



**EL PASO COUNTY**

**COLORADO**

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## **COMMUNITY SERVICES DEPARTMENT**

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

December 2, 2020

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

**Subject: Front Range-Midway Solar Project AASI Amended Application, Review #2 (AASI-20-002, Formerly WSEO-20-001 and WSEO-17-001)**

Hello Kari,

The Park Operations Division of the Community Services Department has reviewed the amended AASI application for the Front Range-Midway Solar Project and has one additional comment regarding recreational opportunities of behalf of El Paso County Parks.

The applicant has included a "Recreational Opportunities" section on Page 34 of the 1041 report titled "AMENDMENT AASI-20-002, Section 2.303 - FRONT RANGE-MIDWAY SOLAR PROJECT, EL PASO COUNTY, COLORADO" in which they state that the project "would not have any impact on current or proposed recreational opportunities." While the project does not directly impact existing recreational facilities, it does, as noted in previously submitted comments (see below), have an impact on the proposed Fountain Creek West Regional Trail. Concessions have been made by El Paso County Parks that remove the impact through the relocation of the proposed trail to an adjacent right-of-way. This modification of the 2013 Parks Master Plan / Trails Master Plan should be noted in the aforementioned 1041 report.

The following comments were submitted administratively originally on November 7, 2017, with an additional review in July 2020:

*"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.*

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*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 within 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 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  
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