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## COMMUNITY SERVICES DEPARTMENT

PARKS OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION / CULTURAL SERVICES

January 18, 2018

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

**Subject: Springs at Waterview Rezone (P-17-017)**

Dear Nina,

The Planning Division of the Community Services Department has reviewed the Springs at Waterview Rezone. As the rezone was originally included in the Springs at Waterview 2016 Sketch Plan Amendment, and was referenced in Springs at Waterview Preliminary Plan and Final Plat, both of which were endorsed by the El Paso County Park Advisory Board in December 2017, please refer to the original endorsed comments below:

*"The Planning Division of the Community Services Department has reviewed the development application for the Springs at Waterview Preliminary Plan and Final Plat and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on December 13, 2017.*

*The Springs at Waterview Preliminary Plan and Final Plat consists of 77 residential single-family lots on 15.67 acres. The site is located southeast of Colorado Springs, south of the intersection of Powers Boulevard / State Highway 21 and Grinnell Boulevard, northwest of Big Johnson Reservoir. Although zoned currently as A-5, the applicant will seek a zoning reclassification to RS-5000 as the project progresses.*

*The 2013 Parks Master Plan shows the Grinnell Boulevard Secondary Regional Trail running north-south along the east side of Grinnell Boulevard from Powers Boulevard/State Highway 21 to Fontaine Boulevard where it turns east and connects to McCrae Reservoir and Widefield Community Park. From that point, further trail connections can be made to Crews Gulch Regional Trail, Fountain Creek Regional Park, Ceresa Park, and Fountain Creek Regional Trail. Combined, these are vital trail connections in the Fountain Valley area.*

*When the Springs at Waterview 2016 Sketch Plan Amendment was first reviewed in July 2017 and subsequently in October 2017, the plans showed the Grinnell Boulevard Secondary Regional Trail on the west side of Grinnell Boulevard, whereas it should be shown on the east side. Furthermore, the Sketch Plan did not display the trail as it continues north of Bradley Road to Powers Boulevard, adjacent to the proposed subdivision.*



Prior to the November 2017 Park Advisory Board meeting, Staff met with the applicant, and a decision was made to show the Grinnell Boulevard Secondary Regional Trail on the east side of Grinnell Boulevard south of Bradley Road, and move it to the west side of Grinnell Boulevard, north of Bradley Road, where it will eventually intersect other proposed City of Colorado Springs and Fountain Mutual Metropolitan District trails. During this meeting, Parks staff notified the applicant that El Paso County Parks would request a permanent trail easement on the west side of Grinnell Boulevard as a recommendation of the preliminary plan and final plat. At the November 2017 meeting, the Park Advisory Board endorsed the following recommendations:

*“Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview 2016 Sketch Plan Amendment includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road, that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, (2) the easement shall be shown on all forthcoming preliminary plans and final plats, and the aforementioned easement be dedicated to El Paso County on the forthcoming final plat(s), (3) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of the forthcoming final plats.”*

*The current Preliminary Plan and Final Plat applications do not show the trail easement on the west side of Grinnell Boulevard north of Bradley Road, nor is there mention of the trail easement in the Preliminary Plan or Final Plat general notes or letters of intent. As such, El Paso County Parks recommends that Springs at Waterview Preliminary Plan and Final Plat (1) designate and provide to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, that allows for public access, as well as construction and maintenance by El Paso County of the Grinnell Boulevard Secondary Regional Trail, (2) show the easement on the Preliminary Plan and Final Plat, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat, (3) and pay fees in lieu of land dedication for regional and urban park purposes at time of the recording of the Final Plat.*

**\*Recommended Motion: Springs at Waterview Preliminary Plan:**

*“Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Preliminary Plan includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, that allows for public access, as well as construction and maintenance by El Paso County of the Grinnell Boulevard Secondary Regional Trail, (2) fees in lieu of land dedication for regional park purposes in the amount of \$31,339 and urban park fees in the amount of \$19,789 will be required at time of the recording of the Final Plat.”*

**\*Recommended Motion: Springs at Waterview Final Plat:**

*“Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Final Plat includes the following conditions: (1)*

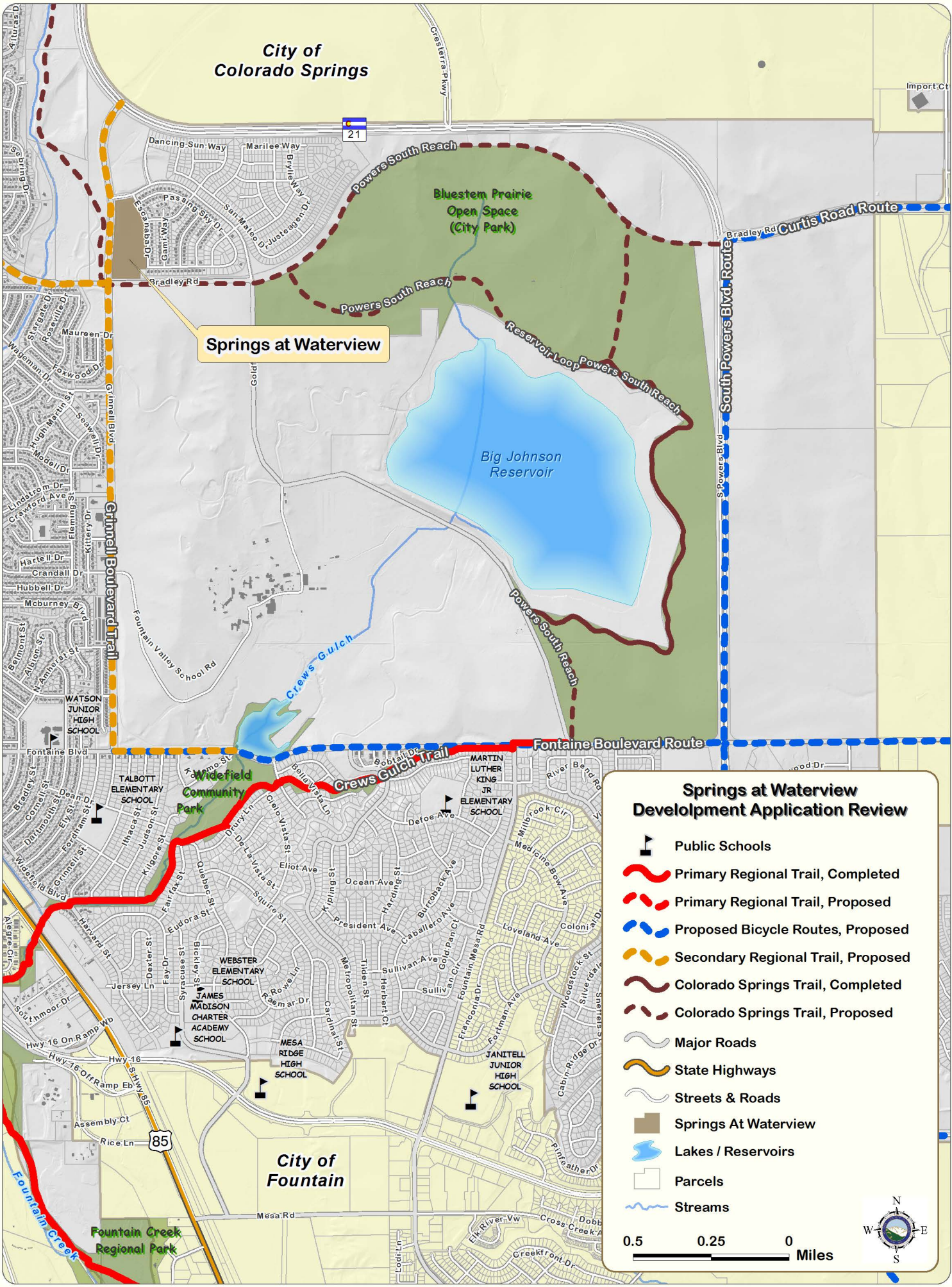
*show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, that allows for public access, as well as construction and maintenance by El Paso County of the Grinnell Boulevard Secondary Regional Trail, (2) require fees in lieu of land dedication for regional park purposes in the amount of \$31,339 and urban park fees in the amount of \$19,789.”*

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

Sincerely,

Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

**City of Colorado Springs**



**Springs at Waterview**

### Springs at Waterview Development Application Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Secondary Regional Trail, Proposed
- Colorado Springs Trail, Completed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Springs At Waterview
- Lakes / Reservoirs
- Parcels
- Streams

0.5    0.25    0  
Miles



# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

**December 13, 2017**

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Springs at Waterview Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-16-017	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	15.67
SWV, LLC	Dakota Springs Engineering	Total # of Dwelling Units	77
31 North Tejon Street	31 North Tejon Street	Gross Density:	4.91
Suite 500	Suite 500	Park Region:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Urban Area:	4

Existing Zoning Code: **A-5**                      Proposed Zoning: **RS-5000**

**REGIONAL AND URBAN PARK REQUIREMENTS**

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

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.

**LAND REQUIREMENTS**

Urban Density:  (2.5 units or greater / 1 acre)

Regional Parks:            4	Urban Parks Area:	4
0.0194 Acres x 77 Dwelling Units = 1.494 acres	Neighborhood:	0.00375 Acres x 77 Dwelling Units = 0.29 acres
	Community:	0.00625 Acres x 77 Dwelling Units = 0.48 acres
	Total:	0.77 acres

**FEE REQUIREMENTS**

Regional Parks:            4	Urban Parks Area:	4
\$407.00 / Unit x 77 Dwelling Units = \$31,339.00	Neighborhood:	\$101.00 / Unit x 77 Dwelling Units = \$7,777.00
	Community:	\$156.00 / Unit x 77 Dwelling Units = \$12,012.00
	Total:	\$19,789.00

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:	Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview Final Plat includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, that allows for public access, as well as construction and maintenance by El Paso County of the Grinnell Boulevard Secondary Regional Trail, (2) require fees in lieu of land dedication for regional park purposes in the amount of \$31,339 and urban park fees in the amount of \$19,789.
Park Advisory Board Recommendation: Endorsed 12/13/2017	