



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

July 14, 2022
Ryan Howser
Project Manager
El Paso County Planning and Community Development

Subject: Walden Preserve 2 Filing No. 5 Final Plat (SF2211)

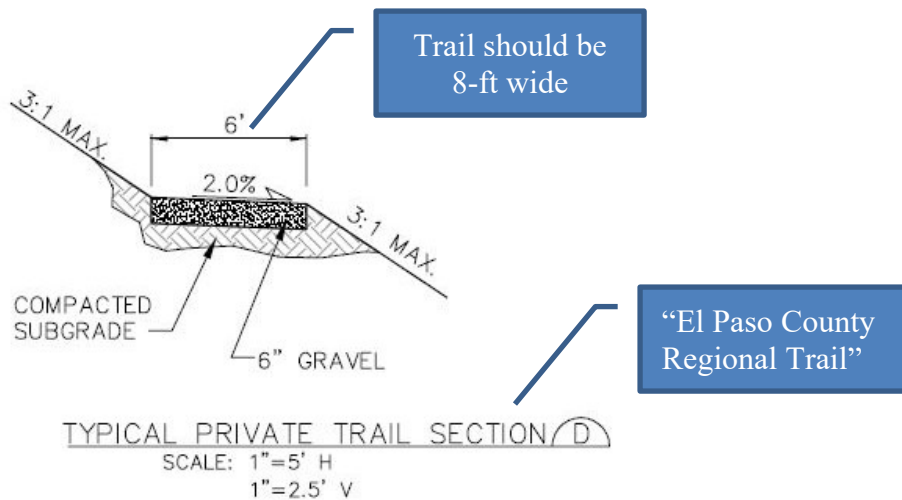
Hello Ryan,

The Community Services Department has reviewed Walden Preserve 2 Filing No. 5 Final Plat and has the following final administrative comments of behalf of El Paso County Parks. This application was previously presented to the Park Advisory Board on April 13th, 2022, and the following recommendation was adopted:

Recommend to the Planning Commission and Board of County Commissioners that approval of Walden Preserve 2 Filing No. 5 Final Plat include the following conditions: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$23,000 and urban park fees in the amount of \$14,500; (2) Developer shall be responsible for relocation and construction of the existing Cherry Creek Trail within Tract C; (3) Show on this Final Plat and dedicate to El Paso County a 25-foot trail easement within Tract C that allows for public access, as well as construction and maintenance of the Cherry Creek Secondary Regional Trail.

The final plat drawings show the relocated regional trail within Tract C between lots 40 and 43. The construction drawings also include the relocation of the regional trail. Staff does, however, note that the detail shown on sheet TY1 is incorrectly showing the trail as “private trail” with a width of 6-ft. This is not consistent with the existing trail that is being relocated. Please correct the detail to state “El Paso County Regional Trail” and change the detail to show a trail width of 8-ft. See detail below.





During the approval of the Walden Preserve 2 PUD, the County and developer entered into a Park Lands Agreement (PLA) which provided park fee credits for Filings No.1-3 in exchange for dedication of a trail easement and construction of the Cherry Creek Trail within Walden Preserve 2 from its southern boundary to Pinehurst Cricle. The developer subsequently provided a trail easement to the County and constructed the trail over several years. The agreement was satisfied on January 28, 2020 (rec#220012429).

The Filing No. 5 includes a section of the previously constructed Cherry Creek Trail. However, the applicant is proposing a realignment of the trail within Tract C near Lots 40-43. Since this section of trail was already constructed per a PLA, and a trail easement provided to the County, the applicant shall be responsible for the relocation of the trail. The applicant shall also provide a revised trail easement to reflect the relocation. The applicant should also take care to protect the existing trail from construction impacts and will be responsible for any required trail restoration.

Required regional and urban park fees in the amount of \$23,000 and \$14,500 are required as outlined in the previously endorsed recommendation by the Park Advisory Board.

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

Sincerely,

Jason Meyer
 Planning Supervisor
 Community Services Department
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