

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

January 17, 2023

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

Subject: Crossroads at Meadowbrook Multi-Use Filing No. 2 Final Plat Review (SF-22-038)

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the Crossroads at Meadowbrook Multi-Use Filing No. 2 Final Plat development application and has the following comments of behalf of El Paso County Parks:

This commercial application was submitted by Kimley-Horn Associates on behalf of Crossroads Development Company, LLC, for The Crossroads at Meadowbrook Mixed-Use Filing No. 2 Final Plat, consisting of 2 commercial lots, and 3 tracts designated for private road easements and future development of commercial lots on a total of 12.02 acres. The property is currently zoned CR for the commercial uses and is within a Commercial Aviation District Overlay (CAD-O). The site is located at the intersection of East Highway 24 and Meadowbrook Parkway.

The El Paso County Parks Master Plan (2022) shows no open space, park facilities, or trails directly impacted by or within the project area. The project site is located on the northwest side of Highway 24 East, near the intersection of Highway 94. The proposed Highway 94 Primary Regional Trail and the proposed Highway 94 Bicycle Route begin at this intersection and travel east, away from the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .5 mile to the east of the project site.

The El Paso County Land Development Code (LDC) does not set minimum open space acreage or public recreation facility requirements for commercial applications. As such, landscaping, utility, stormwater detention, and pedestrian mobility (sidewalks) comprise most commercial open space tracts. Moreover, Crossroads at Meadowbrook Filing No. 2 is located immediately adjacent Filing No. 1, in which is situated a proposed 3.1-acre neighborhood park. When completed in full, this park, which will serve primarily the multi-family apartment complex being constructed within Filing No. 1, would also serve as a park and open space facility for the commercial facilities located in Filing No. 2.

No trail easement or park land dedications are required for this application, and the El Paso County Board of County Commissioners has not elected to require regional or urban park fees for commercial subdivisions. These comments are being provided administratively, as commercial applications do not require Park Advisory Board consideration if no park land or trail easements are required.

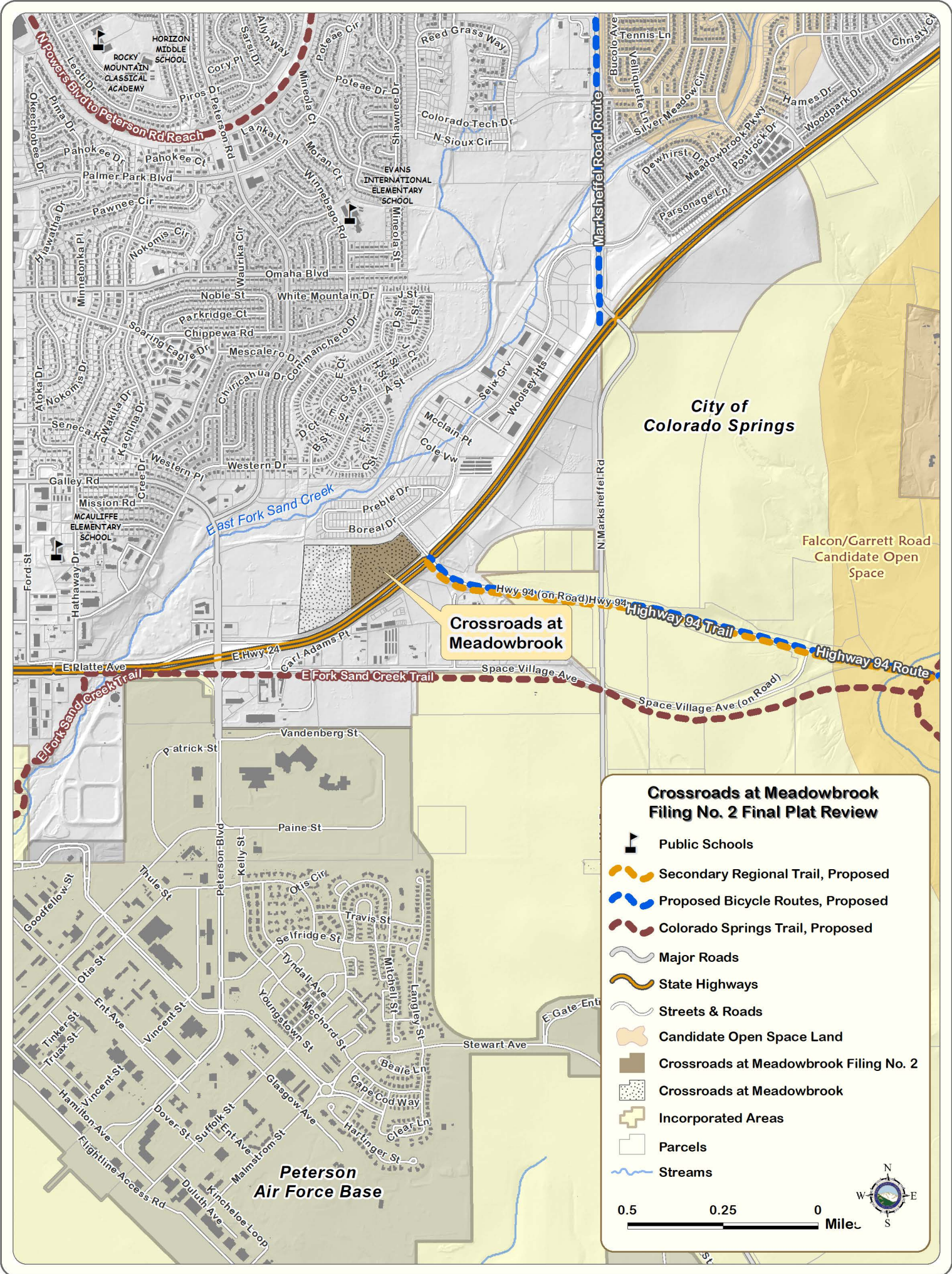


Please feel free to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long horizontal flourish extending to the right.

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com



N Powers Blvd to Peterson Rd Reach

Marksheffel Road Route

City of Colorado Springs

Falcon/Garrett Road Candidate Open Space

Crossroads at Meadowbrook

E Platte Ave

E Hwy 24

E Fork Sand Creek Trail

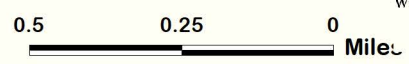
Space Village Ave

Highway 94 Trail

Highway 94 Route

Crossroads at Meadowbrook Filing No. 2 Final Plat Review

- Public Schools
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Candidate Open Space Land
- Crossroads at Meadowbrook Filing No. 2
- Crossroads at Meadowbrook
- Incorporated Areas
- Parcels
- Streams



Peterson Air Force Base