

**COMMUNITY SERVICES DEPARTMENT**

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

March 5, 2020

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**Subject: Santa Fe Park – Rezone and Preliminary PD Plan (OAR2011)**

Hello Ryan,

The Community Services Department has reviewed Santa Fe Park Preliminary PD Plan and Rezone and has the following comments of behalf of El Paso County Parks. This application will be presented to the Park Advisory Board on April 8, 2020.

Request by Phoenix Bell Associates, LLP for a Preliminary PD Plan and rezone for Santa Fe Park. The site is currently zoned Planned Commercial Development (PCD) and Planned Industrial Development (PID). The applicant is proposing to rezone the property to Planned Development (PD) and has submitted a concurrent Preliminary PD Plan for a mix of industrial, commercial, and other uses.

The site is approximately 64 acres and is generally located west of Interstate 25 and north of Baptist Road. Additionally, the site is located adjacent to El Paso County owned property (parcel #7126000009). This County property runs adjacent to Old Denver Road and features the New Santa Fe Regional Trail and the Baptist Road Trailhead.

In preparation of this project, the developer requested a meeting with County Parks to discuss crossing the regional trail with a road to service Santa Fe Park from Old Denver Road. A meeting was held in May 2019 with the developer, designer, and Town of Monument. The road (La Campana Drive), was proposed near the Baptist Road Trailhead. After discussing intersection spacing, road alignment within Santa Fe Park, and traffic along Old Denver Road, it was proposed to align La Campana Drive where the northernmost driveway for the Baptist Road Trailhead is located.



Parks staff agreed in principle to this proposal if public access to the trailhead would be provided from La Campana Drive, and that a reasonable accommodation was made to the County for use of the property and to offset the impact to the trail and trailhead. Therefore, Parks staff is asking the developer to complete asphalt paving of the Baptist Road Trailhead.

Completing asphalt paving of the trailhead will offset the impact to use of the trailhead and regional trail during construction of La Campana Drive and associated infrastructure in the vicinity of the trailhead and trail. Additionally, asphalt paving will improve the function of the trailhead, improve control of stormwater runoff, and improve the flow of traffic along La Campana Drive. Also, Parks staff frequently observes reduced vehicle speeds at asphalt/gravel transitions, which is something that should be avoided so close to the La Campana / Old Denver Road intersection.

As for crossing the New Santa Fe Regional Trail, a Memorandum of Understanding (MOU) between El Paso County and Phoenix Bell, L.T.D. permits up to six crossings of the New Santa Fe Regional Trail. As outlined in the MOU, any potential trail crossing shall be reviewed by the County and meet the terms and conditions set therein. Previous crossing designs have been reviewed and approved which include the installation of concrete trail transitions, striped pedestrian crossing, and appropriate signage and lighting. A similar approach to this crossing is anticipated, and County Parks staff looks forward to reviewing the design when appropriate.

Again, this application will be presented to the El Paso County Parks Advisory Board and its recommendation will be provided after the meeting. In the meantime, please let me know if you have any questions or concerns.

Sincerely,

Jason Meyer  
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Community Services Department  
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