

COMMUNITY SERVICES DEPARTMENT

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

November 22, 2021

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

Subject: Waterbury Filings No. 1 and No. 2 PUD Development Plan and Preliminary Plan – (PUDSP-21-005)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Waterbury Filings No. 1 and No. 2 PUD Development Plan and Preliminary Plan application and has the following *preliminary* comments of behalf of El Paso County Parks. This application and the following comments and recommendations will be presented to the Park Advisory Board for endorsement 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 201 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):

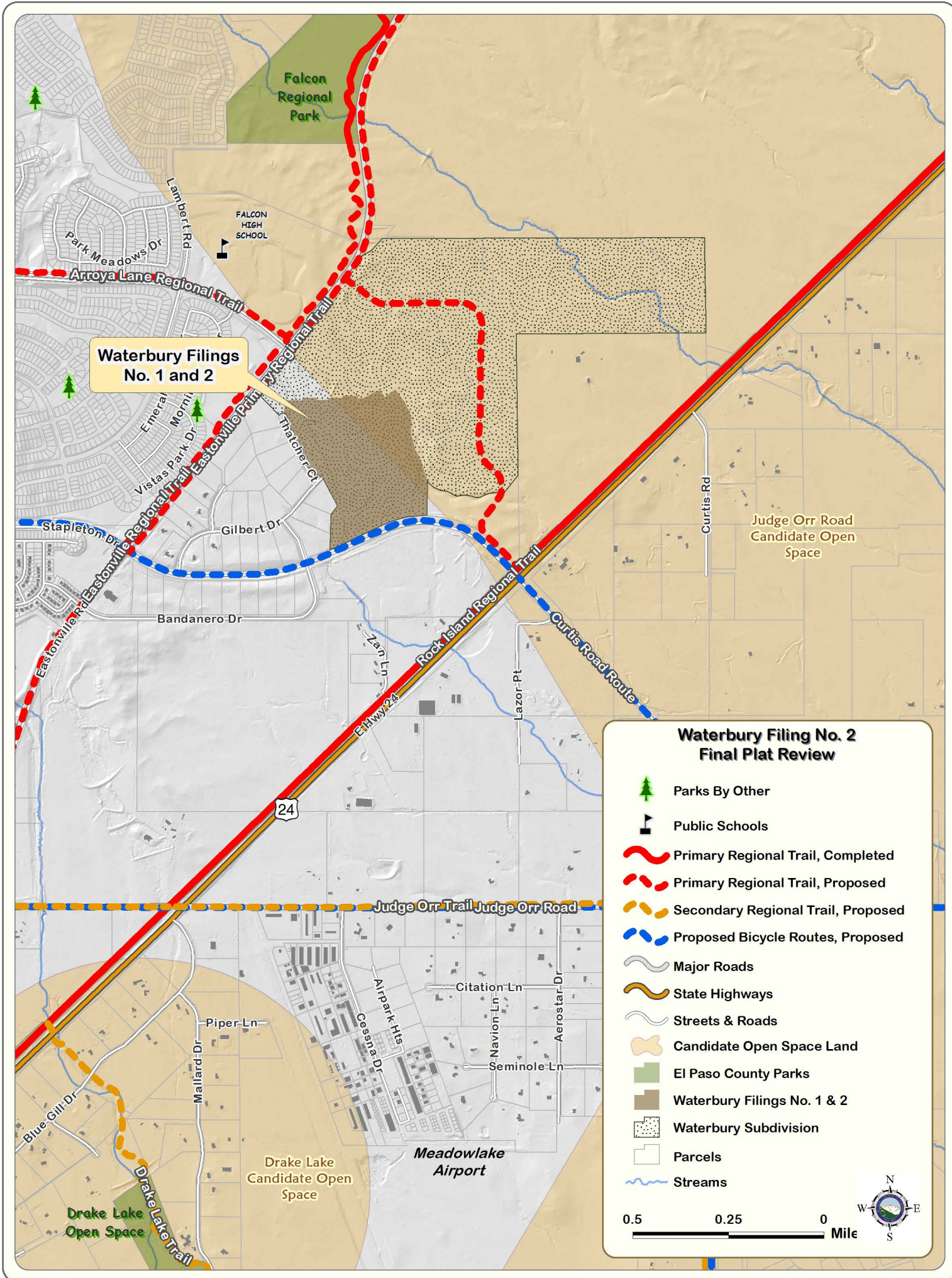
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Waterbury Filings No. 1 and 2 PUD Development Plan and Preliminary Plan: (1) staff recommends establishing an internal trail system to connect residents to the centrally located community park and other destinations beyond the subdivision boundary; (2) staff recommends 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) staff recommends 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 \$92,460 and urban park purposes in the amount of \$58,290 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).

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

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
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Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

December 8, 2021

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:	Waterbury Filings No. 1 and 2 PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-21-005	Total Acreage:	61.90
		Total # of Dwelling Units:	201
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.12
4-Way Ranch Joint Venture, LLC	Willam Guman and Associates, Ltd.	Regional Park Area:	2
Peter Martz	Bill Guman	Urban Park Area:	3
PO Box 50223	731 North Weber Street, Suite 10	Existing Zoning Code:	PUD
Colorado Springs, CO 80949-0223	Colorado Springs, CO 80903	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: 2		Urban Park Area: 3	
0.0194 Acres x 201 Dwelling Units = 3.899		Neighborhood:	0.00375 Acres x 201 Dwelling Units = 0.75
Total Regional Park Acres: 3.899		Community:	0.00625 Acres x 201 Dwelling Units = 1.26
		Total Urban Park Acres: 2.01	
FEE REQUIREMENTS		Urban Park Area: 3	
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 201 Dwelling Units = \$22,914
\$460 / Dwelling Unit x 201 Dwelling Units = \$92,460		Community:	\$176 / Dwelling Unit x 201 Dwelling Units = \$35,376
Total Regional Park Fees: \$92,460		Total Urban Park Fees: \$58,290	

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) staff recommends establishing an internal trail system to connect residents to the centrally located community park and other destinations beyond the subdivision boundary; (2) staff recommends 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) staff recommends 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 \$92,460 and urban park purposes in the amount of \$58,290 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: