

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

September 23, 2022

Kari Parsons
Project Manager
El Paso County Development Services Department

Subject: Jaynes Property Sketch Plan – Preliminary Comments (SKP225)

Hello Kari,

The Community Services Department has reviewed the Jaynes Property Sketch Plan and has the following preliminary comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on October 12, 2022:

This is a request by N.E.S., Inc on behalf of Classic Communities, for approval of the Jaynes Property Sketch Plan. The property is currently zoned RR-5. The approximately 142-acre project site lies southwest of the intersection of Poco Road and Vollmer Rd in northeast El Paso County. The Jayne's Property Sketch Plan is proposed as an urban character mixed residential development with a variety of densities with a maximum of 450 dwelling units. The project also includes a 4-acre neighborhood commercial center, and a 3.2-acre neighborhood park.

The El Paso County Parks Master Plan shows two proposed bicycle routes in the vicinity of the project, and a proposed regional trail that may be impacted by the project. The proposed Briargate Parkway Bicycle Route bisects the site, running east and west along the future extension of Briargate Parkway. The proposed Vollmer Road Bicycle Route runs north and south along Vollmer Road which is on the east side of the project. Dedicated public rights-of-way already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations.

The El Paso County Parks Master Plan shows the Briargate Parkway Primary Regional Trail connecting Vollmer Road to the Sand Creek trail to the east of the sketch plan area. The extension of Briargate Parkway is currently being planned by the County and City to ensure the design of the future Briargate Parkway is consistent between jurisdictions. The current cross section of Briargate Parkway includes two 10-ft wide detached sidewalks which would serve as a regional trail connection. Therefore, County Parks does not show a proposed regional trail along Briargate on the master plan. This planned trail corridor along Briargate Parkway is a crucial east-west connector which will facilitate a regional connection between the City and County trail network.

The 2022 El Paso County Parks Master Plan (final adoption anticipated November 2022) includes an update to the Candidate Open Space Areas. The Jaynes Property Sketch Plan area falls within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor,



surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. Conservation efforts along the Sand Creek corridor, as well as a large north/south open space corridor along the eastern boundary of the property, will help to preserve some of the key open space attributes, particularly those associated with Sand Creek.

There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and approximately 9.66-acres of aquatic resources identified as wetlands and one man-made pond. In a letter dated June 30, 2022 the US Army Corps of Engineers determined that the site does not contain waters of the United States that are subject to regulation under Section 404 of the Clean Water Act.

The Sterling Ranch Sketch Plan shows 18.8 acres of open space, dedicated to neighborhood or community parks, greenways, drainages, landscaping buffers, and trails. This constitutes approximately 13.2% of the total project area of 142 acres. The letter of intent states the following in regard to parks, trails, and open spaces:

- *“A 3.2-acre neighborhood park has been located so that all residents will be within approximately ¼ mile distance from the park to allow for easy pedestrian access.”*
- *“The proposed amendments to the Sketch Plan continue the original intent of the Sketch Plan as described above. Appropriate buffers are still incorporated and parks, open space, and interconnected trails are maintained and expanded.”*
- *“The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. This placetype consists of predominantly single family detached residential areas, and is supportive of single-family attached, multifamily residential, commercial retail, parks, and open space.”*

Staff encourages the developers to construct the proposed neighborhood and community parks, so as to provide recreational opportunities for residents and visitors of all ages and abilities. Furthermore, staff encourages the developers to construct internal trail systems that link residents not only to the proposed neighborhood and community parks, but also to the County’s regional trail system.

Required regional and urban park fees will be finalized at time of the submittal of the forthcoming preliminary plan(s) and required at time of the recording of the forthcoming final plat(s).

Recommended Motion (Sketch Plan):

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 Jaynes Property Sketch Plan Amendment: (1) Consistent with design plans for Briargate Parkway, develop two 10-foot wide trails on either side of the future Briargate Parkway through the project area and provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east; (2) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats.

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

Sincerely,

Greg Stachon
Landscape Architect
Community Services Department
GregStachon@elpasoco.com

Jaynes Property Sketch Plan

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

0 500 1,000 2,000 Feet



Jaynes Property Sketch Plan

