



Date: February 19, 2021

To: Katie Carleo, AICP
Principal Planner - City of Colorado Springs
30 South Nevada Avenue, Suite 701
Colorado Springs, Colorado 80903

From: Brett Ridgway
Chief Business Officer - District 49
10850 East Woodman Road
Peyton, Colorado 80831

A handwritten signature in blue ink, appearing to read "Brett Ridgway", is written over the printed name and title.

RE: Woodmen Heights Master Plan Amendment / Rezone Application – Phase III Sites

Ms. Carleo,

This letter is intended to provide an overview of the **School Site Fee-In-Lieu of Dedication Agreement (Woodmen Heights)** between District 49 and RAO Investments, LLC regarding Phase III of the Woodmen Heights Master Plan.

School Site – 22 acre:

Regarding the 22-acre site in Phase III that is currently designated as a School Site on the existing Woodmen Heights Master Plan located east of Forest Meadows Avenue and south of the future alignment of Cowpoke Road. Per our Agreement, upon approvals of both a Rezone and a Master Plan Amendment to permit Residential Land Use with a density of 3.5 to 7.99 dwelling units per acre (du/ac) by the City of Colorado Springs, ROA Investments will be making a payment to District 49 for the release of the land. Once this payment has been issued, **NO ADDITIONAL PAYMENTS** are due to either the City of Colorado Springs or District 49 at the time of Development Plan Approval, Final Plat approval and recordation, issuance of Building Permit or issuance of Certificate of Occupancy. All Land Dedications, fees-in-lieu, or any other payment that is typically required or voluntary are not applicable to this 22-acre site. The only exception is if the final approved density of this site exceeds 7.99 du/ac, then additional fees would be required.

Aspen Meadows – Filing No. 1 (Phase III - 26 acre):

Regarding the 26-acre site in Phase III that is being platted as Aspen Meadows - Subdivision Filing No. 1, this site is currently approved at 3.5 to 7.99 du/ac in the Woodmen Heights Master Plan. As such no fees-in-lieu of or land dedication is required to the City of Colorado Springs or District 49 as they were previously accounted for in the land dedications in the approved Woodmen Heights Master Plan. Thus, **NO ADDITIONAL FEES OR PAYMENTS** are due to the City of Colorado Springs or District 49 at the time of Development Plan approval, Final Plat approval and recordation, issuance of Building Permit or issuance of Certificate of Occupancy or at any other time. The only exception is if the final approved density of this site exceeds 7.99 du/ac, then additional fees would be required.

Aspen Meadows – Filing No. 2 (Phase III - 10 acre):

Regarding the 10-acre site in Phase III that will be platted as Aspen Meadows - Subdivision Filing No. 2, this site is currently approved at 8 to 11.99 du/ac in the Woodmen Heights Master Plan. As such no fees-in-lieu of or land dedication is required to the City of Colorado Springs or District 49 as they were previously accounted for in the land dedications in the approved Woodmen Heights Master Plan. Thus, **NO ADDITIONAL FEES OR PAYMENTS** are due to the City of Colorado Springs or District 49 at the time of Development Plan approval, Final Plat approval and recordation, issuance of Building Permit or issuance of Certificate of Occupancy or at any other time. The only exception is if the final approved density of this site exceeds 11.99 du/ac, then additional fees would be required.

Park Site (Phase III - 9 acre):

Regarding the 9-acre Park site in Phase III, since there is no residential use planned for this area, no fees-in-lieu of or land dedication is required to the City of Colorado Springs or District 49 and **NO ADDITIONAL FEES OR PAYMENTS** are due to the City of Colorado Springs or District 49 at the time of Rezone to Park, Development Plan approval, or Final Plat approval and recordation. . The only exception is if in the future this site is approved for residential use, then additional fees would be required.

For your reference I have included a copy of the approved Woodmen Heights Master Plan labeled Exhibit A. Please reach out to me with any questions you may have related to this letter or to the underlining Agreement with RAO Investments, LLC.

CC: Melissa Andrews – Community & Facility Planning Manager – District 49
Joe Stifter – Vice President of Land – View Homes
Tim Buschar – Director of Entitlement – COLA, LLC



EXHIBIT A:

WOODMEN HEIGHTS MASTER PLAN

