

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 28, 2021

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Forest Lakes Filing No. 7 Final Plat – (SF-21-049)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Forest Lakes Filing No. 7 Final Plat development application and has the following *preliminary* comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on January 12, 2022:

This is a request by Classic Consulting Engineers & Surveyors, LLC, on behalf of FLRD #2, LLC, for approval of the Forest Lakes Filing No. 7 Final Plat, which consists of 79 single-family residential lots on approximately 82.5 acres. The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake. Filing No. 7 is a part of Forest Lakes Phase II PUD Preliminary Plan, which was endorsed by the Park Advisory Board in February 2018 and approved by the Board of County Commissioners in April 2019.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Forest Lakes Secondary Regional Trail, which has connections to the existing New Santa Fe Regional Trail and the proposed Baptist Road Bicycle Route, is located approximately 0.25 mile north of the project site. When completed, the Forest Lakes Trail will ultimately connect the New Santa Fe Regional Trail to Pike National Forest lands immediately west of the Forest Lakes community.

The Open Space Master Plan of the Parks Master Plan shows both the Foothills and Forest Lakes Candidate Open Spaces encompassing or immediately adjacent the project site, respectively. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (PMJM, a federally threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats. The U.S. Fish and Wildlife Service has issued a clearance letter to the developer allowing for the formation of residential lots outside of the 300-foot PMJM habitat zone.

The Forest Lakes Phase II PUD Preliminary Plan contains 201 acres of open space, far exceeding the 10% PUD open space requirement. Filing No. 7 contains 51.64 acres of open space, comprising 62% of the filing. Tract A, at 36 acres in size, contains an interconnected network of internal trails with varying degrees of difficulty, providing for



a wide range of hiking opportunities for the residents of Forest Lakes. Staff appreciates Forest Lakes' continuing efforts to provide recreational amenities for its residents and the citizens of El Paso County.

County Parks acknowledges the waiver of regional park fees as outlined in the PAB-endorsed recommended motions for 2001 Forest Lakes Phase I PUD Preliminary Plan as well as the 2003 Forest Lakes Filing No. 1 Final Plat for the developer's construction of the Forest Lakes Secondary Regional Trail. Furthermore, staff recommends urban park fees in lieu of land dedication for urban park purposes. Should the developer indicate their intention to submit a request for a Park Lands Agreement to address credits against urban park fees for Filing No. 7, staff will review the agreement, and if acceptable, will submit it for endorsement by the Park Advisory Board, prior to the recording of the Final Plat. If no park lands agreement is requested, total final plat urban park fees would amount to \$22,910.

Recommended Motion (Filing No. 7 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Forest Lakes Filing No. 7 Final Plat: (1) regional park fees are not required pursuant to the existing Forest Lakes Phase I PUD Preliminary Plan and Filing No. 1 Final Plat recommended and endorsed motions; (2) require fees in lieu of land dedication for urban park purposes in the amount of \$22,910. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.





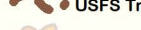
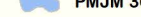



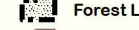

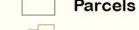
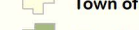
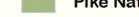
Please feel free to contact me should you have any questions or concerns.

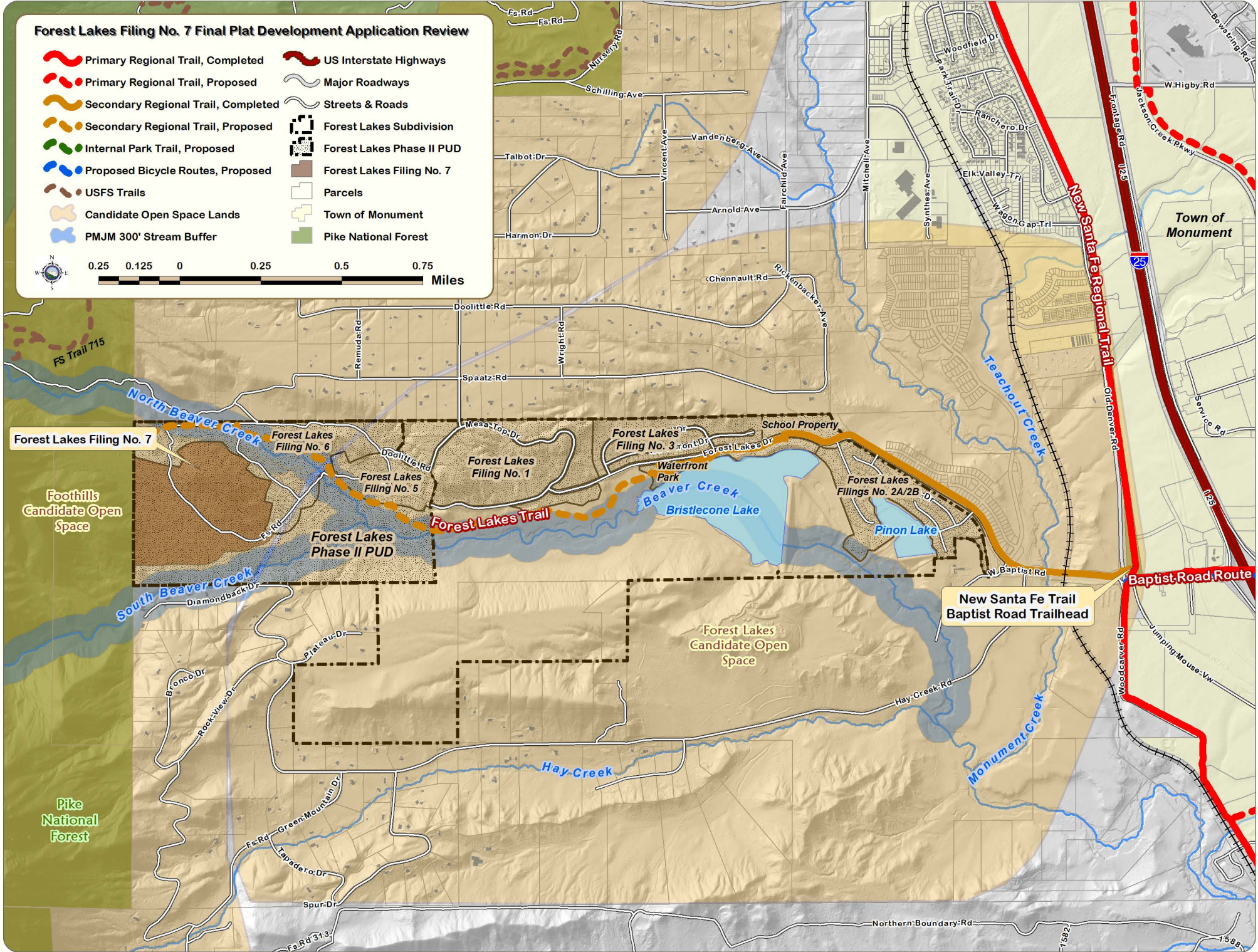
Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

Forest Lakes Filing No. 7 Final Plat Development Application Review

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  USFS Trails
-  Candidate Open Space Lands
-  PMJM 300' Stream Buffer
-  US Interstate Highways
-  Major Roadways
-  Streets & Roads
-  Forest Lakes Subdivision
-  Forest Lakes Phase II PUD
-  Forest Lakes Filing No. 7
-  Parcels
-  Town of Monument
-  Pike National Forest



**New Santa Fe Trail
Baptist Road Trailhead**

Forest Lakes Filing No. 7

**Forest Lakes
Phase II PUD**

Forest Lakes Trail

**Forest Lakes
Candidate Open
Space**

**Pike
National
Forest**

**Town of
Monument**

Baptist Road Route

**New Santa Fe Trail
Baptist Road Trailhead**

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

January 12, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Forest Lakes Filing No. 7 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-049	Total Acreage:	82.50
		Total # of Dwelling Units:	79
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.39
FLRD #2, LLC	Classic Consulting Engineers & Surveyors LLC	Regional Park Area:	1
Jim Boulton	Kyle Campbell	Urban Park Area:	1
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

<p>Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.</p>	<p>The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.</p>									
<p>LAND REQUIREMENTS</p> <p>Regional Park Area: 1</p> <p style="margin-left: 40px;">0.0194 Acres x 79 Dwelling Units = 1.533</p> <p style="text-align: right;">Total Regional Park Acres: 1.533</p>	<p style="text-align: right;">Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES</p> <p>Urban Park Area: 1</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Neighborhood:</td> <td style="width: 40%;">0.00375 Acres x 79 Dwelling Units =</td> <td style="width: 30%; text-align: right;">0.30</td> </tr> <tr> <td>Community:</td> <td>0.00625 Acres x 79 Dwelling Units =</td> <td style="text-align: right;">0.49</td> </tr> <tr> <td></td> <td style="text-align: right;">Total Urban Park Acres:</td> <td style="text-align: right;">0.79</td> </tr> </table>	Neighborhood:	0.00375 Acres x 79 Dwelling Units =	0.30	Community:	0.00625 Acres x 79 Dwelling Units =	0.49		Total Urban Park Acres:	0.79
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	Total Urban Park Acres:	0.79								
<p>FEE REQUIREMENTS</p> <p>Regional Park Area: 1</p> <p style="margin-left: 40px;">\$460 / Dwelling Unit x 79 Dwelling Units = \$36,340</p> <p style="text-align: right;">Total Regional Park Fees: \$36,340</p>	<p>Urban Park Area: 1</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Neighborhood:</td> <td style="width: 40%;">\$114 / Dwelling Unit x 79 Dwelling Units =</td> <td style="width: 30%; text-align: right;">\$9,006</td> </tr> <tr> <td>Community:</td> <td>\$176 / Dwelling Unit x 79 Dwelling Units =</td> <td style="text-align: right;">\$13,904</td> </tr> <tr> <td></td> <td style="text-align: right;">Total Urban Park Fees:</td> <td style="text-align: right;">\$22,910</td> </tr> </table>	Neighborhood:	\$114 / Dwelling Unit x 79 Dwelling Units =	\$9,006	Community:	\$176 / Dwelling Unit x 79 Dwelling Units =	\$13,904		Total Urban Park Fees:	\$22,910
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	Total Urban Park Fees:	\$22,910								

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Forest Lakes Filing No. 7 Final Plat: (1) regional park fees are not required pursuant to the existing Forest Lakes Phase I PUD Preliminary Plan and Filing No. 1 Final Plat recommended and endorsed motions; (2) require fees in lieu of land dedication for urban park purposes in the amount of \$22,910. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

Park Advisory Board Recommendation: