

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

June 18, 2021

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

Subject: Waterview II Metropolitan District Amendment (ID-21-002)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the application for the restated and amended Waterview II Metropolitan District, and has the following comments on behalf of El Paso County Parks:

This is a request by White Bear Ankele Tanaka & Waldron, Attorneys at Law, on behalf of COLA, LLC., for approval of the restated and amended Waterview II Metropolitan District. The 446.3-acre property is currently zoned PUD and is located southeast of the intersection of Powers Boulevard/Highway 21 and Bradley Road, east of Big Johnson Reservoir and the City of Colorado Springs Park's Bluestem Prairie Open Space. The property is located southeast of the Colorado Springs Airport, and includes proposed areas of urban residential and commercial land uses.

Previous reviews of sketch plans, preliminary plans, and PUD development plans for Waterview East and the Trails at Aspen Ridge noted minimal impacts to El Paso County Parks master planned parks, trails, and open space facilities. The 2013 El Paso County Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 on 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 north side. Dedicated public rights-of-way already exist along the aforementioned bicycle routes, so no park land or trail easement dedications were necessary during the development and approval of Waterview East, which later became the Trails at Aspen Ridge.

EPC staff continues to be encouraged by the applicant's willingness to provide extensive recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. At this time, two park lands agreements have been executed for the purpose of waiving urban park fees in exchange for the construction of urban park facilities in Filings No. 1 and 2. A forthcoming park lands agreement is anticipated for Filing No. 3 as well. Two pocket parks and a large community park, accessed by an interconnected network of trails and open space corridors, will provide modern recreational facilities for the residents and visitors of the Trails at Aspen Ridge.

The Waterview II Metropolitan District Restated and Amended Service Plan includes the following statements:

- Proposed Improvements to be Financed: Water, streets, traffic and safety controls, parks and recreation, drainage, including storm water drainage, sanitary sewer, and related grading, plus television relay and translation, and mosquito control.



- Proposed Ongoing Services: It is anticipated that any Public Improvements not conveyed to the County or other appropriate jurisdictions/owners' association will be owned, operated and maintained by the District.
- Parks and Recreation: The finance, design, acquisition, installation, construction and operation and maintenance of public park and recreation facilities and services including, but not limited to, parks, paths, trails, fencing, open space, common areas, play structures, play grounds/fields, pavilions, picnic areas, fencing, community events, street trees, streetscapes, entry features, landscaping and irrigation, weed control, outdoor lighting, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities, systems and services. **It is anticipated that parks and recreation improvements will be owned and maintained by the District.** The District 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 District 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 major modification which would require the need to revise this Service Plan.
- Page 37 of the proposed Restated and Amended Service Plan contains a landscape exhibit showing all park, trail, and open space tracts within the bounds of the Waterview II Metropolitan District.

In conclusion, Parks staff is encouraged by the applicant's continuing desire to plan and provide recreational opportunities for local residents and visitors of the Trails at Aspen Ridge, including an internal parks, trail, and open space system that provides residents and visitors easily accessible and modern recreational amenities for citizens of all ages. The Waterview II Metropolitan District 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
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