

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

October 9, 2020

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

Subject: Eagle Rising Preliminary Plan Reconsideration (SP-20-005)

Hello Nina,

The Park Operations Division of the Community Services Department has reviewed the Eagle Rising Preliminary Plan Reconsideration and has the following comments of behalf of El Paso County Parks.

The Eagle Rising Preliminary Plan consists of seventeen (17) single-family residential lots on 70.79 acres, contained within two proposed filings, with a minimum lot size of 2.5 acres. The proposed lots are zoned RR-2.5. The property is located at the eastern terminus of Briargate Parkway, approximately one-half mile east of Black Forest Road, within the Black Forest Preservation Plan area.

In November of 2012, the Park Advisory Board endorsed the original 17-lot Eagle Rising Preliminary Plan (SP-12-006) with the recommendation to require fees in lieu of land dedication for regional park purposes in the amount of \$4,488. Additionally, in September 2015, the Park Advisory Board endorsed the first application for Eagle Rising Filing No. 1 Final Plat (SF-15-011), with a recommendation to require fees in lieu of land dedication for regional park purposes in the amount of \$1,510. Lastly, in November 2018, the Park Advisory Board endorsed an update to the original Final Plat (SF-18-029). This was due to the amount of time that had passed since the previous endorsement, as well as a change in overall project acreage. This new application, SP-20-005, asks the Board of County Commissioners for a reconsideration of the original Preliminary Plan. If the reconsideration is approved, this new plan will be thoroughly reviewed by El Paso County Parks and will also require an updated calculation of regional park fees.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision, however the proposed Briargate Parkway Bicycle Route is located along the future extension of Briargate Parkway, to the immediate south of the subdivision. Once this critical roadway extension is improved, consideration should be given to the bike lane and how it connects not only to



internal trails and open space in Eagle Rising, but also to existing and proposed trail and park improvements along this roadway, both within unincorporated El Paso County and the City of Colorado Springs.

The Open Space Master Plan of the Parks Master Plan shows the Black Forest South Candidate Open Space encompassing most of the project site. Natural resource values include montane ponderosa pine forests intermixed with permanent and intermittent wetlands and woodland prairie communities, serving as habitats for native, relict, and various rare plant species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included no-build tracts within the existing 100-year floodway.

Once the Board of County Commissioners approves the Preliminary Plat Reconsideration, El Paso County Parks will review the updated plans and recalculate regional park fees, as no park land or trail easement dedications are necessary at this time.

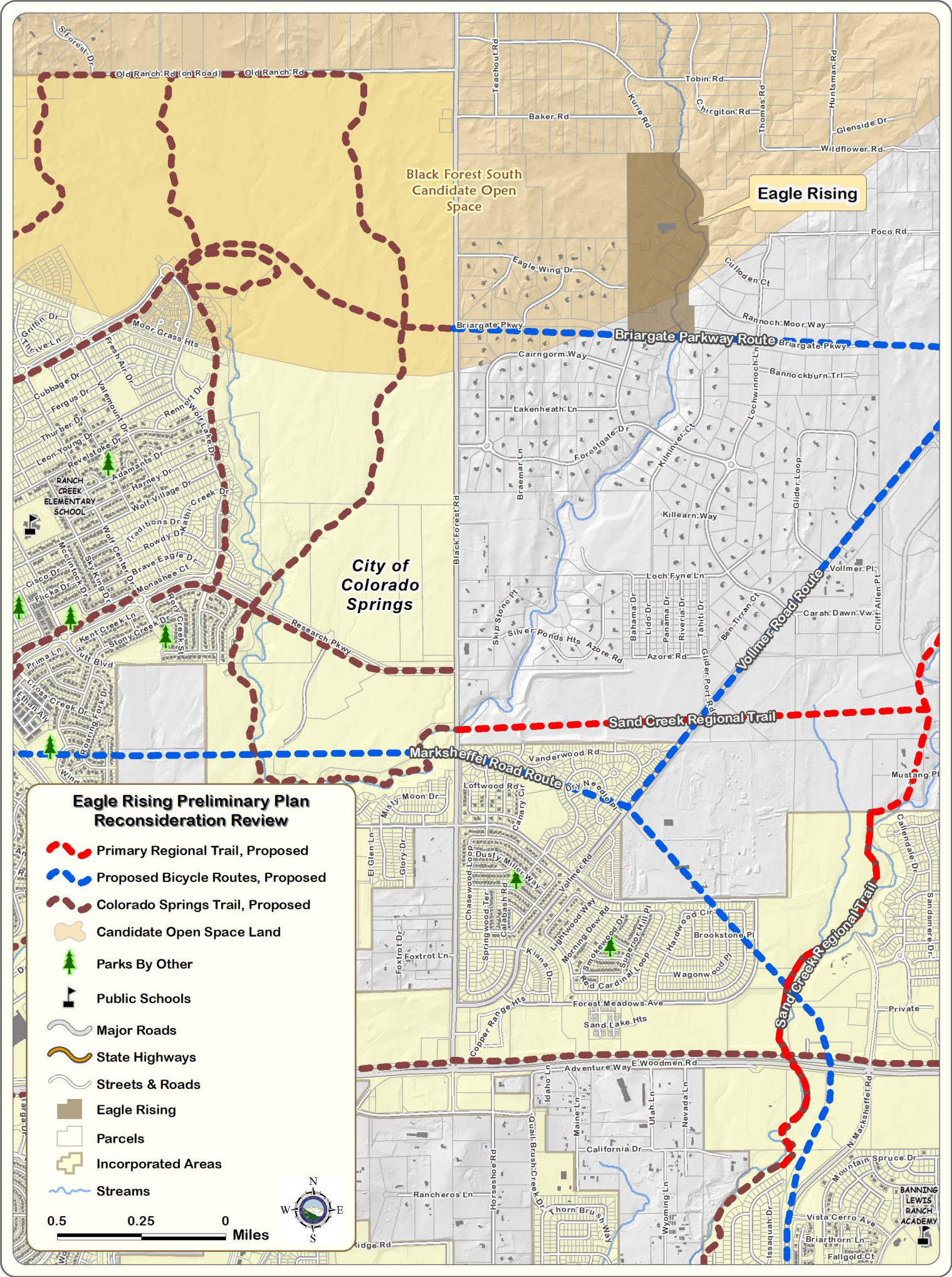
These comments are being provided administratively and do not require Park Advisory Board consideration or endorsement.

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

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
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Eagle Rising Preliminary Plan Reconsideration Review

- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Candidate Open Space Land
- Parks By Other
- Public Schools
- Major Roads
- State Highways
- Streets & Roads
- Eagle Rising
- Parcels
- Incorporated Areas
- Streams

