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February 20, 2020

Nina Ruiz
Project Manager
El Paso County Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

Subject: Riverbend Crossing Preliminary Plan (SP187)

Hello Nina,

The Community Services Department has reviewed Riverbend Crossing Preliminary Plan and has the following comments of behalf of El Paso County Parks. This application was previously presented to the Park Advisory Board on February 13, 2019. Second review comments were later provided on October 10, 2019.

Request for approval by Venetucci Village, LLC, for Riverbend Crossing Preliminary Plan. The proposed subdivision totals 53.08 acres and includes 225 residential lots and 14 acres of open space. A rezone from PUD to RS-5000 is being processed concurrently for the residential lots. The property is located northwest of US Highway 58 at the intersection of Southmoor Drive and is located along the east bank of Fountain Creek.

The 2013 El Paso County Parks Master Plan shows no parks or trails impacted by the proposed subdivision. An existing section of the Fountain Creek Primary Regional Trail is located to the west, across Fountain Creek. The closest park is Pi-Ute Park, which is located approximately ¾-miles east of the proposed subdivision across Hwy 85. Parks staff has concerns about the lack of connectivity to surrounding parks and trails as Hwy 85, Fountain Creek, and the adjacent commercial center are significant barriers for non-motorized access. Parks staff would strongly recommend the applicant provide an area of usable open space for the residents of River Bend Residential.

Open Space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. However, the letter of intent includes 14 acres (26%) of open space / common areas providing public and private recreational opportunities within the proposed



subdivision. Parks staff has concerns about how usable the proposed open space is since the preliminary plan drawings show most of the open space, or 12.54 acres, is identified as site detention. This would not be considered usable open space for residential recreation opportunities. Other proposed open space includes a thin 15-ft landscape buffer from the adjacent commercial development, Tract A which features a steep bank, and a 35-ft no-build setback from Fountain Creek. Parks staff encourages the applicant provide usable open space and recreational amenities for the future residents of the proposed subdivision. Parks staff suggests a small pocket park / trail system be included within the proposed subdivision and shown on the preliminary plan and subsequent final plat drawings.

As no park land or trail easement dedications are necessary for this application, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. Since this application was reviewed in 2019 the regional and urban park fee rates established in 2019 will be assessed. Staff recommends regional park fees in the amount of \$96,750 and urban park fees in the amount of \$61,200 as shown in the attached Subdivision Review Form.

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

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
jasonmeyer@elpasoco.com

Development Application Permit Review



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

February 20, 2020

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: | Riverbend Crossing Preliminary Plan | Application Type: | Preliminary Plan |
| PCD Reference #: | SP187 | Total Acreage: | 53.08 |
| | | Total # of Dwelling Units: | 225 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 10.60 |
| Avatar Fountain LP | Catamount Engineering | Regional Park Area: | 4 |
| Gary Butterworth | | Urban Park Area: | 4 |
| 6500 Jericho Turnpike, Suite 120W | PO Box 221 | Existing Zoning Code: | PUD |
| Syosset, NY 11791 | Woodland Park, CO 80866 | Proposed Zoning Code: | RS-5000 |

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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|--|--|
| 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. |
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LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 225 Dwelling Units = 4.365
Total Regional Park Acres: 4.365

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

Urban Park Area: 4

| | | |
|---------------|--------------------------------------|-------------|
| Neighborhood: | 0.00375 Acres x 225 Dwelling Units = | 0.84 |
| Community: | 0.00625 Acres x 225 Dwelling Units = | 1.41 |
| | Total Urban Park Acres: | 2.25 |

FEE REQUIREMENTS

Regional Park Area: 4

\$430 / Dwelling Unit x 225 Dwelling Units = \$96,750
Total Regional Park Fees: \$96,750

Urban Park Area: 4

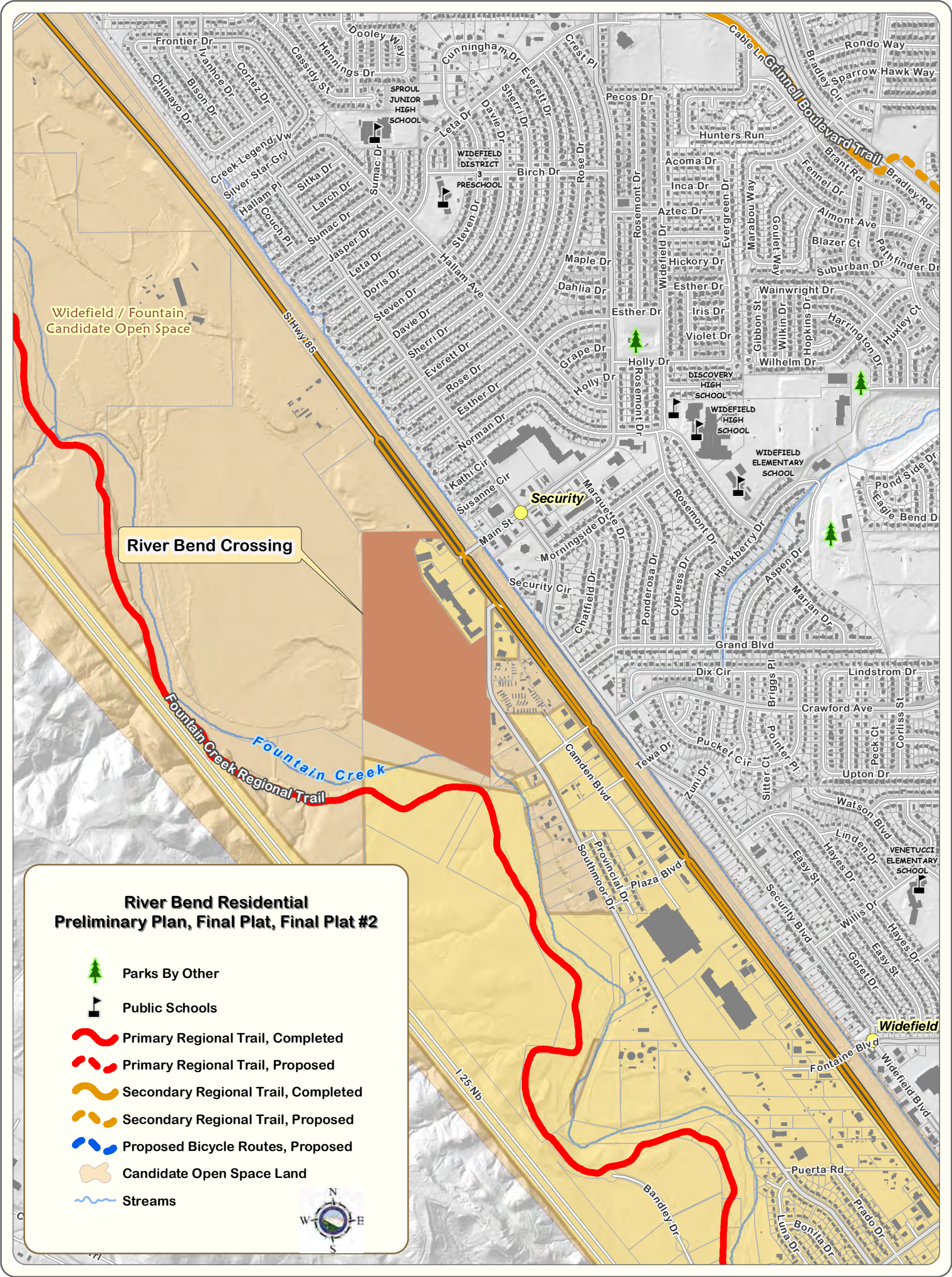
| | | |
|---------------|--|-----------------|
| Neighborhood: | \$107 / Dwelling Unit x 225 Dwelling Units = | \$24,075 |
| Community: | \$165 / Dwelling Unit x 225 Dwelling Units = | \$37,125 |
| | Total Urban Park Fees: | \$61,200 |

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Preliminary Plan includes the following conditions; (1) fees in lieu of land dedication for regional park purposes in the amount of \$96,750 and urban park fees in the amount of \$61,200 will be required at time of the recording of the Final Plats; (2) Parks staff strongly encourages the applicant to provide a pocket park or other recreational amenity within the subdivision.

Park Advisory Board Recommendation:

N/A



Widefield / Fountain
Candidate Open Space










River Bend Crossing

Fountain Creek
Fountain Creek Regional Trail

Security

Widefield

**River Bend Residential
Preliminary Plan, Final Plat, Final Plat #2**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Candidate Open Space Land
-  Streams

