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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

May 24, 2023

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

Subject: 4-Way Ranch Commercial Metropolitan District, 2nd Submittal (ID-23-002)

Hello Kari,

The Park Planning Division of the Parks and Community Services Department has reviewed the development application for the 4-Way Ranch Commercial Metropolitan District, 2nd submittal, and has only one additional comment on behalf of El Paso County Parks. ***Parks staff wants to emphasize the location of the Arroyo Lane Primary Regional Trail within the proposed district boundaries. The applicant's Letter of Intent states that the trail is located "immediately adjacent or in close proximity" to the District, but the 2022 El Paso County Parks Master Plan and Trails Master Plan show the trail running north-south through the northern portion of the district, as shown in the attached map. As such, a trail easement or acceptable alternative may be requested at time of the forthcoming platting of that portion of the District.***

The following comments were submitted originally on April 5, 2023:

"This application was submitted by The O'Neil Group Company, on behalf of Kevin O'Neil of KO1515 LLC., for approval of the 4-Way Ranch Commercial Metropolitan District. The 68.2-acre property is currently zoned CS for commercial land uses and is located on either side of Stapleton Road, between Eastonville Road and East Highway 24 (see attached map).

The 2022 El Paso County Parks Master Plan shows a proposed regional trail impacted by the project. The proposed Arroya Lane Primary Regional Trail runs north-south through the northern portion of the metropolitan district. This trail provides a critical east-west connection from the proposed Sand Creek Primary Regional Trail in the west to the existing Rock Island Primary Regional Trail, near the project's eastern boundary at East Highway 24. The master planned alignment is based upon the original Waterbury preliminary plan and generally follows a major internal street corridor, and as such, the trail would utilize the street's sidewalk system, albeit enlarged to 8-feet in width to follow EPC Parks primary regional trail standards.

Furthermore, the proposed Curtis Road Bicycle Route runs east-west through the project site, utilizing Stapleton Road along this particular section. Dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement request is necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the right-of-way in the future.

Lastly, the applicant should understand that the proposed metropolitan district lies within an epicenter of existing and proposed El Paso County Parks recreational facilities, including Falcon Regional Park, the Rock Island Primary Regional Trail, Arroya Lane Primary Regional Trail, Eastonville Primary Regional Trail, and Drake Lake Natural Area. The Meridian Ranch development, located to the west of the project site features many neighborhood parks, a recreation center, and an extensive network of neighborhood trails. The proposed Grandview Reserve and Waterbury developments, located immediately north of the proposed district, will also feature a myriad of recreational facilities, including parks and an interconnected trail system.

The 4-Way Ranch Commercial Metropolitan District Service Plan includes the following statements in regards to parks and recreation:

- *The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of public park and recreation facilities or programs including, but not limited to, grading, soil preparation, sprinkler systems, hiking trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping and weed control, outdoor lighting of all types, and other facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or systems. In the event that any park and/or recreation facilities are constructed within the Project, it is anticipated that such park and recreation facilities will be owned, operated, and maintained by the District.*
- *The District shall not have the authority to apply for or utilize any Conservation Trust (“Lottery”) funds without the express prior consent of the Board of County Commissioners. Such approval, although required, is not considered to be a material modification which would require the need to revise this Service Plan. The District shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (“GOCO”) discretionary grants.*

Due to the commercial nature of the metropolitan district, the development of recreational facilities is not anticipated. However, the applicant should be aware of the impact to the proposed Arroya Lane Primary Regional Trail corridor. The applicant is encouraged to not only work closely with El Paso County Parks staff when designing transportation infrastructure, but also with the developers of Waterbury to determine the most efficient alignment for the aforementioned regional trail. When a final trail alignment is settled upon, El Paso County Parks may or may not require a trail easement for the Arroya Lane Regional Trail, depending on whether the trail is standalone in nature - such as being located in a drainage corridor - or a widened sidewalk as part of the local transportation network.”

These comments are being provided administratively and do not require endorsement by the Park Advisory Board.

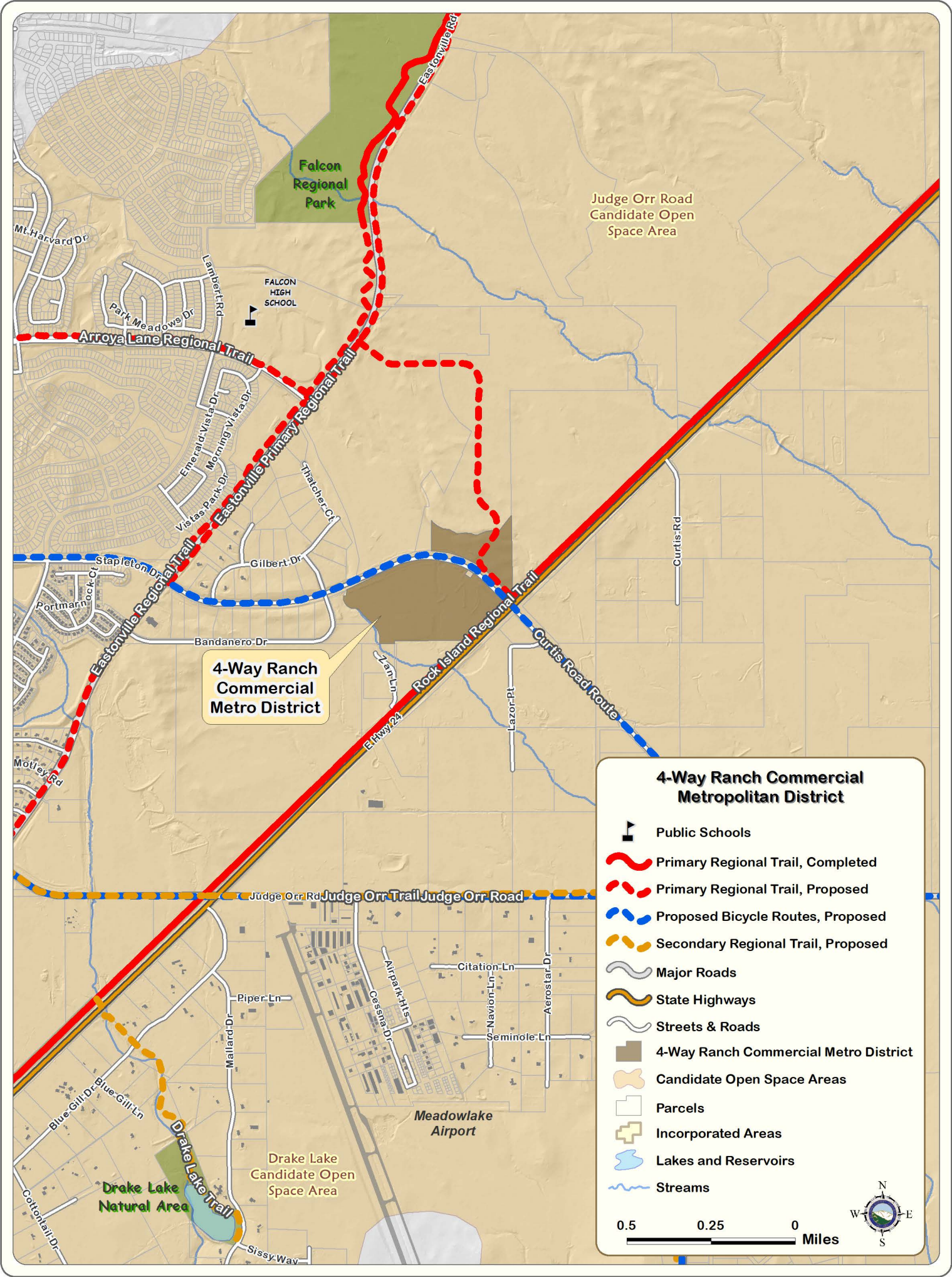
Please let me know if you have any questions or concerns.

Sincerely,



Ross A. Williams
Park Planner
Park Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com





Falcon Regional Park

Judge Orr Road Candidate Open Space Area

4-Way Ranch Commercial Metro District

Arroya Lane Regional Trail

Eastonville Primary Regional Trail

Rock Island Regional Trail

Curtis Road Route

Eastonville Regional Trail

Drake Lake Natural Area

Drake Lake Candidate Open Space Area

Meadowlake Airport

MT. Harvard Dr

Arroya Lane Regional Trail

FALCON HIGH SCHOOL

Lambert Rd

Park Meadows Dr

Emerald Vista Dr

Morning Vista Dr

Vistas Park Dr

Thatcher Ct

Gilbert Dr

Bandanero Dr

Zen Ln

Elmway 24

Lazor Pt

Curtis Rd

Judge Orr Rd Judge Orr Trail Judge Orr Road

Alpark Hts

Citation Ln

Cesaria Dr

Navion Ln

Aerostar Dr

Seminole Ln

Piper Ln

Mallard Dr

Blue Gill Dr

Blue Gill Ln

Drake Lake Trail

Sissy Way

Cottonail Dr