

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 29, 2020

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

Subject: Rock Creek Mesa Rezoning Review (P-20-009)

Hello John,

The Park Operations Division of the Community Services Department has reviewed the Rock Creek Mesa Rezoning application and has the following comments of behalf of El Paso County Parks.

The El Paso County Parks Master Plan (2013) shows no parks, trails, or open space impacted 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 project's easternmost boundary and is located within the western State Highway 115 right-of-way.

The dedicated Highway 115 200'-300' public right-of-way already exists along the aforementioned primary regional trail corridor, so no trail 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 staff recommends that the applicant integrate public parks, trails, and open space into all forthcoming preliminary plans and final plats, and design trail systems in such a way as to connect to the proposed Highway 115 Primary Regional Trail once it is completed.

Parks further recommends that the applicant consult Colorado Parks and Wildlife (CPW) planning staff, since the proposed Rock Creek Mesa development 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
Park Operations Division
Community Services Department
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