



COMMUNITY SERVICES DEPARTMENT

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

March 31, 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 preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on April 13th, 2022 and its recommendation will be provided after the meeting.

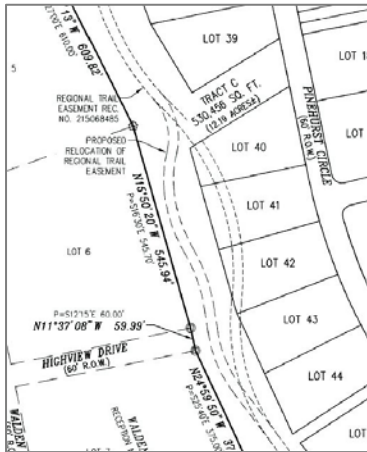
Filing No. 5 totals 91.85 acres and includes 50 new single-family lots on 53.07 acres, 4 tracts on 32.10 acres, and 6.72 acres of right-of-way dedications. Open Space dedications total 32.10 acres which is 34.95% of the total site which exceeds the 10% minimum for PUD zoning. Filing No. 5 is part of the larger Walden Preserve 2 development, which includes 116 single-family residential lots. Development has been progressing in phases, and this would represent the last filing for Walden Preserve 2 along its northern-most boundary near Hwy 83 and Walker Road.

The El Paso County Parks Master Plan identifies the Cherry Creek Secondary Regional Trail traversing through the project site. This trail starts along Walker Road near Hwy 83 and crosses through the entire Walden Preserve development, continuing south to Hodgen Road. This trail serves the Monument Academy School to the north of Walden Preserve, local neighborhoods, and makes a long-term connection to Black Forest Regional Park.

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.



Construct Trail and Revise Easement

Recommended Motion:

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.

Again, this application will be presented to the Park Advisory Board on April 13, 2022, and its recommendation will be provided after the meeting.

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

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
jasonmeyer@elpasoco.com

**Development
Application
Permit
Review**



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

March 31, 2022

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:	Walden Preserve 2 Filing No. 5 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2211	Total Acreage:	91.85
Owner:	Owner's Representative:	Total # of Dwelling Units:	50
Walden Holdings I, LLC	Land Resource Associates	Dwelling Units Per 2.5 Acres:	1.36
1230 Scarsbrook Ct.	9736 Moutnain Road	Regional Park Area:	2
Monument, CO 80132	Chipita Park, CO 80809	Urban Park Area:	1
		Existing Zoning Code:	PUD
		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: 2

0.0194 Acres x 50 Dwelling Units = 0.970
Total Regional Park Acres: 0.970

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

Urban Park Area: 1

Neighborhood:	0.00375 Acres x 50 Dwelling Units =	0.19
Community:	0.00625 Acres x 50 Dwelling Units =	0.31
	Total Urban Park Acres:	0.50

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 50 Dwelling Units = \$23,000
Total Regional Park Fees: \$23,000

Urban Park Area: 1

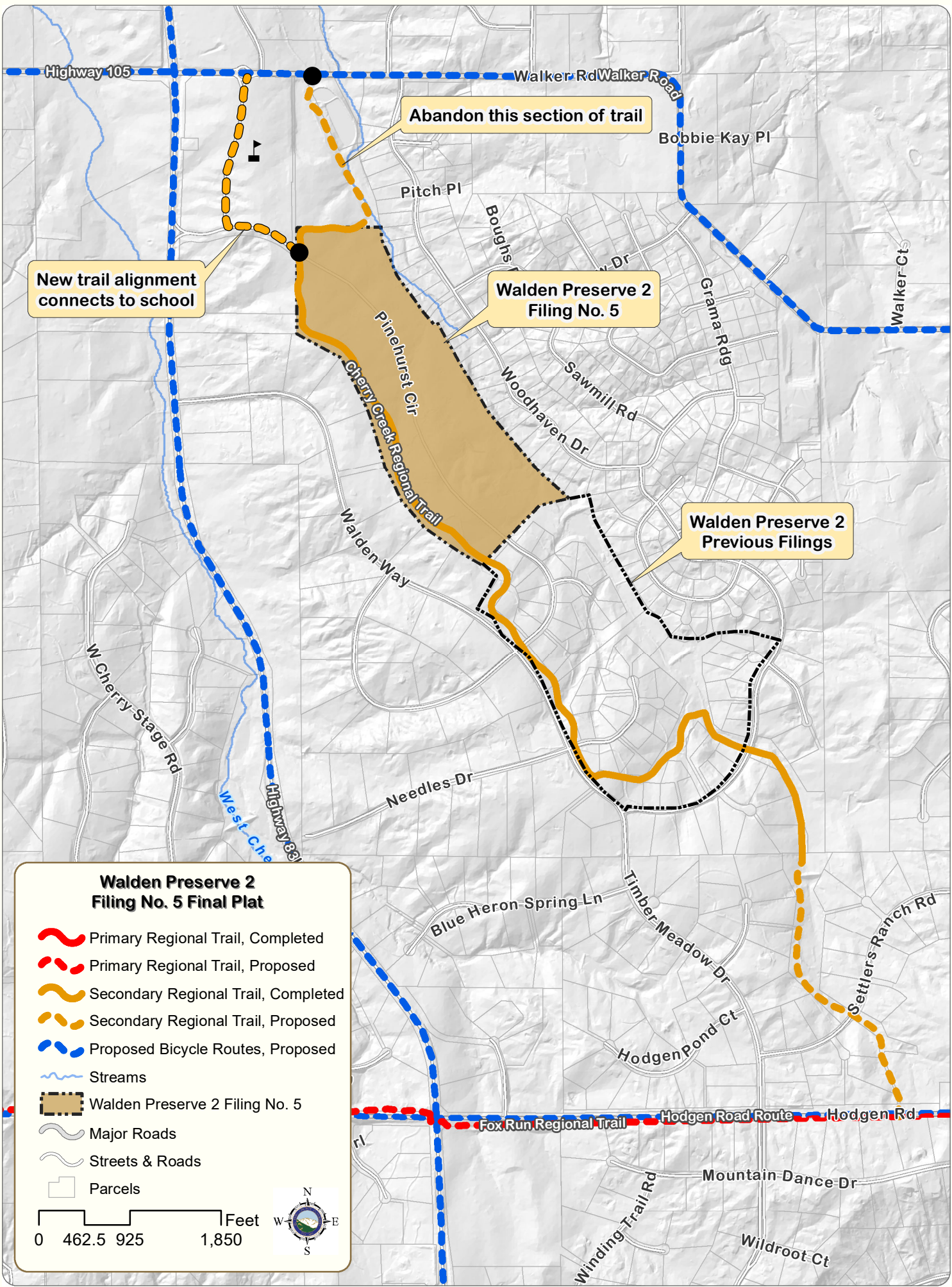
Neighborhood:	\$114 / Dwelling Unit x 50 Dwelling Units =	\$5,700
Community:	\$176 / Dwelling Unit x 50 Dwelling Units =	\$8,800
	Total Urban Park Fees:	\$14,500

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following conditions when considering and/or approving the Walden Preserve 2 Filing No. 5 Final Plat: (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.

Park Advisory Board Recommendation:



New trail alignment connects to school

Abandon this section of trail

Walden Preserve 2 Filing No. 5

Walden Preserve 2 Previous Filings

Walden Preserve 2 Filing No. 5 Final Plat

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Streams
- Walden Preserve 2 Filing No. 5
- Major Roads
- Streets & Roads
- Parcels

0 462.5 925 1,850 Feet



School Site

Cherry Creek Trail

Walden Preserve 2
PUD Boundary

Cherry Creek Trail

Walden Preserve 2
PUD Boundary and
Cherry Creek Trail

Cherry Creek Trail

Cherry Creek Trail

0 300 600 1,200 Feet

