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January 18, 2018

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

**Subject: Cherokee Metro District Swan Road Boulevard Mobile Office Site
Development Plat Review (U-17-004)**

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the Cherokee Metropolitan District Swan Road Mobile Office Site Development Plan 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 at the intersection of Swan Road and Frank Road, just west of Vollmer Road. The Pineries Open Space and the proposed Palmer Divide Regional Trail are located approximately 0.30 mile southeast of the project location. The proposed Vollmer Road Bicycle Route is located approximately 0.15 mile east of the site.

The Open Space Master Plan of the Parks Master Plan shows that the project site is located within the overlapping Black Forest South and Black Forest North Candidate Open Space areas. Natural resource values include montane Ponderosa Pine forested areas, wildlife habitat, intermittent grasslands, and rare plant species, including Richard's Alumroot and Birdfoot Violet. Water quality protection is a concern in these areas that drain to Black Squirrel Creek, Cherry Creek, and Sand Creek. The project would not be in conflict with these plans, as long as operations do not adversely affect wildlife habitat and water quality.

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

Sincerely,

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

