



EL PASO COUNTY

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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

March 1, 2024

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

Subject: Grandview Reserve Gieck Basin Channel Construction Document, Submittal #3 (CDR-22-008)

Hello Kari,

The Parks Planning Division of the Parks and Community Services Department has performed a review of the 3rd submittal of the Grandview Reserve Gieck Basin Channel Construction Documents and has no additional comments at this time. Staff appreciates the inclusion of the 15' maintenance road/trail along the length of the channel, which may, if regulations allow, provide an additional recreational amenity to the residents of Grandview Reserve if connected to the proposed internal trail network. The channel cross-section on Sheet DT2 of the Construction Documents affords a better understanding of a typical channel cross-section, including the location and general construction of the maintenance road/trail.

The following comments were submitted administratively on behalf of El Paso County Parks on June 7, 2022 and again on April 4, 2023:

"The 2013 El Paso County Parks Master Plan shows the overall Grandview Reserve development impacting a proposed primary regional trail connection, as well as being located immediately east of Falcon Regional Park. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, preliminarily located along either side of Eastonville Road to accommodate trail users from the existing Meridian Ranch development located on the northwestern side of the road, as well as proposed residential and commercial developments along the southeastern side of Eastonville Road. The design and implementation of these proposed drainage improvements shall take these planned trail corridors into consideration.

The applicant and their representatives have worked closely with the El Paso County Public Works Department in regard to the forthcoming Eastonville Road expansion, which has a direct impact on not only the proposed Eastonville Regional Trail, but also the stormwater runoff associated with the widened transportation corridor. Parks staff appreciates the applicant's efforts to design efficient and low-impact rain gardens within existing utility easements on the northwestern side of Eastonville Road, within the bounds of Falcon Regional Park. Furthermore, staff acknowledges the reduction in the number of residential lots in Grandview Reserve Filing No. 1 from 568 to 565, due in part to the inclusion of the full spectrum extended detention basin at the northern end of Farm Close Court and adjacent the southeastern side of Eastonville Road. Staff genuinely appreciates the applicant's willingness to locate the detention facility within Grandview Reserve, thus greatly reducing negative impacts to the sensitive environment within Falcon Regional Park.

These comments are being provided administratively and do not require Park Advisory Board endorsement."

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

Sincerely,



Ross A. Williams
Park Planner
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Parks and Community Services Department
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