

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Park Advisory Board

Meeting Agenda

Wednesday, November 9, 2022 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
N/A		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Joyful View Subdivision	Greg Stachon	Endorsement
B. Solace at Cimarron Hills Filing No. 2	Greg Stachon	Endorsement
7. Information / Action Items		
A. Fox Run Regional Park Playground	Greg Stachon	Information
B. Water Lantern Festival Event Program Review	Theresa Odello	Information

	<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the October 12, 2022
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair
Lois Landgraf
Anne Schofield (via TEAMS)
Susan Jarvis-Weber, Secretary
Terry Martinez (via TEAMS)
Vincent Prins
John Wallace
Thomas Lachocki

Staff Present:

Todd Marts, Executive Director
Brian Bobeck, Park Operations Division Manager
Sabine Carter, Administrative Services Coordinator
Jason Meyer, Planning Supervisor
Ross Williams, Park Planner
Greg Stachon, Landscape Architect
Theresa Odello, Recreation & Cultural Services Manager

Absent: Kiersten Steel

The following minutes are a summary of the proceedings. A recording is available upon request at the El Paso County Parks Administration Office.

1. Call to Order: The meeting was called to order at 1:30 p.m. by Ed Hartl, Chair.
2. Approval of Agenda: **Vincent Prins made a motion to approve the meeting agenda. Thomas Lachocki seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **Vincent Prins made a motion to approve the September 14, 2022, meeting minutes. Susan Jarvis-Weber seconded the motion. The motion carried 7 - 0.**
4. Introductions and Presentations:
- A. **New Park Advisory Board Member Introduction**

Todd Marts welcomed Vincent Prins, Thomas Lachocki and John Wallace as new members to the Park Advisory Board.

5. Citizen Comments:

Susan Davies, Trail and Open Space Coalition (TOSC) thanked staff for attending the TOSC membership celebration. She stated that the TOSC Board of Directors will be in full support of the PPRTA3 ballot measure. The majority of the funds will go towards bridges and roads, but a percentage is included to be allocated for City trails.

Judith von Ahlefeldt asked Todd Marts for an update on the Black Forest Section 16 lease renewal. Mr. Marts stated that the lease has been approved by the Board of County Commissioners. No modifications have been made to the lease. The lease is now at the State Land Board for review and approval.

6. Development Applications:

A. **The Villas at Claremont Final Plat**

Greg Stachon presented The Villas at Claremont Final Plat and addressed a question by the board.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Villas at Claremont Ranch Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$38,180 and urban park fees in the amount of \$24,070. Thomas Lachocki seconded the motion. The motion carried 7 – 0.

B. **Jaynes Property Sketch Plan**

Greg Stachon presented the Jaynes Property Sketch Plan and addressed questions by the board.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Jaynes Property Sketch Plan Amendment: (1) Consistent with design plans for Briargate Parkway, develop two 10-foot wide trails on either side of the future Briargate Parkway through the project area and provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east; (2) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. Thomas Lachocki seconded the motion. The motion carried 7 – 0.

C. **Empire Storage Rezone** (Item has been removed from the agenda)

D. **Ivilo Minor Subdivision**

Greg Stachon presented the Ivilo Minor Subdivision and addressed a question by the board.

Thomas Lachocki recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Ivilo Minor Subdivision and Rezone: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of the dedicated right-of-way for Vessey Road that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat (2) require fees in lieu of land dedication for regional park purposes in the amount of \$1,380. John Wallace seconded the motion. The motion carried 7 – 0.

E. Homestead North at Sterling Ranch Filing No. 3 Final Plat

Ross Williams presented the Homestead North at Sterling Ranch Filing No. 3 Final Plat and addressed questions by the board.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Homestead North at Sterling Ranch Filing No. 3 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 3, within Tract C extending to its terminus at Poco Road, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) fees in lieu of land dedication for regional park purposes in the amount of \$35,420 and urban park purposes in the amount of \$22,330 will be required upon recording of this Final Plat. Thomas Lachocki seconded the motion. The motion carried 7 – 0.

(Lois Landgraf joined the meeting at 2:14 p.m.)

F. Sterling Ranch Filing No. 4 Final Plat

Ross Williams provided an overview of the Sterling Ranch Filing No. 4 Final Plat and addressed questions by the board.

Lois Landgraf recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch Filing No. 4 Final Plat: (1) show on this Final Plat and dedicate to El Paso County a 25-foot trail easement through Filing No. 4, Tract G, north-south along its southeastern boundary through the existing utility corridor, then east-west past the planned stormwater detention facility to its terminus at Marksheffel Road, that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$72,220 and urban park purposes in the total amount of \$45,530 due at time of the recording of this Final Plat. Vincent Prins seconded the motion. The motion carried 8 – 0.

7. Information / Action Items:

N/A

8. Monthly Reports:

Theresa Odello reported that the Happy Trails fundraiser was a great success and raised over \$11,000 in support of the northern Nature Center.

RECORD OF PROCEEDINGS

9. Board/Staff Comments:

Theresa Odello reported that this year's Concerts in the Park series was attended by over 3,300 people. Mrs. Odello stated that the Nature Centers have added two guided hikes to the Paint Mines which are open to the public and are held on two Saturdays per month. The hikes are led by interpretive staff and teach the importance of the geology and the cultural history of the Paint Mines. Mr. Odello also promoted an outdoor theater performance which is held on the trails around the Fountain Creek and Bear Creek Nature Centers. The performance is called "Ghost Fish: The Legend of the Lake" and is performed at certain stages of the trail system during a hike.

Halloween events: The annual "Boo at Bear Creek" event will take place on October 21st. The annual "Jack-o-Lantern" trail event will take place on October 29th with hundreds of carved and lit pumpkins lining the trails around the Fountain Creek Nature Center.

Mrs. Odello also announced that the Fox Run Nature Center planning and design phase has started.

10. Adjournment: **The meeting adjourned at 2:37 p.m.**

Susan Jarvis-Weber, Secretary

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Joyful View Subdivision
Agenda Date: November 9, 2022
Agenda Item Number: #6 - A
Presenter: Greg Stachon, Landscape Architect
Information: **Endorsement:** X

Background Information:

This is a request by Vertex Consulting Services on behalf of OGC RE2 for final plat approval of a 70 acre parcel to be subdivided into nine residential lots. The parcel is located east of Peyton Highway and approximately 2 miles north of Highway 94. The property is zoned RR-5 and will have a minimum lot size of 5 acres.

The El Paso County Parks Master Plan shows the proposed Peyton Highway Bicycle Route running north and south along Peyton Road 500' to the west of the proposed subdivision. This route will be accommodated within the right-of-way and installed as part of future road improvements, so it will not impact the proposed subdivision.

Parks staff recommends fees in lieu of land dedication for regional park purposes. Park fees will be required upon recording of the final plat.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Joyful View Subdivision: require fees in lieu of land dedication for regional park purposes in the amount of \$4,100.

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Recreation / Cultural Services

November 9, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Joyful View Subdivision	Application Type:	Final Plat
PCD Reference #:	SF2231	Total Acreage:	70.18
		Total # of Dwelling Units:	9
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.32
		Regional Park Area:	4
OGC RE2, LLC	Vertex Consulting Services	Urban Park Area:	5
PO Box 1385	455 E Pikes Peak Avenue, Suite 101	Existing Zoning Code:	RR-5
Colorado Springs, CO 80901	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 5		
0.0194 Acres x 9 Dwelling Units = 0.175		Neighborhood:	0.00375 Acres x 9 Dwelling Units =	0.00
Total Regional Park Acres: 0.175		Community:	0.00625 Acres x 9 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 9 Dwelling Units =	\$0
\$460 / Dwelling Unit x 9 Dwelling Units = \$4,140		Community:	\$176 / Dwelling Unit x 9 Dwelling Units =	\$0
Total Regional Park Fees: \$4,140		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

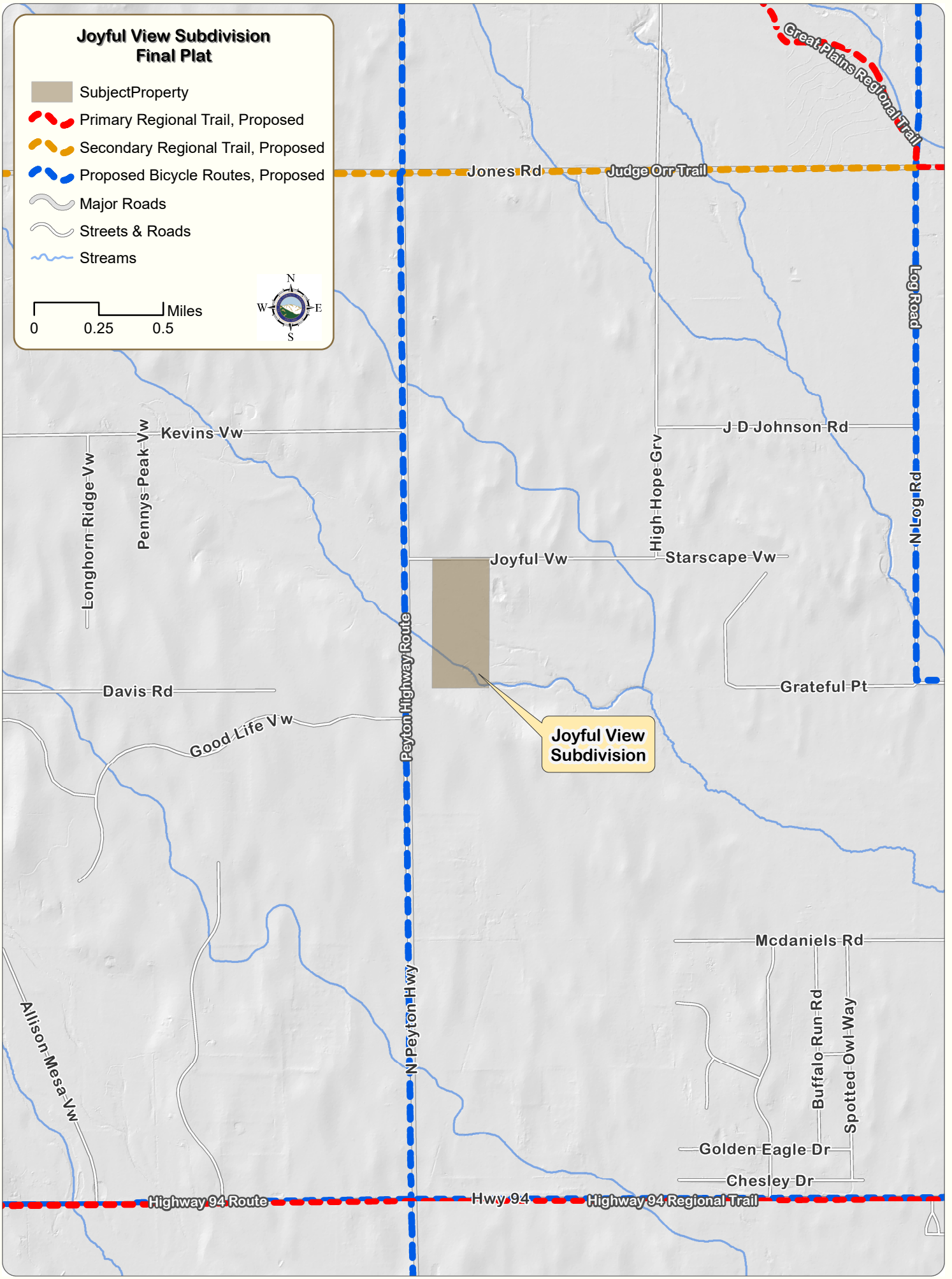
Staff Recommendation:	The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Joyful View Subdivision Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$4,100.
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Park Advisory Board Recommendation:

Joyful View Subdivision Final Plat

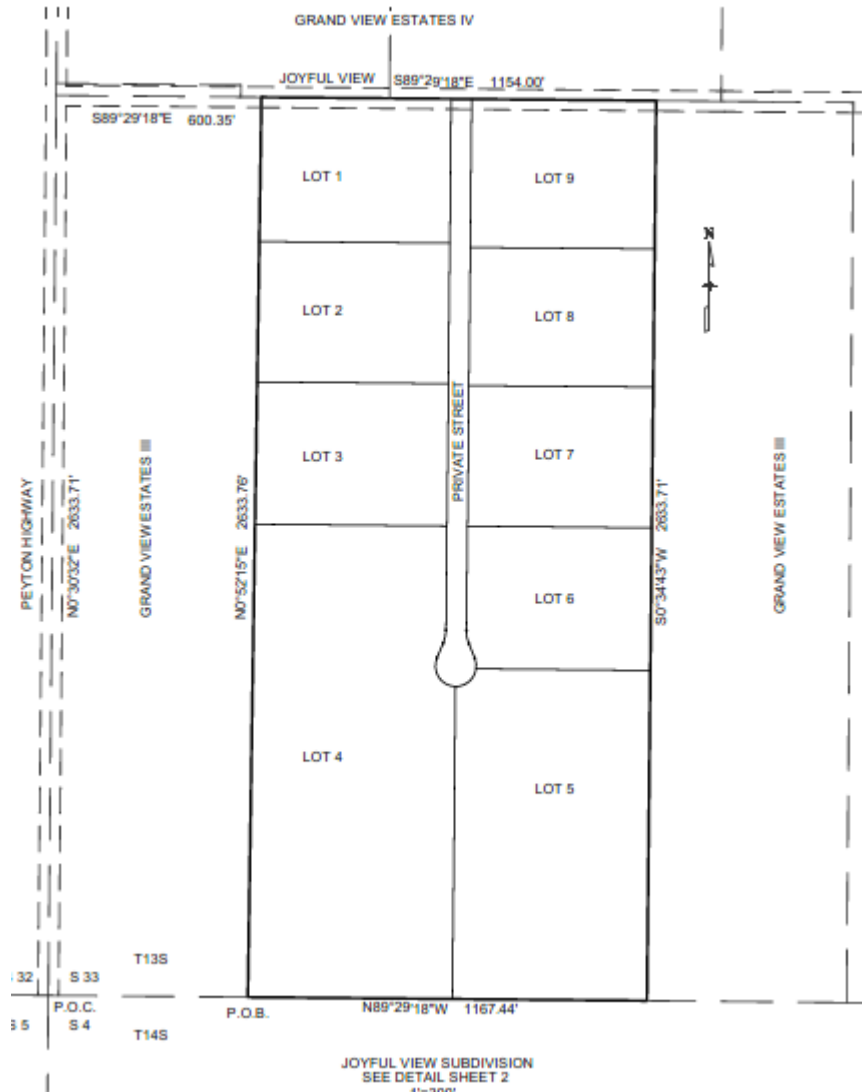
-  SubjectProperty
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Streams

0 0.25 0.5 Miles



**Joyful View
Subdivision
Letter of Intent**

September 22, 2022



The O'Neil Group
455 E. Pikes Peak Ave Suite 102
Colorado Springs, CO 80903

Owner/ Applicant: OGC RE2 LLC
PO BOX 1385
Colorado Springs, CO 80901
Office: (719) 445-5050

Planner: Vertex Consulting Services
455 E Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903
719-733-8606 ext. 6606

Tax Schedule No: 33000-00-466, 33000-00-467

Acreage: 70 Acres

Site Location, Size, Zoning:

Vertex Consulting, on behalf of The O'Neil Group, is respectfully submitting the Joyful View 9 lot subdivision within the RR-5 (Residential Rural) zoning district. The property is located east of Peyton Highway and approximately 2 miles north of Highway 94. The property is surrounded by other RR-5 zoned properties in all directions. The proposed subdivision is consistent with the RR-5 zoning district as well as the Your El Paso Master Plan.

Existing and Proposed Improvements.

The site is presently vacant. Proposed improvements will include the construction of a private roadway. Electric and telecommunication service points-of-connection will be extended from the roadways to all new lots. No extension of natural gas service from a utilities provider is sought. On site propane tanks will provide gas for the residences. Water will be provided by individual wells. Wastewater service will be provided by an On Site Wastewater Treatment system (OSWT). Grading and earthmoving activities will be limited to the private roadway, residential driveways, and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur.

Request & Justification:

The purpose of this application is to request approval of a 9-lot subdivision on approximately 70 acres within the RR-5 (Rural Residential) zoning district. The request also includes a waiver of Sections 8.4.3.A.1 and 8.4.3.B.2.e of the Land Development Code which require lots have frontage onto a public road. Joyful View is an existing private roadway, therefore, the proposed cul-de-sac cannot be a public roadway and must be private. The proposed private roadway will be constructed to County standards.

Section 7.3.3 of the Land Development Code provides the criteria for which a waiver should be approved. All of the approval criteria is met:

The waiver does not have the effect of nullifying the intent and purpose of this Code;

The intent and purpose of requiring all lots have access onto a public roadway is to ensure legal and safe access is maintained. Legal access will be maintained through access easements. Safe access will be maintained by the private roadway being

neighborhood providers such as Prairie Estates and Peyton Pines. The property is also located within the boundaries of the Upper Black Squirrel Designated Groundwater Basin.

The Plan states the following with respect to Region 4c:

“Region 4c contains one small projected growth area by 2040 located between Highway 94 and Highway 24 along the Region 8 boundary. Further development will likely be located along the Highway 94 corridor in Region 4c by 2060, due to proximity to Schriever Air Force Base. The largest development in Region 4c is expected to occur by 2060 along the west side of Meridian Road north of Fountain.”

Table 5-4 of the Plan identifies the current supply and demand forecasts at full build out (year 2060) for each of the Planning Regions. The Table indicates that the current water supply and demand for 4c is 2,970 AF per year. The proposed development will utilize groundwater wells, therefore, it will not result in a deficit water supply.

As discussed above, the water resource report submitted in support of the application demonstrate a probable positive water sufficiency finding by the State and County. For the reasons stated above, the applicant requests that the proposed service plan be found to be in compliance with the Water Master Plan.

El Paso County Parks Master Plan

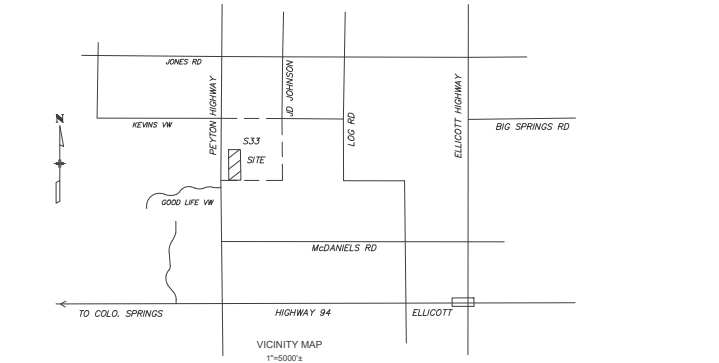
The El Paso County Parks Master Plan (2022) does not depict and existing or planned parks or trails within proximity to the proposed subdivision. The proposed map amendment is in general compliance with the El Paso County Parks Master Plan.

Other Topical Elements of the County Master Plan

The proposed subdivision is in compliance with the other topical elements of the County Master Plan including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

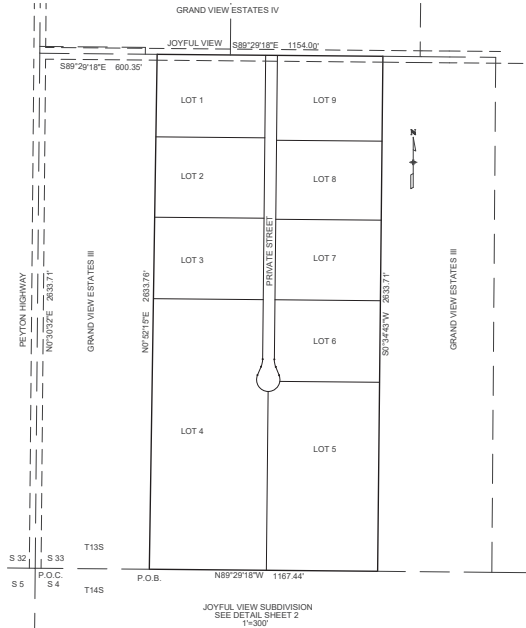
JOYFUL VIEW SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



- NOTES:**
- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
 - INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
 - ON SITE WASTEWATER TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND SOME LOTS WILL REQUIRE A DESIGNED SYSTEM BY A COLORADO LICENSED ENGINEER PRIOR TO PERMIT APPROVAL.
 - THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT AND NOXIOUS WEED MANAGEMENT PLAN.
 - ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED: STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPERE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
 - NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL, IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
 - THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT RECORDED AT RECEPTION NO. _____.
 - WATER IN THE DENVER BASIN AQUIFERS IS LOCATED BASED ON A 100 YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
 - THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JOYFUL VIEW SUBDIVISION AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE BYLAWS OF JOYFUL VIEW SUBDIVISION OWNERS ASSOCIATION RECORDED AT RECEPTION NO. _____ OF SAID EL PASO COUNTY RECORDS.
 - THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
 - THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
 - NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
 - THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT THE SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 19-471) OR ANY AMENDMENTS THEREIN, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF THE PROPERTY.
 - THIS PROPERTY IS LOCATED BY THE MOUNTAIN VIEW ELECTRIC AND GAS ASSOCIATION SERVICE DISTRICT, THE ELLICOTT FIRE PROTECTION DISTRICT, ELLICOTT SCHOOL DISTRICT NO. 22 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
 17. A "GEOLOGY AND SOILS EVALUATION REPORT, PROPOSED JOYFUL VIEW SUBDIVISION, EL PASO COUNTY, COLORADO" IS HELD UNDER THE JOYFUL VIEW SUBDIVISION AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGIC HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE POTENTIALLY PRESENT, AND INCLUDE: POTENTIAL FOR SHALLOWER BEDROCK WITH LOWER DISCHARGE RATES, POTENTIAL FOR GROUNDWATER RISES, POTENTIAL FOR EXPANSIVE/SETTLEMENT PRONE SOILS. THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.
 - PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE AE, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0085G, EFFECTIVE DATE DECEMBER 7, 2018. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.

EASEMENTS:
UNLESS SHOWN GREATER IN WIDTH, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SUBDIVISION BOUNDARY IS HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.



BE IT KNOWN BY THESE PRESENTS:

THAT GGC RE2, LLC, _____, MANAGER IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 33;
THENCE N00°30'32"E ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 2633.71 FEET;
THENCE S89°29'18"E PARALLEL WITH THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 600.35 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;
THENCE CONTINUE S89°29'18"E PARALLEL WITH THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 1154.00';
THENCE S00°34'43"W A DISTANCE OF 2633.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 33;
THENCE N89°29'18"W ON THE SOUTH LINE OF SAID SECTION 33 A DISTANCE OF 1167.44 FEET;
THENCE N00°52'15"E A DISTANCE OF 2633.76 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINING 70.179 ACRES, MORE OR LESS.

THIS PROPERTY IS ALSO DESCRIBED AS TRACTS 2 AND 3, GRAND VIEW ESTATES III, EL PASO COUNTY, COLORADO AND SHOWN ON THE LAND SURVEY PLAT UNDER DEPOSIT NUMBER 205600168 OF THE EL PASO COUNTY RECORDS.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF JOYFUL VIEW SUBDIVISION, ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL, FOR THE SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED GGC RE2, LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2022.

GGC RE2, LLC

NOTARIAL:

STATE OF COLORADO) SS

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY GGC RE2, LLC

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR JOYFUL VIEW SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE _____

THIS PLAT FOR JOYFUL VIEW SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS ____ DAY OF _____, 2022, SUBJECT TO ANY NOTES OR CONDITIONS

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE _____

RECORDING:

STATE OF COLORADO) SS

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2022, AND IS NOWLY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BRODERMAN

BY: _____

COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2022.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

DATE

"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

PREPARED BY
LWA LAND SURVEYING, INC.

953 E. PALMIRE STREET
COLORADO SPRINGS, COLORADO 80907
Phone 719.436-3172

JOYFUL PLATTING
SEPTEMBER 26, 2022
PROJECT 21048
SHEET 1 OF 2

JOYFUL VIEW SUBDIVISION
A PART OF THE SOUTHWEST QUARTER OF SECTION 33,
TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

FOUND A 2-1/2" DIA.
ALUMINUM CAP ON A 3/4"
DIA. REBAR IN A RANGE
BOX 6" BELOW THE
ASPHALT GRADE MARKED
AS SHOWN

N0°30'32"E 2635.65' BASIS OF BEARINGS
N0°30'32"E 2633.71'
N0°30'32"E 2633.71'

PEYTON HIGHWAY
60' PUBLIC R.O.W.

FOUND A 2-1/2" DIA.
ALUMINUM CAP ON A 3/4"
DIA. REBAR IN A RANGE
BOX 6" BELOW THE
ASPHALT GRADE MARKED
AS SHOWN

ALESS
7135 R63W
1/4
S 32 T S 33
2004
PLS 30130

NOTES:

- FOUND ALIQUOT CORNER AS SHOWN
 - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 2855"
 - FOUND 1/2" DIAMETER REBAR WITH YELLOW PLASTIC CAP "ALLESSI PLS 30130"
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.

BASIS OF BEARINGS:

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 33 - N00°30'32"E - 2635.65'. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT OF GRANDVIEW ESTATES III, DEPOSIT NO. 205900168. THE LINE IS MONUMENTED BY 2-1/2" DIA. ALUMINUM CAPS ON 3/4" DIA. REBAR, IN RANGE BOX MARKED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO. H0527334-072-JHE, COMMITMENT DATE 9/12/22.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

UNPLATTED

TRACT 1
GRAND VIEW ESTATES III
LAND SURVEY PLAT DEP #205900168

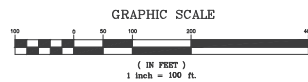
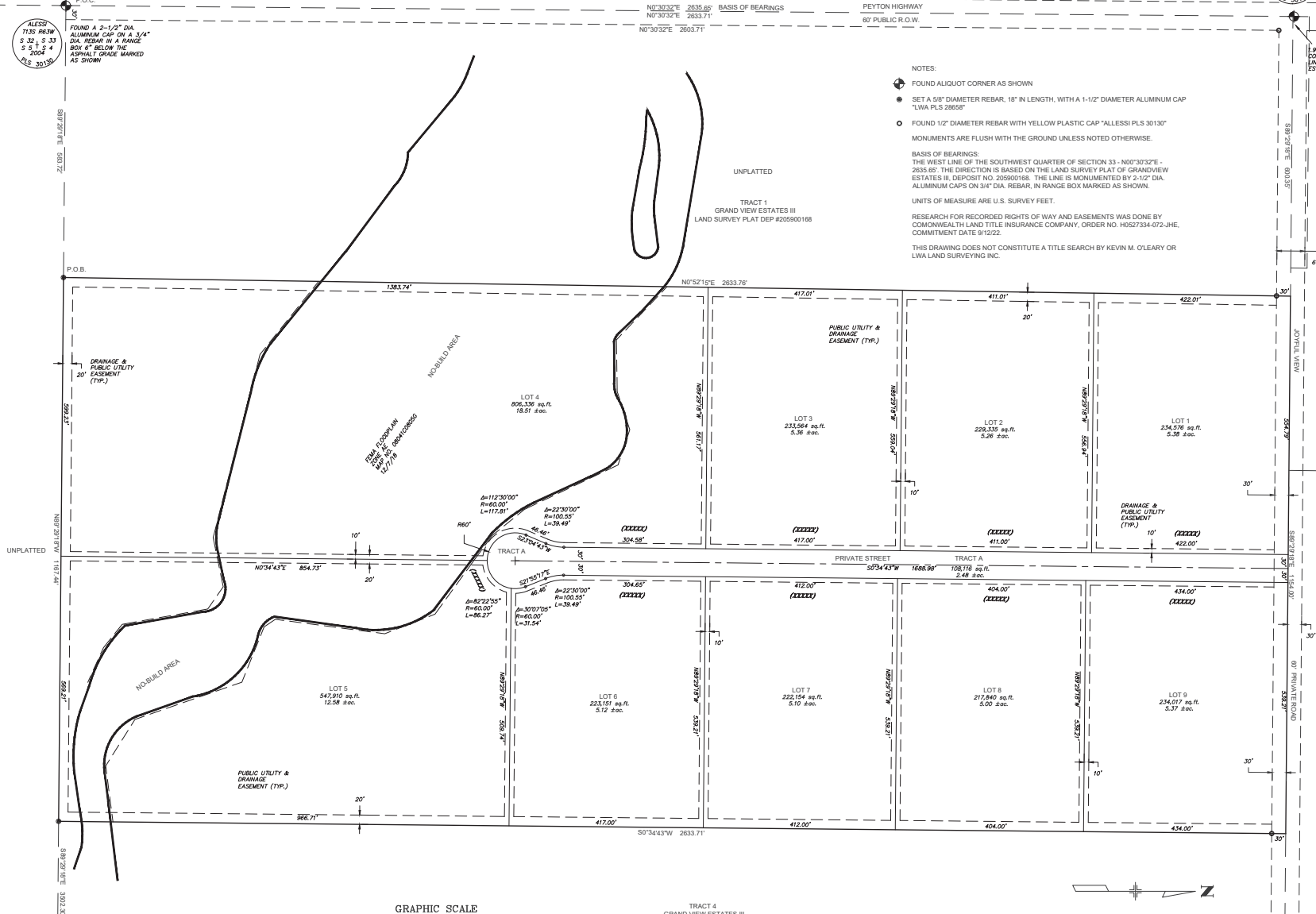
1/4" BETWEEN 1/4
CORNER AND NORTH
LINE OF GRAND VIEW
ESTATES

UNPLATTED

TRACT 16

LAND SURVEY PLAT DEP #205900168

TRACT 15
UNPLATTED



TRACT 4
GRAND VIEW ESTATES III
LAND SURVEY PLAT DEP #205900168

UNPLATTED

"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

FILE NO. SF-_____
LWA LAND SURVEYING, INC.

953 E. FALMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 438-3172

JOYFUL PLATWORK
SEPTEMBER 26, 2022
PROJECT 21648
SHEET 2 OF 2

FOUND A 2-1/2" DIA.
ALUMINUM CAP ON A 3/4"
DIA. REBAR MARKED AS
SHOWN

ALESS
7135 R63W
1/4
S 33 T S 34
2004
PLS 30130

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Solace at Cimarron Hills Filing No.2

Agenda Date: November 9, 2022

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request by Kimley-Horn on behalf of CS Powers & Galley, LLC for approval of the Solace at Cimarron Hills Filing No.2 Final Plat.

Solace at Cimarron Hills Filing No.2 is located at the northwest corner of the Galley Road and Paonia Street. The project site is 7.680 acres. The applicant proposes to build a 108-unit multifamily development. The development will include five (5) – three (3) story buildings, and uncovered surface parking, indoor/outdoor recreation amenities, and open spaces.

The zone of the site is RM-12, a multi-family, 12 dwelling units per acre zoning designation. The RM-12 zone includes landscape buffer and screening. The building setback from the front is 15 feet while the setback from the rear is 20 feet. The setback from the side yard is 10 feet. The development as proposed is showing 57% open space and landscaping.

The application shows recreation amenities which include a covered pavilion, fire pit, nature play area, a court games area, and a fenced dog run in the middle of the development. A network of sidewalks will connect the buildings. There is a proposed area for field games on the west side of the site. Residents of the development will also have access to the pool and clubhouse as shown in Filing No.1.

The El Paso County Parks Master Plan (2022) shows no impact to regional trails, parks, or open space. Parks staff does note that this project is within the boundaries of the City of Colorado Springs Parks, Recreation, Trail and Open Space Master Plan. Staff suggests the applicant coordinate with City Parks to ensure there are no impacts to planned trails along the Powers Blvd corridor. As no County Park land or trail easements dedications are necessary for this application, Parks staff recommends regional and urban park fees in lieu of land dedication.

Recommended Motion (Phase 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Solace at Cimarron Hills Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$49,680, and urban park fees in the amount of \$31,320 will be due at recording of the final plat.

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

November 9, 2022

Subdivision requirements referenced in Section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Solace at Cimarron Hills Filing No.2	Application Type:	Final Plat
PCD Reference #:	SF2232	Total Acreage:	7.68
		Total # of Dwelling Units:	108
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	35.16
Powers and Galley, LLC	Kimley-Horn & Associates	Regional Park Area:	2
Dane Olmstead	Eric Gunderson	Urban Park Area:	5
510 S. Neil Street	2 North Nevada Ave, Suite 300	Existing Zoning Code:	RM-12
Champaign, IL 61820	Colorado Springs, CO 80903	Proposed Zoning Code:	RM-12

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
--	--

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 5		
0.0194 Acres x 108 Dwelling Units = 2.095		Neighborhood:	0.00375 Acres x 108 Dwelling Units =	0.41
Total Regional Park Acres: 2.095		Community:	0.00625 Acres x 108 Dwelling Units =	0.68
		Total Urban Park Acres:		1.08
FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 108 Dwelling Units =	\$12,312
\$460 / Dwelling Unit x 108 Dwelling Units = \$49,680		Community:	\$176 / Dwelling Unit x 108 Dwelling Units =	\$19,008
Total Regional Park Fees: \$49,680		Total Urban Park Fees:		\$31,320

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Solace at Cimarron Hills Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$49,680, and urban park fees in the amount of \$31,320.

Park Advisory Board Recommendation:





CIMARRON HILLS PHASE 2 MULTI-FAMILY
SITE DEVELOPMENT PLAN AND FINAL PLAT LETTER OF INTENT

OWNER/APPLICANT

CS POWERS & GALLEY, LLC
510 S. NEIL STREET
CHAMPAIGN, IL 61820
ATTN: –Dane Olmstead
PHONE: (734) 216-2577
EMAIL: dolmstead@jacksondearborn.com

ENGINEERING & PLANNING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
ATTN: Eric Gunderson, PE
PHONE: (719) 453-0180
EMAIL: eric.gunderson@kimley-horn.com

SURVEYING

BARRON LAND, LLC
2790 N. ACADEMY, BOULEVARD, SUITE 311
COLORADO SPRINGS, CO 80917
ATTN: Spencer Barron
PHONE: (719) 360-6827
EMAIL: spencer@barronland.com

REQUEST

On behalf of Jackson Dearborn Partners, request approval of the Site Development Plan (SDP) for Tract A to be re-platted as Lot 2 (Phase 2) and the approval of a 108-unit Multifamily development.

Approval of 7.680-acre the 'Cimarron Hills-Phase 2 Site Development Plan (hereafter, "Plan")', Tract A of approved Solace of Colorado Springs Final Plat (Document No. 221714877) in the RM-12 Zone. **PHASE 1-FILE NO. 2032**

The applicant also requests findings of:

- water sufficiency with respect to water quantity, quality, and dependability
- adequate method of wastewater disposal
- general conformance with the Your El Paso Master Plan
- general conformance with the County Water Master Plan

PROJECT DESCRIPTION

Development of a single lot (7.680 AC) for a 108-unit multifamily development in the RM-12 Zone, Final development plans will include five (5) – three (3) story buildings, and uncovered surface parking, indoor/outdoor recreation amenities, and open spaces.

PROPERTY LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The properties included in the final plat is located at the northwest corner of the Galley Road and Paonia Street intersection. The Plat includes Parcel No. 5407205046 (± 13.75 AC) known as Lot 1 and Parcel No. 5407205047 (± 7.68 AC) known as Tract A. Lot One has been approved by the county as Phase 1 to include 234 multifamily units. Subject to approval of a map amendment (re-plat), Tract A is to be identified as Lot 1 Solace Apartments Filing No. 2, 108-unity multifamily development.

RM-12 ZONING COMPLIANCE:

Development of the site shall be in conformance with the zoning requirements of the RM-12 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 12 DU/AC
- Structural Setbacks (from property boundary):
 - Front 15-feet
 - Rear: 20-feet
 - Side: 10-feet
- Max Lot Coverage: 70%
- Max Height: 40-feet
- Roadway Landscape Buffers:
 - Principal Arterial: 25-foot buffer/landscape setback (1 tree/25 feet)
 - Non-Arterial: 10 feet (1 tree/30 feet of future Tranquil Glen Grove frontage)

- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:
 - 15-feet along frontages adjacent to single-family residential uses
 - 15-feet along residential boundary where compatibility is a concern
 - 1 tree/25-feet of common property line
 - A minimum 1/3 trees shall be evergreen
- Internal Landscaping Requirements:
 - A minimum of 15% of the lot or parcel shall be landscaped.
 - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

FINAL PLAT DESCRIPTION

The Solace of Colorado Springs Preliminary Plan was approved to develop 348 units in two phases. Preliminary plan of Cimarron Hills Lot 1, Filing No. 1, (Phase 1) proposed 234 units and Lot 1, Filing No. 2 (Phase 2) consisting of 114 units. The Preliminary plan of Lot 1, Filing No. 2 (Phase 2) has been revised to consist of 108 units, combining for a reduced total of 342 units.

To begin the construction phase, Phase 2- a replat of Solace Apartment Filing No. 1- will be required. The development plan will also depict required on and off-site public and private transportation and circulation, stormwater, and/or utility improvements, buffering and screening, final grading and erosion control, and construction plans for on- and off-site improvements.

REVIEW/APPROVAL CRITERIA

1. The subdivision is in substantial conformance with the approved preliminary plan; **The subdivision boundaries are consistent with Solace of Colorado Springs Preliminary Plan (SP-20-001). The property is being platted will existing proposed densities provided from the current RM-12 zone. The property is currently a platted tract and not eligible for development under existing condition until a final replat is approved.**
2. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials; **The required reports and plans have been submitted for review against County Subdivision requirements including compliance with applicable LDC, ECM, DCM, and other applicable County, State, and/or federal regulatory requirements.**
3. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the

KNOW ALL BY THESE PRESENTS:

That CS Powers & Galley, LLC, a Delaware limited liability company, being the owners of the following described tract of land to wit:

LEGAL DESCRIPTION:

TRACT A, SOLACE APARTMENTS FILING No. 1, COUNTY OF EL PASO, STATE OF COLORADO.

DEDICATION

The above owner has caused said tract of land to be platted into a lot as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as "SOLACE APARTMENTS FILING NO. 2" in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, CS Powers & Galley, LLC, a Delaware limited liability company, has executed this instrument this ____ day of _____, 20____ A.D.

Ryan Tobias, Managing Member
CS Powers & Galley, LLC, a Delaware limited liability company

OWNERS CERTIFICATE

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot, tracts, a street and easements, as shown hereon under the name and subdivision of SOLACE APARTMENTS FILING NO. 2. All public improvements so parted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owners expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated within the public right-of-way will become matters of maintenance by El Paso County, Colorado. However, El Paso County shall NOT maintain the easements, private access into Lot 1 or any improvements within Tracts A and B. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The utilities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

By: Ryan Tobias, Managing Member, CS Powers & Galley, LLC, a Delaware limited liability company, its successors and assigns.

By: _____

Title: _____

ATTEST: (If corporation)

Secretary/Treasurer } SS

STATE OF _____ } SS

COUNTY OF _____ } SS

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____ A.D.

By: Ryan Tobias, Managing Member

Witness my hand and seal:

My Commission expires _____

Notary Public _____

EASEMENT STATEMENT:

All public drainage, utility and improvement easements are as shown hereon. All easements shown or dedicated herein for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

FLOOD PLAIN CERTIFICATION:

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 05041C0752G with an effective date of December 7, 2018, the subject property is located in Zone X (an area determined to be outside the 0.2% annual chance floodplain).

SOLACE APARTMENTS FILING NO. 2
A REPLAT OF TRACT A, SOLACE APARTMENTS FILING No. 1
A PORTION OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

SURVEYOR'S NOTES

1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment Order No. SC55107784, with an effective date of September 13, 2022 as provided by Old Republic National Title Insurance Company and Land Title Guaranteer Company.
5. This survey was performed in the field on September 9, 2022.
6. The overall subject parcel contains a calculated area of 334,741 square feet (7.68 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon Northerly lines of Tract A & Tract B, monumented at the Northwest corner of Tract A with a #5 rebar and 1.5" aluminum cap stamped "S-8 CNG PLS 30202", and monumented at the Northeast corner of Tract B with a #5 rebar, and is assumed to bear N 89°58'24" E, a field measured distance of 1311.73 feet.
8. Unless stated otherwise, all found or set monuments are flush with grade.
9. The approval of this Replat vacates all prior plats for the area described by this plat.
10. There shall be no direct lot access to North Powers Boulevard.
11. Geologic hazard note:

Per the geotechnical investigation report prepared by CTL Thompson, Inc., dated March 2, 2021, (CTL Thompson Project No. CS19163-105) the subject Lot was not identified as having geologic hazards at the time of the report. The report (PCD File No. _____) is on file at the El Paso County Planning and Community Development Department.

12. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice, approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guideline enacted or promulgated under or with respect to such laws.

13. Any person who knowingly removes or knowingly causes to be removed any Public land survey monument, as defined by Section 38-53-103 (18), C.R.S., or control corner, as defined in Section 38-53-103 (6), C.R.S., or a restoration of any such monument or who knowingly removes or knowingly causes to be removed any bearing tree knowing such is a bearing tree or other accessory, as defined by Section 38-53-103(1), C.R.S., even if said person has Title to the land on which said monument or accessory is located, commits a class 2 misdemeanor unless, prior to such removal, said person has caused a Colorado professional land surveyor to establish at least two witness corners or reference marks for each such monument or accessory removed and has filed or caused to be filed a monument record pursuant to Article 53 of Title 38, C.R.S.

14. All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. 221101914 of the records of the El Paso County Clerk and Recorder.

15. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic Impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on Plat notes to ensure that a title search would find the fee obligation before sale of the Property.

21. Notice of potential aircraft overflight and noise impact associated with airport: this serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.

22. All property owners are responsible for maintaining proper storm water drainage in and through their Property. Public drainage easements as specifically noted on the Plat shall be maintained by the individual Lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage Easements.

23. No driveway shall be established unless an access permit has been granted by the City of Colorado Springs.

24. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

25. The following reports have been submitted in association with the preliminary plan or Final Plat for this Subdivision and are on file at the County Planning and Community Development Department: transportation impact study; drainage report; water resources report; wastewater disposal report; geology and soils report; fire protection report; noise report.

26. Developer shall comply with Federal and State laws, regulations, ordinances, review and permit requirements, and other Agency requirements, if any, of applicable Agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife service regarding the endangered species act, particularly as it relates to the listed species (e.g., Preble's Meadow jumping mouse).

27. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.

28. Flies Peak Regional Building Enumerations approval provided by email dated _____ and recorded in the El Paso County Clerk and Recorder records at Reception No. _____

29. An existing blanket access easement exists over Tract A, Solace Apartments Filing No. 1 for emergency services and will remain in effect over Lot 1, Solace Apartments Filing No. 2.

30. No Lots shall be sold, conveyed, or transferred to a Party other than one that purchases the entire Subdivision, whether by Deed or by Contract, unless and until the required Public and Common development improvements for the Subdivision have been constructed and completed in accordance with the Subdivision Improvements Agreement recorded at Reception No. _____. The approved construction plans and preliminary acceptance of said improvements has been received from El Paso County. Should a Party purchase the entire Subdivision, Lots within the Subdivision may be sold, conveyed, or transferred or have building permits issued upon receipt of collateral acceptable to the County which is sufficient to guarantee completion of the improvements in the approved financial assurance estimate. If subdivider or a purchaser posts collateral more than ninety (90) days following plat recording, an updated financial assurance estimate may be required. This Plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision improvements agreement, by the planning and community development department director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso board of county commissioners of all improvements required to be constructed and completed in accordance with said subdivision improvements agreement. The partial release of Lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of Lots authorized by the Subdivision improvements agreement.

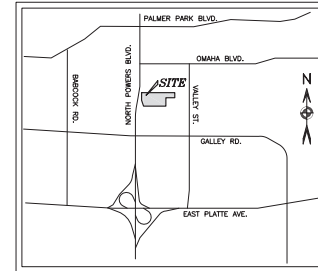
31. Utility Providers:

Sanitary Sewer: Cherokee Metropolitan District

Water: Cherokee Metropolitan District

Electric: Colorado Springs Utilities

Gas: Colorado Springs Utilities



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE:

I Spencer J. Barron, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on September 9, 2022, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

COUNTY APPROVAL

This plat for SOLACE APARTMENTS FILING NO. 2 was approved for filing by the El Paso County, Colorado Planning

and Community Development Department this ____ day of _____, 20____.

Planning and Community Development Director _____ Date _____

This plat for SOLACE APARTMENTS FILING NO. 2 was approved for filing by the El Paso County, Colorado Board of

County Commissioners on the ____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (right-of-way, street, tracts and easements), are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ Date _____

RECORDING

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at _____ o'clock ____M., this day of _____, 2022 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

By: Deputy _____

FEEES:

School Fee (School District ____): _____


Bridge Fee (Sand Creek Drainage Basin): \$ _____

Urban Park Fee: _____

Regional Park Fee: _____

Drainage Fee (Sand Creek Drainage Basin): \$ _____

PCD FILE No. XXXXXX

DATE: 09/23/2022		REVISIONS			BARRON LAND
No.	Remarks	Date	By		
				BOUNDARY ▲ MAPPING ▲ SURVEYING ▲ CONSTRUCTION	
				2790 N. Academy Blvd. Suite 311 P: 719.360.6827	
				Colorado Springs, CO 80917 F: 719.466.6527	
				www.BARRONLAND.com	
PROJECT No.: 22-031				SHEET 1 OF 3	

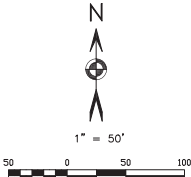
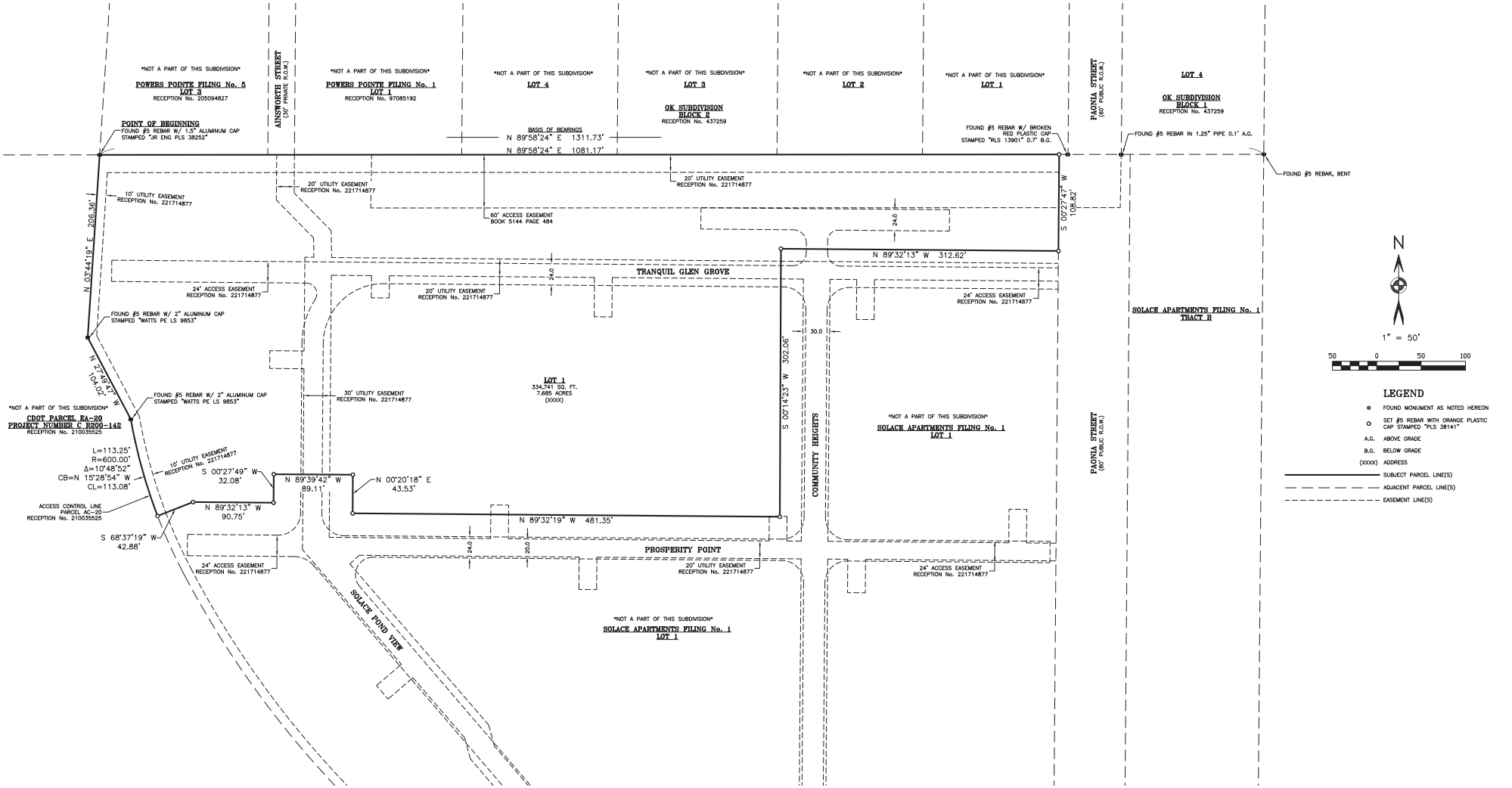
BARRON LAND
BOUNDARY • MAPPING • SURVEYING • CONSTRUCTION
2780 N. Academy Blvd. Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

22

FINAL PLAT
SOLACE APARTMENTS FILING NO. 2

A REPLAT OF TRACT A, SOLACE APARTMENTS FILING No. 1
A PORTION OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

AS REPLATTED



- LEGEND**
- FOUND MONUMENT AS NOTED HEREON
 - SET #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
 - A.G. ABOVE GRADE
 - B.G. BELOW GRADE
 - (XXXX) ADDRESS
 - SUBJECT PARCEL LINE(S)
 - - - ADJACENT PARCEL LINE(S)
 - - - EASEMENT LINE(S)

DATE: 09/23/2022				REVISIONS	
No.	Remarks	Date	By		

CITY No. AR FP XX-XXXX

BARRON & LAND

BOUNDARY • MAPPING • SURVEYING • CONSTRUCTION

2780 N. Academy Blvd, Suite 311 P: 719.360.6827

Colorado Springs, CO 80917 F: 719.466.6327

www.BARRONLAND.com

PROJECT No.: 22-031 SHEET 3 OF 3

SOLACE APARTMENTS FILING NO. 2

A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 SEST OF THE P.M.
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

LEGAL DESCRIPTION

TRACT A, SOLACE APARTMENTS FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.

COUNTY OF EL PASO,
STATE OF COLORADO.

(PER TITLE COMMITMENT ORDER NO. SC55107784 AS PROVIDED BY LAND TITLE GUARANTEE COMPANY.)

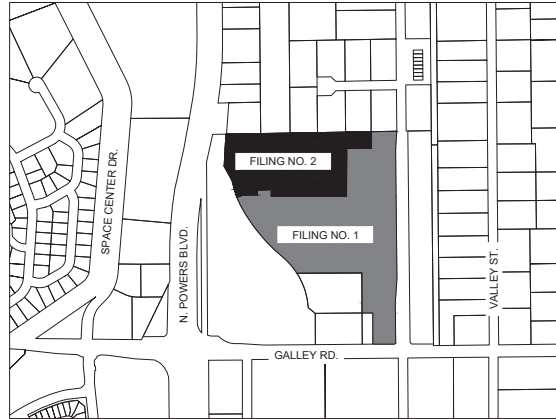
GENERAL NOTES

1. BASED ON ELEVATION DATA, THE APPLICANT WILL NEED TO FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES; FAA'S WEBSITE (HTTPS://OEAAA.FAA.GOV/OEAAA/EXTERNAL/PORTAL/ISP).
2. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

ZONING CLASSIFICATION: RESIDENTIAL, MULTI-DWELLING (RM-12)
LAND USE: RESIDENTIAL, MULTI-FAMILY
JURISDICTION: EL PASO COUNTY
SITE ADDRESS: 5995 TRANQUIL GLEN GROVE
TAX SCHEDULE NO.: 5407205047
BUILDING SETBACKS: 15' FRONT SETBACK
10' SIDE SETBACK
20' REAR SETBACK
MAXIMUM LOT COVERAGE: 70%
PROPOSED EASEMENTS: REFER TO FINAL PLAT
LANDSCAPE: 5% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)

BUILDING DATA

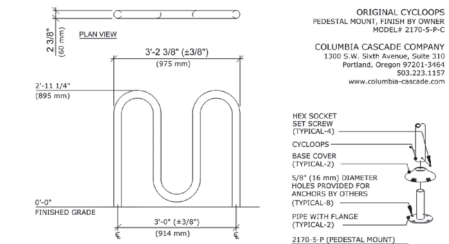
BUILDING HEIGHT: PROPOSED: 40.0'
MAXIMUM BY CODE: 40.0'
PROPOSED LOT COVERAGE: 26%±
PROPOSED BUILDING GROSS SF: ±46,280 SF
NO BUILD AREAS: N/A



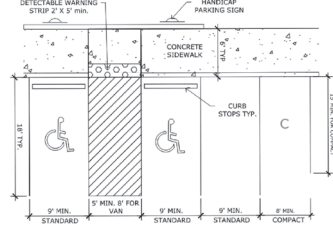
VICINITY MAP
1" = 500'

PARKING COUNTS

	PHASE 1 REQUIRED	PARKING PROVIDED	PARKING REQUIRED	PARKING PROVIDED
OFF-STREET PARKING	1 BEDROOM (80U): 1.5/DU=90	301 (REGULAR) 57 (COMPACT) 99 (GARAGE) 8 (ADA) 2 (VAN ADA) TOTAL = 467	1 BEDROOM (80U): 1.5/DU = 54	198 (REGULAR) 99 (COMPACT) 7 (ADA) TOTAL = 302
	2 BEDROOM (168U): 1.7/DU=285.6		2 BEDROOM (55U): 1.7/DU = 85	
	3 BEDROOM (8U): 2/DU = 12		3 BEDROOM(12U): 2.0/DU = 24	
			GUEST: 1/3 DU = 55	
ADA	9 ADA	10	200-300 SPACES = 7	7
BICYCLE PARKING	5% OF REQUIRED STALLS=23.3	48	5% OF REQUIRED STALLS = 11	23



1 BICYCLE RACK
N.T.S.



2 ADA & STANDARD PARKING STALL LAYOUT
SCALE: NOT TO SCALE

LAND AREA:

TOTAL PROPERTY AREA: +/- 9.812 ACRES

BENCHMARK:

ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS FMS BENCHMARK "BLT104" (ELEVATION=6452.43 NGVD29)

SOIL TYPE:

THE SOIL ON SITE IS USGS HYDROLOGIC SOIL GROUP A/B.

FEMA CLASSIFICATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C07560, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PROPERTY OWNER ACKNOWLEDGEMENT

CS POWERS & GALLEY, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF CS POWERS & GALLEY, ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT COUNTY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE COUNTY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

[PROPERTY OWNER]

NOTARY CERTIFICATE
(STATE OF _____)
(COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ (NAME AND TITLE)

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

NOTARY PUBLIC

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

CITIZEN ON CONSTITUTION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

BY: _____

TITLE: _____

ADDRESS: _____



DESIGNED BY: MVZ
DRAWN BY: MVZ/RES
CHECKED BY: EUG
DATE: 09/19/2022

PROJECT NO.
096668009

SHEET
C-001

SOLACE APARTMENTS, FILING NO. 2, LOT 1
SITE DEVELOPMENT PLAN
COVER SHEET

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

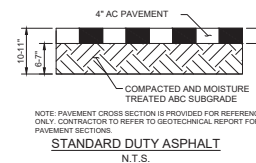
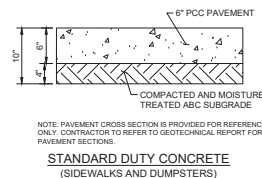
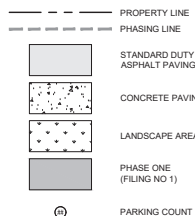
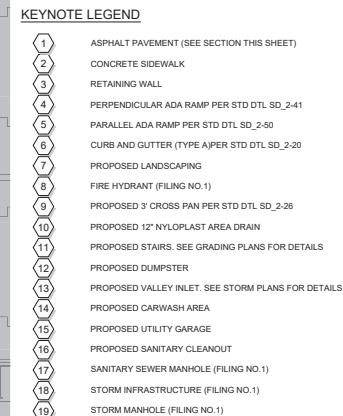
Kimley»Horn
INCORPORATED

REVISION

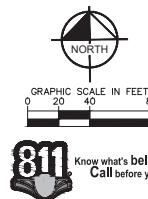
BY

DATE

APPROVED



THESE PLAN AND GENERAL NOTES REFER TO:
 GEOTECHNICAL ENGINEERING REPORT
 FIRM: CL THOMPSON
 PROJECT #: CS19163-106
 DATE: DECEMBER 18, 2019
 INCLUDING ALL REVISIONS AND ADDENDA TO THE
 REPORT THAT MAY HAVE BEEN RELEASED AFTER
 THE NOTED DATE.



Kimley»Horn

DESIGNED BY: MVZ
DRAWN BY: MVZ/RES
CHECKED BY: EJJ
DATE: 09/19/2022

SOLACE APARTMENTS, FILING NO. 2, LOT 1
SITE DEVELOPMENT PLAN

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kinney & Horn
Kinney & Horn, Inc.

PROJECT NO. 096668009
SHEET C-002

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Fox Run Regional Park Playground

Agenda Date: November 9, 2022

Agenda Item Number: #7 - A

Presenter: Greg Stachon, Landscape Architect

Information: X **Endorsement:**

Background Information:

County Parks recently renovated the Pine Meadows playground at Fox Run Regional Park. The old playground equipment was removed, and new play structures were installed. In addition to renovating the playground, three ADA parking stalls were installed and the sidewalk leading to the playground was replaced. All new improvements were installed to meet ADA standards. The project started in June of this year and was completed in August.



Fox Run Playground Renovation

SUMMER 2022

1

Before



2

Demolition



3

New Seat Wall



4

Surfacing



5

ADA Parking



6

New Playground



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Water Lantern Festival Event Program Review

Agenda Date: November 9, 2022

Agenda Item Number: #7 - B

Presenter: Theresa Odello, Recreation & Cultural Services Division Manager

Information: X **Endorsement:**

Background Information:

The Water Lantern Festival was held on Saturday, October 8, 2022, at Fox Run Regional Park. Staff will present an overview of the festival and share program successes and what improvements will be made for next year.

Recommended motion:

Information Item

**El Paso County Parks
2022 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
County Fair Vendor Handbook	Theresa Odello		Completed
County Fair Program Schedule	Theresa Odello		Completed
County Fair - "Fair Zone"	Theresa Odello		Completed
Trail Mobility Program	Theresa Odello		Completed
Pollinator Garden Upgrades and Education	Mary Jo Lewis	High	In Progress
Geology Field Trip	Mary Jo Lewis	High	
Visually Impaired Opportunities	Mary Jo Lewis	High	
Box Turtle Exhibit at Fountain Creek Nature Center	Jessica Miller	High	
Interpretive Signs FC Nature Center Trail	Jessica Miller	High	
Prehistoric Seasonal Exhibit	Jessica Miller		Completed
Transition to Electronic Forms	Jessica Miller		Completed
Park Operations Division	Project Manager	Priority	Status
Update Park Maintenance Standards	Brian Bobeck	2023	
County Park Master Plan Update	Brian Bobeck	High	Endorsement & Approval
Homestead Ranch Regional Park Master Plan	Greg Stachon	High	Endorsement & Approval
County Park Signage and Site Furnishing Standards	Kyle Melvin	Ongoing	
Capital Improvement Projects	Project Manager	Priority	Status
Bear Creek Regional Park Restroom Replacement	Jason Meyer	High	Completed
Kane Ranch Open Space	Greg Stachon		Completed
Santa Fe Open Space	Ross Williams		Completed
Fox Run Nature Center Design	Jason Meyer	High	Design
Fox Run Regional Park Playground (Pine Meadows)	Greg Stachon		Completed
Fox Run Regional Park Restroom (Oak Meadows)	Greg Stachon	High	Develop Bid for Design
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Design
Black Forest Regional Park Improvements	Brian Bobeck	High	Construction
Homestead Ranch Regional Park Improvements	Greg Stachon	2023	
Fountain Creek Regional Park Parking & ADA Improvements	Jason Meyer	Medium	Design
County Fairgrounds Barn Replacement	Brian Bobeck	High	Construction
Widefield Park / Crews Gulch Trail Improvements	Ross Williams	High	Design
Community Outreach	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Theresa Odello	High	
Trail Ambassador Program	Dana Nordstrom		Complete

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
October 2022 Monthly Report								
<u>Facility Revenue Totals To Date</u>		<u>2022</u>				<u>2021</u>	<u>2020</u>	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 234,644	\$ (54,644)		\$ 210,187	\$ 117,303	
County Fair / Fairgrounds		\$ 301,000	\$ 389,448	\$ (88,448)		\$ 356,404	\$ 87,146	
Total		\$ 481,000	\$ 624,092	\$ (143,092)		\$ 566,591	\$ 204,449	
<u>Fundraising Revenue</u>		<u>2022</u>	<u>2022</u>			<u>2021</u>	<u>2020</u>	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 105,000	\$ (30,000)		\$ 92,500	\$ 20,000	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 62,500	\$ (17,500)		\$ 65,500	\$ 44,500	
Trust for County Parks	Park Operations	\$ 10,000	\$ 141,919	\$ (131,919)		\$ 61,227	\$ 53,764	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 21,271	\$ 3,729		\$ 29,123	\$ 22,450	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 15,000	\$ 40,000	
Total		\$ 195,000	\$ 370,690	\$ (175,690)		\$ 263,350	\$ 180,714	
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>						
<u>Parks Division Reservations</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>	
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>	
January	3	510	N/A	3	22	4	41	
February	5	446	N/A	5	233	12	879	
March	29	702	N/A	4	31	6	44	
April	271	8698	4.2	157	3892	0	0	
May	419	15932	4.5	423	11907	47	274	
June	504	22916	4.3	506	14571	294	2869	
July	515	22275	4.4	466	16225	309	6153	
August	391	21464	4.4	493	17007	259	7213	
September	363	19266	4.5	398	16048	284	10208	
October	211	11528	4.3	180	9846	176	4840	
November								
December								
Total	2711	123737	4.37	2635	89782	1391	32521	

<u>Parks Facility Reservations</u>		2022	2022	2021	2021	2020	2020	
October		Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
<u>Bear Creek Regional Park</u>								
Archery Lanes								
Athletic Fields		29	1345	27	1475	5	125	
Pavilions		37	1545	38	1833	45	1229	
Trails		4	1800	3	1260	4	850	
Vendor		8	32			3	12	
Tennis Courts		1	3					
Pickleball Courts								
Vita Course								
Meeting Room		5	45	1	10	3	26	
<u>Black Forest Regional Park</u>								
Athletic Fields		5	150	6	360			
Pavilions		7	300	4	148	2	50	
Vendor								
Tennis Courts				1	2	4	16	
<u>Falcon Regional Park</u>								
Baseball Fields				6	150			
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields		4	120	5	375	1	75	
Pavilions		16	802	11	286	5	133	
Trails								
Disc Golf Course				2	180			
Vendor				1	4			
<u>Fox Run Regional Park</u>				1	5	22	550	
Athletic Fields		35	1370	24	1010	35	875	
Gazebo		5	444	9	448	7	275	
Warming Hut		3	34	5	58	4	39	
Pavilions		25	1000	26	1149	22	479	
Vendor		5	14			3	26	
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions		4	102	3	130	1	34	
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail		3	1450	2	475	2	15	
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail		1	800	1	465			
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail		2	120					
Vendor - Santa Fe Trailheads				1	4	1	4	
<u>Paint Mines Trail</u>		12	52	3	19	7	27	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		211	11528	180	9846	176	4840	

<u>Fairgrounds Facility Reservations</u>		2022	2022	2022	2021	2021	2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		7	150	N/A	0	0	9	478
February		19	726	N/A	6	178	12	271
March		13	471	N/A	8	459	3	170
April		50	2781	N/A	20	1208	0	0
May		30	3791	N/A	16	1496	0	0
June		52	3529	N/A	12	1921	20	410
July		17	298	N/A	1	80	17	1,338
August		38	3496	N/A	26	3221	19	2291
September		42	5,523	N/A	54	4247	16	1850
October		28	1702	N/A	35	3241	18	913
November								
December								
Total		296	22,467	N/A	178	16,051	114	7,721
<u>Fairgrounds Facility Reservations</u>		2022	2022	2021	2021			
<u>October</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	30	1	20			
Calhan Posse Mtg		1	20	1	15			
4H Meeting		1	20	3	75			
Livestock Sale Committee		1	15	1	23			
B-day Party		1	150	1	20			
Fair Advisory Board		1	22					
PPAAA - Community Meeting		1	20					
<u>Grand Stands Building</u>								
Garza Kitchen Rental		5	25					
<u>Track</u>								
				1	500			
<u>Barns</u>								
Homecoming Float (Seniors)		5	150	1	30			
<u>Livestock Arena</u>								
Homecoming Float (Sophomores)		5	150	1	100			
4H Cattle Select Sale		1	200	1	80			
				3	60			
<u>Whittemore - Fairgrounds</u>								
ABKC Dog Show		2	250	1	300			
CBB Dog Show		2	350	1	20			
Rummage Sale		1	300	2	30			
<u>Arena</u>								
				1	300			
Month Total Fair Facility Reservations		28	1,702	18	1,573			

Vandalism Report								
Incident	Date	Location	Area	Cost				
Vehicle damaged turf of Pine Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100				
Vehicle damaged turf of Oak Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100				
Discharged fire extinguisher, broken curtain rod	1/4/2022	Warming Hut - Fox Run	North District	\$300				
Vehicle drove through fence	1/24/2022	Baptist Trailhead	North District	\$100				
Vehicle damaged turf of Pine Meadows field	1/24/2022	Fox Run Regional Parks	North District	\$100				
Restroom broken into, toilet filled with trash / debris	1/24/2022	Baptist Trailhead	North District	\$50				
Illegal dumping (construction materials, car parts)	2/22/2022	Black Forest Regional Park	North District	\$50				
Graffiti damaged new tunnel mural, playground walls	2/14, 3/29	Widefield Community Park	South District	\$4,500				
Break-in at vacant house	3/3/2022	Pineries Open Space	North District	\$0				
Vehicle damaged turf on multi-use field	4/11/2022	Bear Creek Regional Park	Central District	\$100				
Fire set to playground slide, damaged lower section	4/27/2022	John Ceresa Park	South District	TBD				
Fire set to table and ripped out of pavilion	5/9/2022	McCrae	South District	\$2,000				
Vehicle damaged 5 sections of split rail fence	5/16/2022	Hanson Trail	South District	\$200				
Hand dryer destroyed	5/21/2022	Widefield Community Park	South District	\$500				
Restroom vandalized (door kicked in, E-lock broken)	6/1/2022	Widefield Community Park	South District	\$280				
Restroom vandalized (door kicked in)	6/3/2022	Fountain Creek Regional Park	South District	\$95				
Broken kios at Fallen Timber trailhead restroom	6/13/2022	Fox Run Regional Parks	North District	\$300				
Graffiti damaged on basketball court	6/15/2022	Stratmoor Valley Park	South District	\$200				
Graffiti damage on playground	6/17/2022	Fountain Creek Regional Park	South District	\$100				
Graffiti damage on ADA swing	6/17/2022	John Ceresa Park	South District	\$50				
Playground slide damaged	6/17/2022	Fountain Creek Regional Park	South District	\$100				
Graffiti damage on playground, pavilion	6/27/2022	Stratmoor Valley Park	South District	\$200				
Graffiti damage on fligh memorial	6/28/2022	Widefield Community Park	South District	\$50				
Graffiti damage on playground	6/29/2022	Stratmoor Valley Park	South District	\$30				
Restroom vandalized (faucets broken)	6/30/2022	Widefield Community Park	South District	\$80				
Restroom vandalized (broken light fixtures)	7/4/2022	Fox Run Regional Parks	North District	\$300				
Restroom vandalized (door frame bent to gain access)	7/15/2022, 7/26/2022	Widefield Community Park	South District	\$150				
Restroom vandalized (stall door broken off hinges)	7/28/2022	Fountain Creek Regional Park	South District	\$120				
Traffic sign vandalized (stop sign sprayed near Fallen Timber)	7/22/2022	Fox Run Regional Parks	North District	\$100				
Restroom vandalized (hairdryer pulled off wall)	8/20/2022	Widefield Community Park	South District	\$20				

Graffiti damage in tunnel	8/22, 8/31	Widefield Community Park	South District	\$40				
Graffiti damage in tunnel	9/2, 9/15, 9/23	Widefield Community Park	South District	\$60				
Six sections of fence damaged (stolen car chase)	9/20/2022	Fountain Creek Regional Park	South District	\$200				
Illegal dumping, homeless camp removal/clean-up	9/14/2022	Christian Open Space	South District	\$150				
Illegal shooting (.45 pistol bullet holes in playground structure)	10/6/2022	Stratmoor Valley Park	South District	TBD				
Illegal dumping (mattress and couch)	10/6/2022	Hanson Trail	South District	\$20				
Illegal dumping (appliances)	10/28/2022	Christian Open Space	South District	\$20				
			Total	\$10,765				
Volunteerism		2022	2021	2020				
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		180	609	106	372	193	824	
February		60	327	100	468	234	1114	
March		118	682	159	713	110	552	
April		407	1,830	365	1,556	86	350	
May		491	2,021	425	1,579	96	500	
June		225	1,606	299	1,421	378	1765	
July		650	6,517	680	5,444	291	974	
August		303	1,676	283	1,581	254	806	
September		501	1,986	411	1,808	254	806	
October		440	1,624	556	2,408	609	1371	
November								
December								
Totals		3375	18,878	3384	17,350	2505	9062	
		October 2022						
October		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		14	56					
Fairgrounds Corporation		5	20					
Fair and Events Center		12	24					
Friends of the Nature Centers		48	433					
Adopt-A-Park / Trail / Volunteer Projects		352	1,056					
Total		440	1,624					
Programming		2022	2022	2022	2021	2021	2020	2020
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		29	452	5.00	25	218	45	755
February		37	952	4.99	27	230	47	550
March		48	986	4.96	50	753	17	361
April		109	3003	4.98	58	1006	0	0
May		148	5401	4.95	84	1377	12	455
June		76	1595	4.87	68	1361	40	888
July		106	28545	4.94	71	3601	74	1962
August		63	4195	4.97	58	3598	92	1211
September		102	2585	4.97	84	2074	78	868
October		140	4517	4.92	88	7709	95	1182
November								
December								
Totals	800 / 21,000	858	52231	4.96	613	21927	500	8232

		2022	2022	2022				
October	Facility	Programs	Attendance	Evaluation				
Habitat	BCNC	19	251	5.00				
Incredible Insects	BCNC	6	84					
Colorado Wildlife Detectives	BCNC	7	93	5.00				
Winter Adaptations	BCNC	5	62	5.00				
Foothills Field Experience	BCNC	2	21					
Little Wonders: Creative Corvids	BCNC	2	53					
Nature Explorers: The Seedy Side of Autumn	BCNC	2	46					
Trailability	BCNC	4	12					
Boo at Bear Creek	BCNC	1	153	4.60				
Kids' Night Out: Mad Scientist	BCNC	1	28					
Birthday Party: All About Animals	BCNC	3	49	5.00				
Birthday Party: Bugs & Beasts	BCNC	2	28	5.00				
Outreach: YMCA Creepy Crawl	BCNC	1	200					
Colorado Wildlife Detectives Volunteer Training	BCNC	1	3	5.00				
Forest Bathing Walk	BCNC	1	10					
Active Adults: Birding 101	BCNC	2	22	4.90				
Birthday Party: All About Bears	BCNC	1	14	5.00				
Dragonfly Supportive Services	BCNC	1	10					
Group Visit: Catamount	BCNC	1	21					
Ghost Fish: Theater on the Trail with TAB	BCNC	12	202	4.80				
Outreach: Jack Quinn's Running Club	BCNC	1	64					
Walk the Wetlands	FCNC	6	81	5.00				
Discover the Wetlands	FCNC	11	189	5.00				
Outreach: Cool Science Festival	FCNC	1	600					
Nature Adventures: Nature's Cleanup Crew	FCNC	2	31					
2s & 3s Outdoors: Falling for Leaves	FCNC	2	71	4.74				
Ghost Fish: Theater on the Trail with TAB	FCNC	18	246					
Sandstone Forest Therapy	FCNC	1	21					
Homeschool Fridays: Discover Wetlands	FCNC	1	21	5.00				
Pumpkin Carving Party	FCNC	6	270	5.00				
Jack-o-Lantern Trail	FCNC	1	600	5.00				
Program Room Rental: County Meeting	FCNC	1	14					
Trailability Training	FCNC	1	3					
Trailability Reservation	FCNC	1	3	5.00				
Volunteer/Staff Outing to Corral Bluffs	FCNC	1	11					
Group Visit: Community Intersections	FCNC	1	12					
Group Visit: Pikes Peak Community College Class	FCNC	1	15					
Group Visit: School in the Woods	FCNC	1	78					
Group Visit: SKSF	FCNC	1	14					
Group Visit: Beth's Trail Walkers	FCNC	1	7					
Group Visit: Homeschool Group	FCNC	1	27					
Paint Mines Tours	PMIP	4	54	5.00				
Take a Kid Mountain Biking Day	FRRP	1	123	5.00				
Water Lantern Festival	FRRP	1	600	4.28				
TOTALS		140	4517	4.92				

Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	555	560	0	0				
February	626	529	0	0				
March	1201	1037	0	0				
April	1201	1102	1318	0				
May	1260	2075	2231	0				
June	1876	1459	2582	0				
July	1881	1342	2435	0				
August	1597	1232	2628	0				
September	1185	1088	2252	0				
October	1442	1190	2824	0				
November								
December								
Totals	12824	11614	16270	0				

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

October 2022

General Updates:

Facility rentals have generated \$234,644 which exceeded our \$180,000 annual goal by 30%.

Special Events:

October is a big month for large scale Cross-Country events:

1. The 5A Colorado State Cross Country Championships 2022 took place on the East trail system of Bear Creek Regional Park. Over 600 kids took place in this annual event which drew several thousand people to Colorado Springs. Events of this size are possible in coordination with the Penrose Event Center which is hosting all other event activities to include parking for several thousand people.
2. Bear Creek Regional Park East was also host to the "Doherty Spartan Cross Country Invitational 2022". 500 kids took place in this XC race. This race is different because all event activities are being held on the east side of Bear Creek Regional Park. Kids are being bussed into the park and are setting up team camps in the grass areas around the Park Administrative building and around the Community Gardens. The school also provides a DJ booth to motivate and entertain the boys and girls before and after the races.
3. The Wounded Warrior Project also held a fundraiser run at Bear Creek East. This was an exciting fundraiser since it is the first year that County Parks hosted this military event. The run drew about 200 runners. Several food trucks participated with at least one of them providing free coffee to everyone.



4. One of the most colorful events of the year took place this month: The 14th annual “Creepy Crawl 5K and Kids’ Monster Dash” was held at the New Santa Fe Regional Trail to include the Palmer Lake Recreation Area. 800 runners, most in costumes, took place in this fundraiser run.
5. Soccer, Rugby, and Lacrosse continued in all County Parks throughout October and concluded their seasons at the end of the month. All organizations praised the great conditions of the multi-use fields and many already committed to the 2023 season.
6. Twelve commercial photography permits were issued in October for the Paint Mines Interpretive Park.



2022 Creepy Crawl 5K @ New Santa Fe Regional Trail



2022 Doherty Spartan Cross Country Invitational

COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ RECREATION/CULTURAL SERVICES
ENVIRONMENTAL SERVICES

COMMUNITY OUTREACH
Monthly Report – October 2022

Dana Nordstrom, Community Outreach Coordinator

Community Outreach News:

Staff participated at the Trails and Open Space Coalition Membership Party advocating for our New Trailability Program and Idea Board for the Fox Run Nature Center.

Creek Week Highlights:



[Fountain Creek Watershed Flood Control and Greenway District](#) hosted the 9th Annual Creek Week Cleanup. Like most events Creek Week was still in recovery this year, but even though our numbers were smaller this watershed cleanup had a big impact! 3,336 volunteers participated in 77 cleanups over the course of 9 days. Volunteers cleared 7 tons of litter and debris with over 1,300 bags of trash. The largest items found this year; refrigerator, tires and 12 shopping carts.

The Pikes Peak Outdoor Recreation Alliance working with the Fountain Creek Watershed Flood Control and Greenway District Creek Week and the Cultural Office of the Pikes Peak Region organized the Pikes Peak Litter Letter Project. Concrete Couch constructed the letters. Volunteers collected the trash from public lands and waterways. This years' word appropriately designed was **"PRICELESS."**



Friends Groups: Staff coordinated with the Friends of Bear Creek Dog Park for our annual Ghouls and Stools clean up event which brought out over 60 volunteers. Partnered with Heuberger Subaru, Fountain Creek Watershed District, and City Parks for games and costume contest prizes.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Recreation & Cultural Services Division
Monthly Report – October 2022

Submitted by Theresa Odello, Recreation & Cultural Services Division Manager

Programs & Special Events:

- The first annual **Water Lantern Festival** was held on October 8 at the Fox Run Regional Park Ponds. This event drew in a lot of attention, as it did sell out in less than a month after registration began. The festival drew in a crowd of around 600 people as over 300 lanterns were released, and then retrieved, from the water. Kayaks were provided by Pikes Peak Outfitters so the lanterns could be retrieved from the ponds. Four food trucks, a face painter, and a light-up toy vendor provided their services to festival attendees. Overall, it was a very successful event and has the potential to be an annual event.
- This year's **Take a Kid Mountain Biking Day**, which took place on October 1 at Fox Run Regional Park, turned out to be another great collaboration between El Paso County, local businesses, nonprofits, and volunteers. Forty-five (45) kids ages 2-14, participated in the event, and a little over 100 people attended the event altogether. MTB with Stacy, Kids on Bike, Criterium Bike Shop, Medicine Wheel Trail Advocates, and Old Town Bike shop contributed over \$740 worth of donated items to raffle away to participants. Every participant walked away with either one nicer raffle prize or a couple smaller prizes. 20 volunteers came out to help run the skills clinics and group rides. This event scored a perfect 5/5 on overall satisfaction ratings.
- Lots of scary animals showed up for the third year of Bear Creek Nature Center's Halloween event **Boo at Bear Creek**, including our new addition, the Singing Coyote. The Bear got the most votes for cutest (although she tried to be scary!). 173 people purchased tickets, with about 150 attending. They strolled along the trails with the assistance of our wonderful walk leaders, viewing scary sights like our bone yard and scarecrow and stopping to feed the monsters. Our station creatures spooked most everyone while most importantly teaching them the value of rats, bats, coyotes, snakes, and bears. People even got to take a "Corvid Test" to see if they were a crow or a raven. Inside the nature center, they were treated to a skull activity and got to meet a tarantula and hissing cockroach, courtesy of our partners from Mile High Bug Club. With an evaluation score average of 4.6, it was obvious that people had a scarily good time.
- Birding is for everyone! Thanks to the **Birding 101 class** at Bear Creek Nature Center led by the Aiken Audubon Society, 11 new birders of all demographics learned about the joy of birding! Participants spent an evening taking in all the knowledge about bird size, behavior, calls, color, and more. Then the group spent a morning putting it all into practice and began



identifying the beautiful birds of El Paso County. Our new birders no longer have to fly by the seat of their pants, they learned from the best! Thank you to the Aiken Audubon Society! The nature center plans to partner with Aiken Audubon Society for another Birding 101 class next spring.

- Bear Creek Nature Center's trails became a stage for a fantastical story on Saturday, October 22. The theatre group "Theatre Across Borders" performed "**Ghost Fish: The Legend**" in stations along our nature trail. From the Pirate Bones to the Magician to the Cryptozoologist with her Monster Fish Keith, and the Mermaid, we were led on a merry chase to find the (sometimes invisible) Ghost Fish who granted wishes. Our hero Derek lived a life of adventure with the help of the fish. Finally, the Sun pointed the way to Derek and his daughter and a very happy ending. Around 200 participants enjoyed shadow puppets, magic, wonderful acting, and even a stilt-walking portrayal of the Sun. The same performance occurred on two different weekends at Fountain Creek Nature Center. Thanks for a great partnership with "Theatre Across Borders"!
- Fountain Creek Nature Center recently hosted 17 **teens with dual diagnoses of substance abuse and mental health disorders** from Sandstone Care. These teens participated in mindfulness and grounding exercises with Summer Lajoie of Listening Pines, while also just enjoying less-structured time outdoors. During the tea ceremony that concluded the experience, one participant said, "I wish we could do this more often." New teens from this facility will continue to visit Fountain Creek Nature Center every 7 weeks as part of their weekly experiential schedule.
- Fountain Creek Nature Center hosted its annual **Pumpkin Carving Party** and **Jack-o-Lantern Trail** events, which are must-dos for fall in El Paso County! Volunteers from the Nature Centers, Colorado Springs Utilities, and Elevate Teen Group scooped 200 pumpkins donated by Milberger Farms in Pueblo for guests to carve into jack-o-lanterns. Those 200 jack-o-lanterns lit up the nature trail as about 600 people walked through in their Halloween costumes. Along the way guests could also learn about local mammals at the pelts, skulls, and tracks table, hear stories in Rabbit Gulch Theater, make a spider and pumpkin craft, learn about creepy creatures with Pikes Peak State College Wild Things, chill out in the cozy corner, and explore the exhibits inside the nature center. As the night grew darker lights donated by Sunbelt Rentals lit the parking lots. Finally, the night's success was dependent on our Friends group docents helping to make each station possible and resulted in wonderful reviews!

Outreach Events and Other Items:

- At the **Paint Mines Interpretive Park**, October marks the end of the season for the Paint Mines Interpreters. The interpreters wrapped up their last few guided hikes for the season. This month, four guided hikes were coordinated and executed, and a total of 54 people attended these hikes all together. The interpreters led 13 hikes this season with approximately 135 total participants. Overall satisfaction scores for the hikes were a perfect 10/10 with not a single bad comment. This month, the two interpreters and our volunteer encountered and interacted with approximately 2,824 visitors and engaged in approximately 267 longer conversations with interested visitors.
- In addition to a full schedule of rentals, October was full of community at the **El Paso County Fair & Events Center**. The Calhan High School Sophomores & Seniors spent 5 days building their movie themed homecoming floats in our barn & indoor arena and ended up

winning 1st Place (Sophomores – “Pirates of the Caribbean”) and 2nd Place (Seniors – “Up”). Pike's Peak Area on Aging hosted their Eastern El Paso Community Meeting, inviting community Seniors to come discuss their needs and the resources available. Rock Island Cornhole continued to gather friends from throughout El Paso County on Wednesday nights for their open Cornhole Tournament, and the Lion's Club started their annual Student of the Month series. Our amazing garden community came together to harvest potatoes, winter squash, pick sunflowers, box up some worms, and enjoy cookies, games & tractor pictures.

- 11-year-old Eli Wright is one of Bear Creek and Fountain Creek Nature Centers' nature campers, frequent program participants, volunteers, and young donors! Over the years, Eli has donated his birthday gift money and allowance savings to the Friends of El Paso County Nature Centers. He has a leaf of honor on Bear Creek Nature Center's donor tree and a very special place of honor in the hearts of staff and volunteers. He is funny, passionate about the nature centers, and a joy to have in our programs. On Sunday, October 9, Eli hosted a **cider & baked goods sale** in his neighborhood with all proceeds to benefit Bear Creek Nature Center. While raising \$188, he also raised awareness about the nature centers in his neighborhood. The future looks bright with such amazing young stewards in our community!
- Fountain Creek Nature Center provided an educational booth at the **Cool Science Festival**, bringing the nature of the park to about 600 people at UCCS. Part-time Interpreters Andy and Brenda brought along a bucket of water fresh from the nature center pond to show visitors the incredible macroinvertebrate life that begins the food web and whose health depends on how we treat our watershed. They also brought pelts, tracks, and scats of common El Paso County mammals, letting guests discover the big creatures that also depend on healthy water. The spinning wheel of trivia and prizes was a hit! Pictures from El Paso County Parks, maps, brochures, and stickers were provided to help guests plan trips to visit these local natural places!





Special Events and Program Calendar

November 9 - December 14, 2022

Date	Day of Week	Program	Location	Target Audience	Notes*
Nov 9	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Nov 15	Tuesday	Nature's Classroom: Winter Adaptations	Bear Creek Nature Center	Children grades 1-3	1pm-3pm/ \$4 per person
Nov 16	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Nov 16 & 17	Wednesday	Nature Explorers: Nature Math	Bear Creek Nature Center	Ages 4-6 with caregiver	9-10:30am & 1-2:30pm/ \$3 per person
Nov 17 & 18	Thursday and Friday	2s & 3s Outdoors: Cottonwood Tales	Fountain Creek Nature Center	Children age 2-3 with an adult	9-10:15am, \$3 per person
Nov 19	Saturday	Holiday Craft & Vendor Fair	Fountain Creek Nature Center	Everyone!	10am-3pm, Free!
Nov 19	Saturday	Kids' Morning Out: Bear Aware, Why Should We Care?	Bear Creek Nature Center	Ages 6-11	10:00 am- 2:00 pm/ \$20 per child - includes lunch
Nov 23	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Nov 23	Wednesday	Little Wonders: Fall Feast	Bear Creek Nature Center	Ages 2-3 with caregiver	9-10:15am & 1-2:15pm/ \$3 per person
Nov 26	Saturday	Post-Gobble Wobble at Fox Run Regional Park	Fox Run Regional Park	All ages	10:00am/ \$5 per person
Nov 30	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Dec 1 & 2	Thursday and Friday	Nature Adventures: Winter Green	Fountain Creek Nature Center	Children age 3-6 with an adult	9-10:30am / \$3 per person
Dec 2	Friday	Bear Creek by Candlelight	Bear Creek Nature Center	All ages	5-8pm, \$8 per person
Dec 8 & 9	Thursday and Friday	2s & 3s Outdoors: Deercember	Fountain Creek Nature Center	Children age 2-3 with an adult	10-11:15am, \$3 per person
Dec 10	Saturday	Nature Hikes with Santa	Fountain Creek Nature Center	Everyone! Ideal for children	10-11:30am & 1-2:30pm. \$5 per person
Dec 10	Saturday	Kids' Morning Out: Food Science	Bear Creek Nature Center	Children ages 6-11	9am-noon/ \$25 per child, includes lunch
Dec 10	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Adults	1:00-3:30pm, \$30 per person
Dec 10	Saturday	Saturday Puppet Theatre Matinee	Bear Creek Nature Center	All ages	2pm- \$2 suggested donation
Dec 13	Tuesday	Nature's Classroom: Foothills Habitats	Bear Creek Nature Center	Children grades 1-2	1-3pm/ \$4 per person
Dec 14	Wednesday	Nature Explorers: Winter Wildcats	Bear Creek Nature Center	Ages 4-6 with caregiver	9-10:30am & 1-2:30pm/ \$3 per person
Dec 14	Wednesday	Geminid Meteor Shower Photography Workshop	Kane Ranch Open Space	Adults	10pm/ \$20 per person
					* Nature Center Members may receive an additional discount

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**PARK OPERATIONS DIVISION
MONTHLY REPORT
OCTOBER 2022**

Parks Planning

Capital Project Management / Planning:

Bear Creek Regional Park Restroom – Project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. Tremmel Design Group (TDG) completed final design in December 2020. Raine Building was contracted for complete demolition and construction in April 2021. Demolition and pre-construction tasks were completed in 2021. Construction has been delayed several times due to material and contractor delays but was completed in October 2022.

Black Forest Regional Park Tennis Courts – The two existing tennis courts in Black Forest Regional Park are in the need of replacement due to age, playability, and safety concerns. County Parks has contracted with FieldTurf, LLC (Sourcewell Contract 060518-FTU) to remove the two existing tennis courts and replace with two new post-tension concrete tennis courts. The courts will also be lined for pickleball play. The project began with court demolition the last week of September. Concrete, fencing and temporary court striping will take place in 2022, with court surfacing being completed early 2023 once temperatures are favorable.

County Parks Master Plan Update – The 2013 County Parks Master Plan is currently being updated. The plan is a guiding document that works alongside other County plans to help maximize outdoor recreation opportunities such as parks, trails, long-term protection of open space and recreational programming. In addition, an infrastructure analysis will be completed to help identify and prioritize future needs regarding existing facility and park infrastructure. BerryDunn (formerly GreenPlay LLC.) was selected as the consultant and the goal is to complete the updates in 2022. The master plan update was presented at the August Park Advisory Board meeting. The first of two Planning Commission hearings was held on October 20, and the Board of County Commissioners reviewed the plan at an informal meeting on October 25. The final Planning Commission hearing is scheduled for November 17.

Fountain Creek Nature Center Sidewalks– The main sidewalk leading from the parking lot to the main entrance is does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. A contract with Baseline Engineering was awarded in August to complete design and specifications. Upon completion of the design a separate contract



for construction will be advertised with Baseline providing construction support services. Any residual project funds will be used to address sidewalk and parking lot issues around Duckwood Pond in Fountain Creek Regional Park.

Fox Run Nature Center – A request for proposals was issued in June 2022 seeking architectural and site design services for the new nature center located in Fox Run Regional Park. After a review of four submitted proposals, a team led by TDG Architecture was selected. A project kick-off was held in October and preliminary data gathering has begun. Throughout the duration of this project, the public and key stakeholders will be engaged to inform design of the building, exhibits, and surrounding site. Design of the nature center is anticipated to be completed by the end of 2023.

Fox Run Regional Park Oak and Pine Meadow Restrooms – Project consists of renovating the Oak and Pine Meadow restrooms from a pit vault composting system to a flush system. The current pit vault composting waste systems will be removed, and a new on-site wastewater treatment system will be installed with new internal plumbing and fixtures. A consultant will be enlisted to provide design services for this project.

Fox Run Regional Park Pine Meadows Playground – This project includes the replacement of the playground structure at Pine Meadows with a new ADA compliant structure. In support of this project, new ADA compliant sidewalks and parking will also be installed. The contract was awarded to Ridgeline Construction. Work began in June and was completed in August.

Santa Fe Open Space - The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on April 7, 2022. Two custom information kiosks and Partners in the Park signs have been ordered for installation at each entrance of the open space on the New Santa Fe Regional Trail.

Ute Pass Regional Trail - El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A revised scope of work was approved in 2022 to reduce the project to 1.5 miles to end at the intersection of US 24 and Fountain Ave. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting and regulatory approvals are ongoing. Review and coordination with several agencies are ongoing. A third grant was awarded to the County in 2022 and other funding options are being pursued. The final design package is scheduled to be completed in late 2022. Construction is planned for 2024.

Other:

Development Permit Application Reviews - Staff reviewed 2 development permit applications to be presented for endorsement at the November 2022 meeting and provided internal administrative comments for an additional 16 applications during October 2022.

Fountain Creek Watershed, Flood Control and Greenway District - Community Services Department Staff continues to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects. The district has launched the greenway master plan and staff is participating as a stakeholder.

Geographic Information Systems (GIS) - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

Grants – El Paso County Parks was awarded a \$145,000 Community Development Block Grant for the paving the Crews Gulch Trail through Widefield Community Park. A notice to proceed is anticipated in late summer or early fall 2022, with the project occurring soon afterward. A grant application was submitted to Great Outdoors Colorado in August to fund five weeks of work by the Mile High Youth Corps and Rocky Mountain Field Institute at Pineries Open Space in 2023. Grant awards are anticipated in December 2022.

Interdepartmental Coordination- Staff is representing County Parks and providing technical assistance for several projects to ensure compliance with the El Paso County Parks Master Plan and to support advancement of multi-modal opportunities. This includes the Peyton Drainage and Transportation Master Plan, Eastonville Road design project, South Powers Extension Study, and the Jackson Creek Parkway Corridor Plan.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – Another busy and successful reservation season has come to a close at Bear Creek Park. The park consistently received high ratings from users throughout the year and we look forward providing the community with the same exceptional service again next year!

Staff remained busy throughout the month of October with trail and parking lot maintenance, mowing operations, facility cleaning, and fall fertilization and aeration. Other completed responsibilities include native mowing, landscape bed maintenance and improvements, playground inspections, irrigation inspections and repairs, bi-annual Community Garden tilling, tree limb and leaf cleanup from the recent windstorm.

Bear Creek Park hosted volunteers from Ent Federal Credit Union on October 10th. Nine Ent team members enjoyed an afternoon at the park adding four tons of rubber mulch to the swings area at Bear Creek Terrace. Thank you to all the Ent volunteers for assisting with this very meaningful project!

Our team continues to meet and assist Raine Construction with the construction of the new restrooms at Bear Creek Terrace. A final walk through was completed and the restrooms are set to open to the public soon. Park staff added drip irrigation and multiple varieties of plant material to the two landscape beds at the restrooms and will be adding rock mulch during the next reporting period.

With the assistance of EPSO Park Security, Central staff designated time monitoring, removing, and cleaning areas along the 8th St. corridor where illegal camping continues to be a concern.

Bear Creek Dog Park – The Park continues to experience a large volume of guests and staff commits significant daily effort with trash removal and facility cleaning, while performing routine perimeter fence inspections.

The Dog Park hosted its annual Ghouls and Stools cleanup event on the 29th of October. This fun-filled event incorporates a Halloween dog costume contest, golden stool treasure hunt, and park cleanup all into one exciting morning at the park. Thank you to all the community volunteers who participated in this year's Ghouls and Stools!

Rainbow Falls Historic Site – The site is currently closed due to potential hazardous falling rocks in the parking area. The site will remain closed until further notice. Staff continues to monitor security cameras, remove trash, and monitor the site for new graffiti.

Downtown Facilities – The Downtown team remains busy with continuous property checks and general maintenance tasks including irrigated turf and native mowing operations, landscape bed maintenance, trash collection, weed control, and irrigation checks and repairs. Fall aeration and fertilization have been completed and the team is finalizing their efforts winterizing the irrigation systems at all properties.

Park Operations, EPC Facilities, and TDG Architecture have met multiple times regarding new / improved parking at the Criminal Justice Center. This multiple stage project will increase parking availability at the facility and our staff will maintain oversight and provide input on changes made to landscape and irrigation portions of the project.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads, while continuing to monitor parking areas for illegal overnight use.

East District:

County Fairgrounds – Fairground reservation season is beginning to slow down allowing our team to focus on winterization of unheated buildings and small drip irrigation zones.

The barn replacement project remains on schedule and the contractor is currently prepping the interior of the barn for the concrete floor. The plumbing sub-contractors were onsite this month installing the plumbing taps and the frost-free hydrants. The concrete floor should be poured in the next week or so depending on weather conditions.

The team began a small project this month removing all the wood chips that were under the grandstands seating area. We had three sections of wood chips that made it difficult to remove trash and the chips would migrate easily to unwanted areas. Staff decided to remove the chips and install breeze material instead. Hopefully this will lessen the migration of the material while making it easier to remove unwanted trash and debris.

Homestead Ranch Regional Park – Staff replaced two handrails in the playground area with compliant barriers. Winterization of the irrigation system is underway and will be completed during the next review period.

Falcon Regional Park – Primary efforts focused on completing a checklist to satisfy stormwater permit requirements. Our team installed several timbers to create a weir to divert stormwater to established drainages. We also installed several sections of rip rap to slow water and prevent unwanted erosion.

Paint Mines Interpretive Park – Park patrols, cleaning, and monitoring for vandalism are conducted daily.

Rock Island Regional Trail – Staff continues to monitor the park and trail for trash and vandalism.

Palmer Divide Trail at Wood Lake – Staff continues to monitor the park for trash and vandalism.

North District:

General Information – The top priority for the North District this month was the winterization of the domestic water and irrigation systems. We also focused efforts to prepare for the plowing operation within our district. We were able to tour the CSC facility, Emergency Services, and Fleet facilities to strategize and train the team.

Restroom floors were painted this month as well. The new paint added a fresh look and smell to the facilities. North District parks, trails and facilities continue to be inspected and cleaned daily. Wildland Fire continues their fire mitigation efforts within Fox Run Regional Park.

Fox Run Regional Park – All of the domestic water systems have been drained and winterized for the season, including bathrooms and drinking fountains. The Warming Hut restrooms will continue to stay open throughout the winter. The fountain has also been pulled from the lake and winterized for the season. There was a mainline repair that was also completed at Pine Meadows. All other areas have been blown out for the season.

Bathroom floors were painted at Pine Meadows; all bathroom floors are now completed.

Black Forest Regional Park – The irrigation system has been winterized for the season. The tennis court replacement project continues to make progress.

Several broken sections of split rail fence were replaced at BFRP.

All pine needles have been removed from the rock bed and parking lot.

Restrooms will stay open and available to the public for the winter.

Pineries Open Space – Scheels graciously donated a new bike repair station for several North District properties. The first one has been installed at Pineries Open Space. It is a great addition and will be appreciated by all the riders who need a little help maintaining their bike.

Santa Fe Trailhead / Baptist Road – The bathroom at the trailhead was winterized for the season. The location of the bike repair station has been selected and it should be installed by the first of November.

Palmer Lake Recreation Area – The bathroom has been winterized for the season.

The installation of the bike repair station is currently underway.

South District:

Fountain Creek Regional Park – Our team completed routine maintenance tasks include mowing, irrigation checks, irrigation repairs, weed control, addition of playground mulch, and trail apron mowing. Staff also spent significant time troubleshooting and replacing the pump for the public water distribution system.

Our team has had to clear fallen trees and limbs from the recent windstorm and is preparing to chip material along the Regional Trail. With the recent change in weather, staff has removed the lake fountain, mowed around the demonstration gardens and community gardens, and winterized the gardens.

The south field renovation project has ended for the season. A final fertilizer application was applied to the field and the area has been roped off to help prevent heavy use during the winter months.

Widefield Community Park – This month staff continued mowing operations and has not seen much reduction in turf growth. Along with daily maintenance and adding playground mulch, we have repaired two large areas of the Chilcott ditch that eroded the creek bank compromising a disc golf tee box.

Staff continues to paint over graffiti in the Fontaine Tunnel. With the quick response time, we seem to be reducing the frequency of graffiti in the park.

Fountain Creek Nature Center – Staff focused on cutting back the edges of trail around the nature center loop. The team mowed the overflow field and access road to the pavilion in preparation for nature center events. A new public water system pump and water meter were installed which will help stabilize chlorine residual levels.

Stratmoor Valley Park – Staff focused on routine maintenance and completed winterizing the irrigation system. Staff added additional playground safety surfacing in high traffic areas.

Stratmoor Hills Park – Staff focused on routine maintenance, replacing a broken irrigation valve, and complete winterizing of the irrigation system.

Grinnell Boulevard – Trash removal and mowing operations were our primary focus during this reporting period. The irrigation system has been winterized for the season.

Crews Gulch Trail – Our team continues to focus on removing trash that flows downstream due to stormwater runoff. Staff has also mowed native areas at trailheads along Quebec and Widefield Boulevard.

Ceresa Park – Staff focused on routine maintenance and mowing of native areas. The irrigation system has been winterized and additional playground material was added in high traffic areas.

Kane Ranch Open Space – Our team completed routine trash removal and property inspections. Staff mowed the entire trail to reduce the amount of vegetation growth along the trail and in the trail tread.

Willow Springs Ponds – Over the past few years, the water level has dropped during the summer months and our team is looking for supplemental water resources to help fill the ponds. Staff continues to monitor the receding water levels in both ponds.

Along with daily maintenance, staff continued to replace broken split rail fencing and added additional playground mulch to low areas.

Clear Springs Ranch – Staff performed routine maintenance, native trash removal, and removal of large limbs from the recent windstorm.

Hanson Trailhead – Staff continues to work with security to reduce homeless camps in the area and has had to remove significant amounts of abandoned furniture, mattresses, and trash left in the parking lot.

Christian Open Space – We continue to have illegal dumps that have been removed with heavy equipment and dump trucks. Efforts have been made to frequent the area and to come up with preventative measures to deter future camping and illegal trash dumping.