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August 10, 2018

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

Subject: 2018 Springs at Waterview Sketch Plan Amendment (SKP-18-002)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the 2018 Springs at Waterview Sketch Plan Amendment, Review #3, and has no additional comments nor Park Advisory Board recommendations at this time. The following is a summation of previous comments, recommendations, and discussions:

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 have been shown on the east side. Furthermore, the 2016 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 we would request a permanent trail easement on the west side of Grinnell Boulevard as a recommendation of the Springs at Waterview 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.”

Since the November 2017 Park Advisory Board endorsement, the applicant, Planning and Community Development staff, and Community Services staff had discussions regarding the aforementioned recommendations. As the relocated Grinnell Boulevard Secondary Regional Trail is no longer located within the bounds of the Springs at Waterview Final Plat, the applicant cannot show the trail or trail easement on the plat, nor can they dedicate the easement to El Paso County at the time of recording of the Final Plat. There are no legal mechanisms in place to allow for either of these actions, and the applicant or future land developer will dedicate the trail easement at such a time that the western side of Grinnell Boulevard is platted. As agreed upon in previous meetings and discussions, the 2018 Waterview Sketch Plan Amendment shows the trail along the west side of Grinnell Boulevard, north of Bradley Road to Powers Boulevard, and any future development in that area is tied to the guidelines of the amended Sketch Plan. As such, staff acknowledges the relocation of the Grinnell Boulevard Secondary Regional Trail to the west side of Grinnell Boulevard and appreciates the cooperation between the applicant and El Paso County.

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

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
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City of Colorado Springs

Springs at Waterview

City of Fountain

Springs at Waterview Final Plat

-  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, Completed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Interstate Highways
-  Streets & Roads
-  Lakes / Reservoirs
-  Springs At Waterview
-  Parcels

