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## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

February 28, 2023

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**Subject: Grandview Reserve 1041 Permit Application Review, 2<sup>nd</sup> Submittal – (AASI-21-003)**

Hello Kari,

The Park Operations Division of the Parks and Community Services Department has reviewed the 2<sup>nd</sup> submittal of the Grandview Reserve 1041 Permit application and has the following comments as they pertain to the proposed source water wells, water treatment facilities, water storage tanks and the associated piping included in this application.

In addition to the lengthy and detailed explanations for the proposed water and wastewater system, the applicant's 1041 application states the following in regard to recreational facilities associated with Grandview Reserve and/or its impact on the surrounding area:

- ***Executive summary of the proposal indicating the scope and need for the Project:*** Grandview Reserve is located near Falcon between Eastonville Road and Highway 24. The total property consists of 768.2 acres. The Sketch Plan proposes approximately 3,260 residential units at varying densities (low, medium, medium-high, and high), commercial uses near Highway 24, a community park, institutional uses (i.e., potential school and church site) and smaller neighborhood parks connected by an expansive network of trails and open space. The community will have a minimum of 127.1 acres (over 16.5% of the site area) in open space consisting of the community park, pocket parks, trail corridors, existing drainage ways, detention areas, and buffers.
- ***Land Use*** - The overall plan consists of a mix of urban residential densities, institutional (i.e., school and church) and commercial land uses. This community will contain ample open space, trails, and parks including a community park.
- ***Description of demands that this Project expects to meet and basis for projections of that demand:*** The proposed space, parks, and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside Grandview Reserve subdivision. The proposed community park will be the central focal point of the neighborhood and will provide a venue for recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County.
- ***One of the significant goals of the Parks Master Plan is to provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents.*** The proposed development in Grandview will provide a demand for more parks, trails

and open spaces. The proposed water and wastewater system will allow for irrigated parks with bathroom facilities should that be desired in the area. None of the proposed infrastructure will negatively impact existing parks facilities. A condition of the license agreement to use the Rock Island Trail for the gravity alignment along Hwy 24 is that the trail be restore to similar or better condition than it is currently. Grandview will work closely with the Parks Department to ensure that there are no negative impacts from the sewer line.

- **Description of the impacts and net effect of the Project on present and potential recreational opportunities:** An expansive system of parks, open space, and trails is planned throughout the community. Many of the major open space corridors follow the four major existing drainage-ways. The proposed trails within this community will connect to the existing Rock Island Trail along the eastern boundary to the rest of this community. The trails will also provide connection to the El Paso County Falcon Regional Park northwest of this project. Over 16% of the site is proposed in open space. A large, 6.3-acre community park is the central focal point of the community, adjacent to the proposed institutional parcel that is tentatively planned for an elementary school. The park and school will be linked to the entire community by the trail system and sidewalks. There are also numerous smaller neighborhood parks (0.25 acres – 1 acre) throughout the community all linked by the expansive trail system that approximately equals 5 acres. The locations and sizes of the parks shown on the Sketch Plan are approximate only and subject to change as more detailed plans are created in the future. This approximate acreage for the pocket parks does not include opens space and detention ponds. Commercial uses are sited along Highway 24 at the main entrance to the community. It is unknown at this time the type uses; however, the intent is mixed, low to medium density commercial uses (not industrial) that will serve this community (within walking distance) and users traveling in vehicles along Highway 24. Please reference Exhibit N for comments from Parks and Wildlife and Exhibit I for more information about the development of recreational areas.
- **Description of the impacts and net effect of the Project on sites of paleontological, historic or archeological interest:** According to the Historic Survey conducted by the Office of Archeology and Historic Preservation, the only point of historical importance involved in the development of the property is the Rock Island Regional Trail that runs parallel to Highway 24 between Falcon and Peyton and is part of the America the Beautiful Trail. It was constructed on the former Chicago and Rock Island Railroad Line that ran between Falcon and Peyton and thus has cultural and historical significance. While there will likely be no major long-term disruption to the trail as a result of the development, it may be temporarily impacted by access ways and staging areas during the construction phase. Please see Exhibit R for more information on points of historical importance.
- **Description of all mitigation that is proposed to avoid, minimize or compensate for adverse impacts of the Project and to maximize positive impacts of the Project:** As part of the development process for Grandview Reserve, land planning efforts, including landscape design of the site will be done to enhance the beauty of the site. An expansive system of parks, open space, and trails is planned throughout the community. Many of the major open space corridors follow the four major existing drainage-ways. The proposed trails within this community will connect to the existing Rock Island Trail along the eastern boundary to the rest of this community. The trails will also provide connection to the El Paso County Falcon Regional Park northwest of this project. Over 16% of the site is proposed in open space. A large, 6.3-acre community park is the central focal point of the community, adjacent to the proposed institutional parcel that is tentatively planned for an elementary school. The park and school will be linked to the entire community by the trail system and sidewalks. There are also numerous smaller neighborhood parks (0.25 acres – 1 acre) throughout the community all linked by the expansive trail system that approximately equals 5 acres. The locations and sizes of the parks shown on the Sketch Plan are approximate only and subject to change as more detailed plans are created in the future.



Prior to the second submittal of the Grandview Reserve 1041 application, El Paso County Parks staff met virtually with the applicant and their representatives and determined that the water/wastewater system will have a negligible impact on existing or proposed parks, trails, or open spaces within the Grandview Reserve development. Furthermore, these water/wastewater improvements will have no impact on existing park, trail, and open space facilities located northwest of the project site, particularly the existing Falcon Regional Park, Eastonville Primary Regional Trail, and Meridian Ranch Secondary Regional Trail.

However, the proposed sanitary sewer lines, as depicted in the submitted schematic of the three sewer line alternative routes, will impact the existing Rock Island Primary Regional Trail, located immediately southeast of Grandview Reserve along East Highway 24. As noted above, the Rock Island Trail and its associated infrastructure along the site of the former Chicago, Rock Island, and Pacific Railroad has been recognized as historically significant by History Colorado, Office of Archaeology Historic Preservation, and is a major regional trail corridor, extending approximately 8.75 miles from the Town of Falcon to the Town of Peyton.

The applicant has expressed their intent to request an utility easement within the Rock Island Regional Trail corridor property, which is owned in full by El Paso County Parks, for the purpose of constructing a sanitary sewer line from Grandview Reserve to various termini along East Highway 24, depending on the chosen sewer line route. When the sanitary sewer line easement request is submitted in full, El Paso County Parks staff will review the plans and application and determine whether a non-exclusive permanent easement agreement can be issued for the construction of the sanitary sewer line.

Previously, staff has reviewed development applications for the Grandview Reserve Sketch Plan, Special District, and Filing No. 1 PUD Development Plan and Preliminary Plan, and submitted comments and recommendations in December 2020, June 2021, and January 2022, respectively. Please refer to these submitted comments for further information regarding the planning and development of parks, trails, and open space in Grandview Reserve.

These comments are being provided administratively and do not require endorsement by the Park Advisory Board. Please feel free to contact me should you have any questions or concerns.

Sincerely,



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