

Parks & Community Services Department

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February 5, 2025

Kari Parsons
Project Manager
El Paso County Development Services Department
2880 International Circle
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Subject: Haven Valley Metropolitan District Review (ID-25-001)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Haven Valley Metropolitan District application and is submitting the following administrative comments on behalf of El Paso County Parks:

This is a request by Spencer Fane, LLP., on behalf of Challenger Communities, LLC., for agency review of the Haven Valley Metropolitan District application. The Haven Valley development consists of 98 single-family residential lots on 11.76 acres with a minimum lot size of ~3,000 square feet. The property is currently zoned Planned Unit Development (PUD) and is located south of the intersection of Cable Lane and Alturas Drive in the Security-Widefield neighborhood of unincorporated El Paso County.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. A completed portion of the Grinnell Boulevard Secondary Regional Trail is located on the north side of Cable Lane opposite the proposed development. The Grinnell Boulevard Secondary Regional Trail alignment follows an irrigation ditch, running northwest-southeast to the north of the project site.

The Haven Valley Metropolitan District Service Plan and Letter of Intent include the following statements in regard to parks, trails, and open space:

- **Letter of Intent, Page 1:** Purpose of the District. The primary purpose of the District is to provide for the construction, installation, completion, financing, and possible ownership, operation and maintenance of public improvements including, but not limited to, water and sanitary sewer infrastructure; street and road improvements; storm drainage and detention facilities; **and park and recreation improvements, including landscaping and a trail**; and services and powers, including covenant enforcement and design review services, provided for metropolitan districts authorized by the Special District Act, pursuant to Title 32, C.R.S. and provided within similar districts within the County. The creation of the District will ensure the costs of the public improvements are shared by the property owners and taxpayers directly benefitting from such public improvements.
- **Letter of Intent, Page 3-4:** Core Principle: Recreation & Tourism. ***The District will support sustainable outdoor recreation through the construction of sidewalks and a trail, which will provide access for walkers, runners, and bicyclists to the adjacent park area that is owned by the Fountain Mutual Metropolitan District and other existing trails.***

- **Letter of Intent, Page 4:** Compliance with EPC Parks Master Plan. The PUD/Preliminary Plan for the Property complies with the EPC Parks Master Plan. Sidewalks are provided throughout the Property. The PUD/Preliminary Plan states that park fees in lieu of land dedication will be due at the time of final plat recordation. ***The District will allow for construction of a trail and open space tracts.***
- **Letter of Intent, Page 5:** Service Plan Conformity. Further, to develop the area, significant investment is needed in public infrastructure, including but not limited to, water and sanitary sewer infrastructure; street and road improvements; storm drainage and detention facilities; ***and park and recreation improvements, including trails and landscaping.***
- **Service Plan, Page 1:** Proposed Improvements to be Financed. Proposed completion of an estimated \$8,107,804 of on- and off-site public improvements, including, but not limited to, roadway, water, sanitary sewer, stormwater and drainage, ***and park and recreation (including open space, a trail, as well as landscaping improvements and facilities).***
- **Service Plan, Page 1:** Proposed Ongoing Services. The Developer and the proposed District intend to work with existing overlapping service providers to obtain the necessary consents and/or approvals for the provision of necessary services to the District including, but not limited to, water, sewer, streets, stormwater and drainage, ***and parks and recreation.***
- **Service Plan, Page 7-8: Parks and Recreation.** The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs, including, but not limited to, grading, soil preparation, landscaping, sprinkler systems, fencing, pavilions, playgrounds, playing fields athletic center, community convention center, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs, and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with all extensions and improvements thereto. To the extent necessary, the District shall dedicate any necessary improvements to one or more governmental entities that provide service (“Provider Jurisdiction”) in accordance with the Provider Jurisdiction’s rules and regulations. It is anticipated that the District will own, operate, and maintain the park and recreation improvements and facilities if not otherwise dedicated to another appropriate entity. It is anticipated that there will be approximately 1.4 acres of open space.

The District shall not have the authority to apply for or utilize any Conservation Trust (“Lottery”) funds without the express prior consent of the Board of County Commissioners. The District shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants. Such approval, although required, is not considered to be a material modification which would require the need to revise this Service Plan.

- **Service Plan, Page 10:** Although the Fountain Mutual Metropolitan District, ***which provides park and recreation improvements along the Fountain Mutual ditch*** as well as stormwater management services relating to the Fountain Mutual Irrigation Canal, overlaps the District, it is not intended for Fountain Mutual Metropolitan District to provide any services to the District. Fountain Mutual Metropolitan District is not authorized to provide many of the public improvements needed by the District and also is not in a position to fund any of the District’s park or storm drainage improvements.
- **Service Plan, Page 13:** Maximum Authorized Debt. The District is authorized to issue Debt up to \$9,000,000 in principal amount. The debt issuance authorization is based upon the proposed completion of an estimated \$8,107,804 of Public Improvements, including, but not limited to, street, water, sanitary sewer, drainage, ***and park and recreation improvements.***

The surrounding neighborhood does not offer many readily accessible recreation facilities. As mentioned in the applicant's Letter of Intent, a passive-use neighborhood pocket park, managed by Fountain Mutual Metropolitan District, is located just to the northeast of the project site at the intersection of Brant Road and Cable Lane but does not offer a playground or other active-use amenities. Windmill Mesa Park, managed by Widefield School District 3 Parks and Recreation Division, is located approximately 0.3 miles to the southeast, but must be accessed by crossing Bradley Road at Marabou Way, which does not have a controlled pedestrian crossing. Another Widefield School District 3 facility, Pi-Ute Park, is located approximately 0.45 miles south of the project site.

Due to the lack of nearby multi-generational active recreational opportunities for the residents of Haven Valley, staff strongly encourages the applicant to develop a small pocket park with a playground, climbing features, or other active-use amenities in Tracts C and D, as the nearby pocket park does not offer these types of amenities beyond a picnic pavilion with tables and benches. Furthermore, the applicant is encouraged to work with El Paso County Public Works to develop a controlled pedestrian crossing at Cable Lane and Alturas Drive to promote safe access to the Grinnell Boulevard Secondary Regional Trail

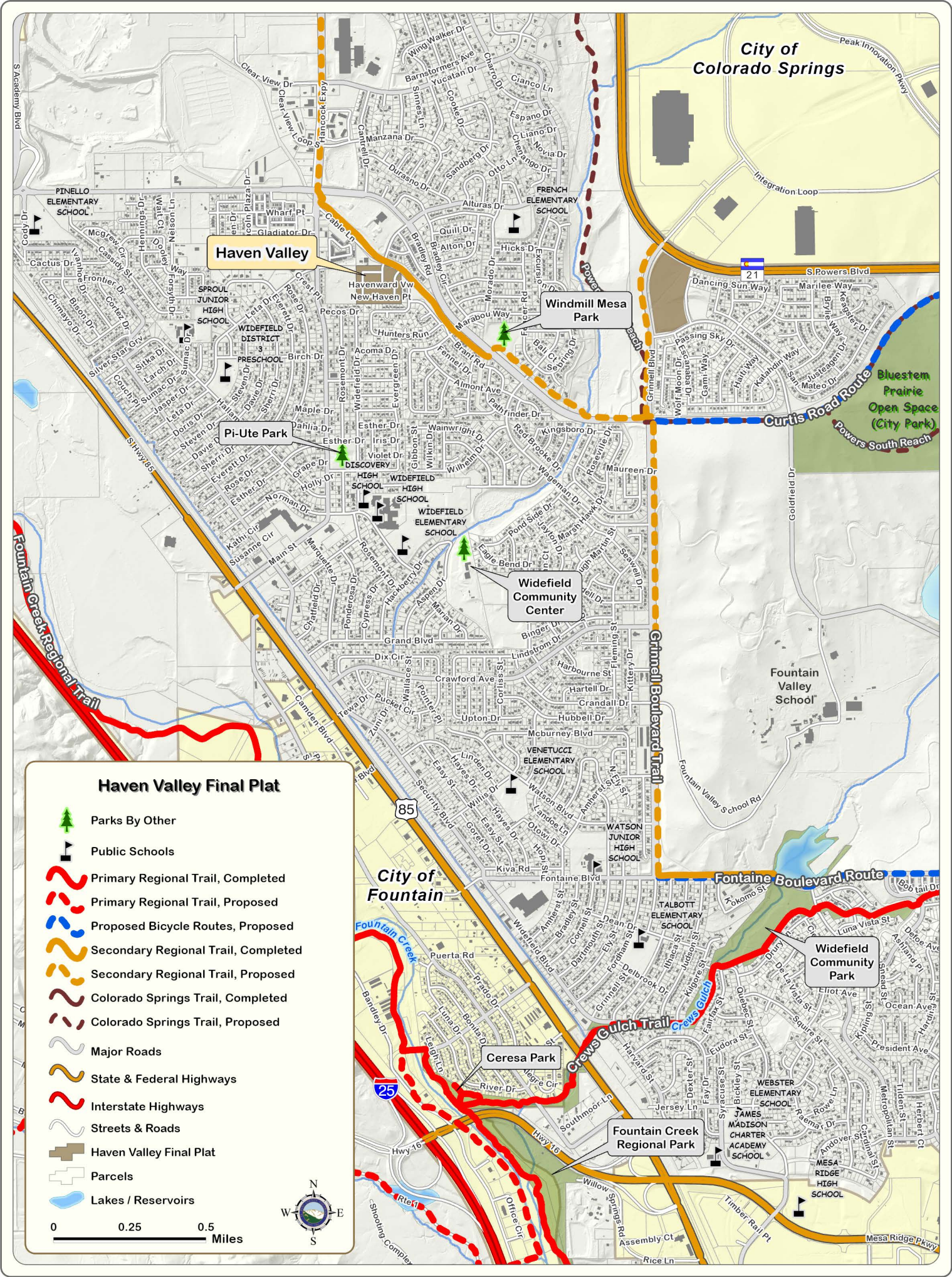
El Paso County Parks is not opposed to the creation of the Haven Valley Metropolitan District, as it may be a viable mechanism for which the District to consider and achieve the above recreational goals. These comments are being provided administratively and do not require endorsement by the Park Advisory Board.

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

Sincerely,



Ross A. Williams
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Park Planning Division
Parks and Community Services Department
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City of Colorado Springs

Haven Valley

Windmill Mesa Park

Pi-Ute Park

Widefield Community Center

Fountain Valley School

Widefield Community Park

Ceres Park

Fountain Creek Regional Park

Haven Valley Final Plat

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Completed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State & Federal Highways
-  Interstate Highways
-  Streets & Roads
-  Haven Valley Final Plat
-  Parcels
-  Lakes / Reservoirs

0 0.25 0.5 Miles

