

COMMUNITY SERVICES DEPARTMENT

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

May 4, 2021

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

Subject: Windermere Metropolitan District – (ID-213)

Kari,

The Park Operations Division of the Community Services Department has reviewed the Windermere Metropolitan District development application and has the following final comments of behalf of El Paso County Parks:

This is a request for approval by Spencer Fane on behalf of Eagle Development Company for The Windermere Metropolitan District. The applicant is proposing a metropolitan district for 163 single family lots, 7 tracts, and right of way. Windermere Metropolitan District is located north-west of the corner of N. Carefree Circle and Marksheffel Road. It is bounded by Marksheffel Road on the east and Antelope Ridge Drive on the west. The project area is 55.58 acres. The site will be developed with 163 single-family homes beginning in 2021 and completing in 2022.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route runs north and south along Marksheffel Road. But this proposed bicycle route is in the public right-of-way and would not be impacted by the project.

The Windermere Metropolitan District Letter of Intent and Service Plan include the following statements:

- Proposed Improvements to be financed: Proposed completion of an estimated \$9,400,000 of on and off-site public improvements including, but not limited to, on and off-site streets, roadway, water and sanitary sewer, and park and recreation improvements.
- Proposed Ongoing Services: The Developer and the District intend to work with any existing overlapping service providers to obtain the necessary consents and/or approvals for the provision of necessary services to the District including, but not limited to, water, wastewater, streets, drainage, parks and recreation, and fire protection services. Additionally, the District

shall have the power and authority to provide other services as authorized under the Special District Act including, but not limited to, mosquito control, television relay and translation, covenant

- Parks and Recreation: The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs including, but not limited to, grading, soil preparation, landscaping, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction rules and regulations.
- 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 material modification which would require the need to revise this Service Plan.

The 2013 El Paso County Parks Master Plan outlines the mission of El Paso County Parks, and its relationship to regional parks, trails, and open space facilities, which consists of large park and open space facilities larger than 200 acres and trail systems that connect communities, rather than neighborhood parks and small neighborhood trail systems. While El Paso County Parks staff welcomes the inclusion of park and recreation facilities in the Service Plan, EPC Parks does not anticipate the acceptance of any smaller localized and neighborhood recreational facilities into its parks, trails, and open space network. Instead, these localized proposed parks and recreation facilities should be constructed by the applicant and conveyed to Windermere Metropolitan District for the purposes of ownership and maintenance.

These comments are being provided administratively and do not require endorsement by the Park Advisory Board.

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

Sincerely,

Greg Stachon
Landscape Architect
Park Operations Division
Community Services Department
GregStachon@elpasoco.com

Windermere Metropolitan District



Parks By Other



Proposed Bicycle Routes, Proposed



Colorado Springs Trail, Proposed



Colorado Springs Parks



Candidate Open Space Land



Subject Property



Major Roads



Streets & Roads



Public Schools



Parcels



EPC_BuildingFootprint



Streams

0 500 1,000 2,000 Feet



Windermere
Metropolitan District

Marksheffel Road Route

East Fork Sand Creek