

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

November 22, 2022

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

Subject: Northern Delivery Water System 1041 Review (AASI-223)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Northern Delivery Water System 1041 application and has the following administrative comments of behalf of El Paso County Parks. This project consists of installation of a 16" waterline to serve several municipal customers in northern El Paso County. The waterline is shown to be primarily located along State and County Roads including State Hwy 83, Old North Gate Road, Roller Coaster Road, and Baptist Road. Several pump stations and storage tanks will also be constructed.

El Paso County's Fox Run Regional Park is located immediately adjacent to this project and will be impacted by installation of the waterline. Fox Run Regional Park is one of the busiest County Parks that is used year-round and hosts numerous events between April - October. The park features numerous trails, athletic fields, pavilions, dog park, and wedding venue. The proposed work along Roller Coaster and Baptist Roads will have impacts to public access, traffic, and emergency services.

Vehicle access to the park is provided via two main entrances from Roller Coaster Road and Stella Drive. In 2022, Fox Run Regional Park hosted 769 events (April-Oct) generating \$69,224 in revenue and bringing in 32,282 added visitors to the park. This includes events such as league soccer, community events, family celebrations, and weddings. With these larger events County Parks relies on both entrances to distribute traffic through the park and prevent traffic congestion within the park. These entrances are also critical to emergency services as they provide two points of access / evacuation in the event of an emergency. This is especially important when the park hosts large events.

The Roller Coaster Trailhead is a popular access point for people north of the park to gain access to the trail system. When this project closes Roller Coaster Road, these visitors will be forced to drive around the park and enter from Stella Drive. This will lead to increase traffic on side streets surrounding the park and add to congestion within the park.



County Parks is concerned that this project may impact the revenue generated by special events. Fox Run Regional Park generates \$69,224 annually. These funds are critical to support the maintenance of the regional park. Some patrons may choose to not reserve the park out of concerns regarding increased congestion and detours. Currently the applicant is outlining 60 days to complete the work along Roller Coaster. County Parks asks that this be shortened or scheduled for off peak seasons to reduce impacts during peak summer months.

To address concerns about lengthy detours and congestion, County Parks requests the applicant provide a detailed work plan and schedule well in advance of the project outlining when road closures will impact access to the park. This will allow the County to inform patrons interested in scheduling large events in the park. County Parks also requests appropriate detour and wayfinding signs be installed from major roads to the park such as Baptist Road.

No park land or trail easement dedications will be required for this application. These comments are being provided administratively, as rezoning applications do not require Park Advisory Board consideration.

Please let me know if you have any questions or concerns.

Sincerely,

Jason Meyer
Planning Supervisor
Park Operations Division
Community Services Department
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