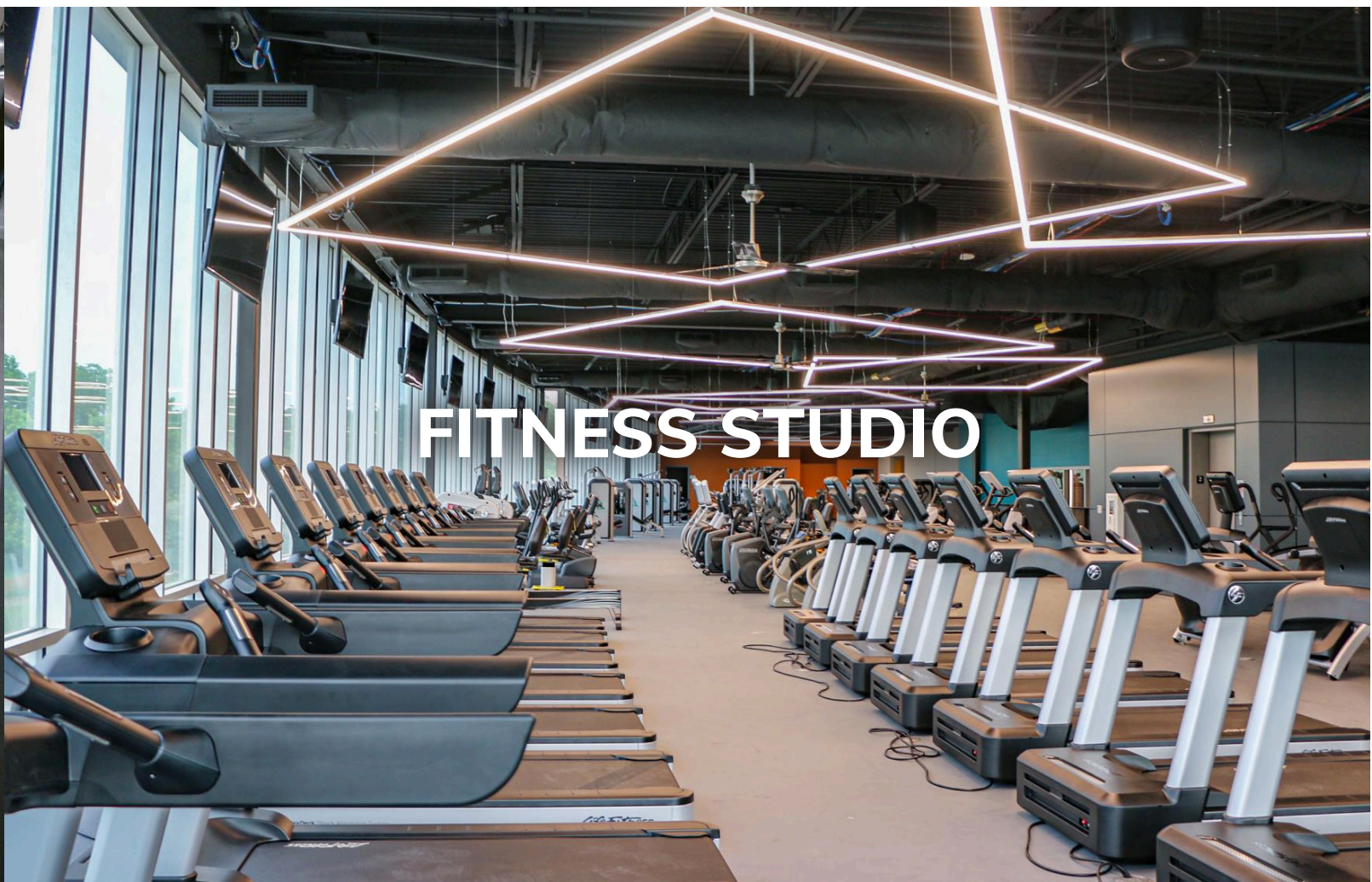




# LAKESIDE REC LOWER LEVEL









# LAKESIDE REC + CLUB SITE PLAN

- A MAIN ENTRY (WOLF VALLEY DRIVE)
- B DROP OFF / PICK UP
- C LAKESIDE REC FRONT DOOR
- D NORTH PARKING AREA
- E SOUTH PARKING AREA
- F SOUTH ENTRY
- G BIKE PARKING
- H ENTRY GATE
- J SAND VOLLEYBALL
- K OUTDOOR SEATING
- L FIRE PIT
- M OUTDOOR GRILLING AREA
- N ACTIVITY LAWN
- P SWIM LANES
- Q BEACH ENTRY
- R SLIDES
- S SPLASH PAD
- T TERRACED LAWN
- U PLAYGROUND
- V OUTDOOR PICKLEBALL COURTS





# LAKESIDE REC + CLUB ENTRY

*Wolf Lake*

*Lakeside  
Clubhouse*

*Main Entry*

*Parking*





# LAKESIDE REC + CLUB AQUATICS AREA



*Lakeside Rec  
Center*

*Clubhouse*

*Outdoor  
Sports*

*Zero Entry*

*Splash Pad*

*Lap Pool*

*Slide Splash  
Area*

*Slides*



# LAKESIDE REC + CLUB AQUATICS AREA





# LAKESIDE REC + CLUB GRILLING PATIO

*Fire Pit*

*Outdoor  
Dining*

*Grill Stations*







## **LAKESIDE REC + RESIDENCES**

---

**\$34M = COST TO BUILD**

**\$1.1M / YR = COST TO OPERATE**

\$60 / MO + PAY-PER-USE

**WHAT WILL HAPPEN TO THE  
EXISTING REC CENTER?**

**WHEN WILL THE REC CENTER OPEN?**

OPENING IS PLANNED CONCURRENT WITH  
PHASE 1 OF LSR / 2025 (EST.)

**WHAT CLASSES / PROGRAMS WILL  
BE OFFERED AT LAKESIDE REC?**



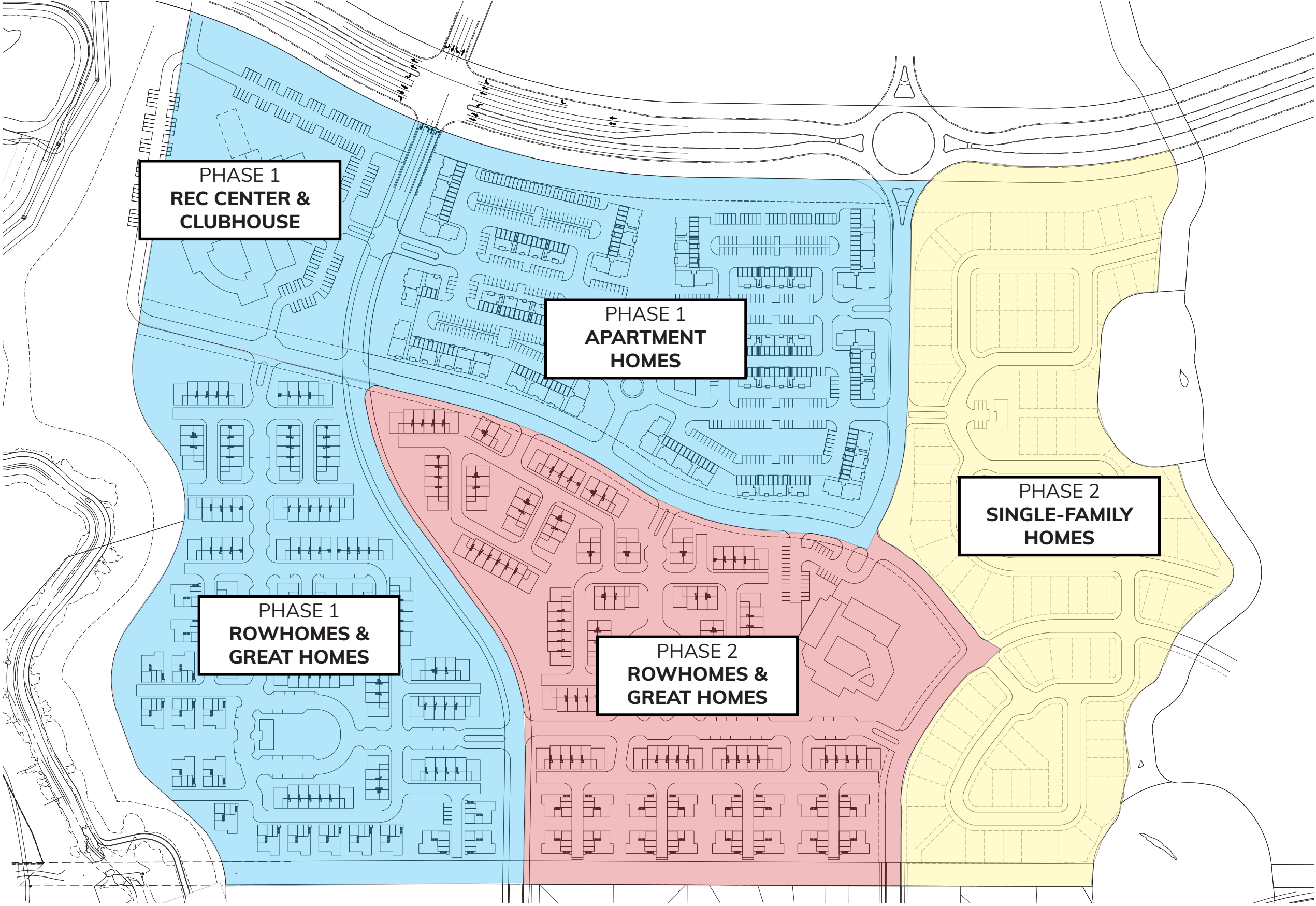
# WHAT WILL IT COST / HOW DOES THIS COMPARE?

<i>Lakeside Rec</i> <i>Residents of Wolf Ranch</i>	<i>YMCA</i>	<i>Villa Sport</i>	<i>Lifetime</i>
<b>\$60 / MO</b> <i>Per Wolf Ranch Household</i>	<b>\$130 / MO</b> <i>Family of 4 (2 Adults + 2 Children)</i>	<b>\$201 - 344 / MO</b> <i>Family of 4 (2 Adults + 2 Children)</i>	<b>\$259 - 299 / MO</b> <i>Family of 4 (2 Adults + 2 Children)</i>
<b>\$0 / MO</b> <i>Additional family member</i>	<b>\$33-53 / MO</b> <i>Additional family member</i>	<b>\$28-37 / MO</b> <i>Additional family member</i>	<b>\$30-40 / MO</b> <i>Additional family member</i>
<b>\$5-10 / VISIT</b> <i>Pay-Per-Visit Fees (Resident or Guests)</i>	<b>N/A</b> <i>Pay-Per-Visit not available</i>	<b>N/A</b> <i>Pay-Per-Visit not available</i>	<b>N/A</b> <i>Pay-Per-Visit not available</i>

*Note: All pricing shown is PRELIMINARY and SUBJECT TO CHANGE.*



# LAKESIDE HEIGHTS PROPOSED PHASING







**LAKE SIDE HEIGHTS AT WOLF RANCH**

---

**[WOLF-RANCH.COM/LAKE-SIDE-HEIGHTS](https://wolf-ranch.com/lake-side-heights)**



Wolf Lake

Wolf Ranch  
**LAKESIDE REC**

Wolf Valley Dr

Briargate Pkwy

Lakeside Heights  
**APARTMENT HOMES**

Lakeside Heights  
**ROWHOMES 1**

Lakeside Heights  
**ROWHOMES 2**

Lakeside Heights  
**SINGLE FAMILY HOMES**

Wolf Valley Dr  
Lakeside Heights  
**GREAT HOMES**



# LAKESIDE REC + CLUB SITE PLAN

- A MAIN ENTRY (WOLF VALLEY DRIVE)
- B DROP OFF / PICK UP
- C LAKESIDE REC FRONT DOOR
- D NORTH PARKING AREA
- E SOUTH PARKING AREA
- F SOUTH ENTRY
- G BIKE PARKING
- H ENTRY GATE
- J SAND VOLLEYBALL
- K OUTDOOR SEATING
- L FIRE PIT
- M OUTDOOR GRILLING AREA
- N ACTIVITY LAWN
- P SWIM LANES
- Q BEACH ENTRY
- R SLIDES
- S SPLASH PAD
- T TERRACED LAWN
- U PLAYGROUND
- V OUTDOOR PICKLEBALL COURTS





# LAKESIDE REC MAIN LEVEL





# LAKESIDE REC LOWER LEVEL



AREA KEY

GAMES

CAFE

LOCKER ROOMS

FAMILY CHANGING ROOMS

BASKETBALL COURT





# PROMISE OF COLORADO

