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March 30, 2020

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

Subject: Trails at Aspen Ridge Filing No. 2 Final Plat – Review #2 (SF-19-027)

Hello Nina,

The Park Operations Division of the Community Services Department has reviewed the Trails at Aspen Ridge Filing No. 2 Final Plat, Review #2, and has no additional comments of behalf of El Paso County Parks. Staff acknowledges the inclusion of the Community Park landscape plans with this submittal and has held discussions with the applicant's representative regarding the forthcoming Park Lands Agreement. The following comments and recommendations were presented to and endorsed by El Paso County Park Advisory Board on January 8, 2020:

"This is a request for approval by Matrix Design Group on behalf of COLA, LLC, for The Trails at Aspen Ridge Filing No. 2 Final Plat, consisting of 98 residential single-family lots on 24.03 acres. This proposed subdivision is within the boundaries of the Trails at Aspen Ridge PUD Development Plan and Preliminary Plan, which was endorsed by the Park Advisory Board in August 2019. Zoned PUD, the site is located southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir.

The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 approximately 0.40 mile west of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road approximately 0.25 mile north of the project site. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The Trails at Aspen Ridge PUD Preliminary Plan contains 27.04 acres of open space, or 22.9% of the total project acreage, designated for open space, trails, parks, landscaping, or stormwater detention purposes. Furthermore, applicant proposed "various types of recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 6-acre central park site." Both the PUD Preliminary Plan and the

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Landscape Plan show these parks, trails, sidewalks, and open spaces, and all will be owned and maintained by the Waterview II Metropolitan District.

The Trails at Aspen Ridge Filing No. 2 Final Plat contains Tracts A, B, and C, all of which are designated as parks, trails, or open space. In the current application's Landscape Plans, only Tracts B and C are shown as a park or open space. Tract A is the location of the aforementioned 6-acre central park site, but no landscape plans are included. Upon inquiry, Matrix Design Group has stated that the Tract A central park site will be included in a forthcoming site development plan that is slated for agency review in January 2020. In the meantime, a conceptual site plan was made available and is included in this development application packet.

El Paso County staff is encouraged by the extent of easily accessible recreational opportunities being planned and provided for the residents of the Trails at Aspen Ridge. The applicant has applied for an urban Park Lands Agreement for the Trails at Aspen Ridge Filing No. 1 and has indicated their intention to apply for an urban Park Lands Agreement for Filing No. 2.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to the recording of the Trails at Aspen Ridge Filing No. 2 Final Plat.

Recommended Motion: Filing No. 2 Final Plat

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge Filing No. 2 Final Plat includes the following condition: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$44,688 and urban park fees in the total amount of \$28,224. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat."

Please let me know if you have any questions or concerns.

Sincerely,

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

City of Colorado Springs

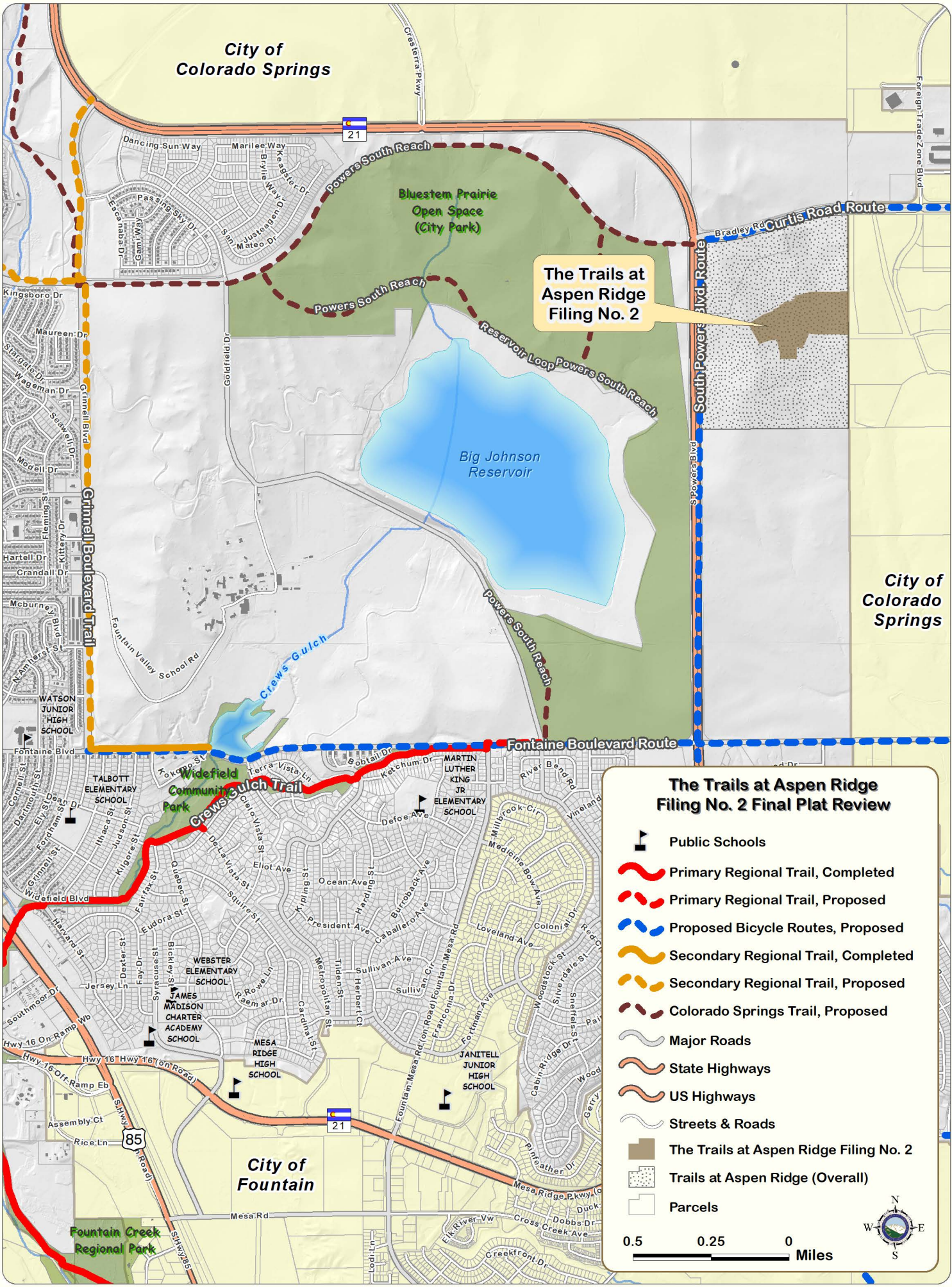
City of Colorado Springs

The Trails at Aspen Ridge Filing No. 2

The Trails at Aspen Ridge Filing No. 2 Final Plat Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  US Highways
-  Streets & Roads
-  The Trails at Aspen Ridge Filing No. 2
-  Trails at Aspen Ridge (Overall)
-  Parcels

0.5 0.25 0 Miles



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT
 Park Operations - Community Outreach - Environmental Services
 Veterans Services - Recreation / Cultural Services

January 8, 2020

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	The Trails at Aspen Ridge Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-027	Total Acreage:	24.03
		Total # of Dwelling Units:	98
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	10.20
COLA, LLC	Matrix Design Group	Regional Park Area:	4
555 Middle Creek Parkway	2435 Research Parkway	Urban Park Area:	4
Suite 380	Suite 300	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80920	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 98 Dwelling Units = 1.901
Total Regional Park Acres: 1.901

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 98 Dwelling Units = 0.37
 Community: 0.00625 Acres x 98 Dwelling Units = 0.61
Total Urban Park Acres: 0.98

FEE REQUIREMENTS

Regional Park Area: 4

\$456 / Dwelling Unit x 98 Dwelling Units = \$44,688
Total Regional Park Fees: \$44,688

Urban Park Area: 4

Neighborhood: \$113 / Dwelling Unit x 98 Dwelling Units = \$11,074
 Community: \$175 / Dwelling Unit x 98 Dwelling Units = \$17,150
Total Urban Park Fees: \$28,224

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge Filing No. 2 Final Plat includes the following condition: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$44,688 and urban park fees in the total amount of \$28,224. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation: **PAB Endorsed 01/08/2020**