

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES

June 7, 2022

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 Review (CDR-22-008)

Hello Kari,

The Park Operations Division of the Community Services Department has performed a review of the Grandview Reserve Gieck Basin Channel Construction Documents and has the following administrative comments of behalf of El Paso County Parks. Grandview Reserve is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive.

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,

A handwritten signature in blue ink, appearing to read "R. Williams", with a long, sweeping horizontal line extending to the right.

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