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October 26, 2018

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

Subject: The Townhomes at Bradley Crossroads Phase II Final Plat (SF-18-037)

Hello Kari,

The Planning Division of the Community Services Department has reviewed The Townhomes at Bradley Crossroads Phase II Final Plat development application and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on November 14, 2018.

The Townhomes at Bradley Crossroads Phase II Final Plat consists of 78 residential dwelling units in 20 buildings on 5.24 acres. The project site is located near the intersection of Bradley Road and Hancock Expressway and is zoned RM-30.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The existing Grinnell Boulevard Secondary Regional Trail is located approximately 500 feet east of the site, along Hancock Expressway, which allows for pedestrian access to Widefield District 3's Windmill Mesa Park. The subject property is not located within any Candidate Open Space.

The townhome complex is not zoned PUD, and therefore it is not subject to the El Paso County Land Development Code 10% minimum open space requirement. The application does not show playgrounds or recreational amenities within the complex, however, it is located within 1 mile of numerous neighborhood parks, including Barnstormers, Pi-Ute, Soaring Eagles, and the aforementioned Windmill Mesa Park.

As the project site is located near land and trails managed by Fountain Mutual Metropolitan District, Parks staff recommends that the applicant consult with District staff in regards to existing and future trail improvements, including possible connections to the subject property.

As no park land or trail easement dedication is necessary with this application, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$33,540 and urban park fees in the amount of \$21,216, as shown on the attached Subdivision Review Form.



Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of The Townhomes at Bradley Crossroads Phase II Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$33,540 and urban park fees in the amount of \$21,216.

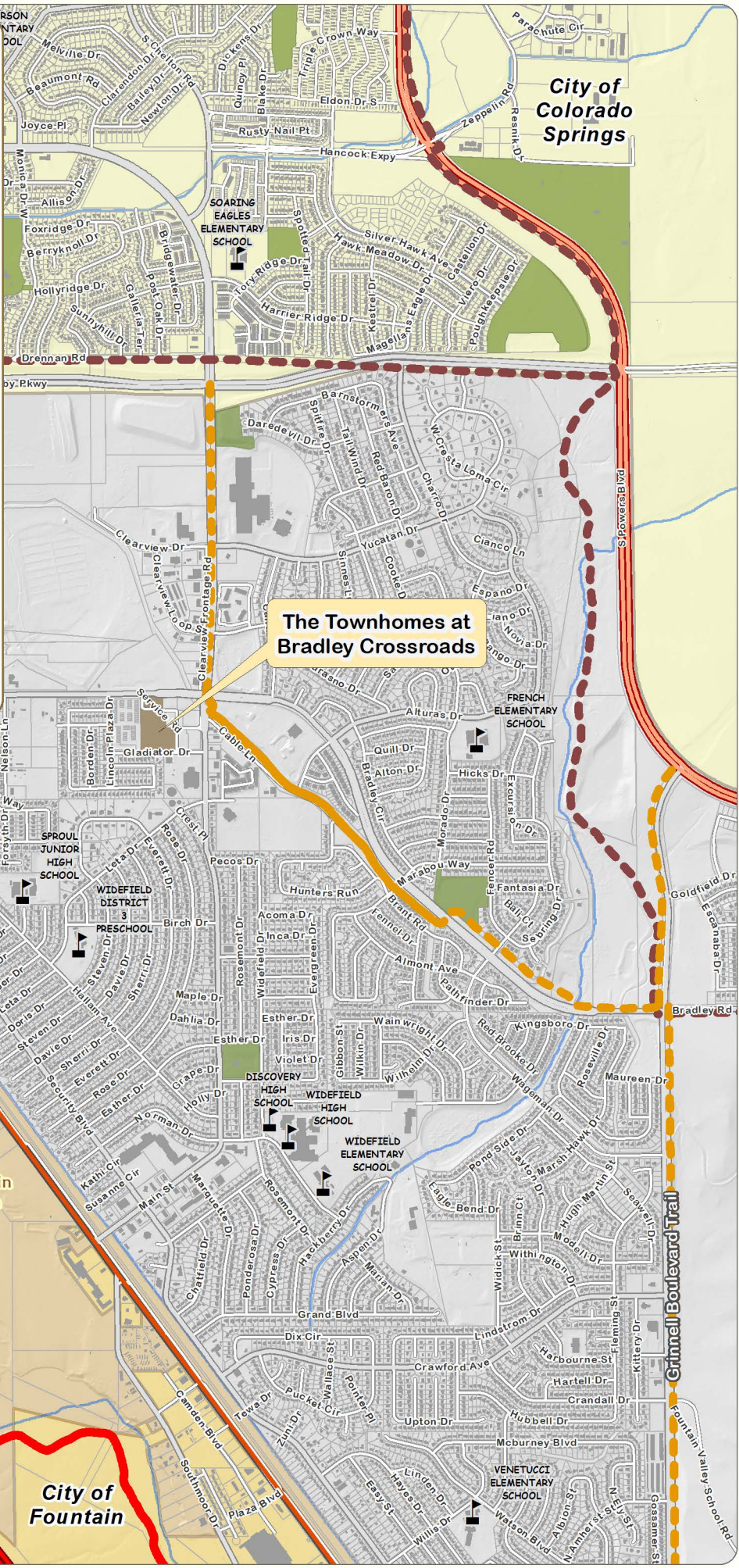
Please let me know if you have any questions or concerns.

Sincerely,

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

The Townhomes at Bradley Crossroads Development Application Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Federal Highways
-  Interstate Highways
-  Streets & Roads
-  Parks and Open Space
-  Townhomes at Bradley Crossroads
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas
-  Military Area



The Townhomes at Bradley Crossroads

City of Colorado Springs

Fort Carson

City of Fountain

Widefield/Fountain Candidate Open Space

Fountain Creek Regional Trail

Grinnell Boulevard Trail

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

November 14, 2018

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	The Townhomes at Bradley Crossroad Phase II Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-037	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	5.24
J. Elliot Constrction, LLC	M.V.E., Inc.	Total # of Dwelling Units	78
Jordan Guinane	Dave Gorman	Gross Density:	14.88
412218 Crystal Downs Road	1903 Lelaray Street, Suite 200	Park Region:	4
Peyton, CO 80931	Colorado Springs, CO 80909	Urban Area:	4

Existing Zoning Code: **RM-30** Proposed Zoning: **RM-30**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

LAND REQUIREMENTS

Urban Density: (1 unit / 2.5 acre or greater)

Regional Parks: 4		Urban Parks Area: 4
0.0194 Acres x 78 Dwelling Units = 1.513 acres		Neighborhood: 0.00375 Acres x 78 Dwelling Units = 0.29 acres
		Community: 0.00625 Acres x 78 Dwelling Units = 0.49 acres
		Total: 0.78 acres

FEE REQUIREMENTS

Regional Parks: 4		Urban Parks Area: 4
\$430.00 / Unit x 78 Dwelling Units= \$33,540.00		Neighborhood: \$107.00 / Unit x 78 Dwelling Units = \$8,346.00
		Community: \$165.00 / Unit x 78 Dwelling Units = \$12,870.00
		Total: \$21,216.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	<p align="center">Recommend to the Planning Commission and Board of County Commissioners that approval of The Townhomes at Bradley Crossroads Phase II Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$33,540 and urban park fees in the amount of \$21,216.</p>
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Park Advisory Board Recommendation: