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May 29, 2020

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

Subject: Grandview Reserve Sketch Plan (SKP-20-001)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the Grandview Reserve Sketch Plan development application and has the following preliminary comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board June 10, 2020.

This is a request by HR Green Development, LLC, on behalf of 4 Site Investments, LLC, for approval of the Grandview Reserve Sketch Plan. The 768.2-acre property is currently zoned RR-2.5 and is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive. The property is located within the bounds of the Falcon/Peyton Small Area Plan, and includes proposed areas of urban residential, rural residential, and commercial land uses.

The 2013 El Paso County Parks Master Plan shows one existing and two proposed primary regional trail connections impacted by the project, as well as being located immediately east of Falcon Regional Park. The existing Rock Island Regional Trail is located immediately adjacent to the southeast property boundary, running southwest-northeast along the northern side of East Highway 24. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, preliminarily located along either side of Eastonville Road. The Eastonville Regional Trail provides critical connectivity to the Meridian Ranch development, as well as Falcon Regional Park and Falcon High School, both of which are located immediately west of the project site on Eastonville Road. Furthermore, the proposed Arroyo Lane Primary Regional Trail may follow paved urban trails through Meridian Ranch and along a future extension of Rex Road, which when completed will bisect both Falcon Regional Park and Grandview Reserve.

The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing the entire project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as

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habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 132.5 acres of open space areas that include both jurisdictional and non-jurisdictional wetland areas, as shown in the Sketch Plan.

The Grandview Reserve Sketch Plan currently shows 132.5 acres of open space, dedicated primarily to the protection of existing drainage ways and stormwater detention facilities, but also includes the locations for a proposed 5.9-acre community park, numerous neighborhood parks, internal trail corridors, and landscape buffers. Combined, these open spaces constitute approximately 17% of the total project area of 768.2 acres. The applicant's Letter of Intent includes extensive descriptions of the development's trail and park system, including connections to the El Paso County regional trail system, and additionally states the following:

"The proposed open space, parks, and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside Grandview Reserve subdivision. The proposed community park will be the central focal point of the neighborhood and will provide a venue to recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County."

EPC staff is encouraged by the applicant's willingness to provide extensive recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. Staff recommends that the developers, through forthcoming preliminary plans and final plats, designate and provide to El Paso County a 25-foot trail easement along Eastonville Road for the purpose of construction and maintenance of the Eastonville Primary Regional Trail. Staff further recommends that the applicant work closely with the El Paso County Public Works Department to determine the status of the forthcoming Eastonville Road expansion, which will have a direct impact on the final location of the aforementioned trail easement, which is to be located outside of the right-of way.

Staff also encourages the applicant to consult El Paso County Parks staff to determine options for constructing the safest and most efficient design for the Rock Island Regional Trail crossing at the proposed Rex Road intersection near East Highway 24, as well as for the Eastonville Regional Trail at the proposed intersection of Eastonville Road and Rex Road. As no park land dedications will be required, staff recommends regional and urban park fees in lieu of land dedication on all forthcoming final plats.

Recommended Motion (Grandview Reserve Sketch Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Sketch Plan: (1) work with El Paso County Parks staff to develop safe designs for the Rock Island Regional Trail crossing at the proposed Rex Road intersection near East Highway 24, as well as for the Eastonville Regional Trail at the proposed intersection of Eastonville Road and Rex Road; (2) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for public access, as well as construction and

maintenance by El Paso County of the Eastonville Primary Regional Trail; (3) the trail easement shall be shown on all forthcoming preliminary plans and final plat(s), and the aforementioned easement shall be dedicated to El Paso County on the forthcoming final plat(s); (4) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s).

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

Sincerely,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
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Grandview Reserve Sketch Plan Review



Public Schools



Primary Regional Trail, Completed



Primary Regional Trail, Proposed



Secondary Regional Trail, Proposed



Proposed Bicycle Routes, Proposed



Candidate Open Space Land



Major Roads



State Highways



Streets & Roads



El Paso County Parks



Grandview Reserve



Parcels



Streams

0.5 0.25 0 Mile



Judge Orr Road
Candidate Open
Space

Falcon
Regional
Park

Meridian Ranch Trail

Eastonville Regional Trail

Eastonville Rd

Arroya Lane Regional Trail

FALCON
HIGH
SCHOOL

Londonderry Dr

Thatcher Ct

Gilbert Dr

Bandanero Dr

Curtis Road Route

Stapleton Dr

Lazor Pl

24

Rock Island Regional Trail

Grandview Reserve
Sketch Plan

El Paso 24

Curtis Rd

Irish Hunter Trl

Silver Concho Trl

Buffalo River Trl

Oregon Wagon Trl

Lambert Rd

Emerald Vista Dr

Morning Vista Dr

Vistas Park Dr