EL PASO COUNTY
COLORADO

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

October 28, 2026

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

Subject: **Walden Preserve 2 Filing Nos. 5 & 6 PUD Development Plan Amendment (PUD-26-003)**

Hello Kari,

The Park Planning Division of the El Paso County Parks Department has reviewed the Walden Preserve 2 Filing Nos. 5 & 6 PUD Development Plan Amendment application and is submitting the following preliminary comments. This application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board for their consideration and endorsement on ***Thursday, November 5, 2026***:

This is a request for endorsement by Vertex Consulting Services, LLC, on behalf of Walden Holdings, LLC., for approval of Walden Preserve 2 Filing Nos. 5 & 6 Planned Unit Development (PUD) Amendment. The development is currently zoned PUD and RR-5 and is located in northern El Paso County, east of the Town of Monument, near the intersection of Highway 105 and Highway 83. The proposed 37.62-acre development will include 29 single-family residential lots, with an average lot size of 0.5 acres. This application serves as a concurrent rezoning request from RR-5 to PUD for Walden Preserve 2 Filing No. 6, as Filing No. 5 is currently zoned PUD.

The 2022 El Paso County Parks Master Plan shows Walden Preserve 2 Filing Nos. 5 & 6 impacting the existing Cherry Creek Secondary Regional Trail, which serves as a link between the Highway 105 / Walker Road and points southward, including the Fox Run Primary Regional Trail and its future southerly connections to Fox Run and Black Forest Regional Parks, respectively. The PUD Amendment proposes realigning a short section of the existing Cherry Creek Regional Trail and its previously dedicated trail easement. The realigned trail easement is shown on the submitted PUD Amendment.

While Walden Preserve 2 Filing No. 6 does not meet the 10% open space requirement in and of itself, this application includes the vacation and replat of Walden Preserve 2 Filing No. 5, Tract C, which when combined with other trail and landscaping tracts in Walden Preserve 2 Filing No. 6, will provide approximately 15.03 acres, or 39.9%, open space within the proposed development, thus far exceeding the required open space dedication. Furthermore, an extensive trail network exists within Walden Preserve 2, with a vast majority of the internal trails connecting to the Cherry Creek Regional Trail.

On March 20, 2014, the developer and the El Paso County Board of County Commissioners executed a Park Lands Agreement (Reception #214073311), which addressed credits against both regional and urban park fees based on the 116-lot Walden Preserve 2 PUD Development Plan. Regional park fees were waived in exchange for the construction of a 1.5-mile section of regional trail and dedication to El Paso County within 2 years of the execution of the Park Lands Agreement, which, after extension of the original Park Lands Agreement, was accepted by El Paso County Parks in January 2020 via Resolution #20-32, Reception #220012429.

El Paso County Parks staff has reviewed and accepted the proposed realignment of the Cherry Creek Regional Trail. However, due to the inclusion of the Regional Trail in a previously completed and accepted Park Lands Agreement, the realigned section shall be constructed by the applicant to El Paso County Parks Tier I regional trail standards, as shown in the included trail cross-section, and the realigned regional trail easement shall be shown on and dedicated to El Paso County Parks on all forthcoming final plat(s). Staff appreciates the applicant's inclusion of these trail elements in the submitted PUD Amendment application.

Furthermore, staff recommends regional and urban park fees for Walden Preserve 2 Filing No. 6. Resolution #20-32 regarding the acceptance of the aforementioned Park Lands Agreement states, *"…each future filing of residential lots within the Property will be subject to the Regional Park Fees as required at the time of recording of each final plat in accordance with the El Paso County Subdivision Regulations…"* As such, regional and urban park fees in the amount shown on the submitted Development Application Review Form shall be due at time of the recording of the forthcoming final plat(s).

Recommended Motion (PUD Amendment):

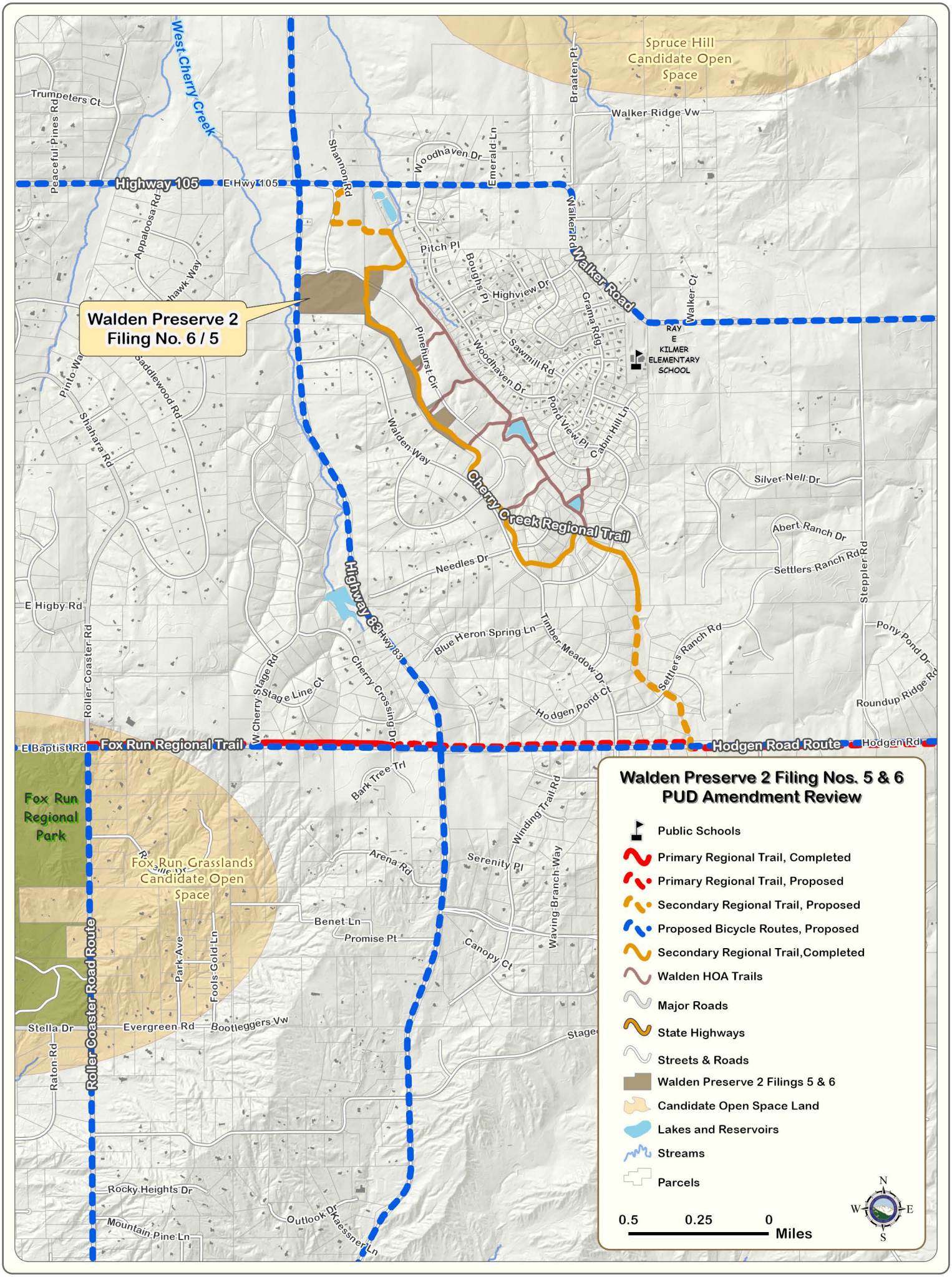
The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Walden Preserve 2 Filing Nos. 5 & 6 Planned Unit Development (PUD) Amendment: (1) recommend the applicant designate and provide to El Paso County 25-foot public trail easement through the subject property as shown and located on the submitted PUD Amendment that allows for public access, as well as construction by the applicant of the Cherry Creek Secondary Regional Trail, and the easement be shown, noted, and dedicated to the County via the forthcoming Final Plat(s); 2) the applicant shall build the realigned trail to El Paso County Parks Tier I trail standards as shown and described on the trail profile and trail surface aggregate specifications included in this agency review packet; (3) fees in lieu of land dedication for regional park purposes in the amount of $14,645 and urban park purposes in the amount of $8,787 shall be due at time of the recording of the forthcoming Final Plat(s).

Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Senior Parks Planner
Park Planning Division
El Paso County Parks Department
rosswilliams@elpasoco.com


Walden Preserve 2 Filing No. 6 / 5
Spruce Hill Candidate Open Space
West Cherry Creek
Trumpeters Ct
Peaceful Pines Rd
Highway 105
E Hwy 105
Shannon Rd
Woodhaven Dr
Emerald Ln
Braeten Pt
Walker Ridge Vw
Walker Rd
Walker Road
Pitch Pl
Boughs Pl
Highview Dr
Grama Ridg
Walker Ct
RAY E KILMER ELEMENTARY SCHOOL
Appaloosa Rd
Shahara Rd
Saddlewood Rd
Pinehurst Cir
Sawmill Rd
Pond View Pl
Cabin Hill Ln
Walden Way
Cherry Creek Regional Trail
Silver Nell Dr
Abert Ranch Dr
Settlers Ranch Rd
Steppler Rd
Needles Dr
Highway 83
Hwy 83
E Higby Rd
Roller Coaster Rd
Blue Heron Spring Ln
Timber Meadow Dr
Pony Pond Dr
Roundup Ridge Rd
W Cherry Stage Rd
Cherry Stage Line Ct
Cherry Crossing Dr
Hodgen Pond Ct
E Baptist Rd
Fox Run Regional Trail
Hodgen Road Route
Hodgen Rd
Bark Tree Trl
Fox Run Regional Park
Fox Run Grasslands Candidate Open Space
Winding Trail Rd
Arena Rd
Serenity Pl
Waving Branch Way
Benet Ln
Promise Pt
Canopy Ct
Park Ave
Fools Gold Ln
Roller Coaster Road Route
Stella Dr
Evergreen Rd
Bootleggers Vw
Raton Rd
Rocky Heights Dr
Outlook Dr
Kaessner Ln
Mountain Pine Ln
Walden Preserve 2 Filings Nos. 5 & 6
PUD Amendment Review
Public Schools
Primary Regional Trail, Completed
Primary Regional Trail, Proposed
Secondary Regional Trail, Proposed
Proposed Bicycle Routes, Proposed
Secondary Regional Trail,Completed
Walden HOA Trails
Major Roads
State Highways
Streets & Roads
Walden Preserve 2 Filings 5 & 6
Candidate Open Space Land
Lakes and Reservoirs
Streams
Parcels
0.5
0.25
0
Miles
N
W
E
S

Development Application Review Form

EL PASO COUNTY

EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

November 5, 2026

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: Walden Preserve 2 Filing Nos. 5 & 6 PUD Amendment

PCD Reference #: PUD-26-003

Application Type: PUD / Prelim Plan

Total Acreage: 37.62

Total # of Dwelling Units: 29

Dwelling Units Per 2.5 Acres: 1.93

Regional Park Area: 2

Urban Park Area: 1

Existing Zoning Code: RR-5

Proposed Zoning Code: PUD

Applicant / Owner:
Vertex Consulting Services, LLC
Nina Dossey
5825 Delmonico Drive
Colorado Springs, CO 80919

Owner's Representative:
Walden Holdings
Randall Dunston
1230 Scarbrook Court
Colorado Springs, CO 80132

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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.

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.

LAND REQUIREMENTS

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 2

0.0194 Acres x 29 Dwelling Units = 0.563

Total Regional Park Acres: 0.563

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 29 Dwelling Units = 0.11

Community: 0.00625 Acres x 29 Dwelling Units = 0.18

Total Urban Park Acres: 0.29

FEE REQUIREMENTS

Regional Park Area: 2

$505 / Dwelling Unit x 29 Dwelling Units = $14,645

Total Regional Park Fees: $14,645

Urban Park Area: 1

Neighborhood: $119 / Dwelling Unit x 29 Dwelling Units = $3,451

Community: $184 / Dwelling Unit x 29 Dwelling Units = $5,336

Total Urban Park Fees: $8,787

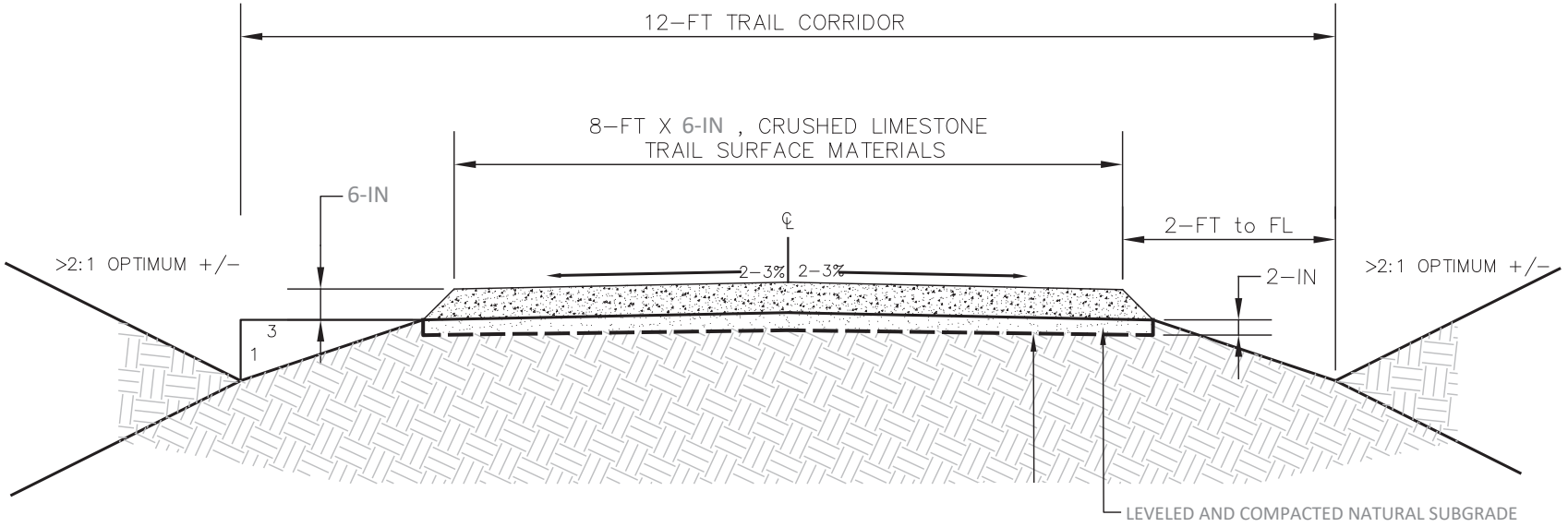
EL PASO COUNTY PARKS DEPARTMENT COMMENTS

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Park Advisory Board Action:

TIER I 8–FT DETAIL

NOT TO SCALE



EL PASO COUNTY TYPICAL DETAILS

PRODUCT OF EL PASO COUNTY
WHICH RETAINS ALL COMMON LAW,
STATUTORY AND OTHER RESERVED
RIGHTS, INCLUDING THE COPYRIGHT.

REVISION	DATE
Tier I w/ Fabric	4–19–2017

DATE: APRIL 19, 2017
JOB NO. ****
DRAWN BY: N/A
CHECKED BY: N/A

EL PASO COUNTY TYPICAL TRAIL DETAILS

TIER I TRAIL

*****

EL PASO COUNTY, COLORADO

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Crushed Limestone Trail Surfacing:

a. This item consists of supplying, placing and compacting crushed limestone surfacing on the existing base material and/or newly placed base course trail platform as described in project specifications, or as directed by the Engineer. This material is sometimes labeled as “crushed limestone” or “breeze”. Color of crushed limestone material may be red, tan pinkish-white, but no white or grey color material allowed.

b. Crushed limestone surfacing shall consist of 3/8” minus crushed limestone to a compacted depth of 4” and meeting the following grading requirements:

• Sieve Size	% Passing
• Particle Size	% Passing
• 3/8"	100%
• #4	70 - 100%
• #8	45 - 70%
• #16	30 - 55%
• #30	20 - 45%
• #200	7 - 15%

c. The rock must be crushed into irregular and angular particles to allow interlocking into a tight matrix. The crushed rock must have adequate fines and some natural binders in order to cement the particles together after the fines are moistened, compacted, and allowed to dry. The fines, when laid to a depth of 4 inches, should bind to each other in a consolidated slab which is porous yet resistant to water falling on the surface. If the gradation of crusher fines does not meet the 7% passing the #200, clay fines may be added and mixed with the aggregate.

d. Crushed limestone surfacing shall be “dense grade” limestone. The material shall be uniform in quality and substantially free from extraneous material.

e. Limestone shall be placed with a method that provides a finished surface of evenly mixed material free from large pockets of separated rock.

f. Crushed limestone material shall be within +/- 2% of the optimum moisture content at time of compaction.

g. Crushed limestone shall be compacted by mechanical methods to 95% of Standard Proctor maximum dry density (per ASTM D698 or AASHTO T-99).