

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 30, 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 administrative comments on behalf of El Paso County Parks. This application was previously presented to the El Paso County Parks Advisory Board on July 10<sup>th</sup> and its recommendation was provided after the meeting.

*“Recommend to the Planning Commission and Board of County Commissioners that approval of the Walden Preserve 2 Filing No. 4 Final Plat include the following conditions: (1) Show the 25 foot public trail easement for the Cherry Creek Regional Trail within Tract A and Tract B; (2) Required regional and urban park fees are credited per a Park Lands Agreement.”*

For this submittal the applicant has shown the requested 25 foot public trail easement on the final plat drawings. At this time there are no additional comments from staff regarding dedication of the regional trail easement.

There are no park fees required for this application as a Park Lands Agreement waives regional park fees for construction of the Cherry Creek Regional Trail through the Walden Preserve development. The agreement was executed in 2014 and subsequently extended by the County to allow the applicant additional time to complete construction of the regional trail. At the time of this application staff informed the applicant that the terms of the Park Land Agreement have not been met. The applicant is working to complete the improvements, however at this time staff recommends that this application does not move forward to a public hearing until the regional trail is constructed as specified in the Park Lands Agreement.

These comments are being provided administratively, as this application does not require El Paso County Park Advisory Board consideration.

Sincerely,

Jason Meyer  
Planning Supervisor  
Community Services Department  
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