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DEPARTMENT OF PARKS & COMMUNITY SERVICES

October 11, 2023

Kari Parsons
Project Manager
El Paso County Development Services Department

Subject: Dual-Service Rail Park of Southern Colorado - (SKP234)

Kari,

The El Paso County Parks and Community Services Department has reviewed the Dual-Service Rail Park of Southern Colorado and has the following comments of behalf of El Paso County Parks.

This is a request for endorsement by NES, on behalf of EDW C Levy Co, for approval of the sketch plan for the proposed Dual-Service Rail Park of Southern Colorado. The 3,100-acre property is located south of Charter Oak Ranch Road, south, east, and north of Fort Carson, west of interstate highway 25.

The site is currently zoned agricultural and rural residential. Existing uses include a gravel quarry and vacant agricultural land. The project proposes a new railroad spur through the property to service Fort Carson and associated railroad-oriented heavy and light industry and commercial uses. The applicant indicates that the property will be annexed by City of Fountain after the sketch plan review is complete. The project is planned to start in 2025 and continue in phases through 2040.

The El Paso County Parks Master Plan does not show any facilities directly impacted by the project. Proposed and completed sections of the Fountain Creek Regional Trail lie to the east of the project area, east of Interstate 25. El Paso County's Christian Open Space is located one mile northeast of the proposed industrial park. El Paso County's Clear Spring Ranch Open Space is located one mile to the east of the project. The aforementioned facilities will not be impacted directly by the project. However, it is noted that the sketch plan shows a future extension of Powers to serve the east side of the industrial park. Clear Spring Ranch Open Space may be impacted by this extension. County Parks will review the alignment of the Powers extension and its impacts in future submittals.

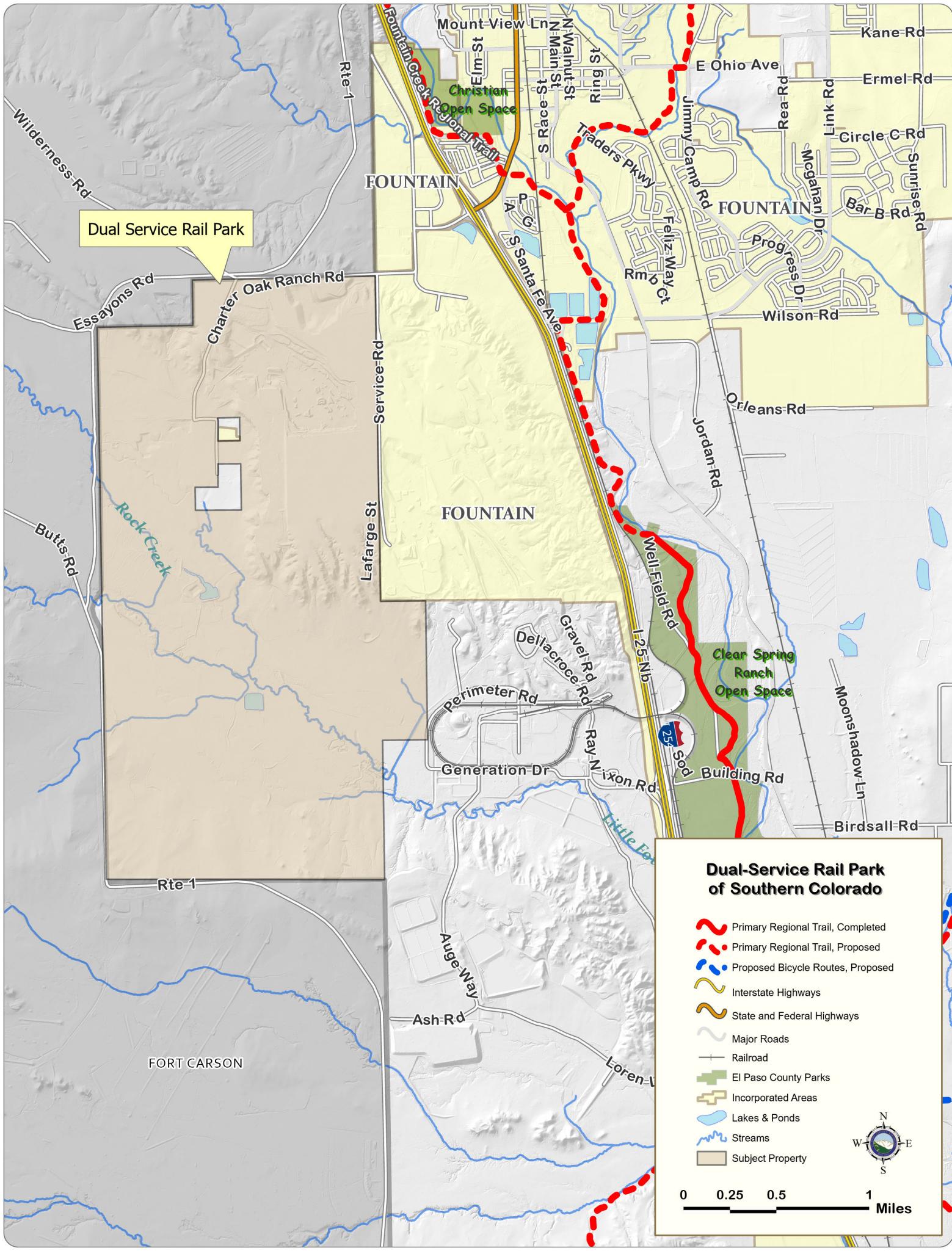
No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions.

Recommended Motion (Sketch Plan):

Recommend that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Dual-Service Rail Park Sketch Plan: (1) No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions.

Sincerely,

Greg Stachon
Landscape Architect
El Paso County Parks and Community Services
GregStachon@elpasoco.com



Dual Service Rail Park

Dual-Service Rail Park of Southern Colorado

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Interstate Highways
- State and Federal Highways
- Major Roads
- Railroad
- El Paso County Parks
- Incorporated Areas
- Lakes & Ponds
- Streams
- Subject Property

0 0.25 0.5 1
Miles