

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

December 4, 2020

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

Subject: **Waterview East RM-12 Rezone (P-20-002)**

Hello Lindsay,

The Park Operations Division of the Community Services Department has reviewed the Waterview East RM-12 Rezone application and has the following comments of behalf of El Paso County Parks.

Currently, Waterview East Commercial consists of a single commercial lot, zoned CS, on approximately 27 acres. The applicant is proposing to plat a new 5.2-acre lot from the larger commercial lot and rezone the new lot to RM-12 multi-family residential. The site is located southeast of Colorado Springs, southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir. The site is located north of The Trails at Aspen Ridge, so land use remains consistent between the two developments and reflects the Waterview North Sketch Plan Amendment, reviewed by EPC Parks in October 2020.

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 north 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.

Staff strongly recommends that the developer of the commercial lot, as well as the newly-proposed multi-family residential lot, work closely with COLA, LLC, the developer of The Trails at Aspen Ridge, to plan and construct connecting trails and open space to allow for non-motorized and multi-modal residential access to and from the commercial properties along Bradley Road and the large residential developments to the south.

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,



Ross A. Williams
Park Planner
Park Operations Division
Community Services Department
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