



**EL PASO COUNTY**

**COLORADO**

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**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 2, 2018

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

**Subject: Forest Lakes Phase II PUD Development Plan/Preliminary Plan (PUDSP-18-001)**

Hello Raimere,

The Planning Division of the Community Services Department has reviewed the Forest Lakes Phase II PUD Development Plan/Preliminary Plan, and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board February 14, 2018.

The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake.

The El Paso County Parks Master Plan (2013) shows that the Forest Lakes Phase II development impacts the proposed Forest Lakes Secondary Regional Trail, which has connections to the existing New Santa Fe Regional Trail and the proposed Baptist Road Bicycle Route, both located to the east of the project site. When completed, the Forest Lakes Trail will ultimately connect the New Santa Fe Regional Trail to Pike National Forest lands to the west of the project site.

Furthermore, the Open Space Master Plan of the Parks Master Plan shows both the Foothills and Forest Lakes Candidate Open Spaces encompassing the project site. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (a federally-threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats.

In November 2001, the Forest Lakes Phase I PUD Development Plan and Preliminary Plan was approved with the Park Advisory Board-endorsed motion to direct El Paso County Parks staff to "work with the developer on public-use trail easement, trail construction, and fencing to offset park fees," with said regional park fees being in excess of \$130,000. When the PUD Development Plan and Preliminary



Plan were approved by the Board of County Commissioners in June 2002, the PUD Development Plan included the following conditions:

- “As described in the PUD Development Plan and Preliminary Plan, the depicted Waterfront Park site shall be dedicated to the Forest Lakes Metropolitan District in conjunction with the first final plat, and shall be maintained by the District. The Planned facilities for this park shall be substantially constructed prior to recording a Final Plat beyond Phase I (first 275) lots of the project.”
- “The depicted Homestead Park will be dedicated to the Forest Lakes Metropolitan District in conjunction with or prior to recording a Final Plat for any lots in Phase II (Lots 276-467) of the project.”
- “That portion of the depicted non-motorized trail within each applicable plat shall be dedicated to public use, and the construction of the applicable segment will be included in the Estimate of Guaranteed Funds (EGF) for the applicable plat. In all cases, this trail will be constructed to meet any applicable County standards.”
- “The developer agrees to make reasonable efforts to dedicate and construct this trail and allow public access through to the Forest Service boundary line as soon as possible after issuance of the first residential building permits for this project. The County and the developer understand and agree that there may be design and Prebles Meadow Jumping Mouse issues that could delay this connection.”

In 2003, the Forest Lakes Filing No. 1 Final Plat was approved with the PAB-endorsed motion “accept approximately three miles of regional trail to be constructed by the developer in lieu of regional park fees.” In that request, the applicant’s letter of intent stated the following in regards to the trail corridor:

- “Through discussions with the Parks Department, a non-motorized trail is to be provided with this application. The portion of this trail that was originally illustrated on the west side of Mitchell Avenue (Forest Lakes Drive) is now to be provided for within the right-of-way. The reason for this configuration is that this alignment reduces the number of street crossings as the trail extends from the existing trailhead at Old Denver Road and Baptist Road. An easement is also provided along the school site allowing for easy trail access to the site. The easement ends at the approximate crossing of the trail into Waterfront Park. At this point, the trail will continue to the west to the Preble’s Meadow Jumping Mouse (PMJM) habitat along Beaver Creek. The future trail extends further west with the cooperation with the Parks Department and the USFWS along the existing graded road through the PMJM habitat.”

The Filing No. 1 Final Plat, recorded in 2006, included Dedication language stating, “Tracts A, B, D, E, & F shall be owned and maintained by the Forest Lakes Metropolitan District and used for open space, landscaping, trails, utilities, preservation areas, and drainage,” while additional note language stated, “A 25’ Public Trail Easement will be granted to El Paso County across Tract E when the trail is constructed.”

As part of the current request for approval of the Forest Lakes Phase II PUD Development Plan / Preliminary Plan Amendment, the applicant’s letter of intent states the following:

- “A significant amount of open space and trails are planned throughout the project. The Phase 1 area extended trails into the property and constructed Waterfront Park, which has a playground,

amphitheater, fishing and boat dock, and a multi-purpose lawn area. Originally, Phase 2 included Homestead Park less than a mile from Waterfront Park with similar amenities. The reduced development footprint proposed by this application opens up more open space for informal trails, natural seating areas, and unique open space experiences in lieu of Homestead Park.”

- “The plan illustrates a trail network that will follow the existing dirt road along the south side of the project area. The trail will then divert through the center of the development along the northern branch of Beaver Creek and then back up to the mesa top. The long-term goal is to see a connection from this development to the US Forest Service trail network to the west. A prominent hill in the northwestern portion of the site provides a unique opportunity for hiking trails with views from the top that overlook the surrounding area. A mini incline is also proposed as a new open space amenity. A small trailhead parking area is planned off Forest Lakes Drive providing access to the hill trails through Tract D.”

El Paso County Parks requests dedication of trail easements or other mitigation as allowed by the Land Development Code and applicable procedures if the El Paso County Parks Master Plan identifies a trail and/or route within a project area. As it pertains to this application, the County requests that the landowner, Forest Lakes Residential Development, LLC, continue to provide easements for the proposed trail corridor that allows for public access when the trail enters property owned and maintained by the developer. Staff acknowledges the waiver of regional park fees in exchange for the proposed trail improvements and recommends approval of Forest Lakes Phase II PUD Development / Preliminary Plan Amendment to include the following conditions:

- County Parks acknowledges the waiver of \$99,330 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements.
- Designate and provide to El Paso County a 25-foot trail easement along the proposed trail corridor, from the current trail easement in Waterfront Park to the western boundary of Phase II, which allows for public access of the Forest Lakes Secondary Regional Trail.
- The regional trail shall be constructed by the developer along the planned corridor from Waterfront Park to the western boundary of Phase II, bordering U.S. Forest Service lands, within two years of the recording of the forthcoming final plat(s).
- Trail plans shall be submitted to and approved by County Parks prior to construction.
- The trail shall be constructed to Tier 1 standards for a primary regional trail.
- The trail shall be maintained by the Forest Lakes Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement.
- The developer shall provide a letter of Disqualification from the U.S. Fish and Wildlife Service to construct and maintain the trail where it enters the designated Preble’s Meadow Jumping Mouse (PMJM) habitat near and west of Waterfront Park. The developer is responsible for any mitigation required by the U.S. Fish and Wildlife Service, including fencing.

**Recommended Motion:**

*“Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment include the following conditions: (1) County Parks acknowledges the waiver of \$99,330 in*

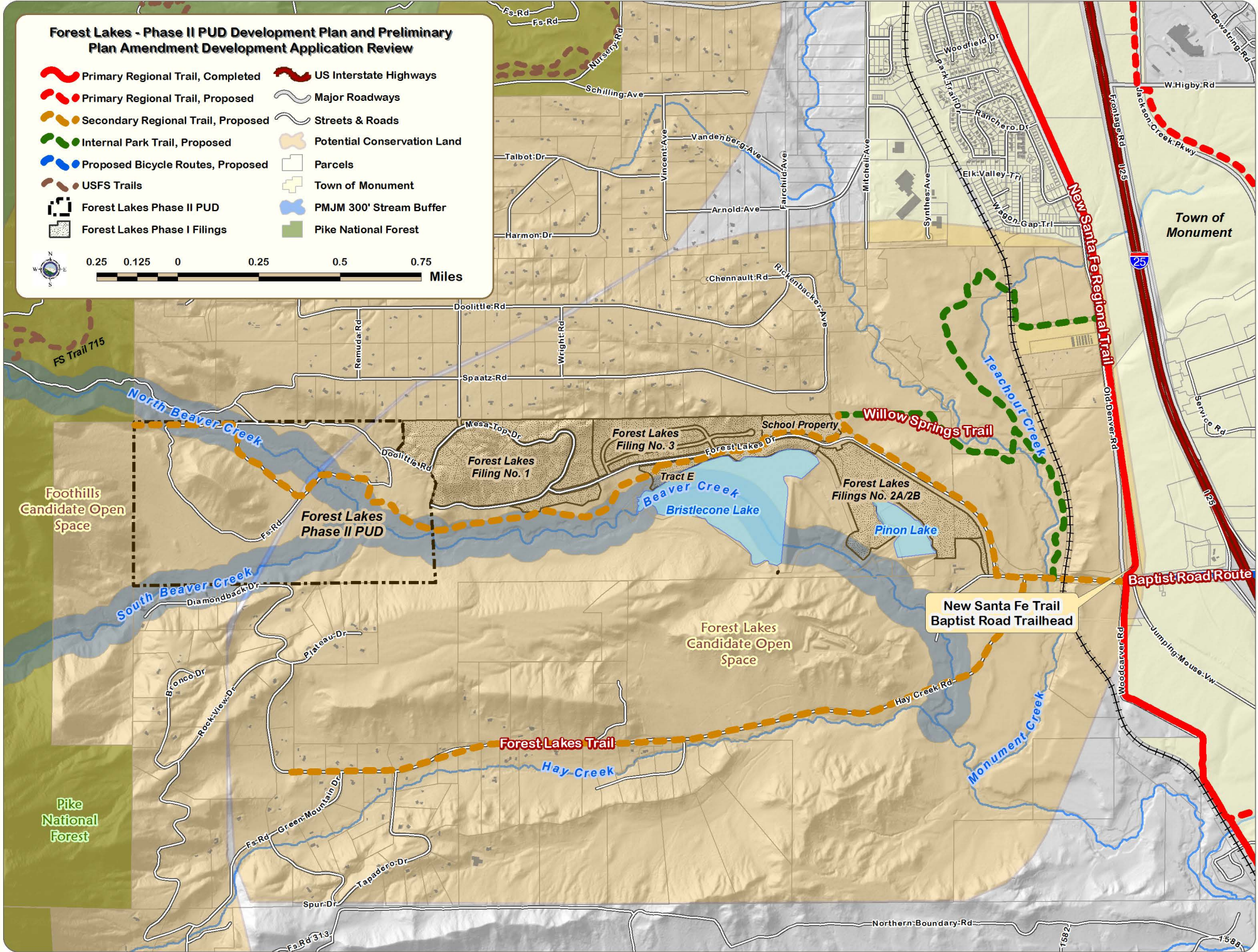
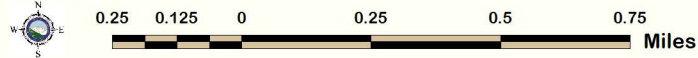
*regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) Designate and provide to El Paso County a 25-foot trail easement along the proposed trail corridor, from the current trail easement in Waterfront Park to the western boundary of Phase II, which allows for public access of the Forest Lakes Secondary Regional Trail; (3) The regional trail shall be constructed by the developer along the planned corridor from Waterfront Park to the western boundary of Phase II, bordering U.S. Forest Service lands, within two years of the recording of the forthcoming final plat(s); (4) Trail plans shall be submitted to and approved by County Parks prior to construction; (5) The trail shall be constructed to Tier 1 standards for a primary regional trail; (6) The trail shall be maintained by the Forest Lakes Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement; (7) The developer shall provide a letter of Disqualification from the U.S. Fish and Wildlife Service to construct and maintain the trail where it enters the designated Preble's Meadow Jumping Mouse (PMJM) habitat near and west of Waterfront Park. The developer is responsible for any mitigation required by the U.S. Fish and Wildlife Service, including fencing."*

Sincerely,

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

**Forest Lakes - Phase II PUD Development Plan and Preliminary Plan Amendment Development Application Review**

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  USFS Trails
-  Forest Lakes Phase II PUD
-  Forest Lakes Phase I Filings
-  US Interstate Highways
-  Major Roadways
-  Streets & Roads
-  Potential Conservation Land
-  Parcels
-  Town of Monument
-  PMJM 300' Stream Buffer
-  Pike National Forest



**New Santa Fe Trail Baptist Road Trailhead**

**Forest Lakes Phase II PUD**

**Forest Lakes Filing No. 1**

**Forest Lakes Filing No. 3**

**Forest Lakes Filings No. 2A/2B**

**Foothills Candidate Open Space**

**Forest Lakes Candidate Open Space**

**Pike National Forest**

**Town of Monument**

# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

February 14, 2018

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

<b>Name:</b>	<b>Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment</b>	<b>Application Type:</b>	<b>PUD / Preliminary Plan</b>
<b>DSD Reference #:</b>	<b>PUDSP-18-001</b>	<b>CSD / Parks ID#:</b>	<b>0</b>
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Total Acreage:</b>	<b>287</b>
<b>Forest Lakes Residential Development #2, LLC / Jim Boulton</b>	<b>N.E.S., Inc.</b>	<b>Total # of Dwelling Units</b>	<b>231</b>
<b>1111 Main Street, Suite 1600</b>	<b>Andrea Barlow</b>	<b>Gross Density:</b>	<b>0.80</b>
<b>Kansas City, MO 64105</b>	<b>619 North Cascade Avenue, #200</b>	<b>Park Region:</b>	<b>1</b>
	<b>Colorado Springs, CO 80903</b>	<b>Urban Area:</b>	<b>1</b>

Existing Zoning Code:    **PUD**                      Proposed Zoning:            **PUD**

**REGIONAL AND URBAN PARK REQUIREMENTS**

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.
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**LAND REQUIREMENTS**

Urban Density:  (2.5 units or greater / 1 acre)

Regional Parks: <b>1</b>		Urban Parks Area: <b>1</b>
<b>0.0194 Acres x 231 Dwelling Units = 4.481 acres</b>		Neighborhood: <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>
		Community: <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>
		Total: <b>0.00 acres</b>

**FEE REQUIREMENTS**

Regional Parks: <b>1</b>		Urban Parks Area: <b>1</b>
<b>\$430.00 / Unit x 231 Dwelling Units= \$99,330.00</b>		Neighborhood: <b>\$107.00 / Unit x 0 Dwelling Units = \$0.00</b>
		Community: <b>\$165.00 / Unit x 0 Dwelling Units = \$0.00</b>
		Total: <b>\$0.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:	Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment include the following conditions: (1) County Parks acknowledges the waiver of \$99,330 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) Designate and provide to El Paso County a 25-foot trail easement along the proposed trail corridor, from the current trail easement in Waterfront Park to the western boundary of Phase II, which allows for public access of the Forest Lakes Secondary Regional Trail; (3) The regional trail shall be constructed by the developer along the planned corridor from Waterfront Park to the western boundary of Phase II, bordering U.S. Forest Service lands, within two years of the recording of the forthcoming final plat(s); (4) Trail plans shall be submitted to and approved by County Parks prior to construction; (5) The trail shall be constructed to Tier 1 standards for a primary regional trail; (6) The trail shall be maintained by the Forest Lakes Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement; (7) The developer shall provide a letter of Disqualification from the U.S. Fish and Wildlife Service to construct and maintain the trail where it enters the designated Preble's Meadow Jumping Mouse (PMJM) habitat near and west of Waterfront Park. The developer is responsible for any mitigation required by the U.S. Fish and Wildlife Service, including fencing.
Park Advisory Board Recommendation:	