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## COMMUNITY SERVICES DEPARTMENT

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

October 31, 2019

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

**Subject: Falcon Field Commercial Rezone, Review #2 (CR-19-001) (Formally CS-19-003)**

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the development application for the Falcon Field Commercial Rezone, Review #2, and has no additional comments on behalf of El Paso County Parks. Staff understands that the application file name was changed from the "CS" designation to the current "CR" zoning classification. The following comments and recommendations were submitted administratively on July 29, 2019, as part of the Falcon Field Metropolitan District and Commercial Rezone application:

This is a request by White Bear Ankele Tanaka & Waldron, Attorney's at Law, and N.E.S., Inc., on behalf of Falcon Field, LLC., for approval of the Falcon Field Metropolitan District and Commercial Rezone, respectively. The 58-acre property is currently zoned RR-5 and is located directly east of the Woodmen Road and East Highway 24 intersection. The property is located within the bounds of the Falcon/Peyton Small Area Plan, and includes proposed areas of urban residential, rural residential, commercial, and light industrial land uses.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The existing Rock Island Regional Trail is located immediately adjacent the northern property boundary, running southwest-northeast along the northern side of East Highway 24, and the existing Rock Island Trailhead Park is located approximately 0.25 mile west of the project site. The proposed Woodmen Road Bicycle Route terminates at the intersection of East Highway 24 and Woodmen Road, immediately adjacent the northern boundary of the project site. Dedicated public right-of-ways already exist along the aforementioned bicycle route, so no easement request is necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the right-of-way in the future. Lastly, the Drake Lake Natural Area and proposed Drake Lake Secondary Regional Trail and both located approximately 0.75 mile east of the property.

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

- The District anticipates financing and constructing certain public improvements related to water, sanitation, drainage, street, safety protection, parks and recreation, mosquito control, television relay and translation.
- In addition, pursuant to the Inclusion Agreement, the District shall impose a Special Purpose Mill Levy at a rate not to exceed one (1) mill, as adjusted by the Gallagher adjustment, and remit the revenues received to WHMD (Woodmen Hills Metropolitan District), to allocate towards its Park and Recreation Fund.

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- In addition, the District is authorized to finance and construct parks and recreation facilities, but shall not provide parks and recreation services, such services will be provided by WHMD.
- Parks and Recreation. The design, acquisition, construction, installation and operation and maintenance of public park and recreation facilities including, but not limited to, pocket parks, paths, trails, fencing, open space, common areas, play structures, community pool and recreation center, street trees, streetscapes, entry features, landscaping and irrigation, weed control, outdoor lighting, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities or systems. **It is anticipated that parks and recreation improvements will be conveyed to the County; however, those parks and recreation improvements not conveyed to the County, other appropriate jurisdiction or an owners' association will be owned and maintained by the District.**
- Pursuant to the conditions set forth in the Inclusion Agreement, the District will not provide recreation programs or services, but may only finance and construct park and recreation facilities. It is anticipated that all park and recreation facilities constructed by the District will be dedicated to WHMD. Any Parks and Recreation improvements not conveyed to WHMD, the County, other appropriate jurisdiction or an owners' association will be owned and maintained by the District.

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 the recreational facilities into its parks, trails, and open space network, as noted above in **bold**. Instead, the proposed parks and recreation facilities should be constructed by the applicant and conveyed to the Woodmen Hills Metropolitan District to better align with the continuing mission of the El Paso County Parks Master Plan. Staff encourages the applicant to provide recreational opportunities for local residents and visitors of the Town of Falcon, including a trail system that links Falcon Field to not only the neighborhoods located north of Highway 24, but also to the County's nearby Rock Island Regional Trail and Trailhead Park.

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

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

Sincerely,



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