

EL PASO COUNTY PARKS DEPARTMENT | PARK PLANNING DIVISION

JANNA TIDWELL, EXECUTIVE DIRECTOR

September 23, 2026

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

Subject: The Trails at Aspen Ridge Filing No. 5 Final Plat, 3rd Submittal (SF-26-018, previously SF-21-038)

Hello Kylie,

The Park Planning Division of the El Paso County Parks Department has reviewed the 3rd submittal of the Trails at Aspen Ridge Filing No. 5 Final Plat development application and is submitting administratively the following additional comments:

- Staff acknowledges the new development application file number of **SF-26-018** (previously SF-21-038, closed due to inactivity).
- Staff further acknowledges the reduction in residential housing units to **53** from the previously planned 58. Due to the reduction in units, the Development Application Review Form has been updated to reflect the new allotment, as well as the updated per-unit Regional Park Fee amounts, which increased to **\$505** per unit. These updated fees are also reflected in the Recommended Motion on page two of this submittal, as originally endorsed by El Paso County Park Advisory Board on February 9, 2022.

The original application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on February 9, 2022:

"This is a request for approval by Matrix Design Group on behalf of COLA, LLC., for The Trails at Aspen Ridge Filing No. 5 Final Plat, consisting of 58 residential single-family lots on 22.35 acres. This proposed subdivision is within the boundaries of the Trails at Aspen Ridge PUD Development Plan and Preliminary Plan, which was endorsed by the Park Advisory Board in August 2019 and again in March 2021. Zoned PUD, the site is located 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 approximately 0.40 mile west of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road approximately 0.25 mile north of the project site. Dedicated public right-of-ways already exist along the proposed 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.

The original Trails at Aspen Ridge PUD Preliminary Plan 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. Furthermore, applicant proposed "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 6-acre central park site." The Amended PUD Preliminary Plan and

Landscape Plans, endorsed by the Park Advisory Board in March 2021, continued to show an interconnected network of parks, trails, sidewalks, and open spaces, although open space and park land acreages were reduced to 17.8 acres or 15.1%, still exceeding the required 10% PUD open space requirement. All parks, trails, and open spaces will be owned and maintained by the Waterview II Metropolitan District.

The Trails at Aspen Ridge Filing No. 5 Final Plat contains Tract A, which, at approximately 1.5 acres, is designated for sidewalks, landscaping, and open space, as seen in the accompanying Landscape Plan. Tracts B and C are designated for stormwater detention and future public right-of-way, respectively, while 12.46-acre Tract D is designated for future development.

*At their regular October 2021 meeting, the Park Advisory Board unanimously endorsed COLA, LLC's application for a Park Lands Agreement for the Trails at Aspen Ridge Filing No. 5. This agreement was presented to and approved by the El Paso County Board of County Commissioners on December 2, 2021 **(Resolution 21-440, Instrument 221221731)**, and facilitates the waiver of all urban park fees in exchange for the construction of a 3-acre neighborhood park facility in nearby Trails at Aspen Ridge Filing No. 3. Staff acknowledges the waiver of **\$16,059** of urban park fees and is pleased with the applicant's continuing efforts to provide easily accessible recreational amenities to the residents and visitors of the Trails at Aspen Ridge.*

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional park fees in lieu of land dedication.

Recommended Motion: Filing No. 5 Final Plat **(REVISED)**

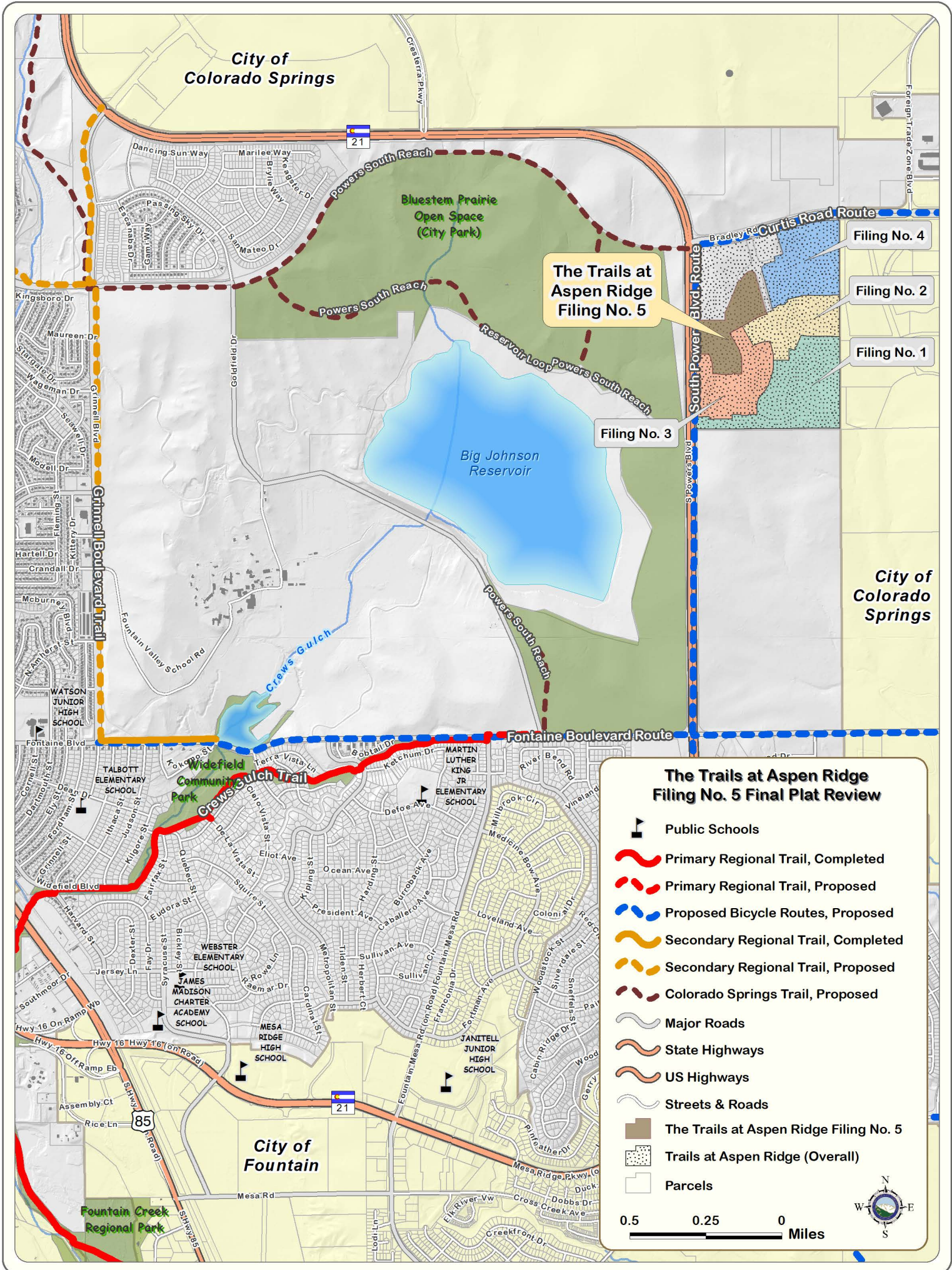
*The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving The Trails at Aspen Ridge Filing No. 5 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of **\$26,765** due at the recording of this Final Plat."*

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

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 23, 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:	The Trails at Aspen Ridge Filing No. 5 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-26-018 (Previously SF-21-038)	Total Acreage:	22.35
		Total # of Dwelling Units:	53
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	5.93
COLA, LLC.	Matrix Design Group	Regional Park Area:	4
555 Middle Creek Parkway	2435 Research Parkway	Urban Park Area:	4
Suite 380	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.
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LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	YES
Regional Park Area: 4	Urban Park Area: 4	
0.0194 Acres x 53 Dwelling Units = 1.028	Neighborhood: 0.00375 Acres x 53 Dwelling Units =	0.20
Total Regional Park Acres: 1.028	Community: 0.00625 Acres x 53 Dwelling Units =	0.33
	Total Urban Park Acres:	0.53

FEE REQUIREMENTS	Urban Park Area: 4
Regional Park Area: 4	
\$505 / Dwelling Unit x 53 Dwelling Units = \$26,765	Neighborhood: \$119 / Dwelling Unit x 53 Dwelling Units = \$6,307
Total Regional Park Fees: \$26,765	Community: \$184 / Dwelling Unit x 53 Dwelling Units = \$9,752
	Total Urban Park Fees: \$16,059

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving The Trails at Aspen Ridge Filing No. 5 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$26,765 due at the recording of this Final Plat.

Park Advisory Board Action: Originally Endorsed by PAB on 2/09/2022