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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

October 5, 2023

Kari Parsons
Project Manager
El Paso County Development Services Department

Subject: Peaceful Ridge Metropolitan District Service Plan Amendment (ID235)

Kari,

The Parks and Community Services Department has reviewed the service plan amendment for the Peaceful Ridge Metropolitan District and has the following comments on behalf of El Paso County Parks:

The application was submitted by WBA on behalf of Peaceful Ridge Metropolitan District to amend the service plan for the district. The 60 acre district is located west of Marksheffel Road and north of Fontaine Boulevard in El Paso County, Colorado. The metro district was approved by the Board of El Paso County Commissioners in 2007. The development is anticipated to consist of 250 single family houses. The property is zoned RS-6000, a residential zone for 6,000 SF lots. The district's original service plan was approved in 2016. The purpose of the service plan amendment is to increase the service plan's debt capacity as infrastructure costs have increase since originally estimated in 2016.

The El Paso County Parks Master Plan does not show any facilities impacted by the metro district. The proposed South Marksheffel Road Bicycle Route will run north and south along Marksheffel Road on the east side of the Peaceful Ridge Metro District. The proposed bicycle route will be accommodated within the public right of way and will not impact the proposed development.

The development is located 1.5 miles east of Blue Stem Prairie Open Space, and open space that is owned and operated by the City of Colorado Springs. A completed portion of El Paso County's Jimmy Camp Creek Regional Trail is located ¼ of a mile to the east of the metro district on the east of Marksheffel Road. When complete, this trail will extend from Fountain Creek to the east side of Colorado Springs.

The Peaceful Ridge Metropolitan District Service Plan includes the following statements in regards to parks and recreation:

- The District is authorized to provide parks and recreation services within the boundaries of the metropolitan district. Parks and Recreation services are defined as “the design, acquisition, installation, construction, operation and maintenance of public park and recreation facilities or programs including, but not limited to, swimming pools and spas, tennis courts, exercise facilities, bike paths, hiking trails, snowshoe trails, pedestrian trails, pedestrian bridges, pedestrian malls, public fountains and sculpture, art, and botanical gardens, equestrian trails and centers, picnic areas, skating areas and facilities, common area landscaping and weed control, outdoor lighting of all types, community events, and other facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of, and/or improvements to, said facilities or systems.”
- At complete Project buildout, development within the district is planned to consist of 250 single-family homes as well as a standalone neighborhood park.

- The District shall not have the authority to apply for or utilize any Conservation Trust (“Lottery”) funds without the express prior consent of the Board of County Commissioners. The District shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants. Such approval, although required, is not considered to be a major modification which would require the need to revise this Service Plan.

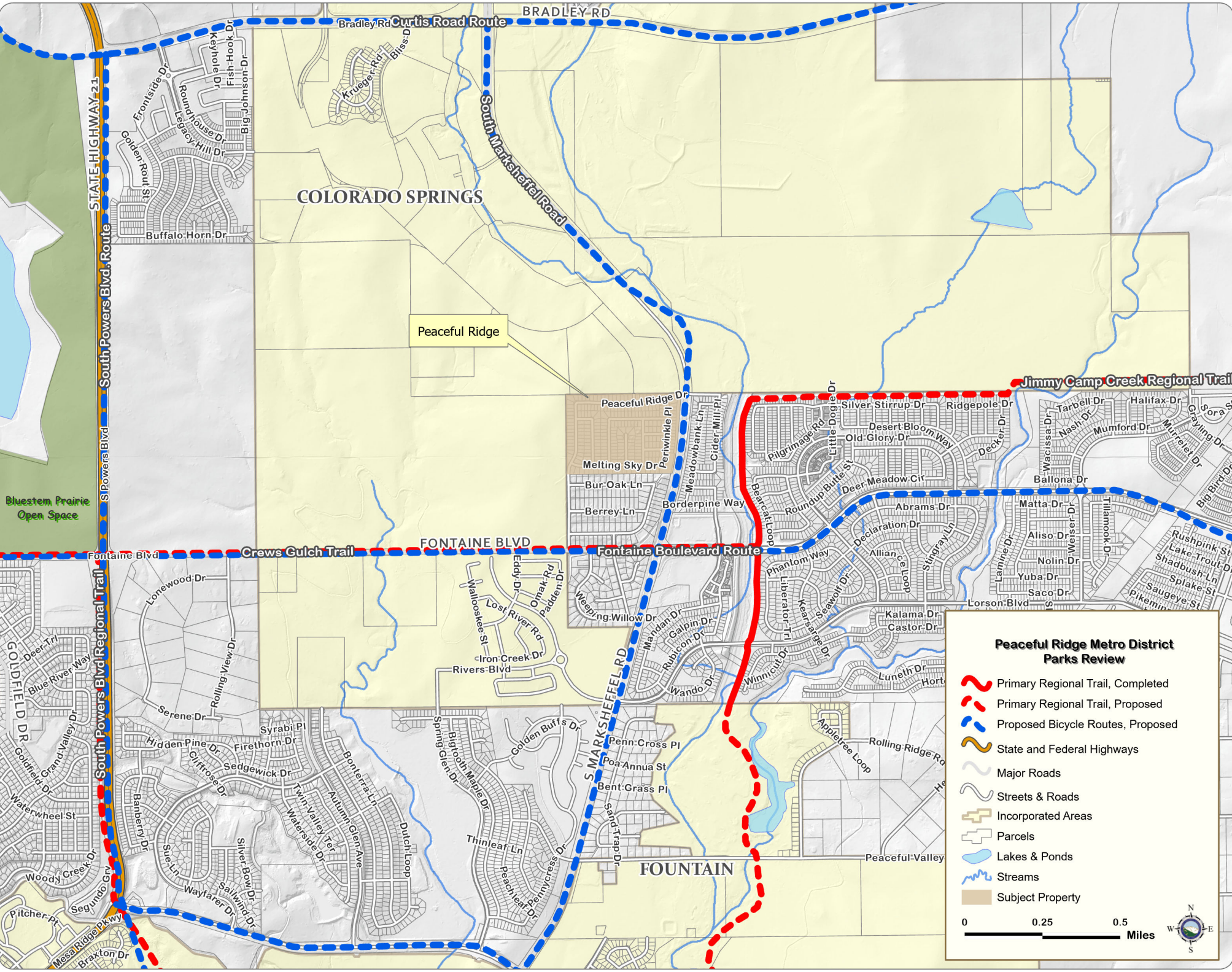
Staff recommends urban and regional park fees in lieu of land dedication due at the time of the recording of the Final Plat.

These comments are being provided administratively and do not require endorsement by the Park Advisory Board. Please let me know if you have any questions or concerns.

Sincerely,

Greg Stachon
Landscape Architect
El Paso County Parks and Community Services
GregStachon@elpasoco.com





COLORADO SPRINGS

Peaceful Ridge

FONTAINE BLVD

FOUNTAIN

**Peaceful Ridge Metro District
Parks Review**

-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  State and Federal Highways
-  Major Roads
-  Streets & Roads
-  Incorporated Areas
-  Parcels
-  Lakes & Ponds
-  Streams
-  Subject Property

0 0.25 0.5 Miles

