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June 24, 2019

Nina Ruiz
Project Manager
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Walden Preserve 2 Filing No. 4 Final Plat

Hello Nina,

The Community Services Department has reviewed the development application for Walden Preserve 2 Filing No. 4 Final Plat and has the following preliminary comments on behalf of El Paso County Parks. This application will be presented to the El Paso County Parks Advisory Board on July 10th and its recommendation will be provided after the meeting.

Walden Preserve 2 Filing No. 4 is centrally located within the Walden Preserve Subdivision along Walden Way. Filing No. 4 totals 45.27 acres and includes 23 residential lots on 24.11 acres, open space tracts totaling 18.16 acres, and right-of-way totaling 3 acres. The property is zoned PUD.

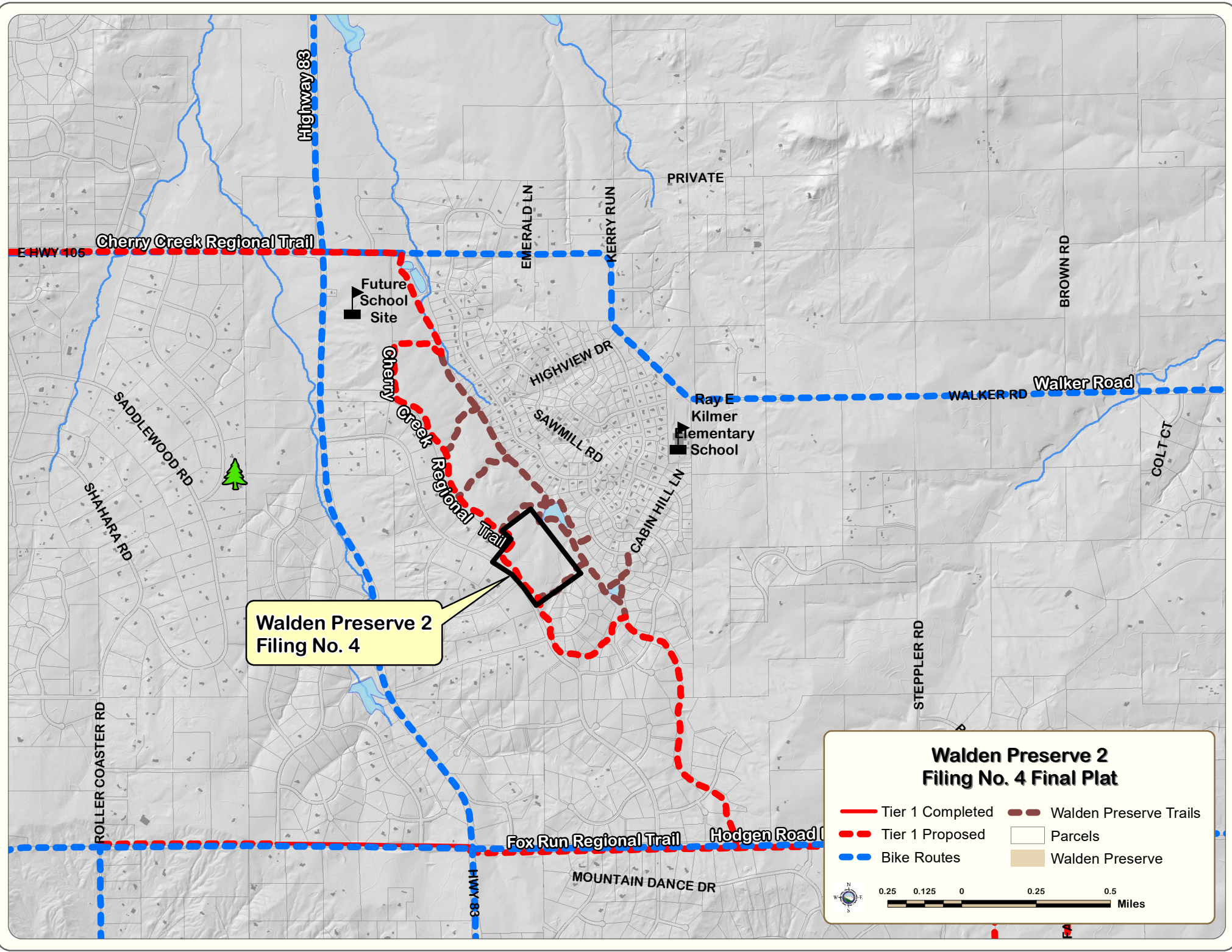
The El Paso County Parks Master Plan identifies the Cherry Creek Primary Regional Trail traversing through the Walden Preserve Subdivision. A trail easement was included on the previously approved preliminary plan drawings for the regional trail; however the easement is missing from the Filing No. 4 Final Plat drawings. Staff recommends the applicant show the 25 foot public trail easement on the final plat drawings within Tract A and Tract B, consistent with the previously approved Preliminary Plan and PUD drawings. Staff also recommends the applicant include a note on the final plat drawings allowing for public use and County access for construction and maintenance of the regional trail.

There are no park fees required for this application per a Park Lands Agreement that waived regional park fees for construction of the Cherry Creek Regional Trail through the Walden Preserve development.

Sincerely,

Jason Meyer
Project Manager II
Community Services Department
jasonmeyer@elpasoco.com





Walden Preserve 2
Filing No. 4

Walden Preserve 2 Filing No. 4 Final Plat

Tier 1 Completed	Walden Preserve Trails
Tier 1 Proposed	Parcels
Bike Routes	Walden Preserve

0.25 0.125 0 0.25 0.5 Miles