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October 21, 2020

Rad Dickson
Project Manager
El Paso County Planning & Community Development Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Haddock Metal Roof Rezone Review (CC-20-001)

Hello Rad,

The Park Operations Division of the Community Services Department has reviewed the Haddock Metal Roof Rezone 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 north of the intersection of Black Forest Road and Shoup Road within the Black Forest Road/Shoup Road Commercial Node identified in the Black Forest Preservation Plan. The proposed Shoup Road Bicycle Route is located approximately 0.18 mile south of the project site, while Pineries Open Space and Black Forest Regional Park are located approximately 2 and 1.4 miles east and west of the project site, respectively. The site is not located within any Candidate Open Space area. No trail easements or park land dedication will be necessary for this development.

The Board of County Commissioners has elected not to impose regional or urban park fees on proposed commercial property, so none will be assessed at time of the recording of the final plat.

These comments are being provided administratively, as this application does not require Park Advisory Board consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ross A. Williams', is positioned above the typed name.

Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
rosswilliams@elpasoco.com

