

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

April 14, 2022

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

**Subject: Waterbury Filings No. 1 & 2 PUD Preliminary Plan, Review #2 (PUDSP-21-005)**

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the Waterbury Filings No. 1 and 2 PUD Development Plan and Preliminary Plan, Review #2, development application and has the following additional comments of behalf of El Paso County Parks. Staff acknowledges the reduction in the number of residential housing units from 201 to 198 and has therefore adjusted the previously endorsed regional and urban park fees. The adjusted fees are reflected on the attached Development Application Permit Review form, as well as being highlighted in the original endorsed recommendations below.

Furthermore, staff has reviewed the second submittal of the PUD Development Plan and Preliminary Plan and is disappointed with the overall lack of recreational amenities in Waterbury Filings No. 1 and 2. Previous El Paso County Parks recommendations included an internal trail system to connect residents to the community park and surrounding open space tracts, as well as expanded and readily useable open space areas. While staff is pleased with the inclusion of the centralized 2.6-acre community park and appreciates the inclusion of detailed landscape plans for the park, the lack of neighborhood trail connections as well as trails through the open space areas limits residential recreational choices and does not include possible future connections into adjacent and nearby neighborhoods. As originally outlined and highlighted below, staff continues to strongly recommend the overall enhancement of recreational facilities and open spaces in the Waterbury development.

The following comments and recommendations were originally submitted on December 8, 2021:

*"This is a request for endorsement by William Guman and Associates, Ltd., on behalf of 4-Way Ranch Joint Venture, LLC, for the Waterbury Filings No. 1 and 2 PUD Development Plan and Preliminary Plan, consisting of 198 single-family residential lots and open space tracts on 61.9 acres, with a minimum lot size of approximately 5,400 square feet. The property is zoned PUD, and is located near Falcon, at the intersection of Stapleton Road and Eastonville Road, northwest of Highway 24.*

*The El Paso County Parks Master Plan (2013) shows no existing or proposed parks, trails, or open space facilities directly impacted by or within the project area. Falcon Regional Park is located 0.65 mile north of the project site. The existing Rock Island Primary Regional Trail is located 0.35 mile southeast of the project site. The proposed Eastonville Road Primary Regional Trail is located approximately 0.15-mile northwest of the site, while the proposed Arroyo Lane Primary Regional Trail is located approximately 0.25 north and east of the filing. The Curtis Road Bicycle Route is located immediately south of the*



project site. A dedicated public right-of-way already exists along Stapleton Road and the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The Open Space Master Plan of the Parks Master Plan shows that the project site is located partially within the Judge Orr Road Candidate Open Space. Natural resource values include wetland vegetation and wildlife habitat, as well as tallgrass and bluestem grasslands, some species of which are globally vulnerable. Water quality protection is a concern in this area that drains ultimately to Black Squirrel Creek. The project would not be in conflict with the plan, as long as operations do not adversely affect water quality or negatively impact surrounding grasslands and wetlands. While the applicant has included approximately 3.46 acres of open space areas that encompass both jurisdictional and non-jurisdictional wetland and floodplain areas, as shown in the PUD Preliminary Plan, minimal buffers exist between the floodplain and wetlands and the proposed adjacent residential lots and building envelopes, thus limiting the preservation of these open space areas, as well as restricting the use of the open space as a possible location for neighborhood trails and other passive recreational amenities.

Waterbury Filings No. 1 and 2 PUD Preliminary Plan includes tracts designated for open space, floodplains, stormwater drainage, and landscaping, totaling approximately 10.4 acres, or 16.8% of the total project area, including the 2.75-acre Tract A designated for a centrally located community park. Although the applicant does state that, "Paved, detached sidewalks allow for safe use of bicycle travel around the park and neighborhood," staff does not generally recognize residential sidewalks as a viable alternative to a multi-use trail system for use by walkers, runners, cyclists, or even equestrian users. Wide, detached, meandering, and landscaped sidewalks, like those located along Londonderry Drive in Meridian Ranch, have been accepted as viable alternatives to standard regional trails due to their aforementioned characteristics and lack of multiple and hazardous driveway crossings.

Parks staff strongly recommends that the applicant consider the establishment of an internal trail system as a means to connect residents to not only the centralized neighborhood park and its recreational amenities, but potentially to the Eastonville Primary Regional Trail, Falcon High School, Falcon Regional Park, and proposed and existing residential communities located to the north and west of Waterbury, such as Grandview Reserve and Meridian Ranch. With modifications to the wetland and floodplain open areas, trails could be established within these open spaces to allow for north-south pedestrian travel on either side of the filing. Staff also recommends that the applicant provide detailed plans of the proposed community park in the Landscape Plans or as a separate Site Development Plan.

As no trail easement dedications are necessary for Waterbury Filings No. 1 and 2 PUD Development Plan and Preliminary Plan, parks staff recommends fees in lieu of land dedication for regional and urban park purposes on forthcoming Final Plat(s).

**Recommended Motion (PUD Development Plan / Preliminary Plan):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Waterbury Filings No. 1 and 2 PUD Development Plan and Preliminary Plan: (1) recommend establishing an internal trail system to connect residents to the centrally located community park and other destinations beyond the subdivision boundary; (2) recommend that the applicant provide detailed plans of the proposed community park in forthcoming Landscape Plans or as part of a separate Site Development Plan; (3) recommend the addition of buffers to the wetland and floodplain open space corridors as a means to allow for enhanced preservation of critical open space and the addition of passive recreational amenities; (4) fees in lieu of land dedication for regional park purposes in the amount of \$91,080 and urban park purposes in the amount of \$57,420 will be required on all forthcoming Final Plat(s). 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 the forthcoming Final Plat(s)."

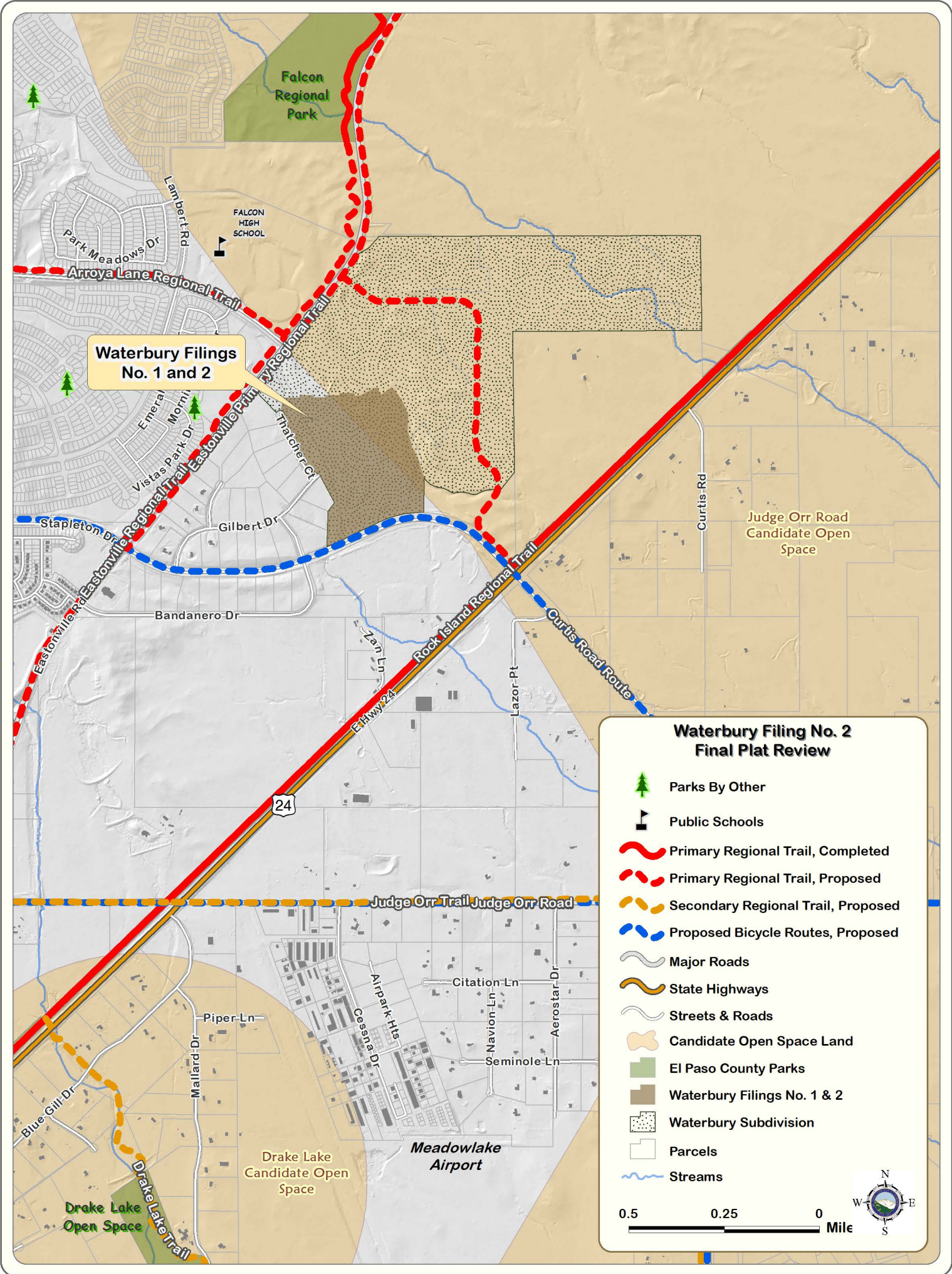
Please feel free to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long, sweeping horizontal stroke at the end.

Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)





**Waterbury Filings No. 1 and 2**

**Waterbury Filing No. 2  
Final Plat Review**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Candidate Open Space Land
-  El Paso County Parks
-  Waterbury Filings No. 1 & 2
-  Waterbury Subdivision
-  Parcels
-  Streams



**Development  
Application  
Permit  
Review**



**COMMUNITY SERVICES DEPARTMENT**

**Park Operations - Community Outreach - Environmental Services  
Veterans Services - Recreation / Cultural Services**

**Updated: 04/14/2022**

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.

<b>Name:</b>	Waterbury Filings No. 1 and 2 PUD Preliminary Plan	<b>Application Type:</b>	PUD / Prelim Plan
<b>PCD Reference #:</b>	PUDSP-21-005	<b>Total Acreage:</b>	61.90
		<b>Total # of Dwelling Units:</b>	198
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	8.00
4-Way Ranch Joint Venture, LLC	Willam Guman and Associates, Ltd.	<b>Regional Park Area:</b>	2
Peter Martz	Bill Guman	<b>Urban Park Area:</b>	3
PO Box 50223	731 North Weber Street, Suite 10	<b>Existing Zoning Code:</b>	PUD
Colorado Springs, CO 80949-0223	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	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: 2**

**Urban Park Area: 3**

0.0194 Acres x 198 Dwelling Units = 3.841  
**Total Regional Park Acres: 3.841**

Neighborhood:	0.00375 Acres x 198 Dwelling Units =	0.74
Community:	0.00625 Acres x 198 Dwelling Units =	1.24
	<b>Total Urban Park Acres:</b>	<b>1.98</b>

**FEE REQUIREMENTS**

**Regional Park Area: 2**

**Urban Park Area: 3**

\$460 / Dwelling Unit x 198 Dwelling Units = \$91,080  
**Total Regional Park Fees: \$91,080**

Neighborhood:	\$114 / Dwelling Unit x 198 Dwelling Units =	\$22,572
Community:	\$176 / Dwelling Unit x 198 Dwelling Units =	\$34,848
	<b>Total Urban Park Fees:</b>	<b>\$57,420</b>

**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 Waterbury Filings No. 1 and 2 PUD Development Plan and Preliminary Plan: (1) recommend establishing an internal trail system to connect residents to the centrally located community park and other destinations beyond the subdivision boundary; (2) recommend that the applicant provide detailed plans of the proposed community park in forthcoming Landscape Plans or as part of a separate Site Development Plan; (3) recommend the addition of buffers to the wetland and floodplain open space corridors as a means to allow for enhanced preservation of critical open space and the addition of passive recreational amenities; (4) fees in lieu of land dedication for regional park purposes in the amount of \$91,080 and urban park purposes in the amount of \$57,420 will be required on all forthcoming Final Plat(s). 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 the forthcoming Final Plat(s).

Park Advisory Board Recommendation:

Originally PAB Endorsed on 12/08/2021