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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

March 27, 2024

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

Subject: Bull Hill and Rolling Meadows Sketch Plan (SKP-23-003)

Hello Kari;

The Park Planning Division of the Parks and Community Services Department has reviewed the Bull Hill and Rolling Meadows Sketch Plan development application and is submitting following preliminary comments and recommendations on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for their endorsement on April 10, 2024:

This is a request by Matrix Design Group on behalf of Murray Fountain, LLC, for endorsement of the Bull Hill and Rolling Meadows Sketch Plan. The 1,137-acre property is currently zoned PUD and is located along Bradley Road, east of Marksheffel Road. The project proposes 5,440 residential housing units of varying densities and includes proposed tracts for school sites, stormwater drainage and floodplains, parks and open space, and commercial land uses.

The 2022 El Paso County Parks Master Plan shows one proposed primary regional trail and one proposed bicycle route impacted by the project. The proposed Jimmy Camp Creek Primary Regional Trail is located along the southernmost property boundary, running east-west immediately adjacent to the northern boundary of the existing Lorson Ranch development. When completed, the Jimmy Camp Creek Regional Trail will connect the Town of Fountain to the City of Colorado Springs' Corral Bluffs Open Space. The northern terminus of the proposed Kane Ranch Primary Regional Trail is located immediately southeast of the project site, intersecting with the Jimmy Camp Creek Regional Trail near the project's southeasternmost corner and providing future connectivity to Kane Ranch Open Space and Clear Spring Ranch Open Space to the south.

The proposed Curtis Road Bicycle Route bisects the Sketch Plan east-west along Bradley Road. A dedicated public right-of-way already exists along Bradley Road, so no additional easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future.

The Candidate Open Space Area Master Plan of the Parks Master Plan shows the Jimmy Camp Creek Candidate Open Space Area encompassing a large portion of the project site, although the site is located on a minor tributary and not on the main creek channel. Natural resource values here include critical wildlife habitat, wetlands, and riparian vegetation. Water quality protection is a concern in this area that drains to Fountain Creek and where the Widefield aquifer is close to the surface. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 123.1 acres of open space areas that encompass drainage channels, floodplains, and non-jurisdictional wetland areas.

The Bull Hill and Rolling Meadows Sketch Plan currently shows 252.5 acres of open space, dedicated primarily to the protection of the aforementioned drainageways and floodplains, but also includes the tracts and locations for a comprehensive system of community parks, neighborhood parks, internal trail corridors, utility easements, and landscape buffers. Combined,

these open spaces constitute approximately 22.2% of the total project area of 1,137 acres. The Sketch Plan illustrates these open space areas and recreational facilities, and the applicant's Letter of Intent additionally states the following:

- *"The proposed Sketch Plan illustrates 5,440 units on 764.6 acres through a variety of residential densities...The sketch plan also illustrates...76.5 acres of utility corridors/ open space; 123.1 acres of drainage way/ open space; 38.5 acres of community parks; and 14.4 acres of neighborhood parks. Additional open space and park area may be provided and shown in more detail with future submittals. This may include elements such as parks, landscape buffers/ setbacks and trail corridors."*
- *"The proposed sketch plan is proposing public street roadways to be designed and built to El Paso County Standards. Region trail connections may be required along and within the development. These will be provided as necessary per the El Paso County Parks Master Plan. This supports Chapter 14 Implementation Goal TM2: Promote walkability and bike-ability by continuing the construction of trail corridors connecting this development with adjacent neighborhoods."*
- *"Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the sketch plan."*
- *"The project proposes improvement to the existing channel/ floodplain area. These improvements will provide additional stabilization to the channel and its surrounding riverine habitat."*
- *"Approximate Acres and Percent of Land Set Aside for Open Space: Per the EPCLDC, 113.7 acres or 10% of the total site area is required within the PUD zoning district to be provided as open space. 1,136.9 total acres X 10% = 113.7 acres of required open space. The PUDSP proposes 252.5 acres of open space, landscape area, water resource/ floodplain area and parks totaling 22.2% of the overall site acreage. The total 252.5 acres of open space breaks down as follows; open space/ easement = 76.5 acres, future parks within residential areas = 52.9 acres, water resource/ floodplain areas within open space = 123.1 acres (per code section 17.248.b.1b an open space requirement can be met through environmental preservation of significant natural areas such as water bodies/water resource)."*
- *"The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, parks, and detention facilities. Of the 252.5 acres being provided with Rolling Meadows/ Bull Hill, 76.5 acres consist of the powerline easement and an SDS easement. This easement forms a natural buffer within the community providing opportunities for pedestrian trail connectivity. These potential trail corridors along the powerline easement will provide numerous connections to adjoining neighborhoods and school sites. Additional open space may be provided within individual parcel areas increasing the total amount of open space provided. Open space provided will be cumulative across the entire Rolling Meadows/ Bull Hill development area. No less than 25% of the required open space acreage will be usable open space for the benefit of all residents."*
- *"Types of Proposed Recreational Facilities: While there are no major recreational facilities such as large sports complexes or regional parks, the Rolling Meadows/ Bull Hill Sketch Plan is illustrating numerous park sites, trails, several school sites and larger areas of open space. Future submittals will further illustrate park sites and their amenities."*
- *"The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed parks. Any Park Lands Agreement will be coordinated during the Final Plat process."*

EPC staff is encouraged by the applicant's willingness to provide a variety of recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. Staff recommends that the developers, through forthcoming Preliminary Plans and Final Plats, designate and provide to El Paso County



a 25-foot public trail easement along the southern boundary of Bull Hill and Rolling Meadows for the purpose of construction and maintenance of the Jimmy Camp Creek Primary Regional Trail. Lastly, staff recommends regional and urban park fees in lieu of land dedication on all forthcoming Final Plats.

Recommended Motion (Bull Hill and Rolling Meadows Sketch Plan):

“The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Bull Hill and Rolling Meadows Sketch Plan: (1) designate and provide to El Paso County a 25-foot public trail easement along the southern boundary of Bull Hill and Rolling Meadows, that allows for public access, as well as construction and maintenance by El Paso County of the Jimmy Camp Creek Primary Regional Trail; (3) the trail easement shall be shown on all forthcoming Preliminary Plans and Final Plat(s), and the aforementioned easement shall be dedicated to El Paso County on the forthcoming Final Plat(s); (4) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming Preliminary Plans and Final Plats, and will be required at time of the recording of the forthcoming Final Plats. Park Lands Agreements may be acceptable alternatives to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming Final Plat(s).”

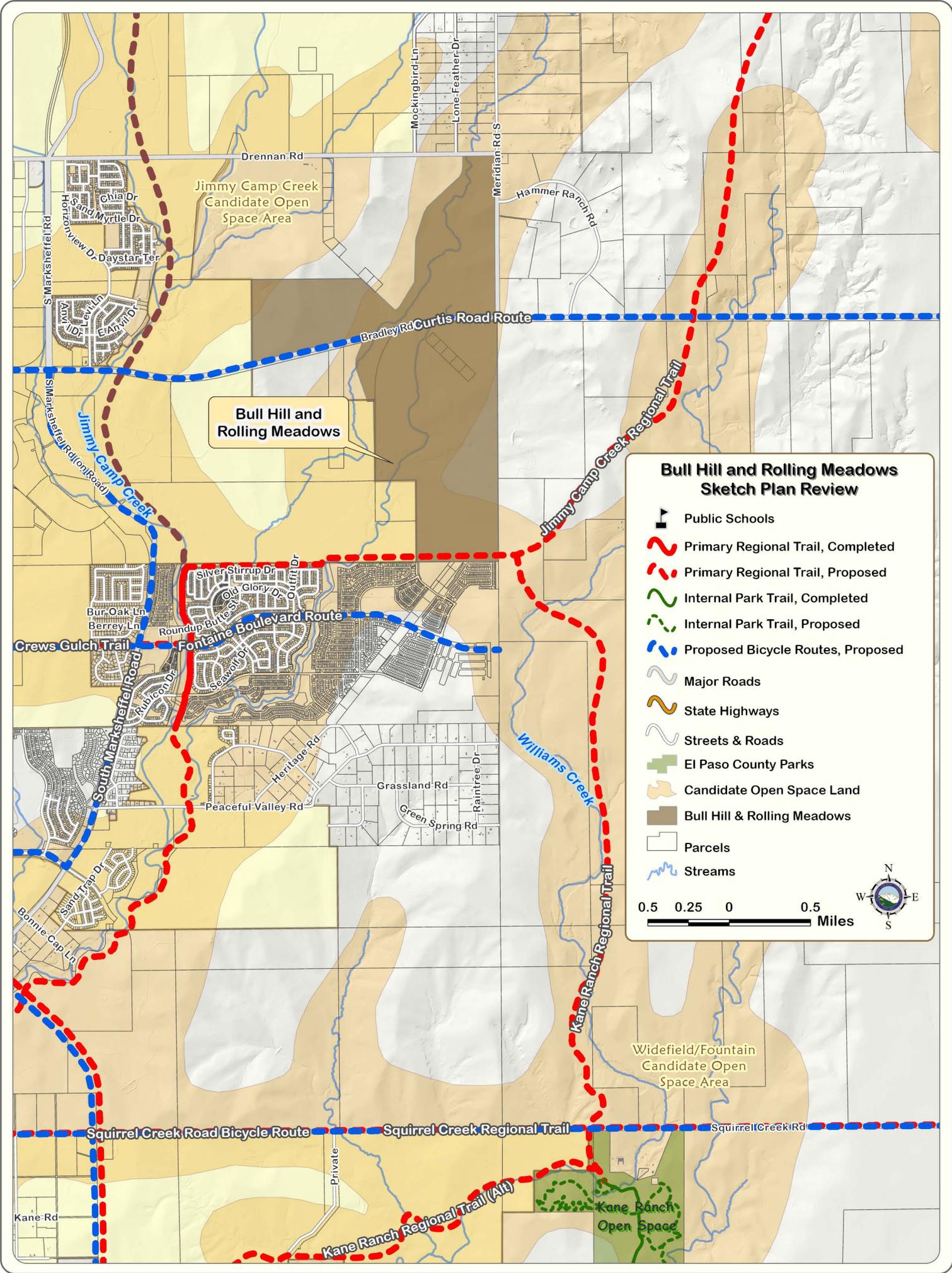
Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
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Park Planning Division
Parks and Community Services Department
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Bull Hill and Rolling Meadows Sketch Plan Review

- Public Schools
 - Primary Regional Trail, Completed
 - Primary Regional Trail, Proposed
 - Internal Park Trail, Completed
 - Internal Park Trail, Proposed
 - Proposed Bicycle Routes, Proposed
 - Major Roads
 - State Highways
 - Streets & Roads
 - El Paso County Parks
 - Candidate Open Space Land
 - Bull Hill & Rolling Meadows
 - Parcels
 - Streams
- 0.5 0.25 0 0.5 Miles
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