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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

July 7, 2023

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

Subject: **Walmart Gas Station #4435 Site Development Plan Review (PPR-23-023)**

Hello Ashlyn,

The Parks Planning Division of the Parks and Community Services Department has reviewed the Walmart Gas Station #4435 Site Development Plan and is submitting the following comments on behalf of El Paso County Parks.

The 2022 El Paso County Parks Master Plan shows no proposed or existing parks, trails, or open space directly impacted by the proposed commercial development. The existing portion of the Woodmen Hills Secondary Regional Trail is located approximately 500 feet south of the project site as concrete sidewalks along Meridian Road, while the existing Rock Island Primary Regional Trail and Trailhead Park are both located approximately 1,500' southeast of the project site.

The proposed Woodmen Road and Meridian Road Bicycle routes are located immediately north and 500' south of the proposed gas station, respectively. 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.

The Board of County Commissioners has not elected to require park fees for commercial applications, 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
Parks Planning Division
Parks and Community Services Department
rosswilliams@elpasoco.com