

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

June 25, 2021

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

Subject: **Waterview North Commercial CS Rezone (CS-21-001)**  
**Waterview North Industrial I Rezone (I-21-001)**  
**Waterview North Multi-Family Residential RM-12 Rezone (P-21-005)**  
**Waterview North Multi-Family Residential RM-30 Rezone (P-21-006)**

Hello John,

The Park Operations Division of the Community Services Department has reviewed the Waterview North Commercial CS, Industrial I, Multi-Family Residential RM-12, and Multi-Family Residential RM-30 Rezone applications and has the following comments of behalf of El Paso County Parks.

Waterview North is located southeast of Colorado Springs, northeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, northeast of Big Johnson Reservoir. The site is located north of The Trails at Aspen Ridge, and land use remains consistent between the two developments and reflects Phases II and III of the Waterview North Sketch Plan Amendment, reviewed by EPC Parks in October and December 2020. Currently, the Waterview North mixed-use development consists of three parcels zoned for agricultural uses (A-5), while the rezoning applications request commercial, industrial, residential, and multi-family residential uses on approximately 116 acres. The current zoning applications adjust the boundaries and acreages of each parcel, but generally follow those shown in the 2020 Waterview North Sketch Plan Amendment.

The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 immediately adjacent the west side of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road on the property's immediate south side. Dedicated public rights-of-way already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

As is normally the circumstance, the rezone applications do not specifically outline recreational amenities, such as parks, trails, and public open spaces. El Paso County Parks staff encourages the applicant to consider easily-accessible open space and urban park options in the form of usable open space, neighborhood pocket parks, or other recreation opportunities within the residential and multi-family residential sections of Waterview North, due in part to the lack of regional recreational facilities in immediate area. Staff further recommends that the applicant work closely with COLA, LLC, the developer of The Trails at Aspen Ridge, located to the south of Bradley Road, to plan and construct connecting trails, sidewalks, controlled street crossings, and useable open space to allow for non-motorized and multi-modal residential access to and from the residential, industrial, and commercial properties along either side of Bradley Road.



Required El Paso County Park fees for regional and urban park purposes will be calculated at the time of the recording of the future final plats based upon residential densities.

These comments are being provided administratively, as rezoning applications do not require Park Advisory Board consideration. Please let me know if you have any questions or concerns.

Sincerely,



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