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COLORADO

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LONGINOS GONZALEZ, JR.  
STAN VANDERWERF

## COMMUNITY SERVICES DEPARTMENT

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

August 10, 2018

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

**Subject: The Enclave at Stonebridge PUD Development Plan/Preliminary Plan (PUDSP-18-003)**

Hello Nina,

The Planning Division of the Community Services Department has reviewed The Enclave at Stonebridge PUD Development Plan/Preliminary Plan, Review #2, and has no additional comments at this time. A Park Lands Agreement (see attached) was approved by the El Paso County Board of County Commissioners on July 24, 2018, so no urban park fees will be assessed at time of the recording of the forthcoming Final Plat. Please refer to the original review comments below, as endorsed by the Park Advisory Board on February 14, 2018:

*"The Enclave at Stonebridge is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, east of the intersection of Meridian Road and Londonderry Drive, and south of Meridian Ranch Elementary School and Falcon High School. The proposed 68-acre development will include 209 single-family residential lots, with a minimum lot size of 6,000 square feet. The property is within the Falcon-Peyton Small Area Master Plan boundary.*

*The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Arroyo Lane Regional Trail alignment is located 0.45 mile north of the property, while the proposed Meridian Road and Curtis Road Bicycle Routes are located 1.25 and 0.25 mile to the west and south, respectively. The proposed Eastonville Regional Trail is located approximately 0.40 mile southeast of the property.*

*The open space dedication proposed within The Enclave at Stonebridge comprises 15.38 acres within two landscape tracts, or 22.6% of the subdivision, and therefore exceeds the required open space dedication of 10%. Numerous trails and sidewalks connect residents to a variety of recreation facilities in the Meridian Ranch Development, including the nearby Stonebridge Park, Stonebridge Community Center, golf course, and the proposed WindingWalk Park.*

200 S. CASCADE AVENUE, SUITE 100  
OFFICE: (719) 520-7276  
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COLORADO SPRINGS, CO 80903  
FAX: (719) 520-6397

*The developer intends to submit a request for a park lands agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of forthcoming final plat(s). If no park lands agreement is requested, total final plat urban park fees would amount to \$56,848. There are no regional park fees required for this subdivision pursuant to the existing 2014 park lands agreement for dedication of land for the Falcon Regional Park.*

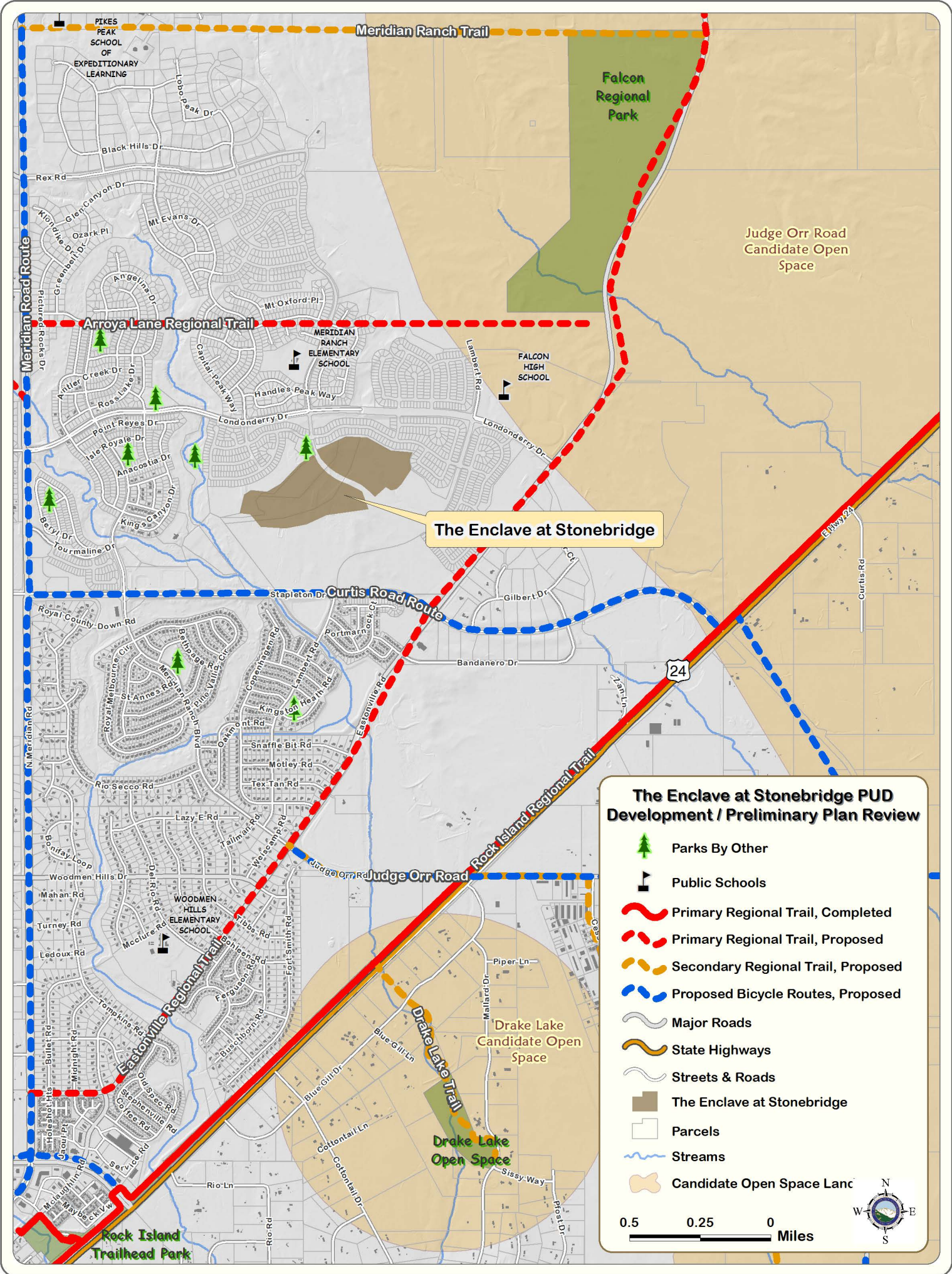
*County Parks acknowledges the waiver of regional park fees as outlined in the 2014 park lands agreement, which addressed provision of Falcon Regional Park lands, and recommends urban park fees in lieu of land dedication for urban park purposes, but recommends additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically neighborhood trails and WindingWalk Park.*

**Recommended Motion (PUD/Preliminary Plan):**

*“Recommend to the Planning Commission and the Board of County Commissioners that approval of The Enclave at Stonebridge PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$56,848, but recommend additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.”*














Sincerely,

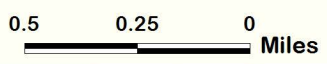
Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)



The Enclave at Stonebridge

**The Enclave at Stonebridge PUD  
Development / Preliminary Plan Review**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  The Enclave at Stonebridge
-  Parcels
-  Streams
-  Candidate Open Space Land



# Development Application Permit Review



**Community Services Department**  
**Park Operations ~ Planning ~ Recreation / Cultural Services**  
**Environmental Services ~ Veterans Services ~ CSU Extension**

February 14, 2018

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:	The Enclave at Stonebridge PUD Development Plan and Preliminary Plan	Application Type:	PUD/Preliminary Plan
DSD Reference #:	PUDSP-18-003	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	68
GTL, Inc.	N.E.S., Inc.	Total # of Dwelling Units	209
3575 Kenyon Street, Suite 200	Andrea Barlow	Gross Density:	3.07
San Diego, CA 92110	619 North Cascade Avenue, Suite 200	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	3

Existing Zoning Code: **PUD**                      Proposed Zoning: **PUD**

**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.
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**LAND REQUIREMENTS**

Regional Parks: <b>2</b>	Urban Density: <input checked="" type="checkbox"/> (2.5 units or greater / 1 acre)
<b>0.0194 Acres x 209 Dwelling Units = 4.055 acres</b>	Urban Parks Area: <b>3</b>
	Neighborhood: <b>0.00375 Acres x 209 Dwelling Units = 0.78 acres</b>
	Community: <b>0.00625 Acres x 209 Dwelling Units = 1.31 acres</b>
	Total: <b>2.09 acres</b>

**FEE REQUIREMENTS**

Regional Parks: <b>2</b>	Urban Parks Area: <b>3</b>
<b>\$430.00 / Unit x 209 Dwelling Units = \$89,870.00</b>	Neighborhood: <b>\$107.00 / Unit x 209 Dwelling Units = \$22,363.00</b>
	Community: <b>\$165.00 / Unit x 209 Dwelling Units = \$34,485.00</b>
	Total: <b>\$56,848.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of The Enclave at Stonebridge PUD Development Plan and Preliminary Plan include the following conditions: (1) staff acknowledges the waiver of regional park fees as outlined in the 2014 park lands agreement, which addressed provision of Falcon Regional Park lands; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$56,848, but recommends additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park.

Park Advisory Board Recommendation: **Endorsed 02/14/2018**



**RESOLUTION NO 18-299**

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO**

**RESOLUTION TO APPROVE A PARK LANDS AGREEMENT  
BETWEEN GTL, Inc. AND EL PASO COUNTY FOR THE ENCLAVES AT  
STONEBRIDGE FILING #4**

**WHEREAS**, a Park Lands Agreement has been proposed between GTL, Inc. ("Property Owner") and El Paso County ("County"); and

**WHEREAS**, pursuant to the requirements of the El Paso County Land Development (the "Code"), the El Paso County Community Services Department estimates the 2018 Urban Park Fees for the Enclaves at Stonebridge Filing No. 4 to be \$56,848; and

**WHEREAS**, the Property Owner provided a conceptual park plan outlining the development of the WindingWalk Park and surrounding open space, which includes such outdoor recreational amenities as outdoor exercise equipment, sod, trees, shrubs, irrigation, and multi-use trails to be installed within and immediately adjacent the Enclaves at Stonebridge property, which will provide urban recreation opportunities for residents living within the Enclaves at Stonebridge and the public; and

**WHEREAS**, the County desires to grant the Property Owner \$56,848 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements of an equal or greater value to certain parcels identified as the Enclaves at Stonebridge Filing No. 4 Tract A, and WindingWalk Filing No. 1 Tracts A, D, and G; and

**WHEREAS**, the El Paso County Park Advisory Board unanimously endorsed the Park Land Agreement at their meeting on June 13, 2018; and

**WHEREAS**, the Board of County Commissioners has reviewed and supports the proposed Park Lands Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Park Lands Agreement and authorizes the President to execute all required documents.

**DONE THIS 24<sup>th</sup> DAY OF JULY, 2018** at Colorado Springs, Colorado.

**BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO**



By:   
President

## PARK LANDS AGREEMENT

### THE ENCLAVES AT STONEBRIDGE FILING NO. 4

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between GTL, Inc. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

#### RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as The Enclaves at Stonebridge Filing No. 4 (the "Property") for development of 209 single-family lots, whose application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2018.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for The Enclaves at Stonebridge Filing No. 4 to be \$56,848.

D. The County desires to grant the Property Owner \$56,848 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements of an equal or greater value to those certain parcels identified as Tract A in the Enclaves at Stonebridge Filing No. 4, and Tracts A, D, and G in WindingWalk Filing No. 1, and which urban park improvements will provide urban recreation opportunities for residents living in The Enclaves at Stonebridge Filing No. 41.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Enclaves at Stonebridge Filing No. 4 Tract A, and WindingWalk Filing No. 1 Tracts A, D, and G, located northwest of the intersection of Stapleton Drive and Eastonville Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban park improvements (the "Park Improvements") within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$56,848. The value of the contribution provided under this Agreement shall be in addition to the contribution provided under the Park Lands Agreements for WindingWalk Filing No. 1 and WindingWalk Filing No. 2.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for The Enclaves at Stonebridge Filing No. 4.
- d. The Park Improvements shall include, but are not limited to open spaces and WindingWalk Park, including outdoor exercise equipment, sod, trees, shrubs, irrigation, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$56,848 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The site(s) will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Enclaves at Stonebridge and WindingWalk PUD Development Plans.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the "District") for the benefit of the public.

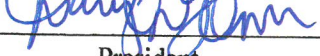
3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

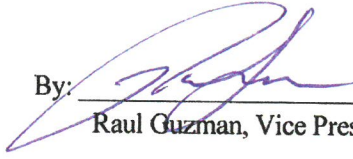
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS  
EL PASO COUNTY, COLORADO

GTL, INC.

By:   
President

By:   
Raul Guzman, Vice President



APPROVED AS TO FORM:

  
County Attorney's Office



**GTL, INC. dba  
GTL DEVELOPMENT, INC.**

Fax No. (619) 223-2865  
Telephone No. (619) 223-1663

3575 Kenyon Street, Suite 200  
San Diego, CA. 92110

Mailing Address  
P. O. Box 80036  
San Diego, CA 92138

May 10, 2018

Tim Wolken  
El Paso County Community Services Department  
2002 Creek Crossing  
Colorado Springs, Colorado 80905

RE: WINDINGWALK FILING NO. 1 AND NO. 2 AND THE ENCLAVES AT  
STONEBRIDGE FILING NO. 1 – URBAN PARK FEE CREDIT REQUEST

Dear Mr. Wolken:

On behalf of GTL, Inc., I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant GTL, Inc. Urban Park Credits in the following amounts:

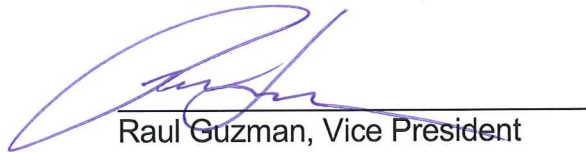
1. WindingWalk Filing No. 1, 345 Lots - \$93,840.00
2. WindingWalk Filing No. 2, 60 Lots - \$16,320.00.
3. The Enclaves at Stonebridge Filing No. 1, 209 Lots - \$56,848.00

GTL, Inc. will install improvements of an equal or greater value through the construction of paved, multi-use recreation trails along the major surrounding roads and dedicated open spaces as well as the WindingWalk park and open space system. Please see the attached exhibit for the park and trail improvements as well as the attached cost estimate. The county prepared Parks Land Agreement will cover the details of granting GTL, Inc. the Urban Park Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Very truly yours,

GTL, INC. dba  
GTL DEVELOPMENT, INC.



Raul Guzman, Vice President

RG:nl

Cc: Andrea Barlow @ NES

## Open Space Trail and Park System Costs

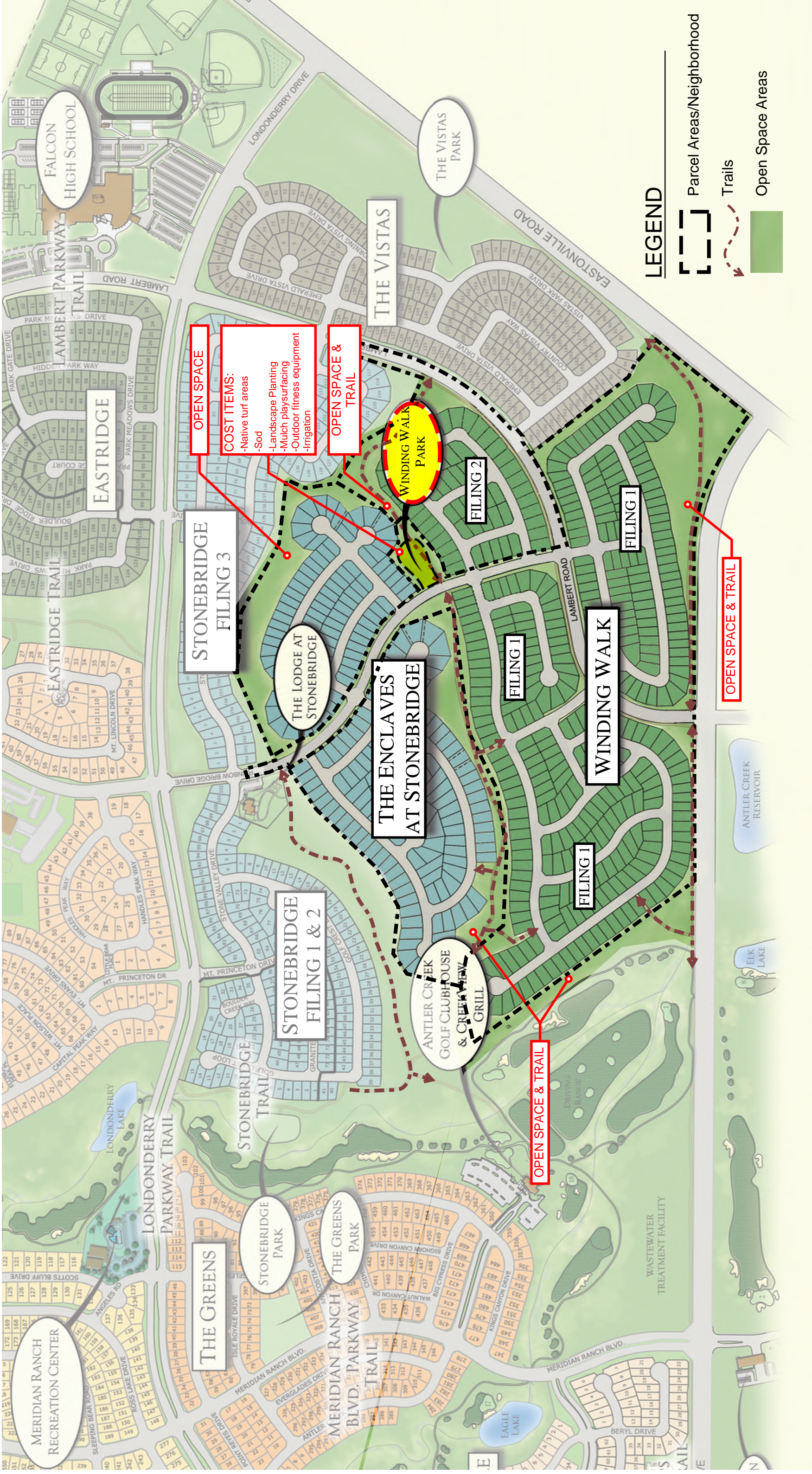
13-Apr-18

Winding Walk Open Space Trail	Qty	Units	Unit Price	Cost
<b>OPEN SPACE/TRAIL</b>				
Native Seed Areas	87,108	SF	\$ 0.25	\$ 21,777.00
Trails	7259	LF	\$ 3.50	\$ 25,406.50
Trees	51	EA	\$ 300.00	\$ 15,300.00
Concrete Trail Subtotal =				<b>\$ 62,483.50</b>

Stonebridge Enclaves Open Space Trail	Qty	Units	Unit Price	Cost
<b>OPEN SPACE/TRAIL</b>				
Native Seed Areas	31,644	SF	\$ 0.25	\$ 7,911.00
Trails	2637	LF	\$ 3.50	\$ 9,229.50
Trees	27	EA	\$ 300.00	\$ 8,100.00
Concrete Trail Subtotal =				<b>\$ 25,240.50</b>

Winding Walk/Enclaves PARK	Qty	Units	Unit Price	Cost
Native Turf Areas	37,066	SF	\$ 0.25	\$ 9,266.50
Sod	51,585	SF	\$ 0.50	\$ 25,792.50
Trees	10	EA	\$ 300.00	\$ 3,000.00
Mulch Playsurfacing	1,571	SF	\$ 1.25	\$ 1,963.75
Outdoor Fitness Equipment	1	LS	\$ 20,000.00	\$ 20,000.00
Irrigation	88,651	SF	\$ 1.25	\$ 110,813.75
Park Subtotal =				<b>\$ 170,836.50</b>

**Total Park and Trail Costs = \$ 258,560.50**



**OPEN SPACE & TRAIL**

**COST ITEMS:**

- Native turf areas
- Sod
- Landscape Planting
- Mulch playsurfacing
- Outdoor fitness equipment
- Irrigation

**LEGEND**

- Parcel Areas/Neighborhood
- Trails
- Open Space Areas

# Winding Walk and The Enclaves at Stonebridge Open Space Trail and Park Systems Costs - EXHIBIT

