

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

July 30, 2020

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

Subject: Waterview North Sketch Plan Amendment (SKP202)

Hello Lindsay,

The Planning Division of the Community Services Department has reviewed the Waterview North Sketch Plan Amendment and has the following comments on behalf of El Paso County Parks. This application will be presented to the El Paso County Park Advisory Board on August 12, 2020. PAB endorsed comments shall be forwarded after the meeting.

The Waterview North Sketch Plan Amendment includes changing several zoning designations for three parcels near the intersection of Bradley Road and Powers Boulevard totaling 74.2 acres. To the northeast of this intersection this amendment includes changing Parcels P-14 and P-15 from 52.9 acres of Industrial zoning to Single-Family Residential zoning and 16.1 acres of Commercial to Single-Family Residential zoning. To the southeast of this intersection this amendment includes changing parcel P-17 from 5.2 acres of Commercial zoning to Multi-Family zoning.

The most recent Waterview North Sketch Plan Amendment was approved in October 2018 and includes a maximum of 2,017 dwelling units of various densities on 377.4 acres. This current sketch plan amendment seeks to increase the residential development within Waterview to include a maximum of 2,883 dwelling units on 452 acres. The result is a net increase in residential development which would allow up to 869 additional dwelling units. Staff is concerned that the letter of intent does not include any language about providing additional open space associated with such a large increase of residential dwelling units.

Currently the sketch plan amendment does not include any additional allocation of open space and includes 78.9 acres largely along Bradley Road which is east of the proposed amendment and not easily accessible to the residential areas within Waterview. Staff strongly encourages the applicant to consider



more robust open space and urban park options in the form of usable open space, neighborhood pocket parks, or other recreation opportunities within the residential areas that were previously zoned for industrial and commercial uses.

The 2013 Parks Master Plan shows the South Powers Boulevard Bicycle Route running north-south along Powers Boulevard on the west side of the property, as well as the proposed Curtis Road Bicycle route running east-west along Bradley Road through the property. The applicant is showing proposed El Paso County and City of Colorado Springs trails and bicycle routes on the sketch plan amendment drawings. Dedicated public rights-of-way 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.

Required El Paso County Park fees for regional and urban park purposes will be required at the time of the recording of the future final plats based upon residential densities.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Waterview North Sketch Plan Amendment: (1) strongly encourage the applicant to include open space dedication within the amendment area, (2) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of future final plats.

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

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
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