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## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

September 20, 2019

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

**Subject: Meadowlake Airport Expansion 1041 Permit Application, Review #2 (AASI-18-001)**

Hello Gabe,

The Planning Division of the Community Services Department has reviewed the Meadowlake Airport Expansion 1041 Permit application, Review #2, and has the following comments on behalf of El Paso County Parks.

Meadowlake Airport is located southeast of East Highway 24, and is generally bounded by Judge Orr Road to the north, Curtis Road to the east, and Falcon Highway to the south. The property, zoned PUD, is located east of the Town of Falcon, and is located within the Falcon/Peyton Small Area Master Plan.

The El Paso County Parks Master Plan (2013) shows Drake Lake Natural Area located approximately 425 feet west of the subject property, while Falcon Regional Park is situated approximately 2 miles north of the airport. The existing Rock Island Regional Trail is located approximately 0.25 mile northwest of the project site, but the proposed asphalt runway is sited further south than the existing runway, so the new runway location poses little added distraction to trail users. The proposed Judge Orr Road, Curtis Road, and Falcon Highway Bicycles Routes are located immediately adjacent to the northern, eastern, and southern boundaries of the project area, respectively. Dedicated public right-of-ways 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 may be developed within the rights-of-way in the future.

Furthermore, the Parks Master Plan also shows the Judge Orr Secondary Regional Trail running through the airport property, crossing one of the Master Planned asphalt runways. This proposed trail alignment is not conducive to the runway expansion recommendations of the Meadowlake Airport Master Plan, and due to the secure nature of the airport property and overall concerns for public safety, this particular trail alignment, and therefore all subsequent trail easements, will not be pursued. The Judge Orr Trail will most likely continue along Judge Orr Road and turn south on Curtis Road as a means to bypass the airport property.

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The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road and Drake Lake Candidate Open Space areas encompassing large portions of the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for numerous bird and 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, either through the expansion of man-made airport facilities or through additional air traffic noise. The Meadowlake Airport Master Plan Future Layout displays a strong effort to in-fill currently utilized areas and avoid wetland habit areas in the southeast portion of the property.

No park land or trail easement dedications are necessary for this application, nor are regional or urban park fees, as the Board of County Commissioner has elected not to apply these fees to commercial operations. These comments do not require Park Advisory Board endorsed, so are therefore being submitted administratively.

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

Sincerely,



Ross A. Williams  
Park Planner  
Planning Division  
Community Services Department  
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# Meadowlake Airport Expansion 1041 Permit Application Review

-  Public Schools
-  Parks By Other
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Meadowlake Airport Property
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5    0.25    0  
Miles


