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September 15, 2017

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

Subject: Rock Creek Metropolitan District – C.R.S. Title 32 Special District Service Plan Proposal (ID-17-003)

Dear Raimere,

The Planning Division of the Community Services Department has reviewed the Rock Creek Metropolitan District Special District Service Plan 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 on the west side of State Highway 115, immediately south of Cheyenne Mountain State Park and west of Fort Carson. The proposed Highway 115 Primary Regional Trail parallels the metropolitan district's east boundary, located within the State Highway 115 right-of-way.

A dedicated 200'-300' public right-of-way already exists along the aforementioned primary regional trail, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future. Parks also recommends that the applicant design the metropolitan district park and trail system in such a way as to connect to the proposed Highway 115 Primary Regional Trail once it is completed.

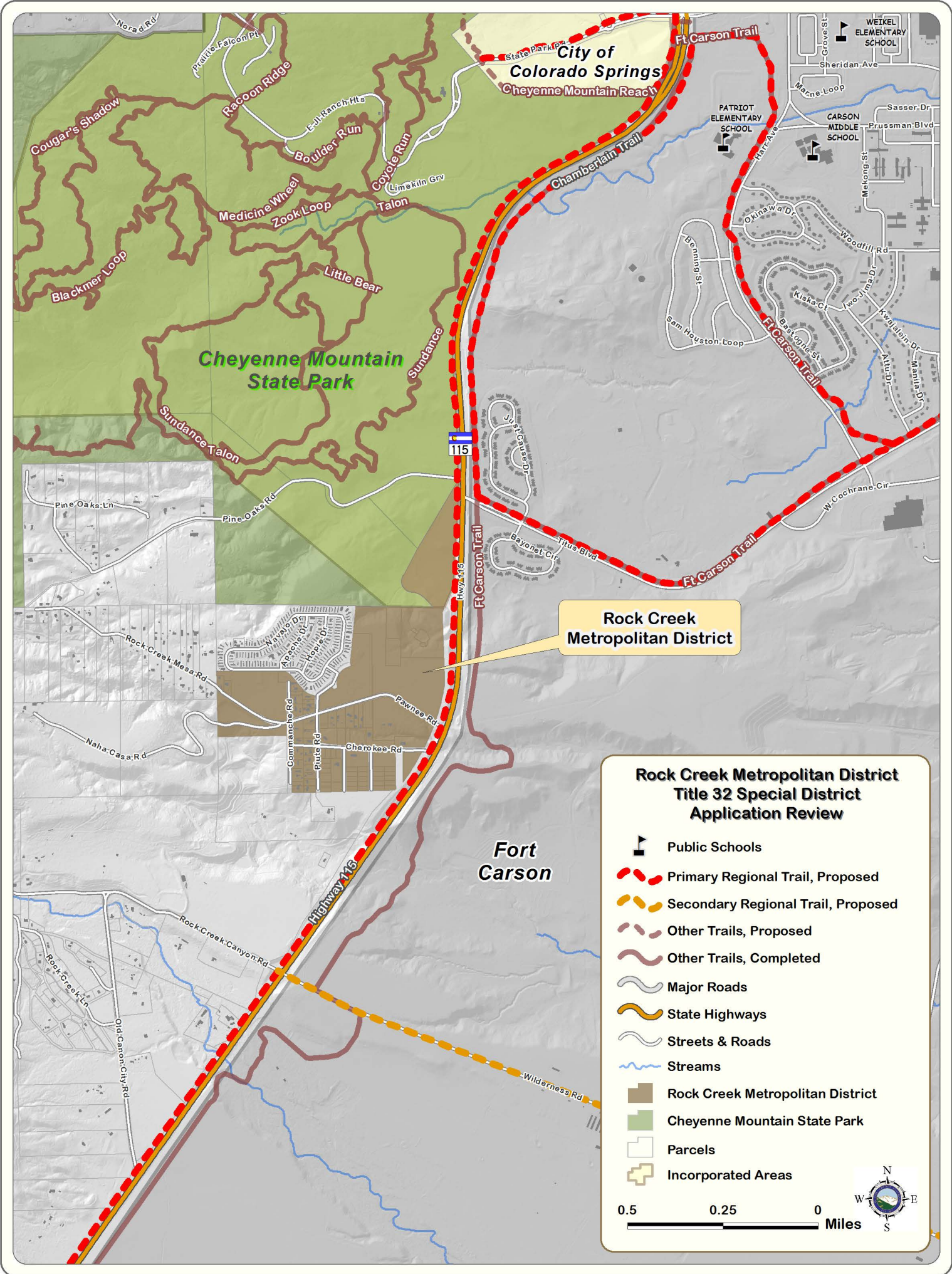
Parks recommends that the applicant consult Colorado Parks and Wildlife planning staff, since the metropolitan district is bounded by Cheyenne Mountain State Park along its northern boundary, and CPW is actively working on potential trail connections in that area.

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





City of Colorado Springs
Cheyenne Mountain Reac'y

Cheyenne Mountain State Park

Fort Carson

Rock Creek Metropolitan District

Rock Creek Metropolitan District Title 32 Special District Application Review

- Public Schools
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Other Trails, Proposed
- Other Trails, Completed
- Major Roads
- State Highways
- Streets & Roads
- Streams
- Rock Creek Metropolitan District
- Cheyenne Mountain State Park
- Parcels
- Incorporated Areas

0.5 0.25 0
Miles

