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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

April 4, 2024

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

Subject: Stonebridge Metropolitan District Nos. 1-6 Review (ID-24-001)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Stonebridge Metropolitan District Nos. 1-6 application and wishes to submit the following comments on behalf of El Paso County Parks.

This is a request by White Bear Ankele Tanaka & Waldron on behalf of RSC Metro, LLC., for consideration of the Stonebridge Metropolitan District Nos. 1-6. These proposed districts will include 110 single-family residential lots, 780 multi-family residential units, approximately 27 acres of commercial mixed use, and approximately 13 acres of industrial use on approximately 136 acres. The site is located east of Elbert Road, south of Hopper Road and north of Sweet Road.

The 2022 El Paso County Parks Master Plan shows no direct impacts to existing or proposed parks, trails, or open space. The proposed Sand Creek Regional Trail runs north-south along the Sand Creek corridor, located nearly adjacent and east of the proposed Stonebridge Metropolitan District service area boundaries. An eastern branch of the Sand Creek Regional Trail is located on the north side of Marksheffel Road, terminating at Vollmer Road. The trail utilizes the concrete sidewalk along the north side of the road, and is therefore not impacted by the Metropolitan District.

The Parks Master Plan also shows the proposed Marksheffel Road Bicycle Route running east-west along Marksheffel Road on the immediate northern side of the proposed Metropolitan District, which will be located in public right-of-way. Dedicated public right-of-way already exists or will be dedicated along this aforementioned bicycle route, so no regional trail easement dedications are necessary or are anticipated for the bicycle route.

The applicant's Letter of Intent and proposed Service Plan make mention of future parks, trails, and open space, but these recreational facilities are not shown on the submitted Service Area maps. The Stonebridge Metropolitan District Service Plan and Letter of Intent do include the following statements in regard to parks, trails, and open space:

- **Letter of Intent, Page 4:** *There will be large areas of open space throughout the residential portion of the Districts. Multiple housing types will be provided to support aging-in-place housing options to meet resident needs through all stages of life. Walking and biking will be promoted by the open space and a trail system that is anticipated to connect the Districts to the County Regional Trail located within the Sterling Ranch Master Planned community that is directly adjacent to the Districts on the East side of Vollmer Road.*
- **Letter of Intent, Page 4:** *The Districts will construct high-quality amenities, including parks, open space areas and trails.*

- **Letter of Intent, Page 4:** Additionally, the open spaces will be predominately native vegetation and not irrigated as the parks will be designed to incorporate xeric landscaping as much as possible.
- **Letter of Intent, Page 5: Compliance with El Paso County Parks Master Plan:** The Project's proposed development meets the requirements defined in the EPC Parks Master Plan by exceeding the County's 10% requirement for open space and parks within the residential communities. The parks and open spaces will be owned and maintained by the Districts, or homeowner's associations and the apartment complex. The Project will preserve natural features and areas by utilizing significant drainage-ways as trail/open space corridors. While the Parks Department does not desire a County park on this Project, the Districts will provide parks for future residents. This concept supports the greater goal of the County Parks goal of protecting and enhancing the unique natural features.
- **Letter of Intent, Page 6:** To develop the Project, a significant investment in public infrastructure is required, including, but not limited to water systems improvements, sanitary sewer and storm drainage improvements, street and roadway improvements, **and parks and recreation improvements.**
- **Letter of Intent, Page 8: Major Service Plan Points:** Completion of approximately \$15,394,268 of public improvements, including water, sanitation, streets, transportation, safety protection, drainage, **parks and recreation**, mosquito control, fire protection, television relay and translation, security services, and solid waste disposal.
- **Service Plan, Executive Summary, Proposed Improvements to be Financed:** Approximately \$15,394,268 of public improvements, including, but not limited to, roadway, water, sanitary sewer, stormwater and drainage, landscaping and **parks and recreation.** These initial cost estimates are preliminary in nature and may fluctuate due to external forces outside of Applicant's control.
- **Service Plan, Page 9, Parks and Recreation:** The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain park and recreation facilities and programs, including, but not limited to, parks, pedestrian ways, bike paths, bike storage facilities, signage, interpretive kiosks and facilities, open space, landscaping, cultural activities, community centers, recreational centers, water bodies, wildlife preservation and mitigation areas, riparian improvements, irrigation facilities, playgrounds, pocket parks, swimming pools, undergrounding utilities, and other active and passive recreational facilities, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will own and maintain park and recreation improvements not conveyed to the County, other appropriate jurisdiction, or other entity.

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.

In conclusion, Parks staff is encouraged by the applicant's desire to bring high-quality recreational amenities to the residents and visitors of the Stonebridge community. However, staff recommends that the applicant include generalized plans, descriptions, and locations of these recreational facilities in either the Letter of Intent or included in the Service Area maps, as with other planned improvements, such as roadways, sewer and water deliver systems, and stormwater detention facilities.



These recommendations should be addressed and additional information included in future submittals of this Metropolitan District application. Lastly, EPC Parks and Community Services does not object to the formation of the Metropolitan District. 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
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Parks and Community Services Department
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