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COMMUNITY SERVICES DEPARTMENT

PARKS OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
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July 18, 2017

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

Subject: Lincoln Commons Townhomes Rezone Review (P-18-003)

Dear Kari,

The Planning Division of the Community Services Department has reviewed the Lincoln Commons Townhomes rezone application and has the following comments of behalf of El Paso County Parks.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails intersected by or within the project area. The project site is located near the intersection of Bradley Road and Hancock Expressway. Both existing and proposed sections of the Grinnell Boulevard Secondary Regional Trail are located approximately 500 feet east of the site, along a local drainage way and Hancock Expressway, respectively. The subject property is not located within any Candidate Open Space.

As the project site is located near land and trails managed by Fountain Mutual Metropolitan District, Parks staff recommends that the applicant consult with district staff in regards to existing and future trail improvements. Elise Bergsten would be a good contact there.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Sincerely,

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



Lincoln Commons Townhomes Rezone Application Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Federal Highways
-  Interstate Highways
-  Streets & Roads
-  Colorado Springs Parks
-  Lincoln Commons Townhomes
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas
-  Military Area

0.5 0.25 0 Miles



**Lincoln Commons
Townhomes**

**City of
Colorado
Springs**

Widefield/Fountain
Candidate Open
Space

**Fort
Carson**

**City of
Fountain**

Grinnell Boulevard Trail

Fountain Creek Regional Trail

