

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

September 2, 2026

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

Subject: Waterview East Commercial Preliminary Plan Amendment (SP-26-007)

Hello Lacey,

The Park Planning Division of the El Paso County Parks Department has reviewed the Waterview East Commercial Preliminary Plan Amendment development application and requests to submit the following administrative comments.

Waterview East Commercial consists of nine commercial lots and four tracts on 22.1 acres. The site is located southeast of Colorado Springs, immediately southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir and the City of Colorado Springs' Bluestem Prairie Open Space. The site is zoned CS for commercial land uses.

The 2022 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 immediately adjacent 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 immediate north side. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations.

Since the date of the original Preliminary Plan approval in October 2023, the El Paso County Parks Department has implemented the assessment of Regional Park Fees for commercial lots. These park fees will be due at time of the recording of the forthcoming Final Plat(s). As such, a Development Application Review Form has been included with this review which outlines the calculation of these fees.

As no trail easement or park land dedications are necessary for this Preliminary Plan Amendment, staff is only requiring Regional Park Fees in lieu of land dedication for regional park or trail purposes.

Sincerely,



Ross A. Williams
Senior Parks Planner
Park Planning Division
El Paso County Parks Department
rosswilliams@elpasoco.com

Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

September 2, 2026

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.

Name:	Waterview East Commercial Preliminary Plan Amendment	Application Type:	PUD / Prelim Plan
PCD Reference #:	SP-26-007	Total Acreage:	22.10
		Total # of Commercial Units:	9
Applicant / Owner:	Owner's Representative:	Units Per 2.5 Acres:	1.02
Waterview Commercial Development	Kimley-Horn and Associates	Regional Park Area:	4
H. Herbert	Jim Houk	Urban Park Area:	4
2427 Glen Arbor Drive	2 North Nevada, Suite 900	Existing Zoning Code:	CS
Colorado Springs, CO 80902	Colorado Springs, CO 80903	Proposed Zoning Code:	CS

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 9 Dwelling Units = 0.175

Total Regional Park Acres: 0.175

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 9 Dwelling Units = 0.00

Community: 0.00625 Acres x 9 Dwelling Units = 0.00

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 4

\$505 / Dwelling Unit x 9 Dwelling Units = \$4,545

Total Regional Park Fees: \$4,545

Urban Park Area: 4

Neighborhood: \$119 / Dwelling Unit x 9 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 9 Dwelling Units = \$0

Total Urban Park Fees: \$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

El Paso County Parks is submitting administratively the following comments and requirements as they relate to the Waterview East Commercial Preliminary Plan Amendment: fees in lieu of land dedication for regional park purposes in the amount of \$4,545 will be required at time of the recording of the forthcoming Final Plat(s).

Park Advisory Board Action:

Administrative Submittal