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October 9, 2019

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

Subject: Ellicott Town Center Filing No. 2 Final Plat (SF-19-010)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the development application for Ellicott Town Center Filing No. 2 Final Plat and Commercial Replat and has the following comments of behalf of El Paso County Parks.

Ellicott Town Center is zoned PUD and is located on East Highway 94, 1.5 miles west of the intersection of Log Road and the unincorporated town of Ellicott. The proposed 84.78-acre development will include 3 commercial lots, totaling 9.5 acres, to be rezoned from PUD to CS (Commercial Services), and four tracts totaling 75.45 acres designated for future development, all zoned PUD. The property is located within the Ellicott Valley / Highway 94 Comprehensive Plan boundary.

The El Paso County Parks Master Plan (2013) shows the Highway 94 Secondary Regional Trail being impacted by the proposed development – running east-west along the south side of U.S. Highway 94. In addition, the project site is located immediately south and adjacent to the proposed Highway 94 Road Bicycle Route, which runs east-west along U.S. Highway 94. The project is not located within the bounds of any Candidate Open Space Areas.

In May 2006, the Ellicott Town Center Overall PUD Development Plan, Phase I PUD Development Plan, and Phase I Preliminary Plan were approved by the Planning Commission and Board of County Commissioners. The 550.6-acre Overall PUD Development Plan shows 24.53 acres of park land, as well as numerous conceptual internal trails connecting the various phases of the project, including an east-west running trail across the most northern portion of the property. This trail could be interpreted as the Highway 94 Secondary Regional Trail.

When endorsed by the Park Advisory Board in October 2018, staff recommended that Ellicott Town Center Filing No. 1 Final Plat include the dedication of a 25-foot trail easement along the southern side of Highway 94 that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail, and that the easement be shown on the Final Plat and dedicated to El Paso County prior to the recording of the Final Plat. This easement is shown currently on Ellicott Town Center Filing No. 2 Final Plat, and plat note #18 states, "A 25-foot easement for the Highway 94 Secondary Regional Trail, as shown along the south side of Highway 94, is hereby dedicated to El Paso County. This easement allows for public access, as well as construction and maintenance by El Paso County."



Due to the inclusion of the Highway 94 Secondary Regional Trail easement in the Filing No. 2 Final Plat, combined with the commercial nature of the three platted lots, no park land trail easement dedications are necessary for this plat. Furthermore, the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property, so no regional or urban park fees are required for this particular platting, although park fees may be applied to future residential development that occurs in the four aforementioned tracts.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Ross A. Williams", with a stylized, flowing script.

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

