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COMMUNITY SERVICES DEPARTMENT

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

April 10, 2019

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

Subject: Monument Academy Approval of Location (U-19-002)

Dear Nina,

The Planning Division of the Community Services Department has reviewed the Approval of Location application for the Monument Academy project and has the following comments on behalf of El Paso County Parks. The Park Advisory Board will consider this development application on May 8, 2019 and its recommendation will be provided after the meeting.

The 64.10-acre site is located in the southeast corner of the State Highway 105/Walker Road and State Highway 83 intersection. The El Paso County Parks Master Plan (2013) shows the future Cherry Creek Regional Trail extending along the north and east boundaries of the Monument Academy property. The trail easements to the east are addressed in the Walden Preserve 2004 Development Agreement, and the 2014 Park Lands Agreement. However, a 25-ft trail easement along the subject sites' northern boundary parallel to Highway 105/Walker Road is required. Parks staff recommends the applicant provide El Paso County a 25-foot wide public trail easement along the northern site boundary for the Cherry Creek Regional Trail.

In addition, the County's 2013 Parks Master Plan also shows the proposed Highway 83 Bicycle Route along the site's western boundary line, and the Highway 105/Walker Road Bicycle Route along the site's northern boundary line. Parks staff recommends the applicant consider on-site bicycle paths and pedestrian trails to connect the school to the future regional trail and bicycle route networks.

El Paso County Parks staff recommends dedication of a 25-foot wide public trail easement for the Cherry Creek Regional Trail along the northern site boundary.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Approval of Location application for the Monument Academy Charter

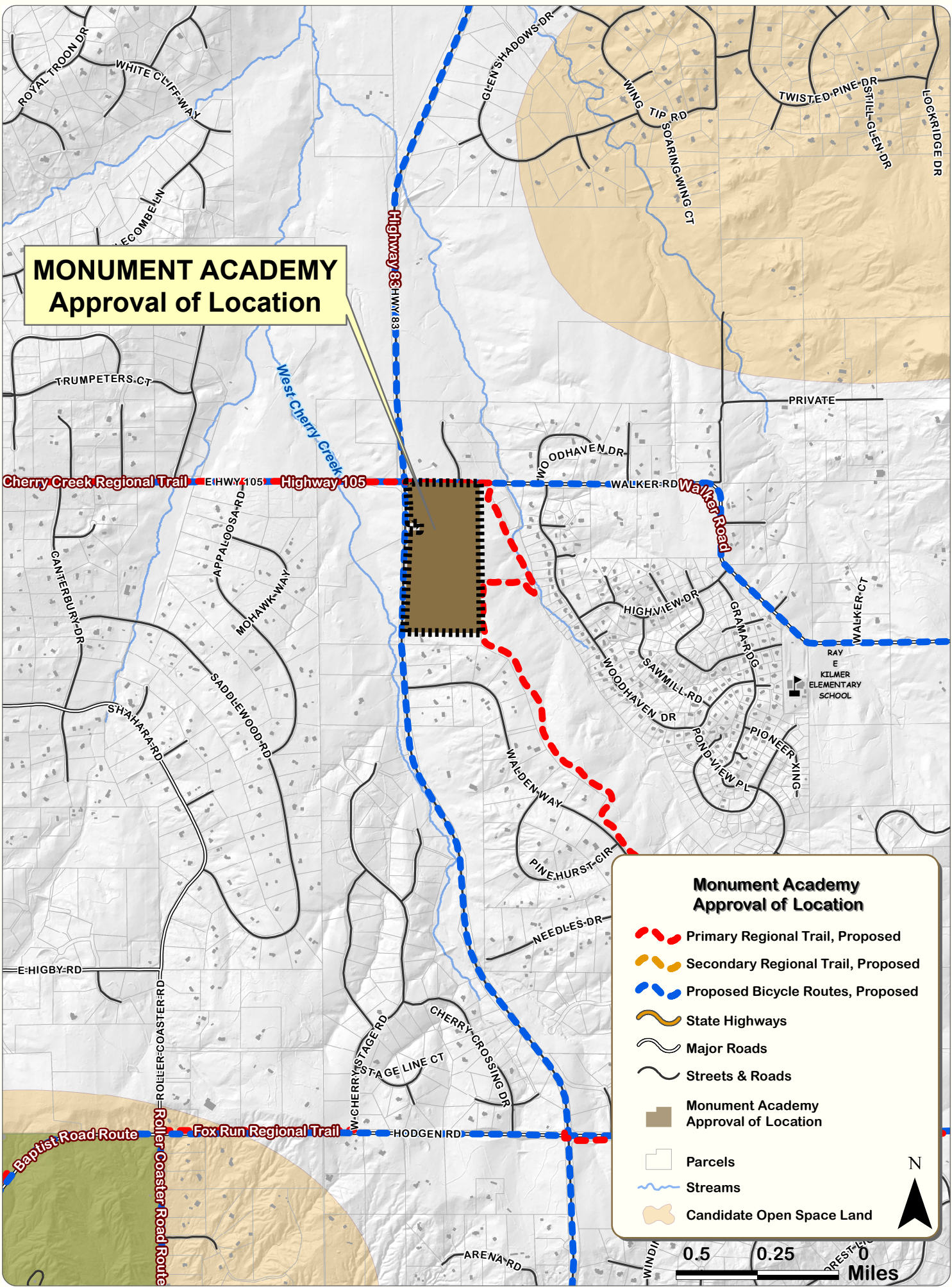


School include the following condition: Dedicate to El Paso County a 25-foot wide trail easement along the northern site boundary that allows for public access, as well as maintenance by El Paso County for the Cherry Creek Primary Regional Trail.

Thank You,

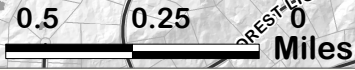
Paul Whalen, RLA/AICP
Landscape Architect
Planning Division
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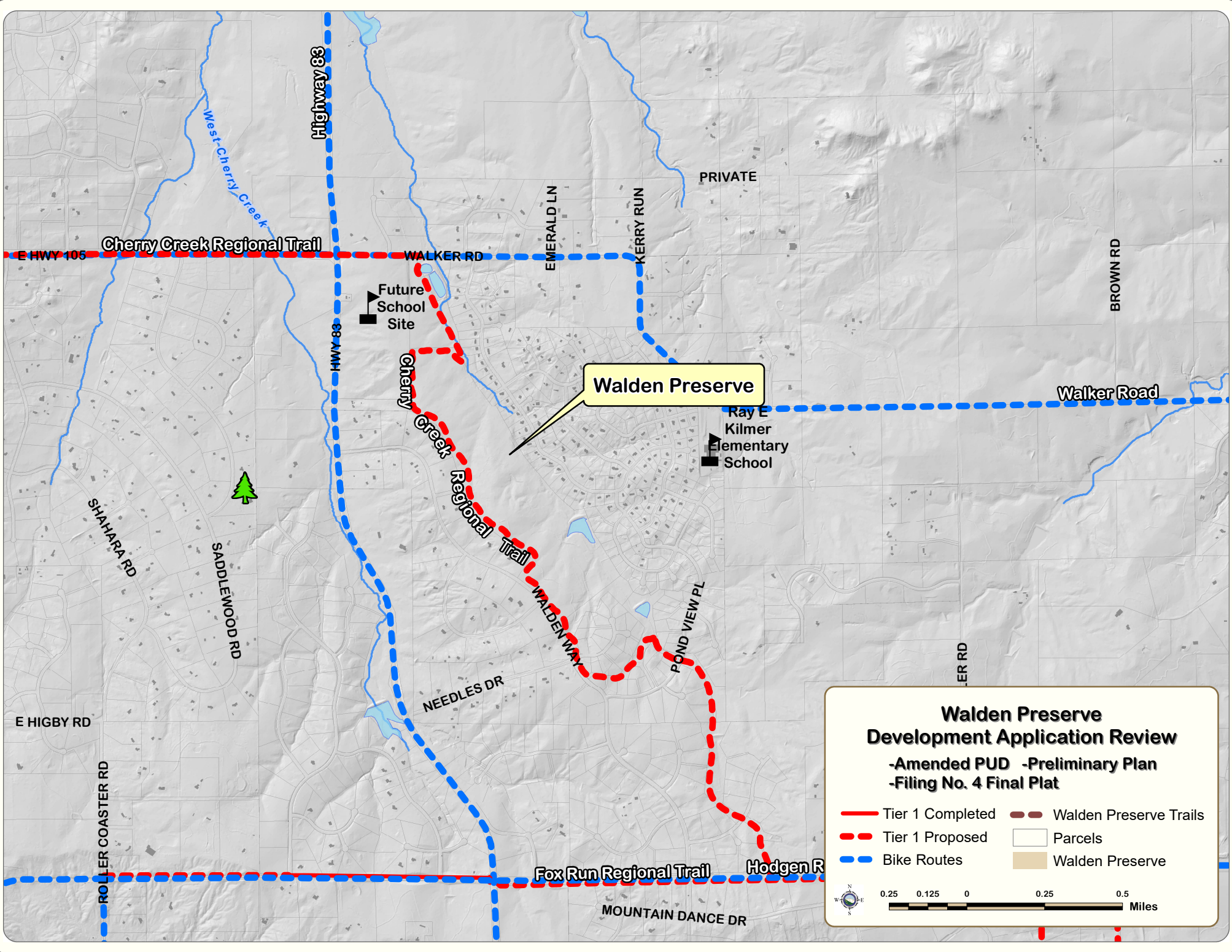
MONUMENT ACADEMY Approval of Location



Monument Academy Approval of Location

- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- State Highways
- Major Roads
- Streets & Roads
- Monument Academy Approval of Location
- Parcels
- Streams
- Candidate Open Space Land





Walden Preserve

**Walden Preserve
Development Application Review**
 -Amended PUD -Preliminary Plan
 -Filing No. 4 Final Plat

	Tier 1 Completed		Walden Preserve Trails
	Bike Routes		Parcels
			Walden Preserve

0.25 0.125 0 0.25 0.5 Miles