



# EL PASO COUNTY

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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

January 4, 2022

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

**Subject: The Trails at Aspen Ridge Filing No. 4 Final Plat, Review #2 – (SF-21-024)**

Hello John,

The Park Operations Division of the Community Services Department has reviewed the Trails at Aspen Ridge Filing No. 4 Final Plat, Review #2, development application and has the following additional comments of behalf of El Paso County Parks. Staff acknowledges the inclusion of Tract G in this submittal, thus increasing the overall size of Filing No. 4 from 17.90 to 35.36 acres. While this necessitates a recalculation for regional and urban park fees, the resulting density (Dwelling Units Per 2.5 Acres) does not change the park fee values. A revised Subdivision Review Form is attached to this packet.

This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on July 14, 2021:

*“This is a request for approval by Matrix Design Group on behalf of COLA, LLC., for The Trails at Aspen Ridge Filing No. 4 Final Plat, consisting of 124 residential single-family lots on 17.90 acres. This proposed subdivision is within the boundaries of the Trails at Aspen Ridge PUD Development Plan and Preliminary Plan, which was endorsed by the Park Advisory Board in August 2019 and again in March 2021. Zoned PUD, the site is located southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir.*

*The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 approximately 0.40 mile west of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road approximately 0.25 mile north of the project site. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.*

*The original Trails at Aspen Ridge PUD Preliminary Plan contained 27.04 acres of open space, or 22.9% of the total project acreage, designated for open space, trails, parks, landscaping, or stormwater detention purposes. Furthermore, applicant proposed “various types of recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 6-acre central park site.” The Amended PUD Preliminary Plan and Landscape Plans, endorsed by the Park Advisory*



Board in March 2021, continued to show an interconnected network of parks, trails, sidewalks, and open spaces, although open space and park land acreages were reduced to 17.8 acres or 15.1%, still exceeding the required 10% PUD open space requirement. All parks, trails, and open spaces will be owned and maintained by the Waterview II Metropolitan District.

The Trails at Aspen Ridge Filing No. 4 Final Plat contains Tracts A, C, D, and E, which, at a combined 1.78 acres, are designated as parks, trail corridor, landscaping, or open space. The applicant has included detailed landscape plans for Filing No. 4 Final Plat, which show a significant amount of landscaping, including a small passive-use pocket park in Tract A along Bull Run Drive which provides sitting areas and access to community mail kiosks. Furthermore, Tract C contains a gravel-surfaced trail that provides north-south access along the easternmost boundary of the Trails at Aspen Ridge and allows for pedestrian connectivity to the neighborhood park in Filing No. 2.

At their regular June 2021 meeting, the Park Advisory Board unanimously endorsed COLA, LLC's application for a Park Lands Agreement for the Trails at Aspen Ridge Filing No. 4. This agreement will be presented to the El Paso County Board of County Commissioners for final approval on July 20, 2021 and facilitates the waiver of all urban park fees in exchange for the construction of the aforementioned neighborhood park facilities in nearby Trails at Aspen Ridge Filing No. 2. Staff is pleased with the applicant's continuing efforts to provide easily accessible recreational amenities to the residents and visitors of the Trails at Aspen Ridge.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. The aforementioned Park Lands Agreement will be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to the recording of the Trails at Aspen Ridge Filing No. 4 Final Plat.

**Recommended Motion: Filing No. 4 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 Trails at Aspen Ridge Filing No. 4 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$57,040 and urban park fees in the total amount of \$35,960. 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 this Final Plat."

Please feel free to contact me should you have any questions or concerns.

Sincerely,



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

**City of Colorado Springs**

**City of Colorado Springs**

**The Trails at Aspen Ridge Filing No. 4**

Filing No. 2

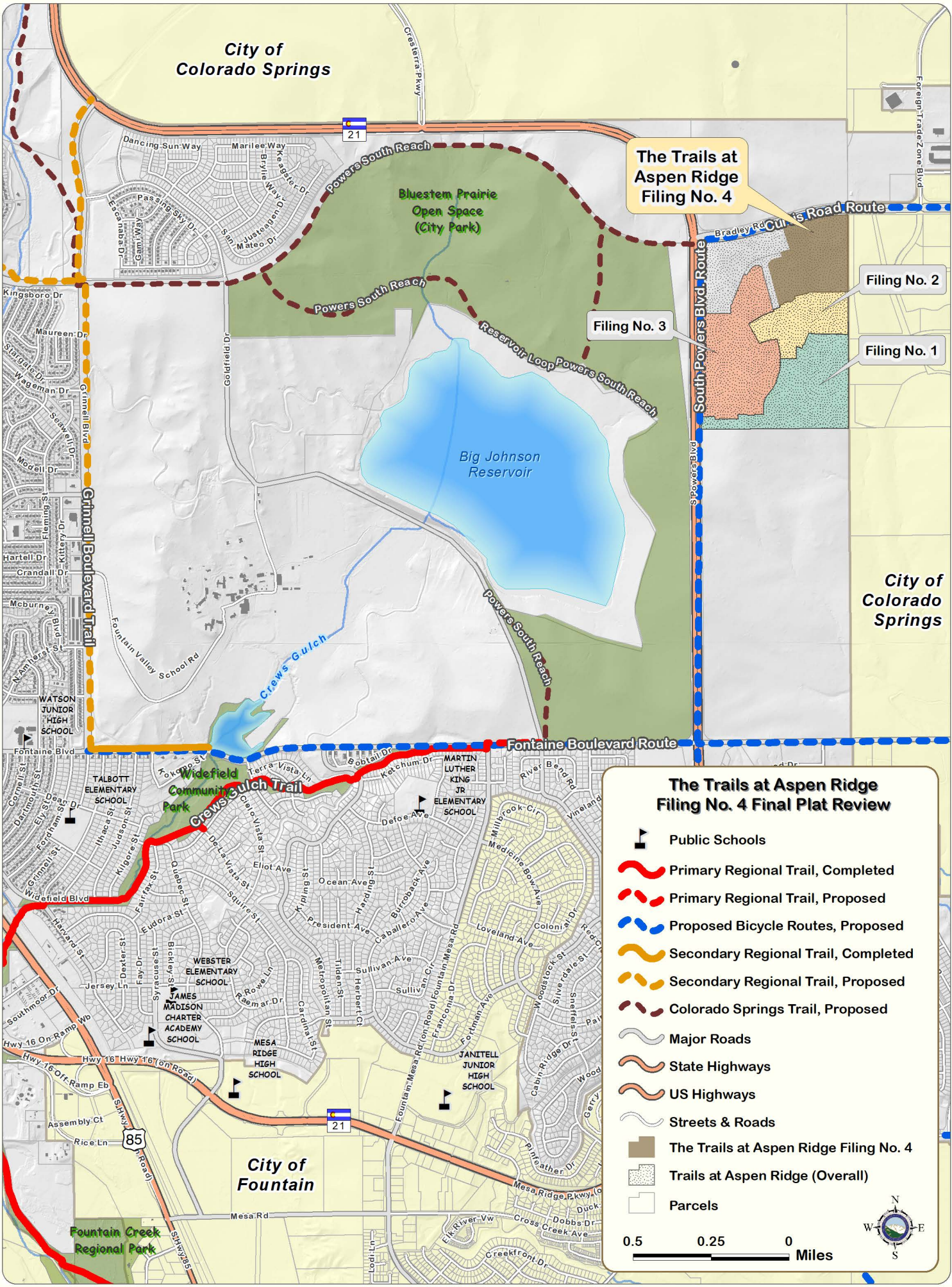
Filing No. 1

Filing No. 3

**The Trails at Aspen Ridge Filing No. 4 Final Plat Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  US Highways
-  Streets & Roads
-  The Trails at Aspen Ridge Filing No. 4
-  Trails at Aspen Ridge (Overall)
-  Parcels

0.5 0.25 0 Miles



**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

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

**July 14, 2021**

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.

<b>Name:</b>	The Trails at Aspen Ridge Filing No. 4 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-21-024	<b>Total Acreage:</b>	<b>35.36</b>
		<b>Total # of Dwelling Units:</b>	<b>124</b>
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	<b>8.77</b>
COLA, LLC.	Matrix Design Group	<b>Regional Park Area:</b>	<b>4</b>
555 Middle Creek Parkway	Jason Alwine	<b>Urban Park Area:</b>	<b>4</b>
Suite 380	2435 Research Parkway, Suite 300	<b>Existing Zoning Code:</b>	<b>PUD</b>
Colorado Springs, CO 80921	Colorado Springs, CO 80920	<b>Proposed Zoning Code:</b>	<b>PUD</b>

**REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS**

<p>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.</p>	<p>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.</p>
<b>LAND REQUIREMENTS</b>	Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): <b>YES</b>
<p><b>Regional Park Area: 4</b></p> <p>0.0194 Acres x 124 Dwelling Units = 2.406</p> <p><b>Total Regional Park Acres: 2.406</b></p>	<p><b>Urban Park Area: 4</b></p> <p>Neighborhood: 0.00375 Acres x 124 Dwelling Units = 0.47</p> <p>Community: 0.00625 Acres x 124 Dwelling Units = 0.78</p> <p><b>Total Urban Park Acres: 1.24</b></p>
<b>FEE REQUIREMENTS</b>	
<p><b>Regional Park Area: 4</b></p> <p>\$460 / Dwelling Unit x 124 Dwelling Units = \$57,040</p> <p><b>Total Regional Park Fees: \$57,040</b></p>	<p><b>Urban Park Area: 4</b></p> <p>Neighborhood: \$114 / Dwelling Unit x 124 Dwelling Units = \$14,136</p> <p>Community: \$176 / Dwelling Unit x 124 Dwelling Units = \$21,824</p> <p><b>Total Urban Park Fees: \$35,960</b></p>

**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 Trails at Aspen Ridge Filing No. 4 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$57,040 and urban park fees in the total amount of \$35,960. 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 this Final Plat.

**Park Advisory Board Recommendation:** **PAB Endorsed 07/14/2021**