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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

September 26, 2023

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

Subject: Haven Valley Final Plat – Preliminary Comments (SF-23-023)

Hello Ashlyn,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Haven Valley Final Plat and has the following preliminary comments on behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the El Paso County Park Advisory Board for endorsement on October 11, 2023:

This is a request for endorsement by Drexel, Barrell, and Company, on behalf of Richmond American Homes, for Haven Valley Final Plat, consisting of 98 single-family residential lots on 11.76 acres with a minimum lot size of ~3,000 square feet. The majority of the property is currently zoned Planned Unit Development (PUD) and is located south of the intersection of Cable Lane and Alturas Drive in the Security-Widefield neighborhood of unincorporated El Paso County.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. A completed portion of the Grinnell Boulevard Secondary Regional Trail is located on the north side of Cable Lane opposite the proposed development. The Grinnell Boulevard Secondary Regional Trail alignment follows an irrigation ditch, running northwest-southeast to the north of the project site.

The El Paso County Land Development Code requires at least 10% open space dedication for subdivisions that are classified under PUD zoning. The Haven Valley Final Plat contains 1.83 acres of open space, or 15.5% of the total project area, designated for open space, landscaping, and public utilities. The attached Haven Valley Preliminary Plan highlights these open space tracts in greater detail.

In their Letter of Intent, the applicant states that a network of interconnected sidewalks will be constructed throughout the subdivision and shows a proposed curb ramp at the intersection of Cable Lane and Alturas Drive, as highlighted in the attached Preliminary Plan. The developer is encouraged to work with El Paso County Public Works to develop a controlled pedestrian crossing at this intersection to make a connection to the existing Grinnell Boulevard Secondary Regional Trail on the north side of Cable Lane, as well as access to a nearby passive-use pocket park.

The surrounding neighborhood does not offer many readily accessible recreation facilities. The aforementioned passive-use pocket park is located just to the southeast of the project site at the intersection of Brant Road and Cable Lane but does not offer a playground or other active-use amenities. Windmill Mesa Park, managed by Widefield School District 3 Parks and Recreation Division, is located approximately 0.3 miles to the southeast, but must be accessed by crossing Bradley Road at Marabou Way, which does not have a controlled pedestrian crossing. Another Widefield School District 3 facility, Pi-Ute Park, is located approximately 0.45 miles south of the project site.

Due to the lack of nearby multi-generational active recreational opportunities for the residents of Haven Valley, staff strongly encourages the applicant to develop a small pocket park with a playground, climbing features, or other active-use amenities in Tracts C and D, as the nearby pocket park does not offer these types of amenities beyond a picnic pavilion with tables and benches.

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedication for regional or urban park purposes.

Recommended Motion (Final Plat):

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 Haven Valley Final Plat: (1) applicant is encouraged to develop a small pocket park including multi-generational active-use recreational amenities in Tracts C and D; (2) applicant is encouraged to work with El Paso County Public Works to develop a controlled pedestrian crossing at Cable Lane and Alturas Drive to promote safe access to the Grinnell Boulevard Secondary Regional Trail; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$49,490 and urban park purposes in the amount of \$29,694. Should the applicant choose to develop a pocket park in Tracts C and D, 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 this Final Plat.

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

Sincerely,



Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
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City of Colorado Springs

Haven Valley

Windmill Mesa Park

Pi-Ute Park

Widefield Community Center

Fountain Valley School

Haven Valley Final Plat

-  Parks By Other
-  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, Completed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State & Federal Highways
-  Interstate Highways
-  Streets & Roads
-  Haven Valley Final Plat
-  Parcels
-  Lakes / Reservoirs

0 0.25 0.5 Miles



City of Fountain

Fontaine Boulevard Route

Widefield Community Park

Ceres Park

Fountain Creek Regional Park

WEBSTER ELEMENTARY SCHOOL

JAMES MADISON CHARTER ACADEMY SCHOOL

MESA RIDGE HIGH SCHOOL

**Development
Application
Permit
Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT
 Park Operations - Recreation and Cultural Services
 Parks Planning - Environmental Services - CSU Extension Office

October 11, 2023

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:	Haven Valley Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-23-023	Total Acreage:	11.76
		Total # of Dwelling Units:	98
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	20.83
Richmond American Homes	Drexel, Barrell, and Company	Regional Park Area:	4
Jason Pock	Tim D. McConnell	Urban Park Area:	4
4350 South Monaco Street	3 South 7th Street	Existing Zoning Code:	PUD
Denver, CO 80237	Colorado Springs, CO 80905	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

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

Regional Park Area: 4
 0.0194 Acres x 98 Dwelling Units = 1.901
Total Regional Park Acres: 1.901

Urban Park Area: 4
 Neighborhood: 0.00375 Acres x 98 Dwelling Units = 0.37
 Community: 0.00625 Acres x 98 Dwelling Units = 0.61
Total Urban Park Acres: 0.98

FEE REQUIREMENTS

Regional Park Area: 4
 \$505 / Dwelling Unit x 98 Dwelling Units = \$49,490
Total Regional Park Fees: \$49,490

Urban Park Area: 4
 Neighborhood: \$119 / Dwelling Unit x 98 Dwelling Units = \$11,662
 Community: \$184 / Dwelling Unit x 98 Dwelling Units = \$18,032
Total Urban Park Fees: \$29,694

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 Haven Valley Final Plat: (1) applicant is encouraged to develop a small pocket park including multi-generational active-use recreational amenities in Tracts C and D; (2) applicant is encouraged to work with El Paso County Public Works to develop a controlled pedestrian crossing at Cable Lane and Alturas Drive to promote safe access to the Grinnell Boulevard Secondary Regional Trail; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$49,490 and urban park purposes in the amount of \$29,694. Should the applicant choose to develop a pocket park in Tracts C and D, 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 this Final Plat.

Park Advisory Board Recommendation: