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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

February 18, 2020

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

Subject: Forest Lakes Filing No. 5 Final Plat, Review #2 (SF-19-015)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the development application for Forest Lakes Filing No. 5 Final Plat, Review #2, and has no additional comments of behalf of El Paso County Parks. This application and the following comments and recommendations were presented to and endorsed by the Park Advisory Board on October 9, 2019:

"This is a request by Classic Consulting Engineers & Surveyors, LLC, on behalf of FLRD #2, LLC, for approval of the Forest Lakes Filing No. 5 Final Plat, which consists of 33 single-family residential lots on approximately 24.25 acres. The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake. Filing No. 5 is a part of Forest Lakes Phase II PUD Preliminary Plan, which was endorsed by the Park Advisory Board in February 2018.

The El Paso County Parks Master Plan (2013) shows that the overall Forest Lakes development impacts the proposed Forest Lakes Secondary Regional Trail, which has connections to the existing New Santa Fe Regional Trail and the proposed Baptist Road Bicycle Route, both located to the east of the project site. When completed, the Forest Lakes Trail will ultimately connect the New Santa Fe Regional Trail to Pike National Forest lands to the west of the project site. This proposed trail corridor, however, is located immediately adjacent Filing No. 5 and is not included in the current application.

Furthermore, the Open Space Master Plan of the Parks Master Plan shows both the Foothills and Forest Lakes Candidate Open Spaces encompassing the project site. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (a federally-threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats.

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The Forest Lakes Phase II PUD Preliminary Plan contains 201 acres of open space, far exceeding the 10% PUD open space requirement. Filing No. 5 contains 8.73 acres of open space, comprising 36% of the filing. According to Sheet 8 of the PUD Preliminary Plan, a short trail will connect residents of Filing No. 5 from Forest Lakes Drive to the adjacent Forest Lakes Secondary Regional Trail through a small open space tract.

In November 2001, the Forest Lakes Phase I PUD Development Plan and Preliminary Plan was approved with the Park Advisory Board-endorsed motion to direct El Paso County Parks staff to “work with the developer on public-use trail easement, trail construction, and fencing to offset park fees.” Furthermore, in 2003, the Forest Lakes Filing No. 1 Final Plat was approved with the PAB-endorsed motion to “accept approximately three miles of regional trail to be constructed by the developer in lieu of regional park fees.”

El Paso County Parks requests dedication of trail easements or other mitigation as allowed by the Land Development Code and applicable procedures if the El Paso County Parks Master Plan identifies a trail and/or route within a project area. As it pertains to this application, staff continues to acknowledge the waiver of regional park fees within the Forest Lakes development in exchange for the proposed Forest Lakes Secondary Regional Trail improvements and recommends endorsement of Forest Lakes Filing No. 5 Final Plat, with no trail easement or park land dedications necessary.

Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 5 Final Plat include the following conditions: (1) County Parks acknowledges the waiver of \$15,048 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) require urban park fees in the amount of \$9,504. 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 final plat.”

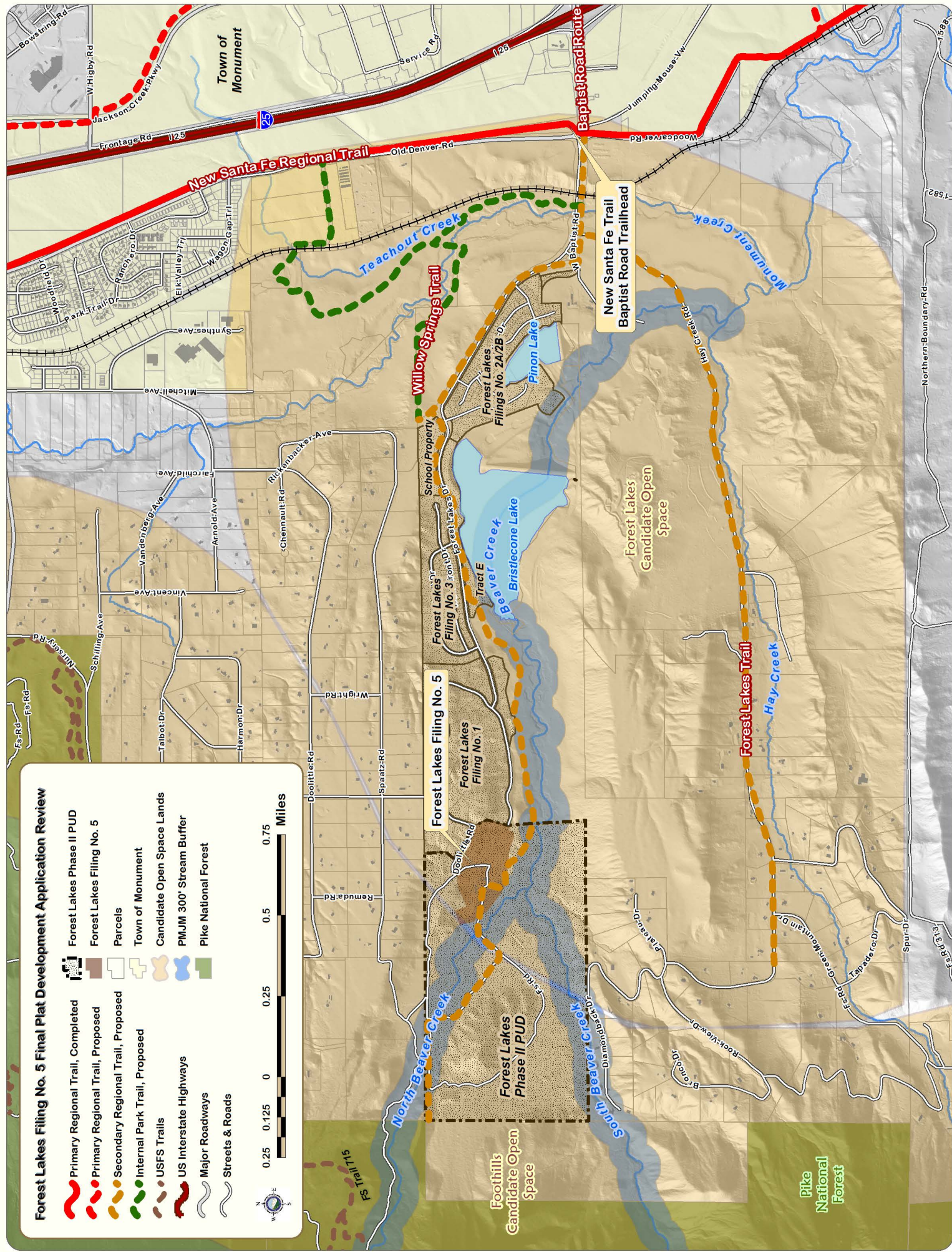
Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

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|---|------------------------------------|---|---------------------------|
|  | Primary Regional Trail, Completed |  | Forest Lakes Phase II PUD |
|  | Primary Regional Trail, Proposed |  | Forest Lakes Filing No. 5 |
|  | Secondary Regional Trail, Proposed |  | Parcels |
|  | Internal Park Trail, Proposed |  | Town of Monument |
|  | USFS Trails |  | Candidate Open Space Land |
|  | US Interstate Highways |  | PMJM 300' Stream Buffer |
|  | Major Roadways |  | Pike National Forest |
|  | Streets & Roads | | |



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

October 9, 2019

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.

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|---------------------------------|--|--------------------------------------|------------|
| Name: | Forest Lakes Filing No. 5 Final Plat | Application Type: | Final Plat |
| PCD Reference #: | SF-19-015 | Total Acreage: | 24.25 |
| | | Total # of Dwelling Units: | 33 |
| Applicant / Owner: | Owner's Representative: | Dwelling Units Per 2.5 Acres: | 3.40 |
| FLRD #2, LLC | Classic Consulting Engineers & Surveyors | Regional Park Area: | 1 |
| 6385 Corporate Drive, Suite 200 | 619 North Cascade Avenue, Suite 200 | Urban Park Area: | 1 |
| Colorado Springs, CO 80919 | Colorado Springs, CO 80903 | Existing Zoning Code: | PUD |
| | | 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

Regional Park Area: 1

0.0194 Acres x 33 Dwelling Units = 0.640
Total Regional Park Acres: 0.640

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

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 33 Dwelling Units = 0.12
 Community: 0.00625 Acres x 33 Dwelling Units = 0.21
Total Urban Park Acres: 0.33

FEE REQUIREMENTS

Regional Park Area: 1

\$456 / Dwelling Unit x 33 Dwelling Units = \$15,048
Total Regional Park Fees: \$15,048

Urban Park Area: 1

Neighborhood: \$113 / Dwelling Unit x 33 Dwelling Units = \$3,729
 Community: \$175 / Dwelling Unit x 33 Dwelling Units = \$5,775
Total Urban Park Fees: \$9,504

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 5 Final Plat include the following conditions: (1) County Parks acknowledges the waiver of \$15,048 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) require urban park fees in the amount of \$9,504. 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 final plat.

Park Advisory Board Recommendation:

PAB Endorsed 10/09/2019