

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

March 31, 2021

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

**Subject: Grandview Reserve Metropolitan Districts Nos. 1-4 (ID-21-001, Formerly ID-20-002)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the special district application for the Grandview Reserve Metropolitan Districts Nos. 1-4, (formerly Districts Nos. 1-5) and has no additional comments on behalf of El Paso County Parks. The following comments were provided administratively in June 2020 under ID-20-002, and none of the new provisions of the Service Plan alter previous EPC Parks comments or recommendations:

*"This is a request by Spencer Fane, LLP., on behalf of 4 Site Investments, LLC., for approval of the Grandview Reserve Metropolitan Districts. The 768.2-acre property is currently zoned RR-2.5 and is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive. The property is located within the bounds of the Falcon/Peyton Small Area Plan, and includes proposed areas of urban residential, rural residential, and commercial land uses.*

*Notable impacts of Grandview Reserve to the El Paso County Parks master planned facilities were outlined in a review of the Grandview Reserve Sketch Plan, which was endorsed by the El Paso County Park Advisory Board on June 10, 2020. The 2013 El Paso County Parks Master Plan shows one existing and two proposed primary regional trail connections impacted by the project, as well as being located immediately east of Falcon Regional Park. The existing Rock Island Regional Trail is located immediately adjacent to the southeast property boundary, running southwest-northeast along the northern side of East Highway 24. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, preliminarily located along either side of Eastonville Road. The Eastonville Regional Trail provides critical connectivity to the Meridian Ranch development, as well as Falcon Regional Park and Falcon High School, both of which are located immediately west of the project site on Eastonville Road. Furthermore, the proposed Arroyo Lane Primary Regional Trail may follow paved urban trails through Meridian Ranch and along a future extension of Rex Road, which when completed will bisect both Falcon Regional Park and Grandview Reserve.*

*EPC staff was encouraged by the applicant's willingness to provide extensive recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. At that time, staff recommended that the developers, through forthcoming preliminary plans and final plats, designate and provide to El Paso County a trail easement along Eastonville Road for the purpose of construction and maintenance of the Eastonville Primary Regional Trail. Staff further recommended that the applicant work closely with the El Paso County Public Works Department to determine the status of the forthcoming Eastonville Road expansion, which will have a direct impact on the final location of the aforementioned trail easement, which is to be located outside of the right-of way.*



Staff also encouraged the applicant to consult El Paso County Parks staff to determine options for constructing the safest and most efficient design for the Rock Island Regional Trail crossing at the proposed Rex Road intersection near East Highway 24, as well as for the Eastonville Regional Trail at the proposed intersection of Eastonville Road and Rex Road. These recommendations were endorsed by the Park Advisory Board and assist in providing guidance for the planning and development of recreational facilities within the Grandview Reserve Metropolitan Districts.

The Grandview Reserve Special District Letter of Intent and Service Plan include the following statements:

- (Letter of Intent) One of the primary purposes of the Districts is to provide for the construction, installation, completion, financing and possible ownership, operation and maintenance of public improvements including, but not limited to, on and off-site streets, roadway, water and sanitary sewer, stormwater and drainage, landscaping, and park and recreation improvements, and services and powers provided for metropolitan districts authorized by the Special District Act, pursuant to Title 32, C.R.S. and provided within similar districts within the County. **To the extent any of the authorized facilities and improvements are dedicated to and accepted by the County or other entities having jurisdiction, the County or other entities shall own, operate and maintain such accepted facilities and related improvements.**
- Completion of an estimated \$235,000,000 of on and off-site public improvements including, but not limited to on and off-site streets, roadway, water and sanitary, stormwater and drainage, landscaping, and park and recreation improvements.
- The Developer and the proposed Districts intend to work with existing overlapping service providers to obtain the necessary consents and/or approvals for the provision of necessary services to the Districts including, but not limited to, water, wastewater, streets, and parks and recreation.
- (Service Plan) Parks and Recreation. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs including, but not limited to, grading, soil preparation, landscaping, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. **To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service (“Provider Jurisdiction”) in accordance with the Provider Jurisdiction rules and regulations.**
- The Districts 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 Districts 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.

The 2013 El Paso County Parks Master Plan outlines the mission of El Paso County Parks, and its relationship to regional parks, trails, and open space facilities, which consists of large park and open space facilities larger than 200 acres and trail systems that connect communities, rather than neighborhood parks and small neighborhood trail systems. While El Paso County Parks staff welcomes the inclusion of neighborhood-level park and recreation facilities outlined in the Service Plan, EPC Parks does not anticipate the acceptance of the recreational facilities into its own parks, trails, and open space network, as generally outlined above in **bold**. In order to better align with the continuing mission of the El Paso County Parks

*Master Plan, the proposed parks and recreation facilities should be constructed by the applicant and conveyed to a special district or other governmental entity whose mission includes providing recreational services at a neighborhood level. Staff encourages the applicant to continue to plan and provide recreational opportunities for local residents and visitors of the Town of Falcon and Grandview Reserve, including an internal trail, open space, and park system that links Grandview Reserve to not only the neighborhoods and schools located north of Eastonville Road, but also to the County's nearby Falcon Regional Park and Rock Island Regional Trail and Trailhead Park."*

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,

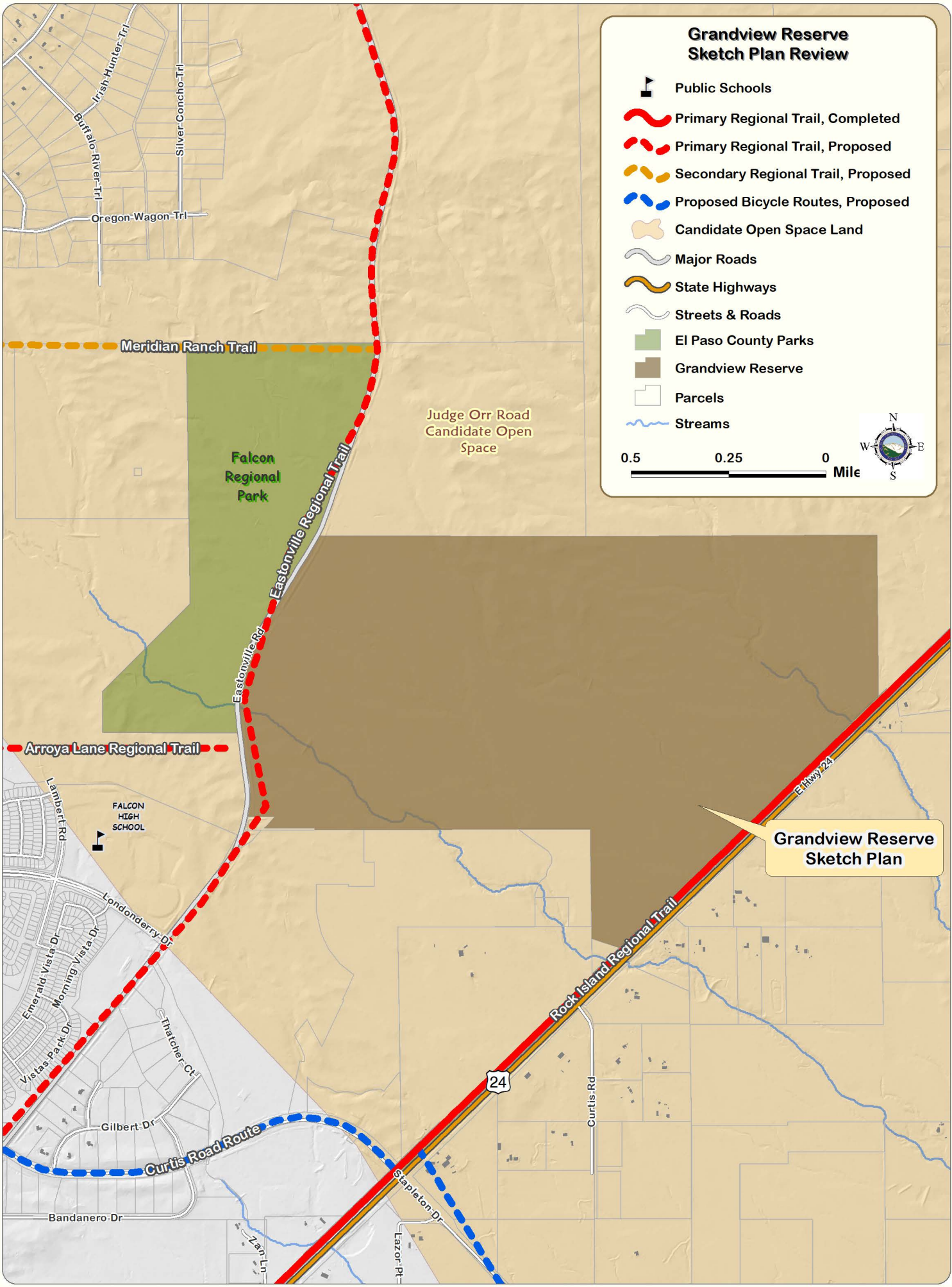


Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

# Grandview Reserve Sketch Plan Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Candidate Open Space Land
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Grandview Reserve
-  Parcels
-  Streams

0.5      0.25      0  
Mile



Grandview Reserve Sketch Plan