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**COLORADO**

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March 30, 2021

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

Subject: **South Highway 85/87 Minor Subdivision Review (MS-21-002)**

Hello Ryan,

The Park Operations Division of the Community Services Department has reviewed the South Highway 85/87 Minor Subdivision development application, and has the following comments on behalf of El Paso County Parks:

The El Paso County Parks Master Plan (2013) shows no impact by the proposed project to existing or proposed parks, trails, or open space facilities. The project site is located on the eastern side of South Highway 85/87, northeast of the intersection of South Highway 85/87 and Academy Boulevard, in an area dominated by industrial uses. The existing Fountain Creek Regional Trail is located approximately 0.45 mile southwest, on the western side of Fountain Creek. The property sits immediately north and adjacent the Widefield/Fountain Candidate Open Space area, which encompasses Fountain Creek from Academy Boulevard south to the El Paso / Pueblo County line.

The Board of County Commissioners has not elected to require park fees for commercial subdivisions, so none are recommended at this time. These comments are being provided administratively, and this application does not require Park Advisory Board consideration.

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

Sincerely,



Ross A. Williams  
Park Planner  
Park Operations Division  
Community Services Department  
[rosswilliams@elpasoco.com](mailto:rosswilliams@elpasoco.com)

