



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

October 19, 2023

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

Subject: **The Shops at Meridian Ranch Filing No. 2 Vacation and Replat, Review #2 (VR-23-014)**

Hello Lekishia,

The Parks Planning Division of the Parks and Community Services Department has reviewed the 2nd submittal of The Shops at Meridian Ranch Filing No. 2 Vacation and Replat commercial development application and has no additional comments at this time. The following comments were submitted administratively on behalf of El Paso County Parks on July 7, 2023:

The 2022 El Paso County Parks Master Plan shows no proposed or existing parks, trails, or open space directly impacted by the proposed commercial development. The existing Falcon Regional Park and existing portion of the Eastonville Primary Regional Trail are located approximately 1.95 miles northeast of the project site, while the existing Rock Island Primary Regional Trail is located 2.50 miles east of the site. The proposed Arroyo Lane Primary Regional Trail is located approximately 0.50 mile north of the subject property, to be located on existing concrete sidewalks along Londonderry Drive, while the proposed portion of the Eastonville Primary Regional Trail is located approximately 1.35 mile east of the project site.

The proposed Briargate Parkway and Meridian Road Bicycle routes are located immediately south and 630' west of the project site, respectively. Dedicated public rights-of-way already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The Board of County Commissioners has not elected to require park fees for commercial applications, so none are recommended at this time. These comments are being provided administratively, and this application does not require Park Advisory Board consideration.

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

Sincerely,

Ross A. Williams
Park Planner
Parks Planning Division
Parks and Community Services Department
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