

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

June 22, 2022

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

**Subject: Crossroads North Commercial Preliminary Plan (SP-22-008)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Crossroads North Commercial Preliminary Plan 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 Crossroads North project site is located on the northeast side of Highway 24 East, north of the intersection of Highway 94. The proposed Highway 94 Primary Regional Trail and the Highway 94 Bicycle Route are both located south of the project site, originate at this intersection, and continue eastward along Highway 94.

Prior to the submittal of the Preliminary Plan, El Paso County Parks staff met virtually with the applicant's representative, Kimley Horn, to discuss the applicant's desire to construct the Crossroads Sports Park at the southern end of the Crossroads North development, which is not included as part of the submitted Preliminary Plan. This sports complex would reside primarily within the bounds of Crossroads North, and partially on property owned currently by the State of Colorado Department of Transportation, the use of which would require the approval of a license agreement the State of Colorado and the applicant/landowner.

While El Paso County Parks has no planned parks or open space in this area, staff did express interest in developing a small trailhead parking area with trail information that would service the proposed Highway 94 Primary Regional Trail, should the trail and sports complex come to fruition. The trailhead parking area would utilize existing parking facilities and not require additional infrastructure, beyond an information kiosk and perhaps a bicycle repair station. Furthermore, a trail easement would be required for the construction, maintenance, and public access of the Highway 94 Primary Regional Trail within the trailhead area, however, no trail easement is required at this time, as the sports complex is not included in this Preliminary Plan.

No regional park fees are recommended, as the El Paso County Board of County Commissioners has not elected to require park fees for commercial subdivisions. 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,

A handwritten signature in blue ink, appearing to read "Ross A. Williams". The signature is fluid and cursive, with a long horizontal stroke at the end.

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



BANNING LEWIS RANCH  
3.5 MILES  
8,919 RESIDENTS

FALCON, COLORADO  
4 MILES  
9,259 HOUSEHOLDS

PETERSON AFB  
NORTH GATE

SCHRIEVER AFB  
9 MILES

Kimley»Horn

CROSSROADS & MEADOWBROOK  
MASTERPLAN - HOME IMPROVEMENT

