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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

June 20, 2024

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

Subject: Prairie Ridge Metropolitan District Nos. 1 - 3 (ID-24-003)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Prairie Ridge Metropolitan District Nos. 1 – 3 application, and has the following comments on behalf of El Paso County Parks:

This is a request by Spencer Fane, LLP., on behalf of Classic SRJ Land, LLC., for approval of the Prairie Ridge Metropolitan District Nos. 1 – 3. The combined districts include approximately 142 acres and are currently being zoned from RR-5 to RR-2.5, RR-0.5, and RS-6000. The site is located southwest of the intersection of Poco Road and Vollmer Road, west of the Sterling Ranch development and north of the city limits for Colorado Springs.

As verified by the 2022 El Paso County Parks Master Plan, previous reviews of sketch plans and preliminary plans for the overall Retreat at Prairie Ridge (formerly Jaynes Property) showed no impacts to existing or proposed parks, trails, or open space. The proposed Sand Creek Primary Regional Trail runs north-south along Sand Creek approximately 0.25 mile east of the project site, while the proposed Vollmer Road Bicycle Route runs north-south with the Vollmer Road right-of-way, immediately east and adjacent the site. The aforementioned Sand Creek Regional Trail has two western extensions that terminate at Vollmer Road at its intersections with Briargate Parkway and Marksheffel Road, but allow for pedestrian access to the regional trail from locations west of Vollmer Road, such as the Retreat at Prairie Ridge.

EPC staff is encouraged by the applicant's willingness to provide a wide variety of recreational amenities for its residents and citizens of El Paso County through the development of a park, trail, and open space system. According to the previously submitted and reviewed sketch and preliminary plans, four neighborhood pocket parks, accessed by an interconnected network of trails, sidewalks, and open space/landscape corridors, will provide recreational facilities for the residents and visitors of the Retreat at Prairie Ridge, particularly within the residential areas included in the metropolitan districts' service areas. The Prairie Ridge Metropolitan District Nos. 1 – 3 Service Plan and Letter of Intent include the following statements in regard to parks, trails, and open space:

- **Letter of Intent, Page 1-2:** Purpose of the Districts. The primary purposes of the Districts are to provide for the construction, installation, completion, financing and possible ownership, operation and maintenance of public improvements including, but not limited to, water and sanitary sewer infrastructure; street and road improvements, storm drainage and detention facilities; and park and recreation improvements, including significant open space, trails, and parks; and services and powers provided for metropolitan districts authorized by the Special District Act, pursuant to Title 32, C.R.S. and provided within similar districts within the County. It is anticipated that District No. 1 will function as the operating district in order to coordinate the financing and construction of the public improvements for the project

and that District Nos. 2 and 3, in coordination with District No. 1, will finance the construction of the public improvements. The creation of the Districts will ensure the costs of the public improvements are shared by the property owners and taxpayers directly benefiting from such public improvements.

- **Letter of Intent, Page 4:** Core Principle: Community Facilities & Infrastructure: The Districts will coordinate the provision of services with surrounding entities, including FAWWA and Black Forest Fire Protection District to provide high-quality community facilities, services, and infrastructure to enhance the quality of life for the community. The Districts will also ensure adequate utilities are provided to manage growth and development and will coordinate the financing of such utilities and infrastructure.
- **Letter of Intent, Page 4:** Core Principle: Recreation & Tourism. The Districts will support high-quality, sustainable outdoor recreation through the construction and installation of parks, open space, trails, and bicycle routes.
- **Letter of Intent, Page 4:** Core Principle: Environment & Natural Resources. The environmental impacts from development of the Property will be considered and best practices with regard to development and infrastructure will be promoted.
- **Letter of Intent, Page 6:** Compliance with EPC Parks Master Plan. The Preliminary Plan for the Property complies with the EPC Parks Master Plan. The development meets the requirements defined in the EPC Parks Master Plan by maintaining the natural landscape alongside the development. Prairie Ridge will provide two parks, trails, and open space that are equitably distributed within the community. Additionally, the intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Preliminary Plan area to connect to the Sterling Ranch parks and open space and the Sand Creek Regional Trail to the east.
- **Service Plan, Page 6:** Proposed Improvements to be Financed. Proposed completion of an estimated \$45,825,470 of on- and off-site public improvements, including, but not limited to, roadway, water, sanitary sewer, stormwater and drainage, and park and recreation (including open space and trails as well as parks) improvements and facilities. The foregoing cost estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of the Developer's control. In particular, these initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) will be significantly higher and will materially increase the overall development costs.
- **Service Plan, Page 9:** Parks and Recreation. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs, including, but not limited to, grading, soil preparation, landscaping, sprinkler systems, fencing, pavilions, playgrounds, playing fields athletic center, community convention center, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs, and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with all extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction's rules and regulations. It is anticipated that the Districts will own, operate, and maintain the park and recreation improvements and facilities if not otherwise dedicated to another appropriate entity.



The Districts shall not have the authority to apply for or utilize any Conservation Trust (“Lottery”) funds without the express prior consent of the Board of County Commissioners. The Districts shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants. Such approval, although required, is not considered to be a material modification which would require the need to revise this Service Plan.

- **Service Plan, Page 26:** The proposal is in substantial compliance with the applicable elements of the El Paso County Master Plan, including but not limited to Your El Paso Master Plan (2021), the El Paso County Water Master Plan (2018), the El Paso County Major Transportation Corridors Plan, the El Paso County Parks Master Plan, and with the County’s Special District Policies.

In conclusion, Parks staff is encouraged by the applicant’s continuing desire to plan and provide recreational opportunities for local residents and visitors of the Retreat at Prairie Ridge, including an internal parks, trail, and open space system that provides residents and visitors easily accessible and modern recreational amenities for citizens of all ages. Prairie Ridge Metropolitan District Nos. 1 – 3 will only serve to bolster these public recreational goals.

These comments are being provided administratively and do not require endorsement by the Park Advisory Board.

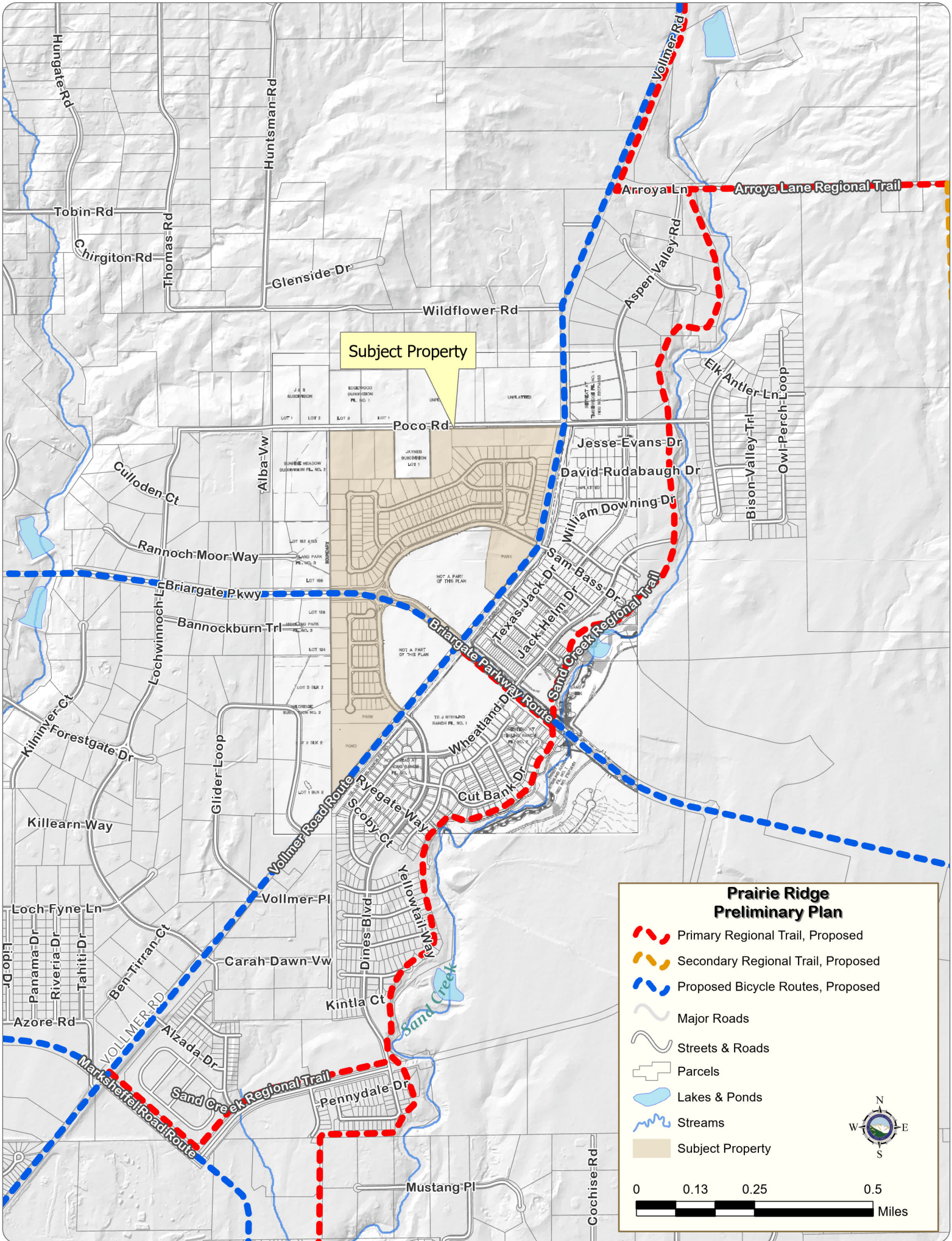
Please let me know if you have any questions or concerns.

Sincerely,



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





Subject Property

Prairie Ridge Preliminary Plan

- - - Primary Regional Trail, Proposed
- - - Secondary Regional Trail, Proposed
- - - Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- Lakes & Ponds
- Streams
- Subject Property

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Miles