

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 3, 2021

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

Subject: The Trails at Aspen Ridge PUD Development Plan and Preliminary Plan Amendment – (PUDSP-21-003)

Hello John,

The Park Operations Division of the Community Services Department has reviewed The Trails at Aspen Ridge PUD Development Plan and Preliminary Plan Amendment and has the following *preliminary* comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement on March 10, 2021:

This is a request for approval by COLA, LLC, of The Trails at Aspen Ridge PUD Preliminary Plan Amendment, consisting of 680 residential single-family lots on 117.98 acres. This proposed subdivision was originally a part of the Springs East at Waterview Preliminary Plan, which was endorsed by the Park Advisory Board in December 2017. The Amendment outlines the increase in residential lots from 605 to 680, as well as a reduction in open space. The site is zoned PUD and is located southeast of Colorado Springs, southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir.

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.

When the Springs East at Waterview Preliminary Plan was endorsed by the Park Advisory Board on December 2017, staff encouraged the developer to explore more robust and unique multi-generational urban park opportunities in the form of neighborhood pocket parks, trails, open space, outdoor exercise zones, or other recreational amenities. The previous Trails at Aspen Ridge PUD Preliminary Plan, endorsed August 2019, contained 27.04 acres of open space, or 22.9% of the total project acreage, designated for open space, trails, parks, landscaping, or stormwater detention purposes. The current PUD Preliminary Plan Amendment reduces the open space acreage to 17.1 acres or 15.1%, still exceeding the required 10% guideline, while still offering a 3-acre community park, pocket parks, and neighborhood trail systems.



In their Letter of Intent for The Trails at Aspen Ridge PUD Preliminary Plan Amendment, the applicant states the following:

“Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide pedestrian corridors throughout the development. The Trails at Aspen Ridge project is proposing 17.8 acres of open space which is 15.1% of the project area. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the 117.98 acres project site or 11.80 acres. The provided open space with this submittal is in addition to the open space and park area provided within the Filing 1 Plat not included in the overall provided open space.

The proposed development benefits through the provision of interconnected open space, aesthetic park features and harmonious design. The Trails at Aspen Ridge project is proposing various types of recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 3-acre central park site. Final design of the park site and common open space areas will be completed with future final plat filings at which time coordination with the El Paso County Parks Department will be completed regarding potential park land agreements for the provided improvements.”

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication, to be paid at time of the recording of the forthcoming final plats.

Recommended Motion: (PUD Preliminary Plan Amendment)

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 Trails at Aspen Ridge PUD Preliminary Plan Amendment: fees in lieu of land dedication for regional park purposes in the total amount of \$312,800 and urban park purposes in the total amount of \$197,200 will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.

Please feel free to contact me should you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

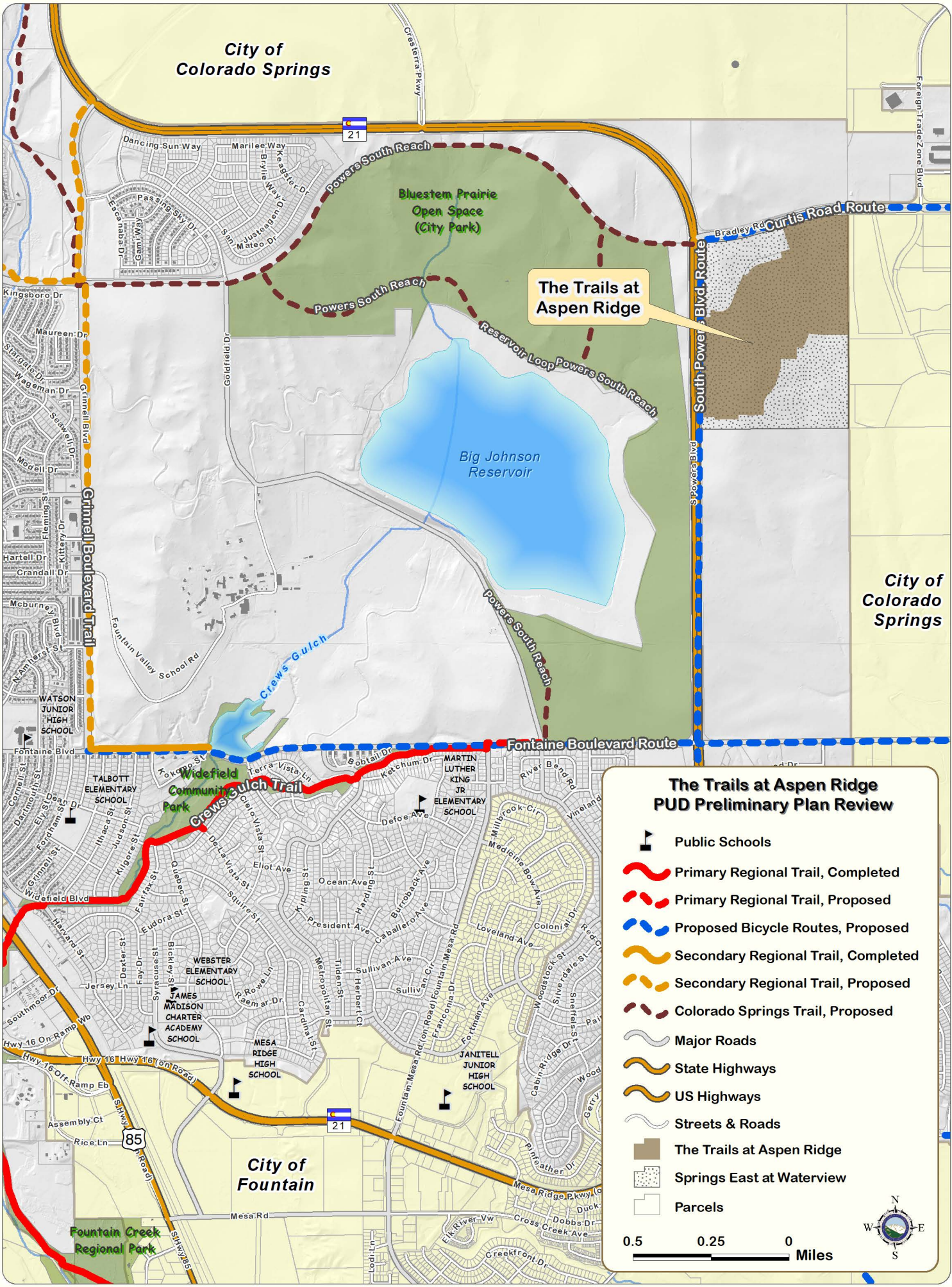
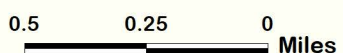
City of Colorado Springs

City of Colorado Springs

The Trails at Aspen Ridge

**The Trails at Aspen Ridge
PUD Preliminary Plan Review**

-  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, Proposed
-  Major Roads
-  State Highways
-  US Highways
-  Streets & Roads
-  The Trails at Aspen Ridge
-  Springs East at Waterview
-  Parcels



Development Application Permit Review



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

March 10, 2021

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.

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|----------------------------|--|--------------------------------------|-------------------|
| Name: | The Trails at Aspen Ridge PUD Preliminary Plan | Application Type: | PUD / Prelim Plan |
| PCD Reference #: | PUDSP-21-003 | Total Acreage: | 117.98 |
| | | Total # of Dwelling Units: | 680 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 14.41 |
| COLA, LLC | Matrix Design Group | Regional Park Area: | 4 |
| 555 Middle Creek Parkway | Jason Alwine | Urban Park Area: | 4 |
| Suite 500 | 2435 Research Parkway, Suite 300 | Existing Zoning Code: | PUD |
| Colorado Springs, CO 80921 | Colorado Springs, CO 80920 | 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: 4

0.0194 Acres x 680 Dwelling Units = 13.192
Total Regional Park Acres: 13.192

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

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 680 Dwelling Units = 2.55
 Community: 0.00625 Acres x 680 Dwelling Units = 4.25
Total Urban Park Acres: 6.80

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 680 Dwelling Units = \$312,800
Total Regional Park Fees: \$312,800

Urban Park Area: 4

Neighborhood: \$114 / Dwelling Unit x 680 Dwelling Units = \$77,520
 Community: \$176 / Dwelling Unit x 680 Dwelling Units = \$119,680
Total Urban Park Fees: \$197,200

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

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 The Trails at Aspen Ridge PUD Preliminary Plan Amendment: fees in lieu of land dedication for regional park purposes in the total amount of \$312,800 and urban park purposes in the total amount of \$197,200 will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.

Park Advisory Board Recommendation: