

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES

ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 29, 2021

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

Subject: Reagan Ranch Debt Authorization Outside Agency Review (OAR-2189)

Mercedes Rivas,

The Park Operations Division of the Community Services Department has reviewed the application for the Regan Ranch Debt Authorization, and has the following comments on behalf of El Paso County Parks:

This is a request by the City of Colorado Springs for an outside agency review of the proposed Reagan Ranch Debt Authorization. This is the first County Parks review of the proposed development. A search on EDARP revealed previous Metropolitan District and PUD plans that were reviewed by the City of Colorado Springs in 2020. The proposed development is approximately 133.58 acres generally located south of the intersection of Highway 94 and Marksheffel Road. The majority of the proposed development falls in the City of Colorado Springs, while a portion of the northeast corner is outside the incorporated city limits. The property will include light industrial, office, commercial, and residential land uses.

The 2013 El Paso County Parks Master Plan shows the proposed Highway 94 Bicycle Route and the proposed Highway 94 Secondary Regional Trail running west-east along Highway 94 on the north side of the property. The proposed North Marksheffel Road Bicycle Route runs north and south along Marksheffel Road and terminates at the north end of the property. The City of Colorado Springs also has a proposed trail in the vicinity of the development, the East Fork Sand Creek Trail which runs west to east along Space Village Avenue through the middle of the development. The proposed Highway 94 Bicycle Route will not be impacted by the development because it will be accommodated within the public right of way. The proposed Highway 94 Secondary Regional Trail will be impacted by the development. El Paso County Parks will seek a 25' wide easement for the trail at time of subdivision. El Paso County Parks will be responsible for construction and maintenance of the trail.

El Paso County Parks staff is encouraged by the parks and trails shown on the 2020 development review drawing. The drawing shows several park sites throughout the proposed development. The drawing also shows a future Tier I Trail along Space Village Avenue which is presumably the proposed City of Colorado Springs East Fork Sand Creek Trail. A future trail corridor is also shown along Marksheffel Road which references the PPACG Regional Non-Motorized Plan. According to the Reagan Ranch Public Improvement Summary, the development will include a community center, splash pad, playground, and courts. Trails, pocket parks, and landscaping are also included in the public improvements summary



The Reagan Ranch Service Plan includes the following statements:

- The Districts shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owners association in a manner consistent with the Approved Development Plan and other rules and regulations of the City and applicable provisions of the City Code.
- The Districts shall not be authorized to operate and maintain any part or all of the Public Improvements after such dedication, including park and recreation improvements.
- All parks and trails shall be open to the general public including non-District residents free of charge.














In conclusion, Parks staff is encouraged by the applicant's desire to plan and provide recreational opportunities for local residents and visitors of the Reagan Ranch, including parks, trails, and recreation amenities. These comments are being provided administratively and do not require endorsement by the Park Advisory Board.

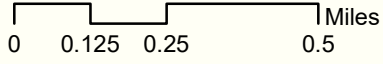
Please let me know if you have any questions or concerns.

Sincerely,

Greg Stachon
Landscape Architect
Park Operations Division
Community Services Department
GregStachon@elpasoco.com

Reagan Ranch PUD / Debt Authorization

-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Public Schools
-  Subject Property
-  Parcels
-  Military Installation
-  EPC_BuildingFootprint
-  Streams
-  Incorporated Areas



Reagan Ranch

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Force Base**

COLORADO SPRINGS

