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## COMMUNITY SERVICES DEPARTMENT

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

November 7, 2017

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

**Subject: Front Range-Midway Solar Project WSEO Application Review (WSEO-17-001)**

Hello Kari,

The Planning Division of the Community Services Department has reviewed the WSEO application for the Front Range-Midway Solar Project and has the following comments of behalf of El Paso County Parks.

The El Paso County Parks Master Plan (2013) shows the proposed Fountain Creek West Regional Trail located immediately west and adjacent the subject property, following the Boca Raton Heights right-of-way. The property is not located within any Candidate Open Space Areas, although the Fountain/Jimmy Camp Creeks Candidate Open /space, as well as the Widefield/Fountain Candidate Open Space, are located approximately 0.25 mile east of the easternmost portion of the property.

In 2016, El Paso County Parks staff reviewed a similar WSEO application, located approximately 1 mile north of this current application. Through the review process and discussions with that applicant, it was determined that trail access was not feasible across the applicant's property, due primarily to security concerns and federal regulations restricting public access into power generation facilities. El Paso County Parks staff understands the basis for the federal regulations, and respects the applicant's need for security.

El Paso County Parks requests dedication of trail easements or other mitigation as allowed by the Land Development Code and applicable procedures if the El Paso County Parks Master Plan (an element of the County's statutory Master Plan) identifies a trail, route, open space, or park facility with the project area. Normally, El Paso County Parks would request dedication of a trail easement to facilitate construction of the regional trail, however, the width of the right-of-way along Boca Raton Heights is very substantial, varying from 150 to 300 feet. Consequently, staff recommends that the trail be located within the road right-of-way, to the west of the project site, provided the El Paso County Department of Transportation concurs. We would appreciate the forwarding of our recommendation to the assigned engineer for this concurrence. An easement would be needed if there is an issue with the

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trail being located with the right-of-way in the location, which would in turn require reconfiguration of the site plan.

These comments are being provided administratively, as 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  
Planning Division  
Community Services Department  
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