

June 17, 2026

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

Subject: Waterview East Commercial Filing No. 1 Final Plat (SF-26-009)

Hello Lacey,

The Park Planning Division of the El Paso County Parks Department has reviewed the Waterview East Commercial Filing No. 1 Final Plat development application and has the following comments on behalf of El Paso County Parks.

The overall Waterview East Commercial project consists of nine commercial lots and four tracts on 22.1 acres, while Filing No. 1 consists of 2 commercial lots and 3 additional tracts over the same acreage. The site is located southeast of Colorado Springs, immediately southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir and the City of Colorado Springs' Bluestem Prairie Open Space. The site is zoned CS for commercial land uses.

The 2022 El Paso County Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 immediately adjacent the west side of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road on the property's immediate north side. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations.

As no park land or trail easement dedications are necessary for this application, staff recommends regional park fees in the amount of \$1,010, as shown on the attached Development Application Review Form. These comments are being provided administratively, as minor subdivision applications do not require Park Advisory Board consideration.

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

Sincerely,



Ross A. Williams
Senior Parks Planner
Park Planning Division
El Paso County Parks Department
rosswilliams@elpasoco.com

**Development
Application
Review
Form**



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

June 17, 2026

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Waterview East Commercial Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-26-009	Total Acreage:	22.12
		Total # of Lots:	2
Applicant / Owner:	Owner's Representative:	Regional Park Area:	2
Waterview Commercial Investors, LLC	Kimley-Horn & Associates	Urban Park Area:	3
2727 Glen Arbor Drive	2 North Nevada Avenue, Suite 300	Existing Zoning Code:	I-2 & CR
Colorado Springs, CO 80920	Colorado Springs, CO 80903	Proposed Zoning Code:	N/A

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

LAND REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 3	
0.0194 Acres x 2 Lots =	0.039	Neighborhood:	0.00375 Acres x 2 Lots = 0.00
		Community:	0.00625 Acres x 2 Lots = 0.00
Total Regional Park Acres:	0.039	Total Urban Park Acres:	0.00
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 3	
\$505 / Commercial-Industrial Lot x 2 Lots =	\$1,010	Neighborhood:	\$119 / Lot x 2 Lots = \$0
		Community:	\$184 / Lot x 2 Lots = \$0
Total Regional Park Fees:	\$1,010	Total Urban Park Fees:	\$0

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

Recommend to the Planning Commission and the Board of County Commissioners that approval of the Waterview East Commercial Filing No. 1 Final Plat include the following requirement: require fees in lieu of land dedication for regional park purposes in the amount of \$1,010.

Park Advisory Board Action: No PAB Endorsement for Minor Subs