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February 25, 2025

Kevin Walker
Interim Director
Planning + Neighborhood Services
City Administration Building
30 S. Nevada Avenue
Colorado Springs, Colorado 80903
Kevin.walker@coloradosprings.gov

Re: Freestyle Park and Recreation District Service Plan

Dear Mr. Walker:

This office serves as legal counsel to the Nor'wood Development Group ("Petitioner"). On behalf of the Petitioner, enclosed are the formal submittal materials for the (Proposed) Freestyle Park and Recreation District (the "District") pursuant to the "Special District Act," Section 32-1-101, *et seq.*, of the Colorado Revised Statutes. The enclosed materials include the Service Plan, a redline comparison to the City's Model Service Plan, and a redline comparison to the Park and Recreation District's Service Plan the City Council recently approved (Percheron). A check in the amount of $1,100 for the District application fee will be delivered to your office.

The District's boundaries will initially include approximately 879.127 acres, overlaying the boundaries of Freestyle Metropolitan District Nos. 1-4. The purpose of the District is to enter into one or more intergovernmental agreements with the City and potentially additional special districts in the region to establish a park and recreation authority, which will provide park and recreation improvements and services for the benefit of the inhabitants and taxpayers of the District as well as the surrounding region.

One deviation between the Service Plan and the City's Model Service Plan that we are requesting that the overlap limitation in the Model Service Plan not apply to this District to allow the District to provide and fund the proposed regional park and recreation improvements and services. The proposed park and recreation improvements and services will not duplicate or interfere with any other improvements or facilities the Freestyle Metropolitan District Nos. 1-4 have already constructed or plan to construct. Thus, we are requesting that the District's mill levy (five mills for debt service and five mills for operations and maintenance) not count against any mill levy limit of any other special district which it overlaps. Likewise, the mill levy of any other

special district which the District overlaps shall not count against the District's maximum debt mill levy or maximum operating mill levy.

The District requests that the enclosed Service Plan and supporting documentation be presented to the City Council at the next available meeting for consideration and further action. Please do not hesitate to contact this office if you have any questions or need anything further. Thank you for your consideration.

Best regards,

SPENCER FANE LLP

/s/ Nicole Peykov
Nicole Peykov

Enclosures