

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

April 27, 2022

Kari Parsons
Project Manager
El Paso County Development Services Department

Subject: Silverado Ranch Metropolitan District – (ID-214)

Kari,

The Community Services Department has reviewed the Silverado Ranch Metropolitan District development application and has the following final comments of behalf of El Paso County Parks:

Staff acknowledges that the number of lots has changed from 64 in Sept. 2021 to 58 today. The metropolitan district is now 249 acres vs. 320 acres as previously shown. The reduction in number of lots and total acres appears to be a result of lots 2, 3, 5, 6, 7, and 9 being removed from the metropolitan district.

This application and the following recommendations for Silverado Ranch Metropolitan District were submitted to EDARP in September, 2021:

This is a request for approval by Susemihl, McDermott & Downie on behalf of Silverado Ranch, Inc. for the Silverado Ranch Metropolitan District. The applicant intends to form a Metropolitan District to serve the Silverado Ranch Subdivision consisting of 320 acres planned for 64 residential units on 2 ½ acre lots. Silverado Ranch Metropolitan District is located on the southeast corner of Drennan Road and Peyton Highway. The development is approximately 4 miles southeast of Schreiver Air Force Base. Build-out of the development is expected over 6-10 years while roads, trails, and other amenities are to be completed in 3 to 4 years.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Schreiver Secondary Regional Trail stops just short of the proposed Metropolitan District at the corner of Drennan Road and Peyton Highway. There two proposed bicycle routes running next to the Metropolitan District. The proposed Drennan Road Bicycle Route runs east to west along the north side of the development and the proposed Peyton Highway Bicycle Route runs north and south along the west side of the development. Both proposed bicycle routes will be accommodated in the public right-of-way and would not be impacted by the project.



The Silverado Metropolitan District Letter of Intent and Service Plan include the following statements:

- *Public Infrastructure: It is anticipated that the public infrastructure costs would be approximately \$3,000,000 but a higher amount will be authorized to cover future costs of capital improvements. The district will design and construct main arterial and collector roadways, park, and recreation facilities. In the future, properties may be served by a central water system and wastewater system provided by a third party.*
- *Proposed Ongoing Services: The district is authorized to provide the following services: water, wastewater, street improvements and safety protection, park and recreation, drainage, mosquito control, and covenant enforcement and design review limited to architectural control and enforcement. Initially the homes in will be served by wells but in the future the District may design and construct water lines to connect to a future provider.*
- *Parks and Recreation: The District is authorized to design, acquire, construct, operate and maintain recreational facilities including but not limited to parks, open spaces, trails, fencing and landscaping.*
- *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 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 does not anticipate the acceptance of any 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 Silverado 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 feel free to contact me should you have any questions or concerns.

Sincerely,

Greg Stachon
Landscape Architect
Park Operations Division
Community Services Department
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Silverado Ranch Metropolitan District

-  SubjectProperty
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Parcels
-  EPC_BuildingFootprint
-  Streams

0 500 1,000 2,000 Feet

