



# EL PASO COUNTY

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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

August 22, 2022

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

**Subject: Caliber at Woodmoor RM-30 Rezone Review (P-22-014)**

Hello Matthew,

The Park Operations Division of the Community Services Department has reviewed the Caliber at Woodmoor RM-30 Rezone application and has the following administrative comments of behalf of El Paso County Parks. The Caliber at Woodmoor multi-family residential project consists of 264 residential units contained within 21 single- and multi-story buildings on 15.2 acres. The site is located on the east side of Interstate 25 along Monument Hill Road, immediately adjacent Palmer Ridge High School, near the Black Forest and the Palmer Divide.

The 2013 and 2022 El Paso County Parks Master Plans show no impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route are both located 1 mile south of the property, while the existing New Santa Fe Primary Regional Trail is located 0.65 mile to the southwest of the property. Fox Run Regional Park is located approximately 4.7 miles to the southeast, while Santa Fe Open Space is located approximately 2 miles to the west.

Lewis-Palmer School District No. 38 is planning to construct the Lewis-Palmer Trail approximately 0.35 mile east of Caliber at Woodmoor. This trail will provide much-needed pedestrian connections to nearby neighborhoods, schools, businesses, and other local attractions to the south and east of the Caliber site. It is advised that the applicant should work with the Town of Monument to plan and develop safe and secure pedestrian routes along Deer Creek Road and across Woodmoor Drive, thus connecting Caliber with the Lewis-Palmer Trail system.

No park land or trail easement dedications will be required for this residential development. Regional and urban park fees will be calculated upon reviews of forthcoming preliminary plans and final plats. These comments are being provided administratively, as rezoning applications do not require Park Advisory Board consideration.

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

Sincerely,

Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

