

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

July 7, 2022

Kari Parsons
Project Manager
El Paso County Development Services Department

Subject: Meadow Lake Metropolitan District – (ID-221)

Kari,

The Community Services Department has reviewed the Meadow Lake Metropolitan District development application and has the following final administrative comments of behalf of El Paso County Parks:

This is a request for approval by NES on behalf of The O'Neil Group for the Meadow Lake Metropolitan District. The applicant intends to form a Metropolitan District to serve the Meadow Lake Subdivision consisting of 254 acres.. The Meadow Lake Metropolitan District is located on the northwest corner of Curtis Road and Falcon Highway. At full build-out, the Project is proposed to include approximately 1,000,000 square feet of industrial development and 200,000 square feet of commercial development. The Project is not proposed to include residential development.

The El Paso County Parks Master Plan (2013) shows three different proposed trails bordering the project area. The proposed Falcon Highway Bicycle Route runs east and west along Falcon Highway on the south side of the project. The proposed Curtis Road Bicycle Route and the proposed Judge Orr Secondary Regional Trail run north and south along the east side of the metro district along Curtis Road. The bicycle routes would not be impacted by the project because they will be accommodated within the public right of way. The proposed Judge Orr Secondary Regional Trail would be impacted by the project because it's alignment is on the west side of North Curtis Road.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the west side of North Curtis Road that allows for the construction and maintenance by El Paso County of a secondary regional trail, and this easement shall be shown and dedicated to El Paso County on the forthcoming Final Plat(s).



The Meadow Lake Metropolitan District Service Plan includes the following statements:

- **Public Infrastructure:** The district will construct new water and sanitary sewer systems, street improvements, landscaping, drainage facilities, and stormwater facilities. The estimated capital cost for the public improvements is \$72,221,054 in 2022 dollars).
- **Proposed Ongoing Services:** The Districts will be responsible for providing ongoing operations and maintenance of all District-owned drainage facilities, non-dedicated public streets, and common areas. District No. 1, through an agreement between the Districts, will serve as the operation and maintenance District owned public improvements, and will provide covenant enforcement and design review services for all three Districts.
- **Parks and Recreation:** The District is authorized to design, acquire, construct, operate and maintain recreational facilities including but not limited to parks, open spaces, trails, fencing and landscaping. 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 Districts.
- 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. 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. Such approval, although required, is not considered to be a material modification which would require the need to revise this Service Plan.

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

Please feel free to contact me should you have any questions or concerns.

Sincerely,

Greg Stachon
Landscape Architect
Park Operations Division
Community Services Department
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