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ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

July 30, 2019

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

Subject: The Ranch Metropolitan District (ID-19-006)

Hello Kari,

The Planning Division of the Community Services Department has reviewed the development application for The Ranch Metropolitan District, and has the following comments on behalf of El Paso County Parks:

This is a request by Spencer Fane, LLP., on behalf of Elite Properties of America, LLC., for approval of The Ranch Metropolitan District Nos. 1-4. The 610 acre property is located to the south of Stapleton Drive and east of Raygor Road. The property includes proposed areas of urban residential and commercial land uses.

The 2013 El Paso County Parks Master Plan shows the Woodmen Hills Secondary Regional Trail traversing diagonally across the eastern half of the site. The proposed trail facilitates a connection to the Rock Island Regional Trail and Eastonville Regional Trail to the south, and the Arroya Lane Regional Trail to the north. Staff acknowledges the Woodmen Hills Secondary Regional Trail is included within The Ranch Sketch Plan's Letter of Intent and is also shown on the Sketch Plan drawings. Furthermore, staff appreciates the regional trail is incorporated within the project and is depicted as providing integral connections to several non-County trails and neighborhood park sites within the proposed development.

In January 2019, the Park Advisory Board endorsed the following recommendations for The Ranch Sketch Plan Amendment:

"Staff has the following recommendations for The Ranch Sketch Plan: (1) designate and provide to El Paso County a 25-foot trail easement for the Woodmen Hills Secondary Regional Trail as shown on the Sketch Plan Drawings, that allows for public access, as well as construction and maintenance by El Paso County, (2) show the easement on all forthcoming preliminary plans and final plats, and dedicate the aforementioned easement to El Paso County on the forthcoming final plat(s), (3) pay fees in lieu of land dedication for regional and urban park purposes, which will be required at time of the recording of the forthcoming final plats."

The Ranch Metropolitan District Service Plan includes the following statements in regards to proposed parks, trails, and recreational opportunities within the District:

- Proposed Improvements to be Financed: Proposed completion of an estimated \$26,300,000 of on and off-site public improvements including, but not limited to, on and off-site streets, roadway, water and sanitary sewer, and park and recreation improvements.

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- **Proposed Ongoing Services:** The Developer and the Districts intend to work with existing overlapping service providers to obtain the necessary consents and/or approvals for the provision of necessary services to the Districts including, but not limited to, water wastewater, streets, drainage, parks and recreation, and fire protection services.
- **Public Improvements:** Those improvements constituting Regional Public Improvements and Local Public Improvements collectively including, but not limited to, on and off-site improvements such as on and off-site streets, roadway, water and sanitary sewer, and park and recreation improvements.
- **Parks and Recreation:** The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs including, but not limited to, grading, soil preparation, landscaping, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction rules and regulations.

The Districts 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 Districts 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 material modification which would require the need to revise this Service Plan.

The 2013 El Paso County Parks Master Plan outlines the mission of El Paso County Parks, and its relationship to regional parks, trails, and open space facilities, which consists of large park and open space facilities larger than 200 acres and trail systems that connect communities, rather than neighborhood parks and small neighborhood trail systems. While El Paso County Parks staff welcomes the inclusion of park and recreation facilities in the Service Plan, EPC Parks only anticipates the dedication of the aforementioned Woodmen Road Secondary Regional Trail easement to El Paso County for inclusion into its regional trail system, but does not anticipate the acceptance of the smaller localized and neighborhood recreational facilities into its parks, trails, and open space network. Instead, these localized proposed parks and recreation facilities should be constructed by the applicant and conveyed to The Ranch Metropolitan District for the purposes of ownership and maintenance.

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,



Ross A. Williams
Park Planner
Planning Division
Community Services Department
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