



COMMISSIONERS:  
CAMI BREMER (CHAIR)  
CARRIE GEITNER (VICE -CHAIR)

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

## DEPARTMENT OF PARKS AND COMMUNITY SERVICES

January 12, 2024

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

**Subject: Grandview Reserve 1041 Permit Application Review, 3<sup>rd</sup> Submittal – (AASI-21-003)**

Hello Kari,

The Parks Planning Division of the Parks and Community Services Department has reviewed the 3<sup>rd</sup> submittal of the Grandview Reserve 1041 Permit application and has the following additional comments as they pertain primarily to the gravity sewer line proposed to be located within the Rock Island Regional Trail property, adjacent the Grandview Reserve property and East Highway 24. These comments were relayed to the applicant during a virtual meeting on January 4, 2024:

- While El Paso County Parks is agreeable to the location of the gravity sewer line within the Rock Island Regional Trail property, through the execution of a non-exclusive permanent easement agreement. The applicant will provide EPC Parks with a complete survey of the proposed easement, to include a legal description and site plan. The survey should also include the area to be impacted by the construction of the sewer line or area of maximum disturbance. The easement agreement will cover both the short-term construction and long-term maintenance of the sewer line. EPC Parks requests that the official easement application and delivery of all necessary documentation occur at least three months prior to the estimated start of construction.
- Prior to construction, the applicant must provide EPC Parks with at least two weeks' notice in order to notify the public of the trail closure, as no reasonable detours exist around this section of the Rock Island Regional Trail. EPC Parks will post the trail closure notice to social media sites, as well as through a media release.
- The sewer line may not be located under the primary trail corridor, which includes an 8'-wide crusher fine surfaced trail with 2'-wide natural shoulders located on either side of the trail. El Paso County Parks recommends the sewer line be located between the trail corridor and the Grandview Reserve property to its northwest, rather than on the southern East Highway 24 side.
- The sewer line may not impact in any manner the historically significant Rock Island Railroad bridges located along the trail corridor. The sewer line may not be attached to or hung on the bridge structure or impact the bridge abutments.
- Where it crosses local drainages, the sewer line may not daylight in the drainages and should instead dip under the natural drainage. No surface impacts may occur in these drainages, which do support wetland-type wildlife habitats.
- El Paso County Parks requests that the applicant research manhole covers that do not extend 6" above the surrounding surface, which may not be located within the trail corridor. Most manhole covers located on asphalt paved roads and streets sit below the surface of the surrounding asphalt, especially in cases where the road has

been resurfaced and the manhole covers were not raised to meet the new surface. EPC Parks requests manhole covers that do not extend greater than 2" above the surface and that the applicant explore landscape options that work to hide the manhole covers within the natural landscape.

- El Paso County Parks requests an alternative to standard carsonite marking posts. These posts are unsightly at best and would only clutter the trail corridor. Shorter markers or alternative methods are requested.
- Upon the completion of the sewer line construction, any construction damages to the Rock Island Regional Trail must be repaired in full and in accordance with El Paso County Parks Trails Standards, which includes the placement and compaction of EPC Parks approved 4" of limestone crusher fines over the original damaged, leveled, and compacted surface.
- Furthermore, upon completion of the sewer line construction, the surrounding natural areas must be returned to their original condition, through the use of grading, seeding, and erosion control methods, which can include hydroseeding and/or biodegradable erosion control blanketing.
- Maintenance vehicles, such as sewer cleaning trucks and jetters, must remain on the Rock Island Regional Trail surface and may not enter natural areas, except for hoses to access the manholes. Any damages incurred during the maintenance process must follow the same trail and natural vegetation guidelines listed above. The district or agency responsible for ongoing maintenance must provide EPC Parks with a two week notice before entering the trail, except in emergency cases. Trail will remain open during maintenance activities.

The following comments and recommendations were originally submitted on January 28, 2022 and again on February 28, 2023:

*"The Park Operations Division of the Community Services Department has reviewed 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 a 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,



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

