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July 31, 2020

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

Subject: Grandview Reserve Special District (ID-202)

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the special district application for the Grandview Reserve Metropolitan Districts Nos. 1-5 and has the following administrative comments on behalf of El Paso County Parks. This project was previously reviewed on June 26, 2020 and the following administrative comments were submitted:

This is a request by Spencer Fane, LLP., on behalf of 4 Site Investments, LLC., for approval of the Grandview Reserve Metropolitan Districts. 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.

Notable impacts of Grandview Reserve to the El Paso County Parks master planned facilities were outlined in a review of the Grandview Reserve Sketch Plan, which was endorsed by the El Paso County Park Advisory Board on June 10, 2020. 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.

EPC staff was 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. At that time, staff recommended that the developers, through forthcoming preliminary plans and final plats, designate and provide to El Paso County a trail easement along Eastonville Road for the purpose of construction and maintenance of the Eastonville Primary Regional Trail. Staff further recommended 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 encouraged 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. These recommendations were endorsed by the Park Advisory Board and assist in providing guidance for the planning and development of recreational facilities within the Grandview Reserve Metropolitan Districts.

In order to better align with the continuing mission of the El Paso County Parks Master Plan, the proposed parks and recreation facilities should be constructed by the applicant and conveyed to a special district or other governmental entity whose mission includes providing recreational services at a neighborhood level. Staff encourages the applicant to continue to plan and provide recreational opportunities for local residents and visitors of the Town of Falcon and Grandview Reserve, including an internal trail, open space, and park system that links Grandview Reserve to not only the neighborhoods and schools located north of Eastonville Road, but also to the County's nearby Falcon Regional Park and Rock Island Regional Trail and Trailhead Park.

Parks staff has no additional administrative comments. 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