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COLORADO

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COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

October 11, 2022

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

Subject: Waterview East Commercial Preliminary Plan (SP-22-009)

Hello Matthew,

The Planning Division of the Community Services Department has reviewed the Waterview East Commercial Preliminary Plan development application and has the following comments of behalf of El Paso County Parks.

Waterview East Commercial consists of nine commercial lots and four tracts on 22.1 acres. The site is located southeast of Colorado Springs, immediately southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir and the City of Colorado Springs' Bluestem Prairie Open Space. The site is zoned CS for commercial land uses.

The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 immediately adjacent the west side of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road on the property's immediate north side. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations. The applicant is encouraged to work with El Paso County Public Works and the State of Colorado Department of Transportation to secure safe pedestrian crossings at Powers Boulevard / State Highway 21 and Bradley Road in order to provide easy access to Bluestem Prairie Open Space for the residents and visitors of Trails at Aspen Ridge and the Waterview East commercial development.

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, as this application does not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

Sincerely,



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



City of Colorado Springs

Waterview East Commercial

City of Colorado Springs

Waterview East Commercial Preliminary Plan Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  US Highways
-  Streets & Roads
-  Waterview East Commercial
-  Trails at Aspen Ridge (Overall)
-  Parcels

0.5 0.25 0 Miles

