

COMMUNITY SERVICES DEPARTMENT

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

February 22, 2017

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

Subject: Falcon Marketplace Final Plat (SF-19-001)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the Falcon Marketplace Final Plat development application and has the following final comments of behalf of El Paso County Parks.

The El Paso County Parks Master Plan (2013) shows the project site lying immediately north and adjacent to the proposed Woodmen Road Bicycle Route, which runs east-west along Woodmen Road, as well as immediately west and adjacent to the proposed Meridian Road Bicycle Route, which runs north-south along Meridian Road. County Parks may request trail/route easements where proposed improvements and/or infrastructure may impact County trails/routes. As it pertains to this application, dedicated right-of-way already exists along the aforementioned bicycle routes, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future. Staff acknowledges the notation of the proposed 5' bicycle lane on Meridian Road, as shown on the Preliminary Plan dated 06/18/2018.

No regional park fees will be accessed, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property. These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Sincerely,

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



