

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 28, 2021

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

Subject: Waterview North Metropolitan Districts I & II (ID-21-005)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the application for Waterview North Metropolitan Districts I & II, and is submitting administratively the following comments on behalf of El Paso County Parks:

This is a request by White Bear Ankele Tanaka & Waldron, Attorneys at Law, on behalf of CPR Entitlement, LLC., for approval of Waterview North Metropolitan Districts I & II. The 144.9-acre property is currently zoned A-5 (Agricultural) and is located northeast of the intersection of Powers Boulevard/Highway 21 and Bradley Road, northeast of Big Johnson Reservoir and the City of Colorado Springs Park's Bluestem Prairie Open Space. The property is located southeast of the Colorado Springs Airport, and includes proposed mixed areas of urban residential and commercial land uses as well as acreages for drainage facilities and open space.

Previous reviews of sketch plans, preliminary plans, and PUD development plans for Waterview East, Waterview North, and the Trails at Aspen Ridge, located immediately to the south of Bradley Road, noted minimal impacts to El Paso County Parks master planned parks, trails, and open space facilities. The 2013 El Paso County Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 on the southwest side of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road on the property's south side. Dedicated public rights-of-way already exist along the aforementioned bicycle routes, so no park land or trail easement dedications were necessary during the development and approval of Waterview East, which later became the Trails at Aspen Ridge. Staff does not anticipate any changes to these bicycle routes or the addition of additional trails in the upcoming 2022 El Paso County Parks Master Plan.

EPC staff is encouraged by the applicant's inclusion of recreational amenities, such as parks, trails, and open space, within the proposed service plan for Waterview North Metropolitan Districts I & II. The proposed Service Plan includes the following statements:

- **Improvements to be Financed:** The Districts anticipate financing public improvements that include water, sanitary sewer, streets, traffic safety, drainage, parks and recreation, mosquito control, and television relay and translation.



- **Proposed Ongoing Services:** The Districts anticipate providing services related to the construction and ongoing operation and maintenance of certain public improvements within the Districts not otherwise dedicated to the County or third party entities for ownership and/or ongoing operation and maintenance.
- **Parks and Recreation:** The design, acquisition, installation, construction and operation and maintenance of public park and recreation facilities including, but not limited to, pocket parks, paths, trails, fencing, open space, common areas, play structures, community pool and recreation center, street trees, streetscapes, entry features, landscaping and irrigation, weed control, outdoor lighting, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities or systems. It is anticipated that parks and recreation improvements not conveyed to the county, other appropriate jurisdiction or an owners' association will be owned and maintained by the Districts. 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 major modification which would require the need to revise this Service Plan.

In conclusion, Parks staff is pleased by the applicant's inclusion of proposed recreational opportunities for local residents and visitors of Waterview North. Staff encourages the applicant to continue including parks, trails, and useable open spaces that provide residents and visitors easily accessible and modern recreational amenities for citizens of all ages.

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
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