

COMMUNITY SERVICES DEPARTMENT

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

July 1, 2020

Debbie Flynn
Planner
Town of Monument
645 Beacon Lite Rd
Monument, CO 80132

Subject: Conexus Phase 2-3 Sketch Plan (SKP-2020-541)

The Community Services Department has reviewed the development application for CoNexus Phase 2-3 Sketch Plan and has the following comments of behalf of El Paso County Parks. These comments are being provided with acknowledgement of the Memorandum of Understanding (MOU) between El Paso County and Phoenix Bell, L.T.D. which permits up to six crossings of the New Santa Fe Regional Trail. As outlined in the MOU, any potential trail crossing shall be reviewed by the County and meet the terms and conditions set therein.

The Sketch Plan drawings show three proposed crossings of the New Santa Fe Regional Trail. There is also a note outlining the specific requirements for the crossings derived from the MOU, which state a license agreement and trail signage plan be provided and approved by the County prior to recording of the first Final Plat. Parks staff appreciates the inclusion of the trail on the drawings and notes.

Parks staff notes open space dedication is primarily located on the northern and southern end of the site. Staff asks the applicant to consider expanding the open space along the trail corridor to provide more buffering and additional screening opportunities to the trail.

It is noted that the Sketch Plan shows a non-County trail through Area D. Parks staff is seeking clarification on whether this is a dead-end trail, or if there is a connection being made to an internal trail, sidewalk, or Town of Monument Trail. A non-County trail connection from the New Santa Fe Trail to the Conexus site is encouraged and would provide non-motorized access to the site.

These administrative comments are being provided administratively. Because this application includes crossing of the New Santa Fe Trail, it will be presented to the El Paso County Park Advisory Board on August 12, 2020. Final endorsed comments will be provided after the meeting.

We look forward to working with the developer as this project moves forward. Please let me know if you have any questions.

Sincerely,

Jason Meyer
Planning Supervisor
Community Services Department
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