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## COMMUNITY SERVICES DEPARTMENT

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

November 28, 2017

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

**Subject: Waterview East Preliminary Plan and Rezone (SP-17-010, P-17-006)**

Hello Nina,

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

Waterview East Preliminary Plan consists of 713 residential single-family lots on 169.3 acres. The site is located southeast of Colorado Springs, southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east 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 proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 on the west side of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road on the property's north side. Dedicated public right-of-ways already exist along the aforementioned 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 Waterview 2016 Sketch Plan Amendment shows the current subdivision application as Parcels P-17 and P-18 within the Phase II portion of the Sketch Plan. Phase II, at 195.4 acres total, lists 14 acres or 7.2% open space, and very little open space is dedicated wholly to parks or other recreational facilities. Tracts A, B, C, D, F, and G are described as "open space, drainage, access, and utilities, which may include: recreational equipment, lights, signage, mail boxes, and utilities/drainage." As such, El Paso County Parks staff encourages the developer to explore more robust and dedicated urban park options in the form of neighborhood pocket parks or other unique multi-generational recreation opportunities. Staff also recommends fees in lieu of land dedication for regional and urban park purposes.

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COLORADO SPRINGS, CO 80903  
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**\*Recommended Motion: Waterview East Preliminary Plan**

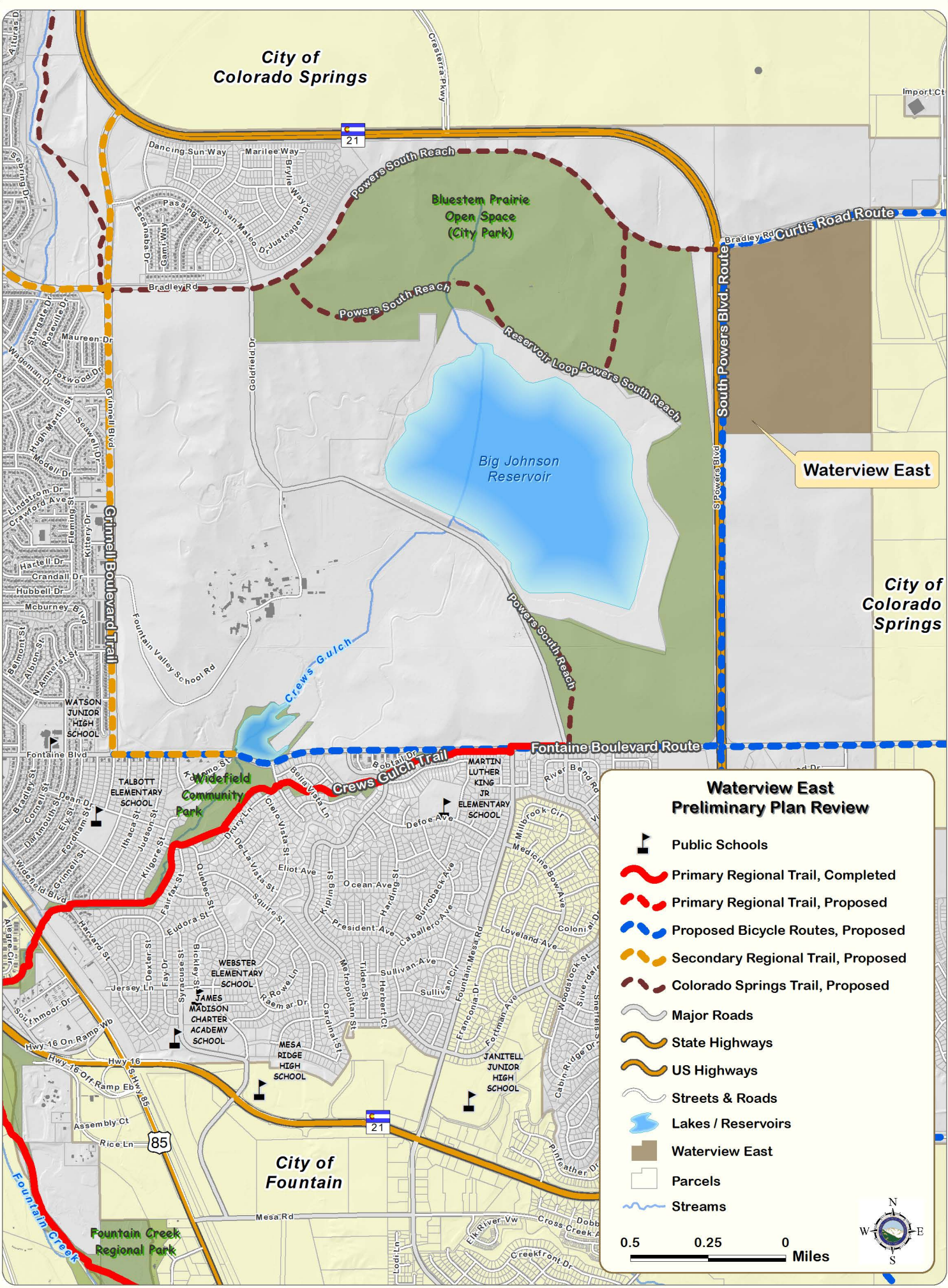
*Recommend to the Planning Commission and the Board of County Commissioners that the approval of Waterview East Preliminary Plan and Rezone includes the following conditions: (1) the developer is encouraged to explore urban park options in the form of neighborhood pocket parks or other recreational opportunities, (2) fees in lieu of land dedication for regional park purposes in the amount of \$290,191 and urban park fees in the amount of \$183,241 will be required at time of the recording of the Final Plat.*

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**

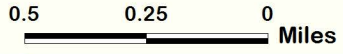


**Waterview East**

**City of Colorado Springs**

**Waterview East Preliminary Plan Review**

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



# 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:	Waterview East Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-010	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	169.3
CPR Entitlement, LLC	Dakota Springs Engineering, LLC	Total # of Dwelling Units	713
31 North Tejon Street	31 North Tejon Street	Gross Density:	4.21
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  
**0.0194 Acres x 713 Dwelling Units = 13.832 acres**

Urban Parks Area:	4
Neighborhood:	<b>0.00375 Acres x 713 Dwelling Units = 2.67 acres</b>
Community:	<b>0.00625 Acres x 713 Dwelling Units = 4.46 acres</b>
Total:	<b>7.13 acres</b>

**FEE REQUIREMENTS**

Regional Parks:            4  
**\$407.00 / Unit x 713 Dwelling Units = \$290,191.00**

Urban Parks Area:	4
Neighborhood:	<b>\$101.00 / Unit x 713 Dwelling Units = \$72,013.00</b>
Community:	<b>\$156.00 / Unit x 713 Dwelling Units = \$111,228.00</b>
Total:	<b>\$183,241.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation:

**Recommend to the Planning Commission and the Board of County Commissioners that the approval of Waterview East Preliminary Plan and Rezone includes the following conditions: (1) the developer is encouraged to explore urban park options in the form of neighborhood pocket parks or other recreational opportunities, (2) fees in lieu of land dedication for regional park purposes in the amount of \$290,191 and urban park fees in the amount of \$183,241 will be required at time of the recording of the Final Plat.**

Park Advisory Board Recommendation: