



Erin K. Stutz
Attorney

303-858-1800
estutz@wbapc.com

August 22, 2023

VIA E-MAIL – MICHAEL.TASSI@COLORADOSPRINGS.GOV

City of Colorado Springs
Planning and Development Department
Attention: Mike Tassi
30 S. Nevada Avenue, Suite 701
Colorado Springs, CO 80903

Re: Submittal of Revised Consolidated Service Plan for Waterview North
Metropolitan District Nos. 1 & 2

Dear Mr. Tassi:

This letter is submitted on behalf of CPR Entitlement, LLC (the “**Petitioner**”), for the organization of the Waterview North Metropolitan District Nos. 1 and 2 (individually and respectively, “**District No. 1**” and “**District No. 2**” collectively, the “**Districts**”).

Petitioner previously submitted for the City of Colorado Springs’s (the “**City**”) consideration the Consolidated Service Plan for the Districts (the “**Original Service Plan**”). Since Petitioner’s last submittal, Petitioner has removed the inclusion area at the City’s request as the inclusion area is not annexed into the City. Petitioner submits for the City’s consideration the revised Consolidated Service Plan for the Districts (the “**Service Plan**”), including these changes.

Contact information for the relevant parties is as follows:

Counsel for Petitioner:
Blair M. Dickhoner, Esq.
Erin K. Stutz, Esq.
White Bear Ankele Tanaka & Waldron
2154 East Commons Ave., Suite 2000
Centennial, Colorado 80122
(303)858-1800
bdickhoner@wbapc.com
estutz@wbapc.com

Petitioner:
CPR Entitlement, LLC
Attention: Ray O’Sullivan
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 491-1590
rayosulli@gmail.com

The Districts' Service Area 116.53 acres, which encompasses the Waterview North development (the "**Project**"). The Project is generally located at Bradley Road and S. Powers Boulevard in the City of Colorado Springs.

District No. 1 is anticipated to serve approximately 842 residential units and a population of 2,189 people. District No. 2 is anticipated to serve approximately 314,240 square feet of commercial space.

The Districts intend to finance and construct public improvements within the Project, including but not limited to water, sanitation, streets, transportation, safety protection, drainage, parks and recreation, mosquito control, fire protection, television relay and translation, security services, and solid waste disposal ("**Public Improvements**").

In order to finance the Public Improvements and operations and maintenance costs, the Districts will be authorized to impose a maximum debt mill levy of no more than 50.000 mills, subject to adjustment. District No. 1 will be authorized to impose a maximum operations mill levy of no more than 20.000 mills, subject to adjustment, and District No. 2 will be authorized to impose a maximum operations mill levy of no more than 10.000 mills, subject to adjustment.

Below is a summary of justifications for the Districts' formation and an explanation of how the Revised Service Plan meets the statutory criteria set forth in Section 32-1-203(2), C.R.S.

1. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts.

The Districts' purposes are to finance and construct certain public improvements and to provide additional services as necessary to support the Project. The Project is not presently served with the facilities and/or services proposed to be provided by the Districts, nor does the City, the County, nor any other special district have any plans to provide such services within a reasonable time and on a comparable basis. To develop the Property, a significant investment in public infrastructure is required, including but not limited to water systems improvements, sanitary sewer and storm drainage improvements, street and roadway improvements, and parks and recreation improvements. Formation of the Districts is therefore necessary in order for the public improvements to be provided in the most economic manner possible.

2. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs.

There are currently no private parties or other governmental entities, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the public improvements needed for the Project.

3. The proposed Districts are capable of providing economical and sufficient service to the Project.

The Districts will provide public improvements and services necessary for the Project and will ensure the public improvements are constructed in a reasonable and timely manner. The public improvements will be constructed for the use and benefit of all anticipated inhabitants, property owners, and taxpayers of the Districts. Further, public financing tools available to the Districts will help lower the costs of the public improvements.

4. The area to be included in the proposed Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

The estimated costs of the improvements and facilities to be constructed are set forth in the Revised Service Plan. Based on these development assumptions and the financial assumptions contained in the Financial Plan, attached as Revised Service Plan Exhibit D, the projected revenue is sufficient to allow the Districts to discharge the proposed indebtedness on a reasonable basis.

The organization of the Waterview North Metropolitan District Nos. 1 and 2 are in the best interests of the future residents of the area proposed to be served by the Districts. The Districts will ensure that construction of the public improvements occurs in a timely manner and in accordance with applicable standards. The Districts will further generate the tax revenue sufficient to pay for the costs of those public improvements, services, and ongoing maintenance and operations.

Enclosed with this letter is a copy of the Revised Service Plan and a redlined comparison of the Revised Service Plan against the model service plan. If you have any questions regarding this submittal or need any additional information, please let me know.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON



Erin K. Stutz
Attorney

Enclosures

CC: Ray O'Sullivan
PA Koscielski C
Charles Cothorn