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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

August 28, 2024

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

Subject: Monument Ridge Metropolitan District Nos. 1 - 4 (ID-24-005)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the Monument Ridge Metropolitan District Nos. 1 – 4 application, and has the following comments on behalf of El Paso County Parks:

This is a request by White Bear Ankele Tanaka & Waldron, on behalf of Monument Ridge East, LLC., for approval of the Monument Ridge Metropolitan District Nos. 1 – 4. The combined districts include approximately 59.48 acres and are currently being zoned RM-12 and RS-6000 for multi- and single-family residential development. The site is located immediately southeast and southwest of the intersection of County Line Road and U.S. Interstate 25, immediately south of the El Paso County / Douglas County line.

As verified by the 2022 El Paso County Parks Master Plan, a previous review of the Monument Ridge East Preliminary Plan showed no impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route are both located 2 miles south of the property, while the existing New Santa Fe Primary Regional Trail is located approximately 1.25 miles southwest. The existing Santa Fe Open Space and Fox Run Regional Park are located approximately 1.75 west and 5.15 miles southeast of the project site, respectively.

The Monument Ridge East Preliminary Plan submittal lacked a Letter of Intent and Landscape Plan, so details regarding parks, trails, or open space areas were not available at time of the initial review. In the submitted Subdivision Summary Form, the applicant listed 3.52 acres, or 5.6%, of open space. However, the Preliminary Plan appeared to show a far greater amount of open space, but due to the lack of information provided, staff could only speculate as to the open space uses.

As such, staff recommended that the applicant submit the required Letter of Intent and a more robust Preliminary Plan that includes a detailed Landscape Plan with all possible recreational amenities including trails, common areas, and/or playground, elevations of the townhomes and lot layouts, and a detailed tract table with descriptions of each tracts' use. Fortunately, the applicant has included a planned infrastructure layout with this Metropolitan District application, which does show ample open space tracts and two planned neighborhood parks. Future Landscape Plans (to be submitted separately from this Metropolitan District application) should provide far greater details concerning parks, internal trails, open space, and general landscaping designs.

The Monument Ridge Metropolitan District Nos. 1 – 4 Service Plan and Letter of Intent include the following statements in regard to parks, trails, and open space:

- **Letter of Intent, Page 14:** Compliance with EPC Parks Master Plan. The El Paso County Parks Master Plan (2022) depicts the property as having “local access” within five (5) miles of two parks, Palmer Lake Recreation Area and Fox Run Regional Park. The Plan does not depict any planned trails or open space within or adjacent to the subject property. Land dedication, or fees in lieu of land dedication are not required with submittal of a special district service plan or with the concurrent rezoning stage of development but will be required at the final plat stage of development.
- **Letter of Intent, Page 14:** Service Plan Conformity. The Districts’ purposes are to finance and construct certain public improvements and to provide additional services as necessary to support the Project. The Project is not presently served with the facilities and/or services proposed to be provided by the Districts, nor does the County nor any other special district have any plans to provide such services within a reasonable time and on a comparable basis. To develop the Project, a significant investment in public infrastructure is required, including, but not limited to water systems improvements, sanitary sewer and storm drainage improvements, street and roadway improvements, **and parks and recreation improvements**. The Districts’ formation is therefore necessary to provide the most economic development of the public improvements required for the Project.
- **Letter of Intent, Page 16:** Major Service Plan Points. Completion of approximately \$15,462,475 of public improvements, including water, sanitation, streets, transportation, safety protection, drainage, **parks and recreation**, mosquito control, fire protection, television relay and translation, security services, and solid waste disposal.
- **Service Plan, Page 1:** Proposed Improvements to be Financed: Approximately \$15,462,475 of public improvements, including, but not limited to, roadway, water, sanitary sewer, stormwater and drainage, **and parks and recreation**. These initial cost estimates are preliminary in nature based upon 2024 dollars and may fluctuate due to inflation and other external forces outside of Applicant’s control.
- **Service Plan, Page 1:** Proposed Ongoing Services: The Districts anticipate providing the following ongoing services as authorized under the Special District Act: transportation, safety protection, drainage, **parks and recreation**, mosquito control, television relay and translation, security services, solid waste disposal, covenant enforcement and design review services, and any ongoing operation and maintenance of the public improvements within the Districts not otherwise dedicated to the County or third-party entities for ownership and/or ongoing operation and maintenance.
- **Service Plan, Pages 9-10:** Parks and Recreation. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain park and recreation facilities and programs, including, but not limited to, parks, pedestrian ways, bike paths, bike storage facilities, signage, interpretive kiosks and facilities, open space, landscaping, cultural activities, community centers, recreational centers, water bodies, wildlife preservation and mitigation areas, riparian improvements, irrigation facilities, playgrounds, pocket parks, swimming pools, undergrounding utilities, and other active and passive recreational facilities, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will own and maintain park and recreation improvements not conveyed to the County, other appropriate jurisdiction, or other entity.



The Districts 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 Districts 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 20:** Conclusion. The proposal is in substantial compliance with the applicable elements of the El Paso County Master Plan, including but not limited to Your El Paso Master Plan (2021), the El Paso County Water Master Plan (2018), the ***El Paso County Parks Master Plan (2013)***, the El Paso County Major Transportation Corridors Plan, and with these Special District Policies.

In conclusion, Parks staff is encouraged by the applicant’s willingness to plan and provide recreational opportunities for local residents and visitors of Monument Ridge East, including an internal parks and open space system that provides residents and visitors easily accessible recreational amenities. Monument Ridge Metropolitan District Nos. 1 – 4 will only serve to bolster these public 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
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com

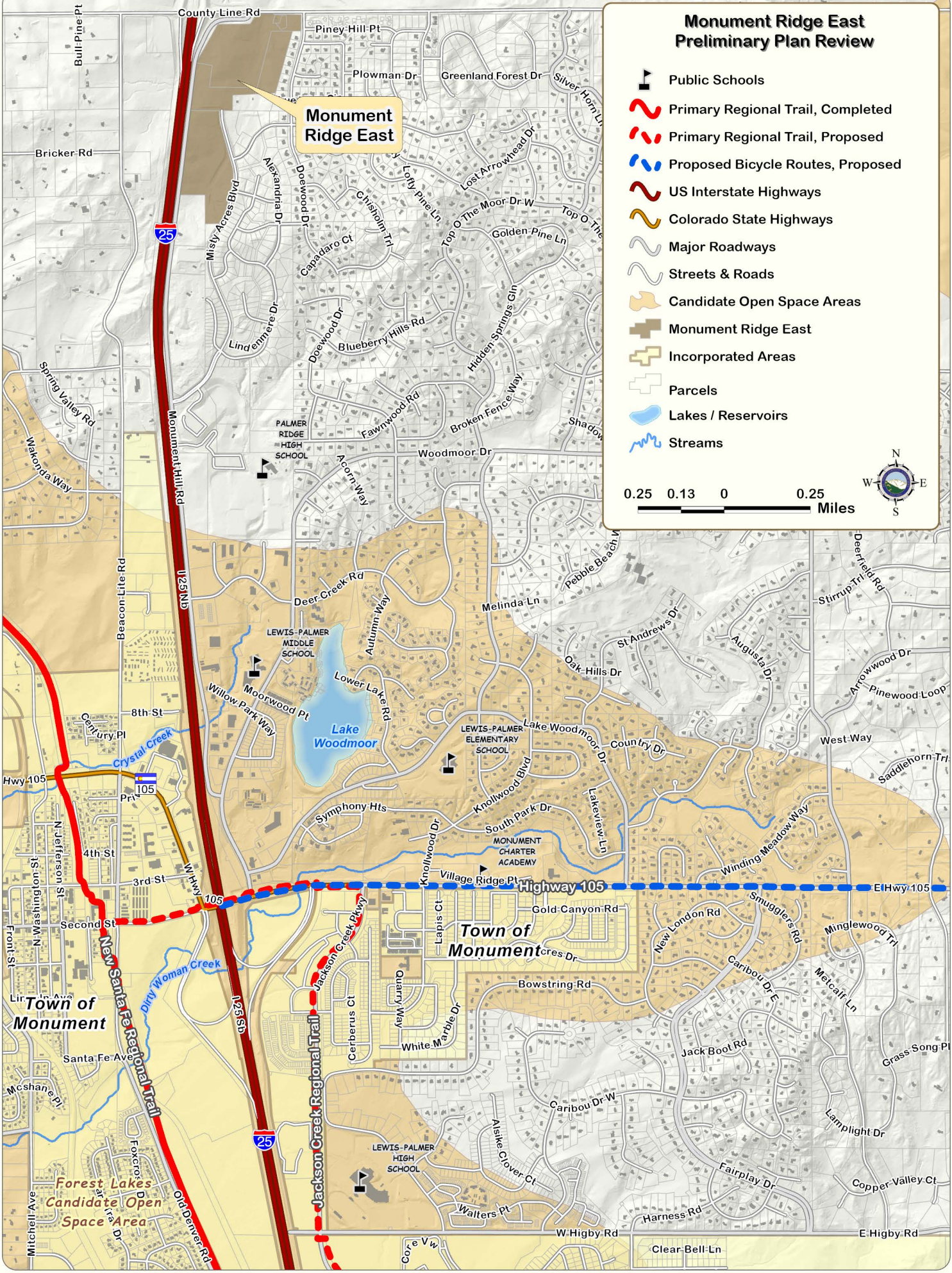


Monument Ridge East Preliminary Plan Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  US Interstate Highways
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Candidate Open Space Areas
-  Monument Ridge East
-  Incorporated Areas
-  Parcels
-  Lakes / Reservoirs
-  Streams



Monument Ridge East



WEST PARCEL:
(INCLUDES MISTY ACRES)

SAN SWR MAIN = 7,714 LF
 SAN FORCE MAIN = 2,662 LF
 SAN MH = 30
 WTR MAIN = 9,001 LF
 WTR FITTINGS = 65
 WTR VALVES = 100
 FH = 21

UNPLATTED

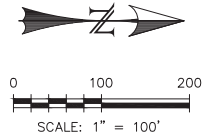
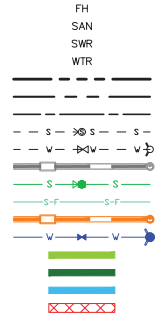
TOTALS:

SAN SWR MAIN = 9,382 LF
 SAN FORCE MAIN = 2,662 LF
 SAN MH = 37
 WTR MAIN = 10,974 LF
 WTR FITTINGS = 76
 WTR VALVES = 112
 FH = 24

EAST PARCEL:

SAN SWR MAIN = 1,668 LF
 SAN MH = 7
 WTR MAIN = 1,973 LF
 WTR FITTINGS = 11
 WTR VALVES = 12
 FH = 3

- LEGEND**
- FIRE HYDRANT
 - SANITARY
 - SEWER
 - WATER
 - BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - (E) SANITARY MAIN, MH
 - (E) WATER MAIN, VALVE, FH
 - (E) STORM SEWER, INLET, MH
 - (P) SANITARY MAIN, MH
 - (P) SANITARY FORCE MAIN
 - (P) STORM SEWER, INLET, MH
 - (P) WATER MAIN, VALVE, FH
 - OPEN SPACE
 - PARK
 - POND
 - WETLANDS



REV.	DESCRIPTION	DATE



PREPARED FOR:
IN-HOUSE REVIEW

NOT FOR CONSTRUCTION



MONUMENT RIDGE EAST
EAST & WEST
LAYOUT EXHIBIT

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 100'	DATE: 06/17/24
JOB NUMBER: 21-003	SHEET: 1 OF 1