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PARKS AND COMMUNITY SERVICES DEPARTMENT

April 25, 2023

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

Subject: Grandview Reserve Filing No. 1 Final Plat (SF-23-011)

Hello Kari,

The Planning Division of the Parks and Community Services Department has reviewed the Grandview Reserve Filing No. 1 Final Plat development application and is submitting the following preliminary comments on behalf of El Paso County Parks. This Final Plat application, along with the following comments and recommendations, will be presented to the El Paso County Park Advisory Board for endorsement on May 10, 2023:

This is a request for endorsement by Galloway and Company, Inc., on behalf of 4 Site Investments, LLC, for approval of the Grandview Reserve Filing No. 1 Final Plat. The 37.56-acre property consists of 119 single-family residential lots and is currently zoned PUD. The site is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive.

The 2022 El Paso County Parks Master Plan shows the project impacting a proposed primary regional trail connection, as well as being located immediately east of Falcon Regional Park. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, located along both sides of Eastonville Road to accommodate trail users from the existing Meridian Ranch development located on the northwestern side of the road, as well as proposed residential and commercial developments along the southeastern side of Eastonville Road. The Eastonville Regional Trail provides critical connectivity to the aforementioned Meridian Ranch development, as well as Falcon Regional Park and Falcon High School, both of which are located immediately west of the project site on Eastonville Road.

The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the entire project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. In the previously approved Grandview Reserve Filing No. 1 PUD Development Plan and Preliminary Plan, the applicant designated approximately 57 acres of open space areas that included both jurisdictional and non-jurisdictional wetland areas.

Grandview Reserve Filing No. 1 Final Plat currently shows approximately 10.7 acres of open space, dedicated primarily to three stormwater detention facilities, utility corridors, public trails and open space, and various landscape buffers. Combined, these open spaces constitute approximately 28.5% of the Final Plat, far exceeding the PUD 10% open space requirement. The applicant's Letter of Intent includes extensive descriptions of the development's trail and park system, including connections to the El Paso County regional park and trail system, and states the following:

- *The overall Grandview Reserve proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. This will serve the residents of this region aligning with the County's goals. Filing 1 provides the early stages of this connected network by providing open space corridors, trails and an amenity center that are all linked by trails.*
- *Grandview Reserve and specifically Filing 1 will provide a recreation network internally to the community and trail connections to the nearby Falcon Regional Park. This trail system will also help fill potential "gaps" in the regional system.*
- *Grandview Reserve and specifically Filing 1 is providing a significant trail system throughout the community with future key connections to the Rock Island Trail on the east and the Falcon Regional Park on the west.*

EPC staff is encouraged by the applicant's willingness to provide extensive recreational amenities for Grandview Reserve residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. However, a 25-foot trail easement for the proposed Eastonville Primary Regional Trail is not shown or notated in the Final Plat. As such, staff recommends that the developers, through the recording of Filing No. 1 Final Plat, designate and provide to El Paso County a 25-foot trail easement along the southeastern side of Eastonville Road for the purposes of construction, maintenance, and public access of the Eastonville Primary Regional Trail.

Furthermore, staff recommends that the applicant work closely with the El Paso County Public Works Department to determine the status of the forthcoming Eastonville Road expansion, which will have a direct impact on the final location of the aforementioned trail easement and overall design of the Eastonville Primary Regional Trail. Should the expansion of Eastonville Road, through the requirements of the El Paso County Engineering Criteria Manual, dictate detached concrete sidewalks, El Paso County Parks recommends the construction of a hybrid concrete/gravel trail to accommodate a variety of trail users, including equestrians, mountain bikers, and trail runners accessing Falcon Regional Park and large-acreage agricultural properties both north and south of Grandview Reserve.

Lastly, staff recommends regional and urban park fees in lieu of land dedication on the forthcoming Final Plat. Additionally, a park lands agreement may be an acceptable alternative to urban park fees provided the agreement, including all site plans, is approved by the County and executed prior to recording the forthcoming Final Plat. **Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.**

Recommended Motion (Filing No. 1 Final Plat):

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 Grandview Reserve Filing No. 1 Final Plat: (1) work with El Paso County Parks and Public Works staff to develop a final layout and design for the Eastonville Primary Regional Trail along the southeastern side of Eastonville Road; (2) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for construction, maintenance, and public access of the Eastonville Primary Regional Trail; (3) the trail easement shall be shown and dedicated to El Paso County on the Final Plat; (4) fees in lieu of land dedication for regional park purposes in the amount of \$54,740 and urban park purposes in the amount of \$34,510 will be required at time of the recording of the Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is 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
Park Planner
Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com

Grandview Reserve Filing No. 1 Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Land
-  Grandview Reserve Filing No. 1
-  Grandview Reserve
-  Parcels
-  Streams



0.5 0.25 0
Miles



Grandview Reserve
Filing No. 1

Grandview Reserve

Judge Orr Road
Candidate Open
Space

**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

**Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services**

May 10, 2023

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Grandview Reserve Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-23-011	Total Acreage:	37.56
		Total # of Dwelling Units:	119
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.92
4 Site Investments	Galloway and Company, Inc.	Regional Park Area:	2
Paul Howard	Grant Dennis	Urban Park Area:	5
1271 Kelly Johnson, Suite 100	1155 Kelly Johnson Boulevard, Suite 305	Existing Zoning Code:	PUD
Colorado Springs, CO 80920	Colorado Springs, CO 80920	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 2

Urban Park Area: 5

0.0194 Acres x 119 Dwelling Units = 2.309
Total Regional Park Acres: 2.309

Neighborhood:	0.00375 Acres x 119 Dwelling Units =	0.45
Community:	0.00625 Acres x 119 Dwelling Units =	0.74
	Total Urban Park Acres:	1.19

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 5

\$460 / Dwelling Unit x 119 Dwelling Units = \$54,740
Total Regional Park Fees: \$54,740

Neighborhood:	\$114 / Dwelling Unit x 119 Dwelling Units =	\$13,566
Community:	\$176 / Dwelling Unit x 119 Dwelling Units =	\$20,944
	Total Urban Park Fees:	\$34,510

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

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 Grandview Reserve Filing No. 1 Final Plat: (1) work with El Paso County Parks and Public Works staff to develop a final layout and design for the Eastonville Primary Regional Trail along the southeastern side of Eastonville Road; (2) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for construction, maintenance, and public access of the Eastonville Primary Regional Trail; (3) the trail easement shall be shown and dedicated to El Paso County on the Final Plat; (4) fees in lieu of land dedication for regional park purposes in the amount of \$54,740 and urban park purposes in the amount of \$34,510 will be required at time of the recording of the Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s).

Park Advisory Board Recommendation: