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January 18, 2022

Ross A. Williams

Park Planner
Park Operations Division
Community Services Department

Re: The Cottages at Mesa Ridge PUD (PUD-21-002)

Dear Mr. Williams,

We are in receipt of your review letter dated October 6, 2021. Below is a point-by-point response to the unresolved comments prepared in coordination with the (Developer) and Design Team.

1. The Cottages at Mesa Ridge PUD is designed as a lower-income community consisting of premanufactured single-family and multi-family (duplexes) home set on permanent foundations **that allow for home ownership or rental opportunities**. The site, at 10.22 acres in size, contains 5.33 acres of open spaces, or 52% of the total project acreage, designed for open space trails, clubhouse, pocket park with playground, dog park and dog wash station, landscaped property buffers, or stormwater detention purposes. As shown in applicant's Landscape Plans, the trail system, when combined with a proposed fire access road, allows residents to access the dog park, open spaces and pocket park with minimized use of the planned sidewalk system. As no park land or trail easement dedications are recommended for this application, EL Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. A Park Lands Agreement would be considered due to the inclusion of the aforementioned recreational amenities.

Recommended Motion: (PUD)

The Park Advisory Board recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Cottages at Mesa PUD: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$56,120 and urban park fees in the total amount of \$35,380. 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 forthcoming final plat(s).

HR Green Response: Noted, however please note that not be any availability of ownership of individual units as noted in your comment above. The units not for sale. Park fees in lieu of land dedication will be paid.

Sincerely,

HR GREEN, INC

A handwritten signature in cursive script that reads 'Kenneth M. Huhn'.

Kenneth M. Huhn, P.E.
Senior Project Manager