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**COLORADO**

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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 29, 2020

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

Subject: **Bent Grass East Commercial Filing No. 3 Preliminary Plan (SP-20-010)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Bent Grass East Commercial Filing No. 3 Preliminary Plan and is submitting the following comments on behalf of El Paso County Parks.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the proposed commercial development. The proposed Woodmen Hills Secondary Regional Trail trends north-south through the middle of the adjacent Bent Grass subdivision and is located approximately 0.50 mile west of the project site. The proposed Meridian Road Bicycle Route is located east of the project site, adjacent the Bent Grass East Commercial Filing No. 2, which was reviewed by El Paso County Parks staff in 2014 with the following comments:

*"The Planning Division of the Community Services Department has completed our review of the above-noted application. The Board of County Commissioners has elected to not collect park impact fees on commercial developments. Therefore, since there are no trail or park dedications proposed, this item will not be taken to the Park Advisory Board.*

*Incidentally, there is a trail planned within the Meridian Road right-of-way, which will be constructed along with road and drainage improvements (exact date unknown). If the property owner desires to provide a connection to the trail from the commercial development, we would be happy to provide a cross section showing the planned trail, bike lane, and roadway configuration."*

The aforementioned trail along Meridian Road was not included in the 2013 El Paso County Parks Master Plan, so only the proposed and not-yet-marked on-road Meridian Road Bicycle Route exists near the project site. However, pedestrian connections in the form of concrete sidewalks exist along the southern edge of Bent Grass Meadows Drive and the western edge of Meridian Road. While not shown in the Preliminary Plan drawings, the applicant's Letter of Intent mentions the following:

*"Recreation opportunities are provided through connecting sidewalks from the residential properties to the west and commercial properties to the east and southeast."*

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Due to the inclusion of a proposed 8' concrete sidewalk along the west side of Meridian Road, as drawn and noted in the Bent Grass Meadows Drive/Meridian Road Intersection Improvements Construction Drawings (CDR-19-004), Parks staff highly recommends that the applicant include the Bent Grass Meadows Drive sidewalk drawings and details in the Preliminary Plan and forthcoming Final Plat and Construction Drawings. While seemingly a minor detail, this sidewalk will allow for safe and efficient pedestrian connections between the Bent Grass community and commercial opportunities along Meridian Road.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time. These comments are being provided administratively, and this application does not require Park Advisory Board consideration.

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

Sincerely,



Ross A. Williams  
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