



COMMISSINERS:
DENNIS HISEY (CHAIR)
DARRYL GLENN (VICE CHAIR)

AMY LATHEN
SALLIE CLARK
PEGGY LITTLETON

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board Meeting Agenda

Wednesday, July 13, 2016 – 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		
5. Citizen Comments / Correspondence on Items Not On the Agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. The Glen at Widefield Filing No. 8 – Final Plat	Jason Meyer	Endorsement
7. Information / Action Items		
A. Park Lands Agreement for the Glen at Widefield Filing No. 7 – Glen Development Company	Jason Meyer	Endorsement



<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
	B. Park Lands Agreement for the Glen at Widefield Filing No. 8 – Glen Development Company	Jason Meyer	Endorsement
	C. 2017 – 2021 Capital Improvement Program	Tim Wolken	Endorsement
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the June 8, 2016
El Paso County Park Advisory Board Meeting
Centennial Hall
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Ann Nichols, 1st Vice Chair
Jane Dillon, 2nd Vice Chair
Terri Hayes, 3rd Vice Chair
Shirley Gipson
Julia Sands de Melendez
Todd Weaver
Alan Rainville

Staff Present:

Tim Wolken, Community Services Director
Elaine Kleckner, Planning Manager
Sabine Carter, Admin Services Coordinator
Brad Bixler, Park Operations Manager
Ross Williams, Park Planner

Absent: Judi Tobias

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 1:32 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: Shirley Gipson made a motion to approve the meeting agenda. Terri Hayes seconded the motion. The motion carried 8 - 0.
3. Approval of Minutes: Ann Nichols made a motion to approve the May 11, 2016 minutes. Jane Dillon seconded the motion. The motion carried 8 - 0.

4. Introductions and Presentations:

Tim Wolken welcomed new Park Advisory Board members Todd Weaver and Alan Rainville.

5. Citizen Comments / Correspondence:

Susan Davies, Executive Director of the Trails and Open Space Coalition (TOSC) addressed the re-opening of the New Santa Fe Regional Trail through the Air Force Academy. She encouraged the Board and staff to explore the possibilities of a long term solution to avoid future closures. She gave an overview of the bicycle summit that was held recently. She also announced the upcoming Starlight Spectacular which will be held June 18.

6. Development Applications:

A. Pioneer Landing at Lorson Ranch Filing No. 2 – Final Plat

Ross Williams provided an overview of the Pioneer Landing at Lorson Ranch Filing No. 2 – Final Plat and addressed questions by the Board.

Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat include the following conditions: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$53,088, and urban fees in the amount of \$33,496; (2) Include the non-County trail within Tracts A,C,D and E on the Final Plat; (3) Fees for the remaining 12 lots within the floodplain will be due at time of platting; (4) Encourage the applicant to provide urban park amenities within the open space tracts within the project area. Alan Rainville seconded the motion. The motion carried 7-1 (Terri Hayes opposed).

7. Information / Action Items:

A. Fountain Creek Regional Park Master Plan

Elaine Kleckner and Ross Williams presented the draft Fountain Creek Regional Park Master Plan and addressed questions by the Board.

The Chair opened the meeting to public comment:

Linda Hodges, Conservation Chair for the Aiken Audubon Society, stated the organization appreciated the relocation of the proposed dog park and the consideration of not clearing all cottonwood trees. She also inquired about maintenance funding and staffing for the nature centers.

Cindy Kulp, local bird watcher, asked the Board to make every effort to preserve the birding habitat in the area and to keep them in a natural state. She also commented on the proposed disc golf course and whether it is needed since there is an existing golf course at the Widefield Community Park.

Marcus Rawls, member of the Pikes Peak Flying Disc Golf Club, stated that the Widefield Community disc golf course is a heavily used course and that the club is very interested in having an additional course in southern El Paso County.

Susan Davies, Executive Director of the Trails and Open Space Coalition, stated that the Fountain Creek Regional Park Master Plan public process has been transparent and inclusive. She also suggested including the possibility of an increase in park funding within the master plan.

Shirley Gipson moved to endorse the draft Fountain Creek Regional Park Master Plan and recommended adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process. Jane Dillon seconded the motion. The motion carried 8-0.

8. Monthly Reports:

None

RECORD OF PROCEEDINGS

9. Board/Staff Comments:

Bob Falcone acknowledged the recent re-opening of the Air Force Academy (AFA) section of the New Santa Fe Regional Trail (NSFRT) and suggested exploring a long term solution to keeping the trail open consistently in the future.

Terri Hayes and Bob Falcone inquired about the NSFRT watch groups. Tim Wolken explained that the group is made up of trail users and the members are encouraged to contact AFA security regarding suspicious activity on the trail.

Bob Falcone stated that June 7th was National Trails Day and encouraged the County to consider trail projects next year. Tim Wolken stated that it will be included in the 2017 Action Plan proposal.

Todd Weaver announced that he attended the Friends of Homestead Ranch Regional Park meeting. The group discussed obtaining non-profit status, placing a conservations easement over the park, and a noxious weed abatement project.

Elaine Kleckner reminded the Board that the grand opening of Falcon Regional Park is scheduled for June 11.

10. Adjournment: **The meeting adjourned at 3:13 p.m.**

Judi Tobias, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Glen at Widefield Filing No. 8 - Final Plat

Agenda Date: July 13, 2016

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Request by Glen Investment Group for final plat approval of The Glen at Widefield Filing No. 8. The site is approximately 26 acres, is zoned RS-6000 (Residential Suburban) and is generally located at the intersection of Marksheffel Road and Mesa Ridge Parkway. The applicant is proposing to subdivide the property into 101 single-family residential lots of 6,000 square feet and larger and right-of-way. The property is not located within a Small Area Master Plan area.

The Glen at Widefield Filing No. 8 is the second phase of the Glen at Widefield East Preliminary Plan. The preliminary plan includes 595 single family lots, right-of-way, open space tracts and utility corridors. Of particular interest, the applicant is providing 112.10 acres of open space along a large drainageway north of Marksheffel Road and is interested in providing recreational amenities within the Preliminary Plan area. The Park Advisory Board recommended approval of the Preliminary Plan on August 12, 2015 with the following endorsed motion:

Require fees in lieu of land dedication for regional park purposes in the amount of \$179,690.00 and urban fees in the amount of \$113,645.00. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.

The El Paso County Parks Master Plan (2013) shows a bicycle route in the vicinity of the project, specifically the South Marksheffel Road Route. This route will be accommodated within the right-of-way and installed as part of future road improvements. The Parks Master Plan does not show any regional trail connections in the vicinity of this project.

The Open Space Master Plan of the Parks Master Plan shows the Jimmy Camp Creek candidate open space area encompassing the drainageway adjacent to the project area. Natural resource values include wildlife habitat with wetlands and riparian vegetation. The applicant is proposing a 112.10 acre open space tract along this

corridor within The Glen at Widefield East Preliminary Plan, and has completed a wetlands impact study, natural features report, and wildlife report showing no major impacts to the corridor. The open space area is not currently within The Glen at Widefield Filing No. 8 Final Plat site boundary but would be dedicated as open space in future filings.

Because this subdivision application is zoned RS-6000, the applicant is not required to dedicate open space as is required with PUD zoning. However, the applicant is interested in providing future recreational amenities within the open space tracts, including trails, as outlined in previous applications and discussions with staff relative to a park lands agreement.

Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below. The applicant may pursue a park lands agreement to address credits against urban park fees for the subdivision, provided the agreement is approved by the County and executed prior to recording the final plat. A draft Park Lands Agreement is scheduled for Park Advisory Board endorsement in July, 2016.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 8 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$33,936 and urban fees in the amount of \$21,412. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

June 28, 2016

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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Glen at Widefield Filing No. 8 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-16-011	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	25.969
Glen Investment Group No. VIII, LLC.	NASS Design Associates	Total # of Dwelling Units	101
3 Widefield Blvd	111 S. Tejon St. Suite 312	Gross Density:	0.26
Colorado Springs, CO 80911	Colorado Springs, CO 80911	Park Region:	4
		Urban Area:	4

Existing Zoning Code: **RS-6000** Proposed Zoning: **RS-6000**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

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.

LAND REQUIREMENTS

Regional Parks: **4**
0.0194 Acres x 101 Dwelling Units = 1.96 acres

Urban Density: ☒ (1 unit / 2.5 acre or greater)

Urban Parks Area:	4
Neighborhood:	0.00375 Acres x 101 Dwelling Units = 0.38 acres
Community:	0.00625 Acres x 101 Dwelling Units = 0.63 acres
Total:	1.01 acres

FEE REQUIREMENTS

Regional Parks: **4**
\$336.00 / Unit x 101 Dwelling Units = \$33,936.00

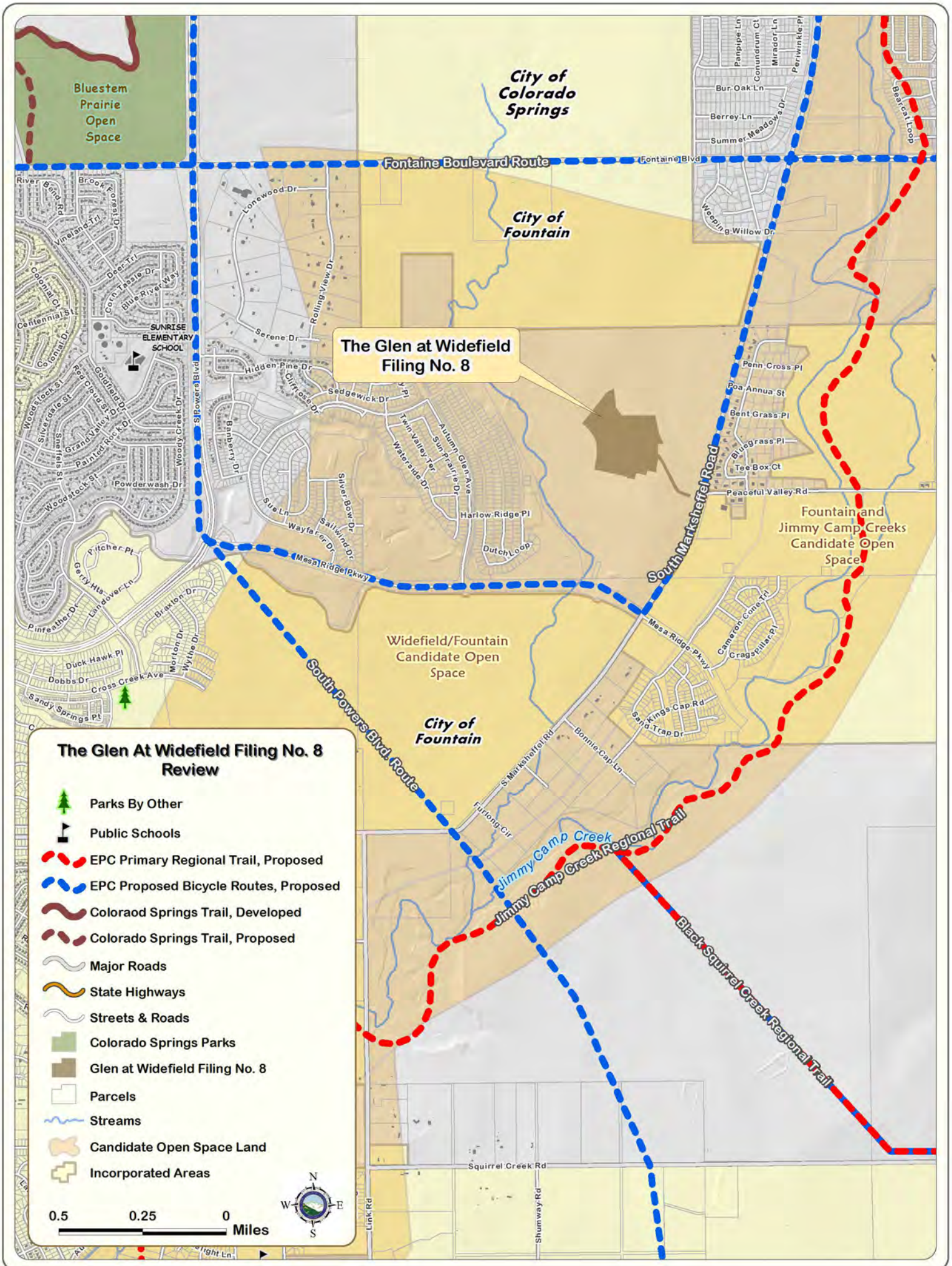
Urban Parks Area:	4
Neighborhood:	\$83.00 / Unit x 101 Dwelling Units = \$8,383.00
Community:	\$129.00 / Unit x 101 Dwelling Units = \$13,029.00
Total:	\$21,412.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 8 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$33,936 and urban fees in the amount of \$21,412. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.

Park Advisory Board Recommendation:



LETTER OF INTENT
FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 8
May 19, 2016

OWNER/APPLICANT:

Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

OWNER:

Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

PLANNING/PROCESSING CONSULTANT:

James Nass
Nass Design Associates
111 S. Tejon St., Suite 312
Colorado Springs, CO 80903
(719) 475-2406

SURVEYING CONSULTANT:

John Towner
Pinnacle Land Surveying Co.
121 County Road 5
Divide, CO 80814
(719) 634-0751

ENGINEERING CONSULTANT:

Andy McCord
Kiowa Engineering Corp.
1604 South 21st Street
Colorado Springs, CO 80904
(719) 630-7342

TRAFFIC ENG. CONSULTANT:

Jeff Hodsdon
LSC Transportation Consultants, Inc.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868

SITE LOCATION AND SIZE: The site is located northeast of the proposed intersection of Spring Glen Drive and Thinleaf Drive. The area included within the final plat is 25.969 acres in size.

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

REQUEST: Approval of a Final Plat that proposes to subdivide the site into 101 single family residential lots.

WAIVER REQUESTS AND JUSTIFICATION:

No waivers are being requested with this final plat.

JUSTIFICATION:

The justification for the final plat for the proposed Glen at Widefield Filing No. 8 is that the final plat is the final phase of the legal subdivision of land process that is necessary to complete the actual division of land and the physical development and construction of the project. This final plat plan is in compliance with the Glen at Widefield East Preliminary Plan, the Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The final plat matches the preliminary plan for The Glen at Widefield East and is the second phase of final platting on that plan. The final plat includes 101 lots, and Rights of way. The applicant believes that the development will produce an overall community benefit by providing a variety of home types and lot sizes for the new homeowners to the area, and with adjacent proposed commercial uses and close shopping, help to eliminate vehicle trips.

The Glen at Widefield Filing No. 8 is in conformance with the Glen at Widefield East Preliminary Plan and the approved Glen at Widefield Sketch Plan, and the policies of the County Policy Plan. The final plat will subdivide the land into residential lots which are permitted uses within the RS-6000 zone. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

ROAD IMPACT FEES:

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.8 will join PID 2. The ten mil PID building permit fee portion associated with this option is \$609 per single-family dwelling unit. Based on 101 lots, the total building permit fee would be \$61,509.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:

The site is presently vacant; utilities will be available from street extensions within existing corridors along the south boundary of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Roads will access Filing No. 8 from five locations. A collector street access will be from the extension of Spring Glen Drive at the southwest corner of the subdivision. Local residential street access will be from the south boundary at Bigtooth Maple, Peachleaf, and Alpine Daisy Drive. An additional access will be from Peaceful Valley Road to the east allowing access to Marksheffel Road.

HAZARDS, NATURAL AND OTHER FEATURES:

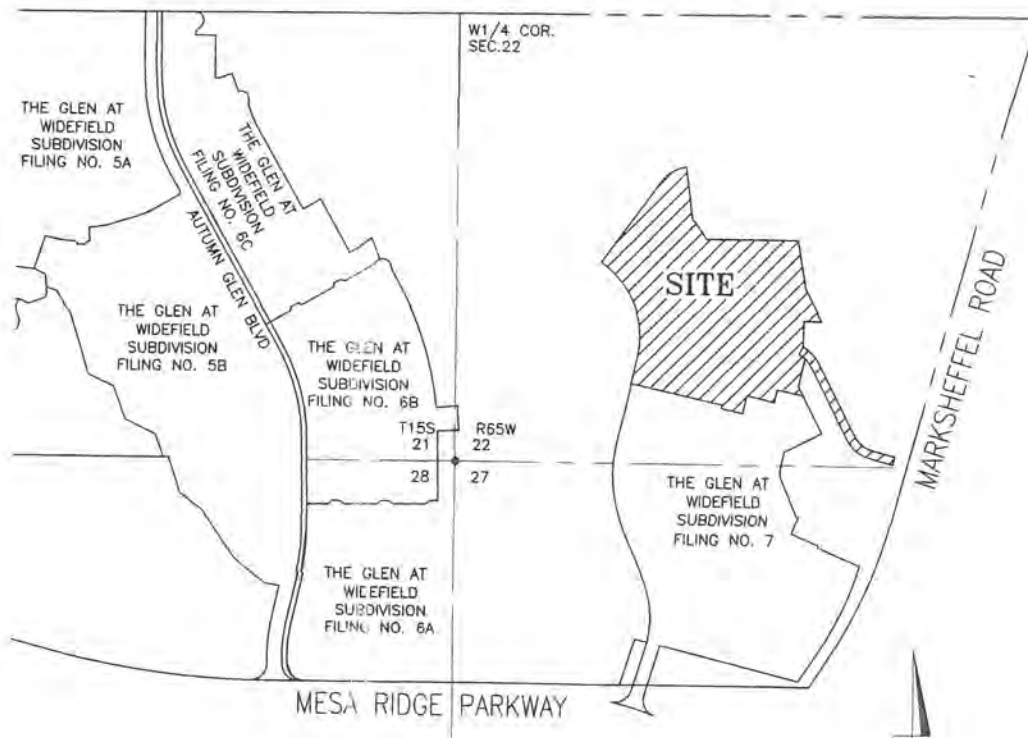
Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for information regarding soils and geologic features.

A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the south and west and will be collected into a full spectrum detention pond facility.

James P. Nass, Nass Design Associates

VICINITY MAP
THE GLEN AT WIDEFIELD SUBDIVISION
FILING NO. 8




VICINITY MAP
N.T.S.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 8

A portion of the Southwest One-quarter (SW1/4) of Section 22
Township 15 South (T15S) Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L100	S24°24'00"E	133.00
L101	S21°14'00"W	30.00
L102	N27°12'00"W	137.00

BOUNDARY CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C100	177°11'18"	149.39	130.00	S20°30'21"W
C101	177°11'18"	149.39	130.00	S20°30'21"W
C102	22°06'47"	61.41	13.00	N31°16'31"E

LOT CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	85°31'15"	20.81	20.00	S82°11'13"W
C2	82°28'32"	24.82	20.00	S82°18'20"W
C3	88°18'31"	26.48	20.00	S82°18'20"W
C4	82°33'12"	24.21	20.00	S82°17'13"W
C5	82°28'20"	20.85	20.00	S81°18'22"W
C6	82°28'20"	20.85	20.00	S81°18'22"W
C7	82°28'20"	20.85	20.00	S81°18'22"W
C8	82°28'20"	20.85	20.00	S81°18'22"W
C9	82°28'20"	20.85	20.00	S81°18'22"W
C10	82°28'20"	20.85	20.00	S81°18'22"W
C11	82°28'20"	20.85	20.00	S81°18'22"W
C12	82°28'20"	20.85	20.00	S81°18'22"W



TYPICAL RIGHT-OF-WAY & PUBLIC IMPROVEMENT EASEMENT
SCALE: 1"=20'



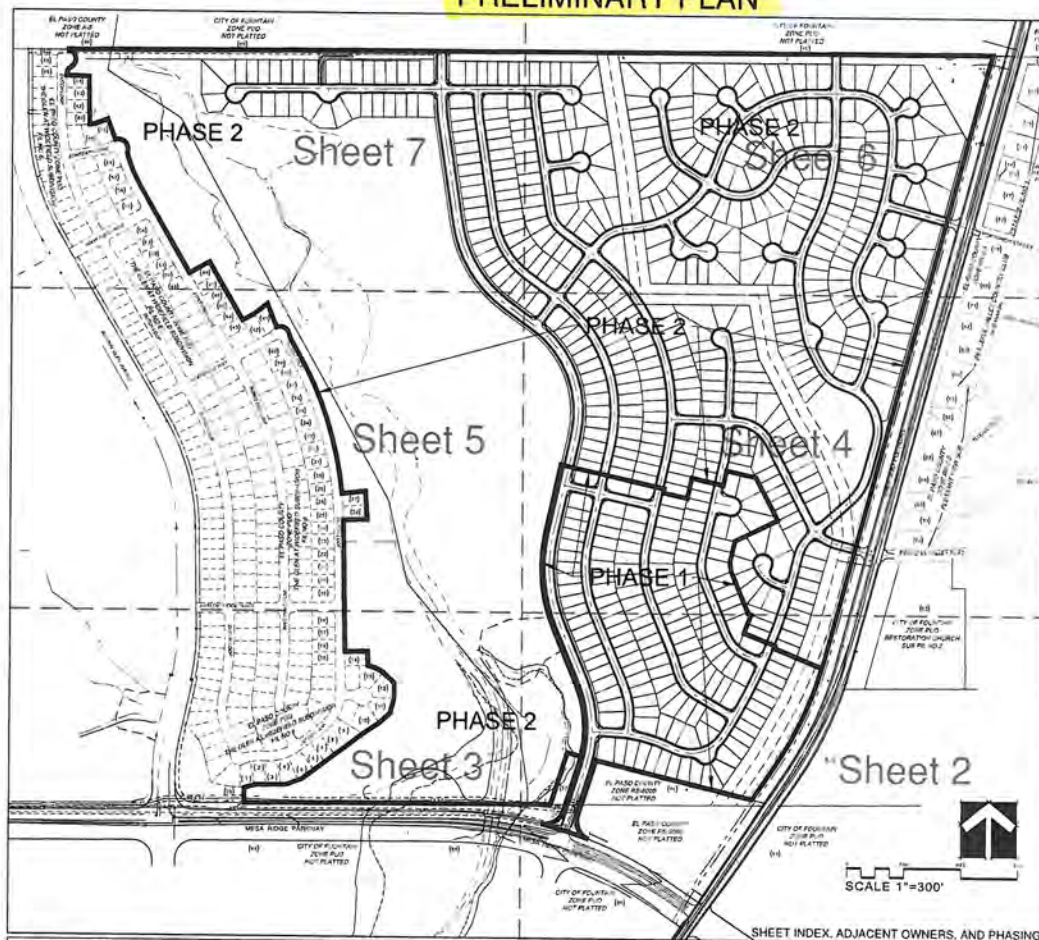
PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 817-7360

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 774 DAYS FROM THE DATE OF THE CERTIFICATION SIGNING HEREON.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 8
DRAWN BY: JMT
JOB NO.: 18000850
CHECKED BY: JMT
DATE: 05/02/16
DATE: 05/02/16
SHEET 2 OF 2

A PORTION OF THE SE 1/4 OF SECTION 21, A PORTION OF THE NE 1/4 OF SECTION 28, A PORTION OF THE S 1/2 OF SECTION 22, AND A PORTION OF THE NW 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

ADJACENT PROPERTY OWNERS

[illegible]

AND DE W. B. RUTEN

A Portion of Sections 21, 22, 27 and 28, Township 15 South, Range 35 West of the 10th P.M., County of Clatsop, State of Oregon, being more particularly described as follows:

[illegible][illegible]

PRELIMINARY PLAN NOTES

- [illegible]

SITE DATA:

KEY DATA:
 Existing Code
 Reinstatement Fee
 Number of Trains
 Size of the Area
 Street R.O.W.
 Transit

Transit Agency

Extra Comments
 (for Diversity and Resilience)

The Glen at Widefield East Preliminary Plan

Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company

David D. Jenkins
111 Tejon Suite 222
Colorado Springs, CO 80903
(714) 593-2500



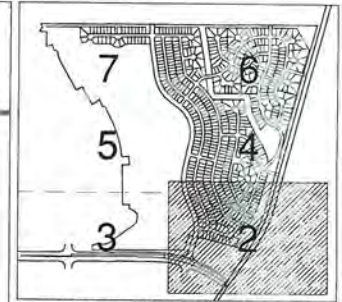
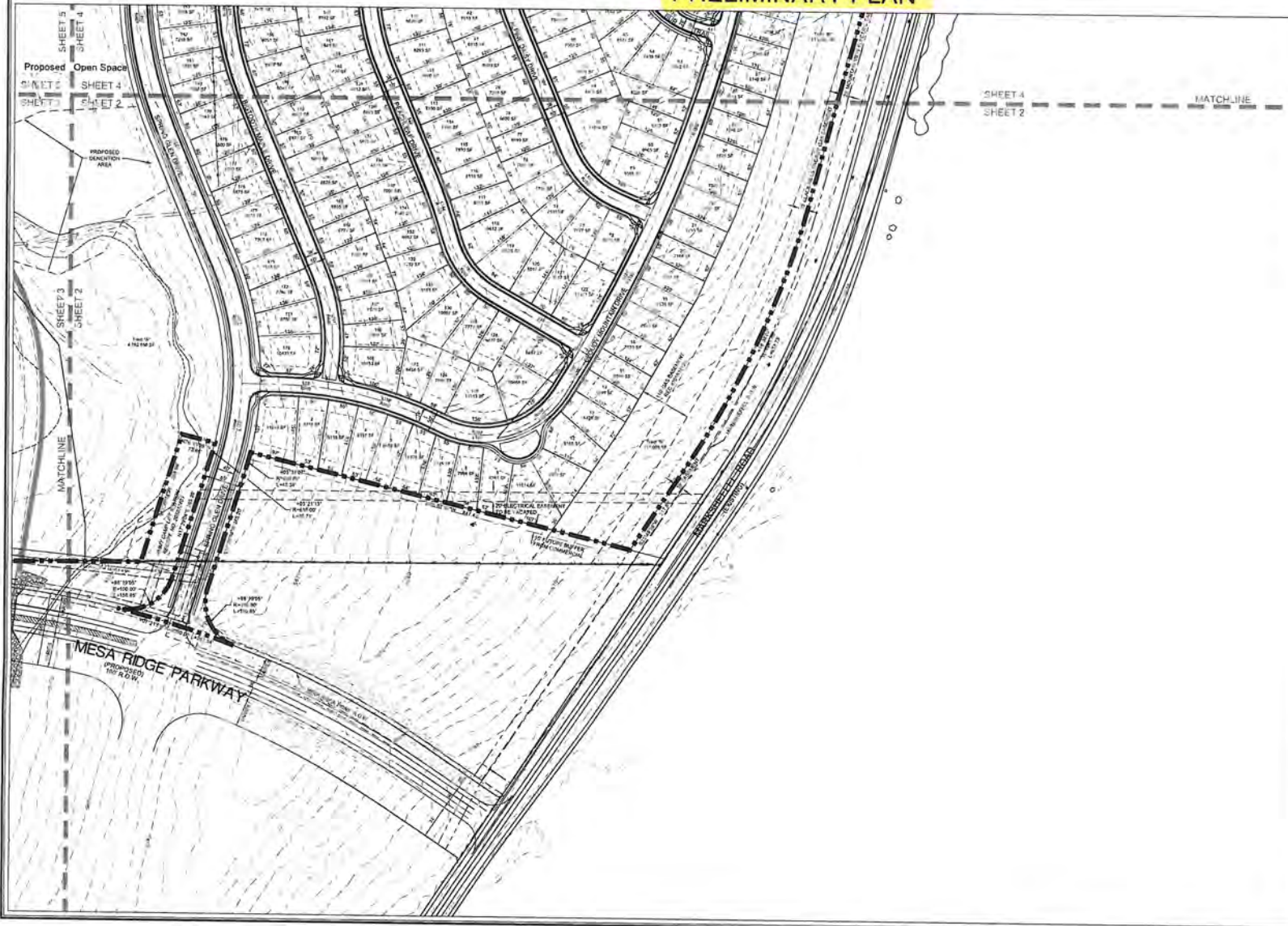
PREPARATION OF 15-10
SUBMITTED
REVISION

Slide 1 of 7

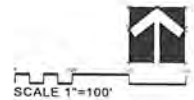
THE GLEN AT WIDEFIELD EAST SUBDIVISION

A PORTION OF THE SE 1/4 OF SECTION 21, A PORTION OF THE NE 1/4 OF SECTION 28, A PORTION OF THE S 1/2 OF SECTION 22, AND A PORTION OF THE NW 1/4 OF SECTION 27,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN



SHEET COMPOSITE MAP



The Glen at Widefield East Preliminary Plan

Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 593-0194
David D. Jenkins
111 S. Tejon, Suite 225
Colorado Springs, CO 80903
(719) 593-2600

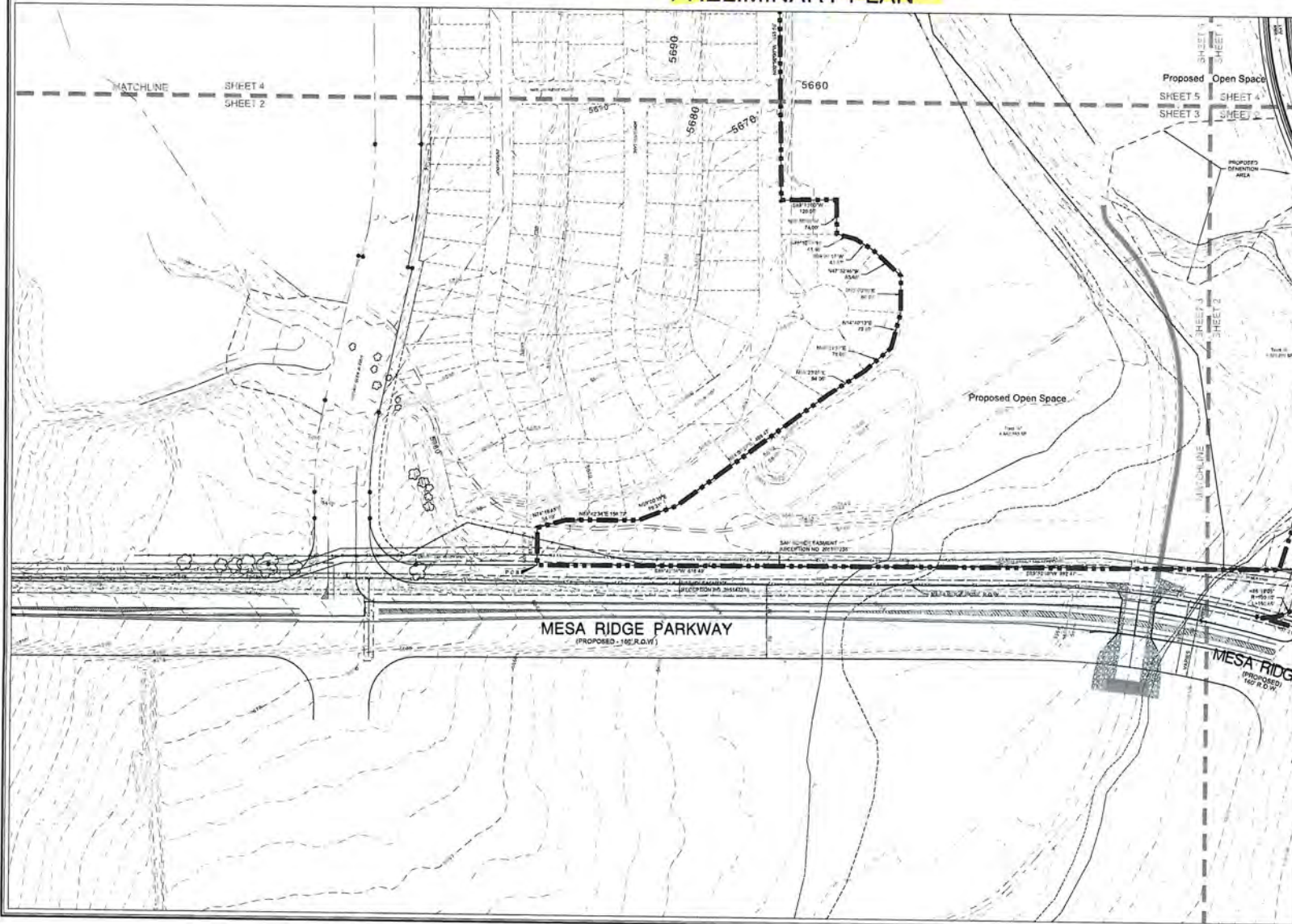


Prepared by: NDA
Submitted: 02/15/15
Revised: 02/15/15
Sheet: 2 of 7

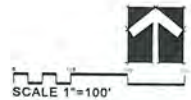
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PRELIMINARY PLAN



SHEET COMPOSITE MAP



The Glen at Widefield East Preliminary Plan

Owner:
Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 512-0144

Prepared by:
David D. Jenkins
191 E. Tipton Street 222
Colorado Springs, CO 80903
(719) 517-2603

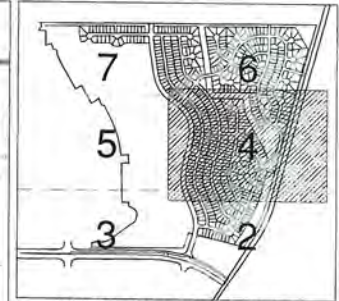


PREPARED BY: DAVID D. JENKINS
SUBMITTED: 06/15/15
REVISION: 06/15/15
Sheet 3 of 7

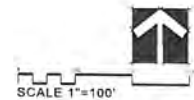
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PRELIMINARY PLAN



SHEET COMPOSITE MAP



The Glen at Widefield East Preliminary Plan

Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 532-9194

David D. Jenkins
111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 533-2592

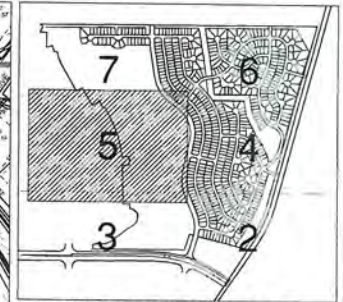


PREPARED BY: NDA
SUBMITTED: 10/15/18
SHEET 4 OF 7

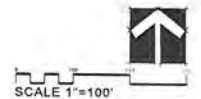
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PRELIMINARY PLAN



SHEET COMPOSITE MAP



The Glen at Widefield East Preliminary Plan

Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company

3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 792-8154

David D. Jenkins
111 S. Tejon Suite 222
Colorado Springs, CO 80903
(719) 551-2600



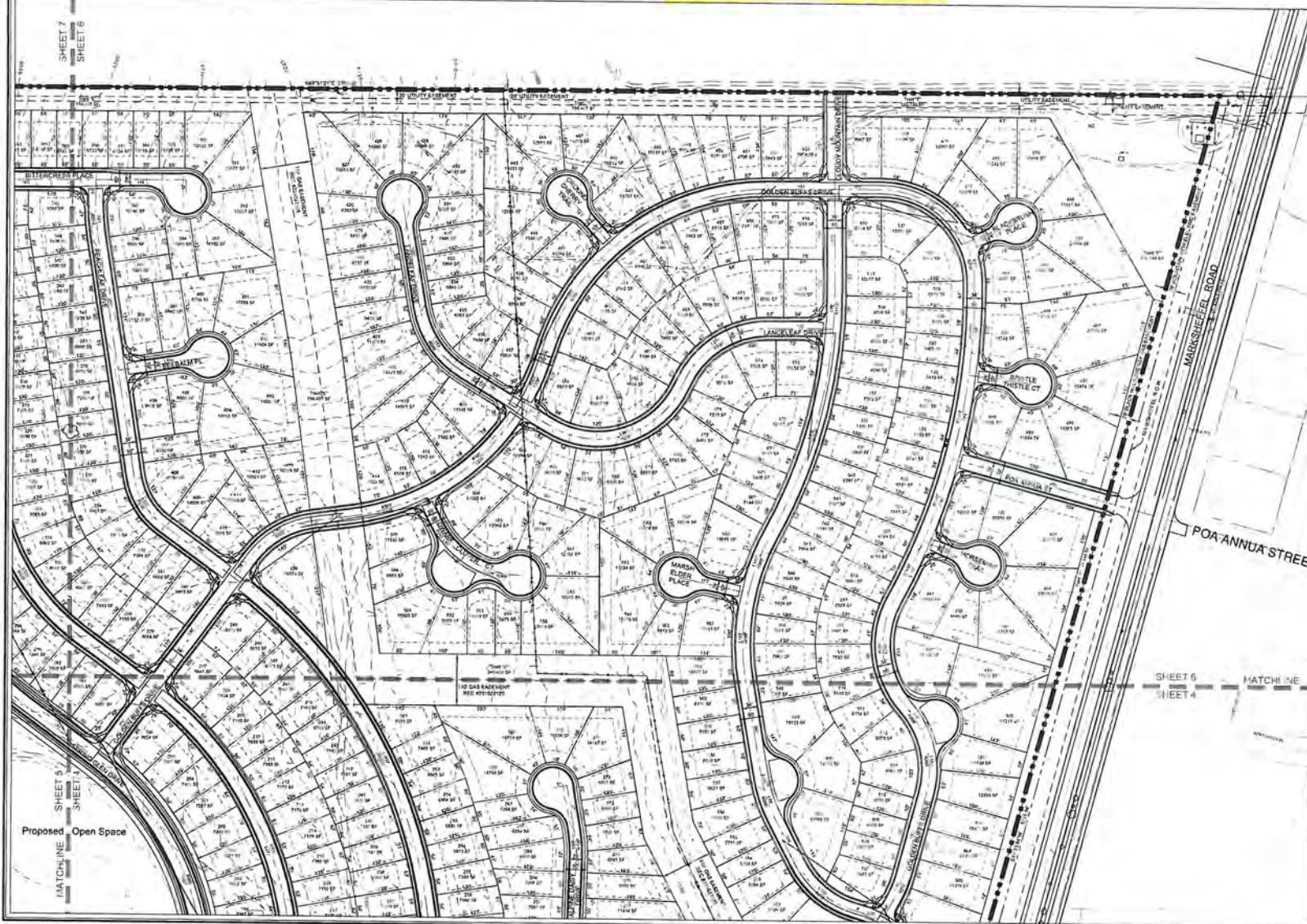
PREPARED BY: NDA
SUBMITTED: 10/15/15
NO. 150154

Sheet 5 of 7

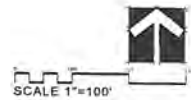
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PRELIMINARY PLAN



SHEET COMPOSITE MAP



The Glen at Widefield East Preliminary Plan

Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company

111 E. Teton Suite 222
Colorado Springs, CO 80911
(719) 593-2500



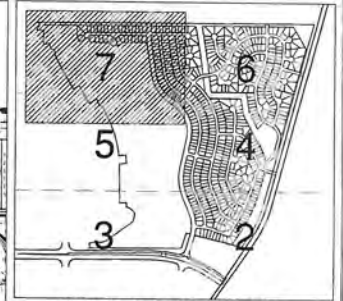
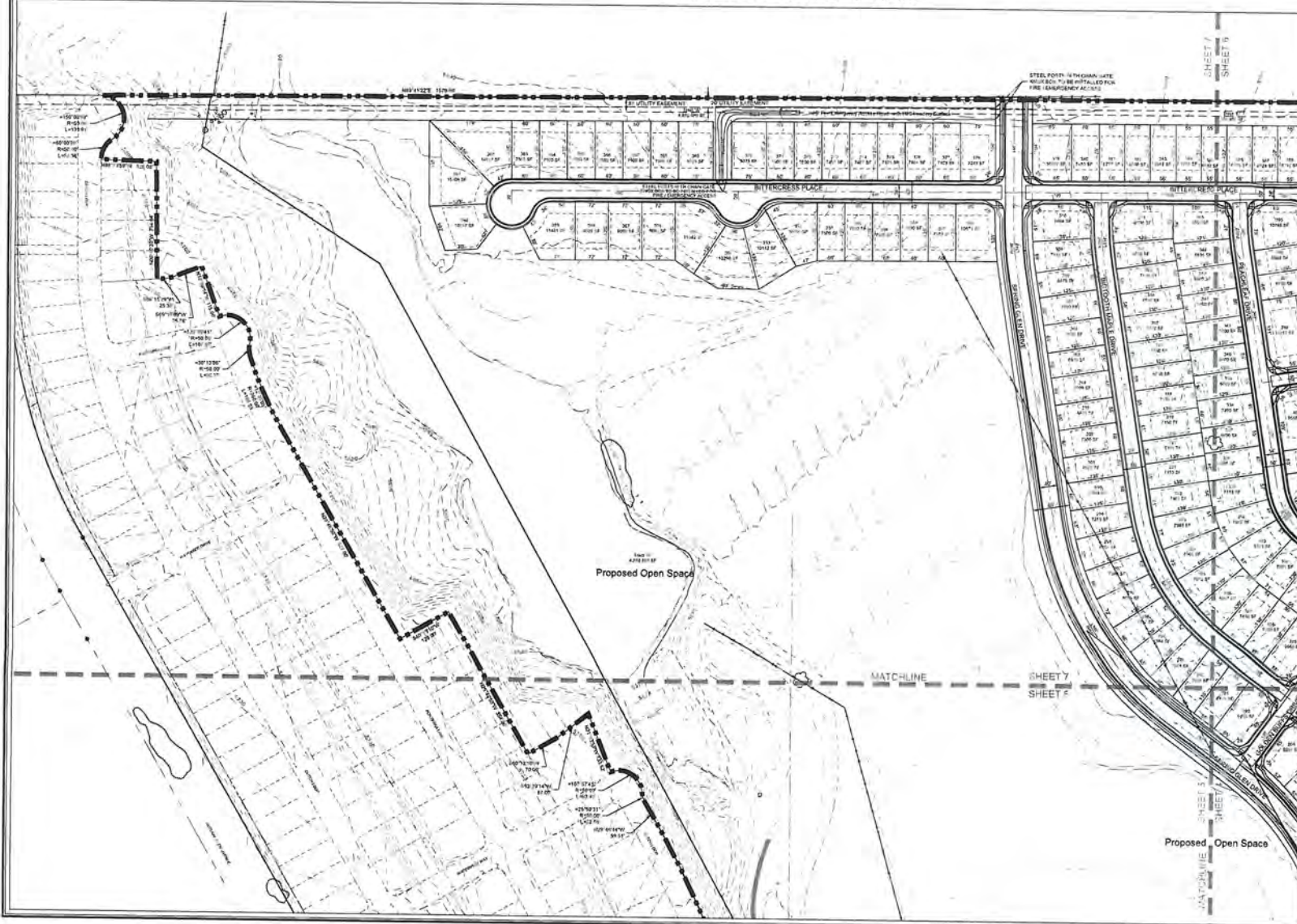
PREPARED BY: NDA
SUBMITTED: 10/15/10

Sheet 6 of 7

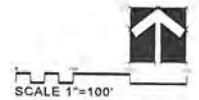
THE GLEN AT WIDEFIELD EAST SUBDIVISION

A PORTION OF THE SE 1/4 OF SECTION 21, A PORTION OF THE NE 1/4 OF SECTION 28, A PORTION OF THE S 1/2 OF SECTION 22, AND A PORTION OF THE NW 1/4 OF SECTION 27,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

PRELIMINARY PLAN

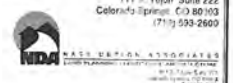


SHEET COMPOSITE MAP



The Glen at Widefield East Preliminary Plan

Prepared by:
Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
1 Widefield Blvd.
Colorado Springs, CO 80911
(719) 593-0104



Prepared by:
DAVID D. JENKINS
111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2600

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement for Glen at Widefield Filing No. 7
- Glen Development Company

Agenda Date: July 13, 2016

Agenda Item Number: #7 - A

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

The Glen Development Company has indicated their intention to construct urban park amenities adjacent to the Glen at Widefield Filing No. 7 within the Glen at Widefield East development. Pursuant to the requirements of the El Paso County Land Development Code, the El Paso County Community Services Department estimates the Urban Park Fees to be \$31,376.

The Glen Development Company provided a Trail Plan outlining development of approximately 3.5 miles of trail, picnic pavilion, picnic table, benches, trash receptacles and signage to be installed within the Glen at Widefield East property, which will provide urban recreation opportunities for residents living within the Glen at Widefield East and the public.

The County desires to grant the Glen Development Company \$31,376 in Urban Park Credits, provided that improvements are installed of an equal or greater value within the Glen at Widefield East property, adjacent to The Glen at Widefield Filing No. 7, which will provide urban recreation opportunities for residents living in Filing No. 7 and the public.

The Glen Development Company shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 7 by installing 3,705 feet of trail, six trash receptacles and signage within open space "Tract A" and "Tract C" of the Glen at Widefield East Preliminary Plan area in lieu of paying \$31,376 in Urban Park Fees at the time of recording the final plat.

The Glen Development Company will provide plans, specifications and a construction cost estimate for the park improvements to the County for review and approval prior to recording the final plat for the Glen at Widefield Filing No. 7. The park improvements must be completed within two years of the execution of this agreement or the urban park fees will be immediately due to the County.

Recommended Motion:

Move to endorse the approval of the Park Lands Agreement with Glen Development Company for the Glen at Widefield Filing No. 7.

PARK LANDS AGREEMENT
Glen at Widefield Filing No. 7

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this _____ day of _____, 2016, by and between Glen Development Company. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the owner of a parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 292 acres and commonly known and described as the Glen at Widefield East (the "Property").

B. The Board of County Commissioners approved a Preliminary Plan application on June 28, 2016 for the Property that includes six filings for development of 578 single-family lots.

C. The Board of County Commissioners approved the Final Plat application on June 28, 2016 for a portion of the Property to be platted as The Glen at Widefield Filing No. 7 for development of 148 single-family lots.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Development Services Department estimates the 2016 Urban Park Fees for The Glen at Widefield Filing No. 7 to be \$31,376.

E. Property Owner provided a Trail Plan outlining development of approximately 3.5 miles of trail, picnic pavilion, picnic table, benches, trash receptacles and signage to be installed within The Glen at Widefield East Property, which will provide urban recreation opportunities for residents living within The Glen at Widefield East and the public.

F. The County desires to grant the Property Owner \$31,376 in Urban Park Credits, provided that the Property Owner installs improvements of an equal or greater value to certain parcels identified as "Tract A" and "Tract C" in the Glen at Widefield East Preliminary Plan, adjacent to The Glen at Widefield Filing No. 7 Final Plat, which will provide urban recreation opportunities for residents living in Filing No. 7 and the public.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Trail B and Trail E Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 7 by installing 3,705 feet of trail, six trash receptacles and signage within open space "Tract A" and "Tract C" of the Glen at Widefield East Preliminary Plan area in lieu of paying \$31,376 in Urban Park Fees at the time of recording the final plat. By execution and recordation of this Agreement, The Glen at Widefield East Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for The Glen at Widefield Filing No. 7, the Property Owner shall install or cause to install certain park improvements within the designated tracts as described in this agreement.
 - b. The value of the improvements installed shall be equal to or greater than \$31,376.
 - c. The Property Owner will provide plans, specifications and a construction cost estimate for the park improvements to the County for review and approval prior to the recording of the final plat for The Glen at Widefield Filing No. 7, in agreement with the attached Trail Plan.
 - d. Trail B and Trail E shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$31,376 will be immediately paid to the County. If the above mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within The Glen at Widefield East until such the improvements have been completed or fees have been paid.
 - e. Trail B and Trail E will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved The Glen at Widefield East PUD Development/Preliminary Plan and The Glen at Widefield Filing No. 7.
2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the improvements will be maintained in perpetuity either by the Property Owner or The Glen Metropolitan District #3 for the benefit of the public.
3. Installation. The Property Owner, at no cost to the County, shall be responsible to install or cause to install all improvements pursuant to this Agreement. Any and all improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

**BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO**

By: _____
Dennis Hisey, Chair

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

Glen Development Company

By: _____

DRAFT

Glen at Widefield Proposed Trail System

To whom it may concern,

We are writing the following letter to describe our intended trail system through the open space at the Glen at Widefield. It will be our intent to construct multiple trails to allow residents to have easy access through the open space and overall development. In exchange for construction of this trail system we would like to enter into a Parklands Agreement with El Paso County that will allow us to use our funds directly on these trails in lieu of park fees. We are very excited to have the opportunity to create an amazing outdoor space for our residents and look forward to working with El Paso County to make this a great recreation option in the area.

The entire property will be owned and maintained by The Glen Metropolitan District #3. The open space contains approximately 115 acres of land and has a small pond located on the north end. An estimated budget as well as a proposed layout has been attached. In addition we have attached the proposed development for the entire Glen at Widefield East for reference.

The concept we have designed shows a plan for five total trails. With the construction of the five trails we will create almost 3.5 miles of total trails. The first trail has already been approved as a part of the urban Park Grant program and will be constructed as soon as the metro district takes possession of the property. Each of the remaining four trails will be constructed as the development continues with each trail being completed according to the below estimated timeline. Each trail will be six feet wide and consist of a road base material approximately three inches deep. Each trail will also have trash receptacles located in easily accessible areas. In addition we would like to add a shade structure with a picnic table as well as two benches on the south end of the existing pond in the area.

Trail A – This trail is already set to be constructed. It is approximately 3500 LF. It runs along the West side of the open space and provides access from the small park in the Glen at Widefield Filing No. 6 to the far northern end of the development. It is estimated to be built by the fall of 2016.

Trail B – This would be a trail that will be accessed at multiple points from the Glen East. It will follow the western edge of the proposed Spring Glen Dr and will lead through the open space to its connection with Trail C. It will be approximately 5010 LF. This trail will be completed in multiple phases along with the development of The Glen East Filing No. 7 as well as Filing No.9. Based on today's timetables completion of the southern half of the trail will be done with the completion of Filing No. 7 which should occur by fall 2016. Completion of the northern half will be completed with Filing No. 9 during the summer of 2018.

Trail C – This trail will run along the northern border of the Filings and will act as a connection point between The Glen and The Glen East. In addition, it will continue to the east and south to allow for a longer path around the Glen East. It will have a dead end on the far south end of the development and will have a large turnaround space. This trail will be approximately 8670 LF. Construction of this trail will

occur in phases as we develop the site. We anticipate the first phase (from the intersection with Trail A to the intersection with the north end of Trail D) to be complete along with Filing No. 9 in the summer of 2018. The second phase (from the south end of trail D to the dead end) will be completed along with Filing No. 10 in spring of 2019. The third phase will be completed along with Filing No. 12 in the summer of 2020.

Trail D – This trail will act as a shortcut through the interior of the Glen East. This trail will be approximately 3190 LF. This trail should be able to be completed along with Filing No. 11 in fall of 2019.

Trail E – This will be a short trail that will connect Trails A & B. It will run along the southern edge of the existing pond in the open space. This trail is where we would like to put the proposed shade structure with picnic table. This trail will be approximately 1200 LF. Completion of this trail should be able to occur along with Filing No. 7 in fall of 2016.

Although this is a long process to complete all of the trails we feel that it will be an excellent addition to the neighborhood by providing almost 3.5 miles of total trails in addition to the picnic area located just south of the pond.

Attached to this proposal we have included an estimate of costs for the construction of the trails. In exchange for the construction of these trails we would like to request credits for our Urban Fees for each of the Glen at Widefield East Filings as we build the trails. The total lots per Filing as well as completion estimates are listed below.

Filing No.	Number of Lots	Timeframe	2016 Park Fees	Est. Costs	Amenities
No. 7	148	Fall 2016	\$31,376	\$33,004	Southern half of Trail "B" & Trail "E"
No. 8	101	Summer 2017	\$21,412	\$21,579	Picnic Area on Trail "E"
No. 9	107	Summer 2018	\$22,684	\$13,684	Northern half of Trail "B" & Phase 1 of Trail "C"
No. 10	40	Spring 2019	\$8,480	\$20,240	Completion of Northern half of Trail "B" & Phase 1 of Trail "C"
No. 11	103	Fall 2019	\$21,836	\$33,439	Trail "D" & Phase 2 of Trail "C"
No. 12	79	Summer 2020	\$16,748	\$24,561	Phase 3 of Trail "C"
Total	578		\$122,536	\$146,507	

If you have any further questions or require any further information please do not hesitate to contact me.

Thank You,

J. Ryan Watson

Assistant Vice President

Glen Development Company



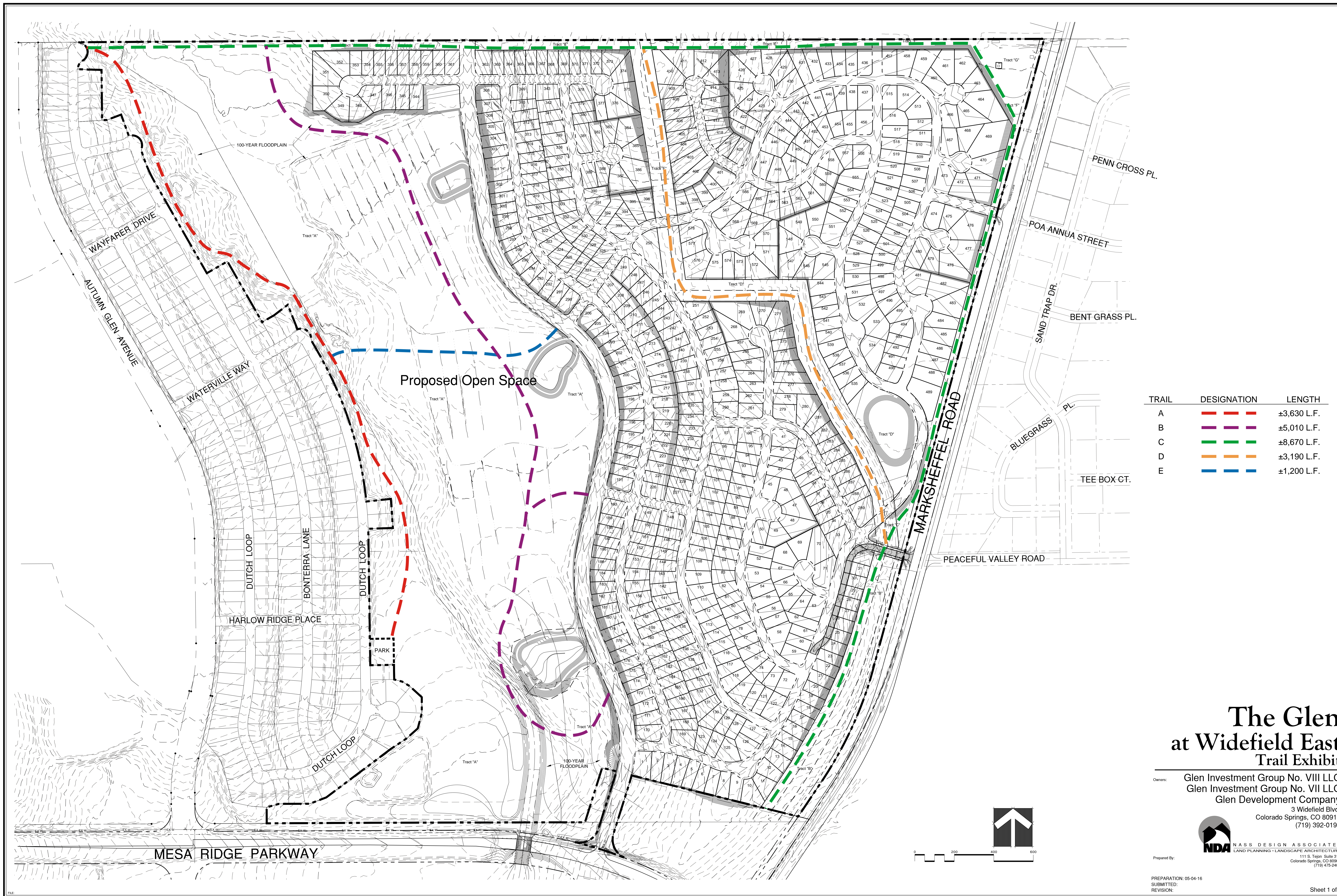
The Glen at Widefield East Exhibit

Owners:
Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194



Prepared By:
SUBMITTED:
REVISION:

PREPARATION: 05-16-16



TRAIL	DESIGNATION	LENGTH
A		±3,630 L.F.
B		±5,010 L.F.
C		±8,670 L.F.
D		±3,190 L.F.
E		±1,200 L.F.

The Glen at Widefield East Trail Exhibit

Owners:
Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194



Prepared By:

PREPARATION: 05-04-16
SUBMITTED:
REVISION:

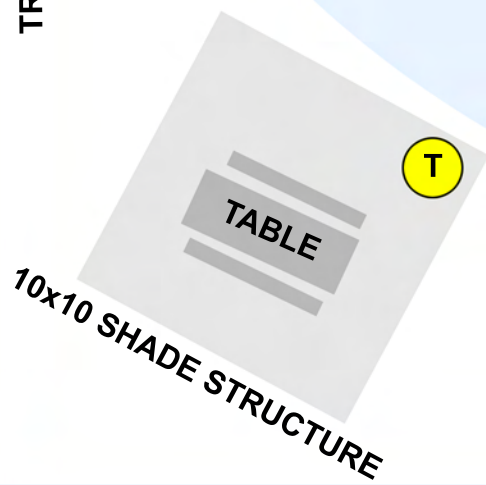


Legend : X – Picnic Area

- Trail “A”
- Trail “B”
- Trail “E”

TRAIL A

LAKE



BENCH

BENCH



TRAIL E

PICNIC AREA SITE PLAN

Proposed Shade Structure



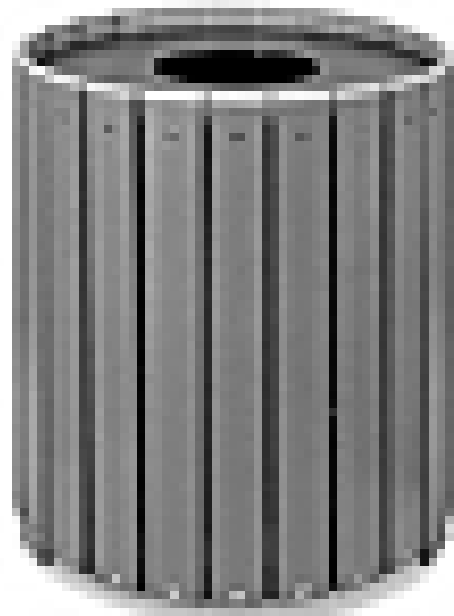
Proposed Picnic Table



Proposed Park Benches



Proposed Trash Receptacles



Filing	Lots	Timetable	2016 Fees
Glen Fil No. 7		148 Fall 2016	\$31,376

Trail B					
South Half	Estimated Length	2505			
	Estimated Width	6'			
	Costs	Quantity	Unit	Price	Total
	Road Base	251	Tons	\$30	\$7,515
	Labor	125	Hours	\$15	\$1,879
	Machine Rental	25	Hours	\$100	\$2,505
	Trash Receptacles	3	EA	\$600	\$1,800
	Signage	1	EA	\$5,000	\$5,000
	Contingency				\$2,805
Trail B Total					\$21,504

Trail E					
	Estimated Length	1200			
	Estimated Width	6'			
	Costs	Quantity	Unit	Price	Total
	Road Base	120	Tons	\$30	\$3,600
	Labor	60	Hours	\$15	\$900
	Machine Rental	12	Hours	\$100	\$1,200
	Trash Receptacles	3	EA	\$600	\$1,800
	Signage	1	EA	\$2,500	\$2,500
	Contingency				\$1,500
Trail E Total					\$11,500

Glen 7 Total	\$33,004
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Filing
No. 8

Lots

Timetable
101 Summer 2017

2016 Fees
\$21,412

Picnic Area		Quantity	Unit	Price	Total
Adjacent to Pond on Trail E	Shade Structure	1	EA	\$12,500	\$12,500
	Picnic Table	1	EA	\$800	\$800
	Trash Receptacles	1	EA	\$600	\$600
	Benches	2	EA	\$750	\$1,500
	Concrete	144	sq ft	\$6	\$864
	Signage	1	EA	\$2,500	\$2,500
	Contingency				\$2,814.60
Picnic Area Total					\$21,579

Glen 8 TOTAL	\$21,579
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Filing
No. 9 & No. 10

Lots

Timetable
147 Spring 2019

Fees
\$31,164

Trail B						
North Half	Estimated Length	2505				
	Estimated Width	6'				
	Costs	Quantity	Unit	Price	Total	
	Road Base	251	Tons	\$30	\$7,515	
	Labor	125	Hours	\$15	\$1,879	
	Machine Rental	25	Hours	\$100	\$2,505	
	Trash Receptacles	0	EA	\$600	\$0	
	Contingency				\$1,785	
Trail B Total					\$13,684	

Trail C						
To Trail D Intersection	Estimated Length	2800				
	Estimated Width	6'				
	Costs	Quantity	Unit	Price	Total	
	Road Base	280	Tons	\$30	\$8,400	
	Labor	140	Hours	\$15	\$2,100	
	Machine Rental	28	Hours	\$100	\$2,800	
	Trash Receptacles	3	EA	\$600	\$1,800	
	Signage	1	EA	\$2,500	\$2,500	
	Contingency				\$2,640.00	
Trail B Total					\$20,240	

Glen 9 & 10 Total	\$33,924
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Filing
No. 11

Lots

Timetable
103 Fall 2019

2016 Fees
\$21,836

Trail D

Estimated Length 3190
Estimated Width 6'

Costs	Quantity	Unit	Price	Total
Road Base	319	Tons	\$30	\$9,570
Labor	160	Hours	\$15	\$2,393
Machine Rental	32	Hours	\$100	\$3,190
Trash Receptacles	1	EA	\$600	\$600
Signage	1	EA	\$2,500	\$2,500
Contingency				\$2,737.88

Trail D Total \$20,990

Trail C

From Peaceful Valley Road South

Estimated Length 1500
Estimated Width 6'

Costs	Quantity	Unit	Price	Total
Road Base	150	Tons	\$30	\$4,500
Labor	75	Hours	\$15	\$1,125
Machine Rental	15	Hours	\$100	\$1,500
Trash Receptacles	2	EA	\$600	\$1,200
Signage	1	EA	\$2,500	\$2,500
Contingency				\$1,623.75

Trail C - partial - Total \$12,449

Glen 11 TOTAL \$33,439

Filing
No. 12

Lots

Timetable
79 Summer 2020

2016 Fees
\$16,748

Trail C

Between North Trail D Intersection and Peaceful Valley Rd

Estimated Length 4370
Estimated Width 6'

Costs	Quantity	Unit	Price	Total
Road Base	437	Tons	\$30	\$13,110
Labor	219	Hours	\$15	\$3,278
Machine Rental	44	Hours	\$100	\$4,370
Trash Receptacles	1	EA	\$600	\$600
Contingency				\$3,204

Trail C Partial Total \$24,561

Glen 12 TOTAL \$24,561

The Glen at Widefield East Trail System Estimates

Trail B						
Estimated Length	5010					
Estimated Width	6'					
Costs	Quantity	Unit	Price	Total		
Road Base	501	Tons	\$30	\$15,030		
Labor	251	Hours	\$15	\$3,765		
Machine Rental	50	Hours	\$100	\$5,000		
Trash receptales	3	EA	\$600	\$1,800		
Signage	1	EA	\$5,000	\$5,000		
Contingency				\$4,589		
Trail B Total				\$35,184		

Trail C					
Estimated Length	8670				
Estimated Width	6'				
Costs	Quantity	Unit	Price	Total	
Road Base	867	Tons	\$30	\$26,010	
Labor	434	Hours	\$15	\$6,510	
Machine Rental	87	Hours	\$100	\$8,700	
Trash receptales	6	EA	\$600	\$3,600	
Signage	1	EA	\$5,000	\$5,000	
Contingency				\$7,473	
Trail C Total				\$57,293	

Trail D						
Estimated Length			3190			
Estimated Width			6'			
Costs	Quantity	Unit	Price	Total		
Road Base	319	Tons	\$30	\$9,570		
Labor	160	Hours	\$15	\$2,393		
Machine Rental	32	Hours	\$100	\$3,190		
Trash receptales	1	EA	\$600	\$600		
Signage	1	EA	\$2,500	\$2,500		
Contingency				\$2,738		
Trail D Total				\$20,990		

Trail E					
Estimated Length	1200				
Estimated Width	6'				
Costs	Quantity	Unit	Price	Total	
Road Base	120	Tons	\$30	\$3,600	
Labor	60	Hours	\$15	\$900	
Machine Rental	12	Hours	\$100	\$1,200	
Trash receptales	3	EA	\$600	\$1,800	
Signage	1	EA	\$2,500	\$2,500	
Contingency				\$1,500	
Trail E Total				\$11,500	

Picnic Area					
Costs	Quantity	Unit	Price	Total	
Shade Structure	1	EA	\$12,500	\$12,500	
Picnic Table	1	EA	\$800	\$800	
Benches	2	EA	\$750	\$1,500	
Trash Receptacles	1	EA	\$600	\$600	
Concrete	144	sq ft	\$6	\$864	
Contingency				\$2,440	
Picnic Area Total				\$18,704	

Final Estimate					
Total Trail Length	18070				
Estimated Width	6'				
Costs	Quantity	Unit	Price	Total	
Road Base	1807	Tons	\$30	\$54,210	
Labor	904	Hours	\$15	\$13,560	
Machine Rental	181	Hours	\$100	\$18,100	
6' Bench w/ install	2	EA	\$750	\$1,500	
Trash receptacles	14	EA	\$600	\$8,400	
Signage	1	EA	\$15,000	\$15,000	
Shade Structure	1	EA	\$12,500	\$12,500	
Picnic Table	1	EA	\$800	\$800	
Contingency				\$18,611	
FINAL ESTIMATE				\$142,681	

Assumptions

- * 1 ton covers 10 lf - 6' wide - 3" depth
- * Average labor cost is \$15/ man hour
- * Each man hour covers approximately 20 lf
- * Machine rental is for a common Bobcat or equivalent
- * Each hour of machine rental covers approx 100 lf
- * Signage to include:
 - Rules & Regulations
 - No Littering
 - Overall Trail Map
- * Trash receptacles will be located at all trail crossings as well as at any dead ends
- * Benches will be located around the small pond located at the northern end of the open space
- * The proposed shade structure and picnic table will be located at the south end of the pond(Trail E)
- * All estimates are based on 2016 costs
- * We have added a 2% cost increase per year for all construction occurring after 2016

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement for Glen at Widefield Filing No. 8
- Glen Development Company

Agenda Date: July 13, 2016

Agenda Item Number: #7 - B

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

The Glen Development Company has indicated their intention to construct urban park amenities adjacent to the Glen at Widefield Filing No. 8 within the Glen at Widefield East development. Pursuant to the requirements of the El Paso County Land Development Code, the El Paso County Community Services Department estimates the Urban Park Fees to be \$21,412.

The Glen Development Company provided a Trail Plan outlining development of approximately 3.5 miles of trail, picnic pavilion, picnic table, benches, trash receptacles and signage to be installed within the Glen at Widefield East property, which will provide urban recreation opportunities for residents living within the Glen at Widefield East and the public.

The County desires to grant the Glen Development Company \$21,412 in Urban Park Credits, provided that improvements are installed of an equal or greater value within the Glen at Widefield East property, adjacent to The Glen at Widefield Filing No. 8, which will provide urban recreation opportunities for residents living in Filing No. 8 and the public.

The Glen Development Company shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 8 by installing a picnic pad, shade structure, picnic table, two park benches, trash receptacle and signage within open space "Tract C" of the Glen at Widefield East Preliminary Plan area in lieu of paying \$21,412 in Urban Park Fees at the time of recording the final plat.

The Glen Development Company will provide plans, specifications and a construction cost estimate for the park improvements to the County for review and approval prior to recording the final plat for the Glen at Widefield Filing No. 8. The park improvements must be completed within two years of the execution of this agreement or the urban park fees will be immediately due to the County.

Recommended Motion:

Move to endorse the approval of the Park Lands Agreement with Glen Development Company for the Glen at Widefield Filing No. 8.

PARK LANDS AGREEMENT
Glen at Widefield Filing No. 8

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2016, by and between Glen Development Company. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the owner of a parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 292 acres and commonly known and described as the Glen at Widefield East (the "Property").

B. The Board of County Commissioners approved a Preliminary Plan application on June 28, 2016 for the Property that includes six filings for development of 578 single-family lots.

C. Property Owner is in the process of completing a Final Plat application for a portion of the Property to be platted as The Glen at Widefield Filing No. 8 for development of 101 single-family lots, which application is anticipated to go before the Planning Commission and the Board of County Commissioners in July, 2016.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Development Services Department estimates the 2016 Urban Park Fees for The Glen at Widefield Filing No. 8 to be \$21,412.

E. Property Owner provided a Trail Plan outlining development of approximately 3.5 miles of trail, picnic pavilion, picnic table, benches, trash receptacles and signage to be installed within The Glen at Widefield East Property, which will provide urban recreation opportunities for residents living within The Glen at Widefield East and the public.

F. The County desires to grant the Property Owner \$21,412 in Urban Park Credits, provided that the Property Owner installs improvements of an equal or greater value to certain parcels identified as "Tract C" in the Glen at Widefield East Preliminary Plan, adjacent to The Glen at Widefield Filing No. 8 Final Plat, which will provide urban recreation opportunities for residents living in Filing No. 8 and the public.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Picnic Area Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 8 by installing a shade structure, picnic table and pad, two benches, trash receptacle, and signage within Filing No. 8 in lieu of paying \$21,412 in Urban Park Fees at the time of recording the final plat. By execution and recordation of this Agreement, The Glen at Widefield East Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for The Glen at Widefield Filing No. 8, the Property Owner shall install or cause to install certain park improvements within the designated tracts as described in this agreement.
 - b. The value of the improvements installed shall be equal to or greater than \$21,412.
 - c. The Property Owner will provide plans, specifications and a construction cost estimate for the park improvement to the County for review and approval prior to the recording of the final plat for The Glen at Widefield Filing No. 8, in agreement with the attached Trail Plan.
 - d. The picnic area shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$21,412 will be immediately paid to the County. If the above mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within The Glen at Widefield East until such the improvements have been completed or fees have been paid.
 - e. The picnic area will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved The Glen at Widefield East PUD Development/Preliminary Plan and The Glen at Widefield Filing No. 8.
2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Picnic Area will be maintained in perpetuity either by the Property Owner or The Glen Metropolitan District #3 for the benefit of the public.
3. Installation. The Property Owner, at no cost to the County, shall be responsible to install or cause to install all trail improvements pursuant to this Agreement. Any and all trail improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

**BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO**

By: _____
Dennis Hisey, Chair

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

Glen Development Company

By: _____

DRAFT

Glen at Widefield Proposed Trail System

To whom it may concern,

We are writing the following letter to describe our intended trail system through the open space at the Glen at Widefield. It will be our intent to construct multiple trails to allow residents to have easy access through the open space and overall development. In exchange for construction of this trail system we would like to enter into a Parklands Agreement with El Paso County that will allow us to use our funds directly on these trails in lieu of park fees. We are very excited to have the opportunity to create an amazing outdoor space for our residents and look forward to working with El Paso County to make this a great recreation option in the area.

The entire property will be owned and maintained by The Glen Metropolitan District #3. The open space contains approximately 115 acres of land and has a small pond located on the north end. An estimated budget as well as a proposed layout has been attached. In addition we have attached the proposed development for the entire Glen at Widefield East for reference.

The concept we have designed shows a plan for five total trails. With the construction of the five trails we will create almost 3.5 miles of total trails. The first trail has already been approved as a part of the urban Park Grant program and will be constructed as soon as the metro district takes possession of the property. Each of the remaining four trails will be constructed as the development continues with each trail being completed according to the below estimated timeline. Each trail will be six feet wide and consist of a road base material approximately three inches deep. Each trail will also have trash receptacles located in easily accessible areas. In addition we would like to add a shade structure with a picnic table as well as two benches on the south end of the existing pond in the area.

Trail A – This trail is already set to be constructed. It is approximately 3500 LF. It runs along the West side of the open space and provides access from the small park in the Glen at Widefield Filing No. 6 to the far northern end of the development. It is estimated to be built by the fall of 2016.

Trail B – This would be a trail that will be accessed at multiple points from the Glen East. It will follow the western edge of the proposed Spring Glen Dr and will lead through the open space to its connection with Trail C. It will be approximately 5010 LF. This trail will be completed in multiple phases along with the development of The Glen East Filing No. 7 as well as Filing No.9. Based on today's timetables completion of the southern half of the trail will be done with the completion of Filing No. 7 which should occur by fall 2016. Completion of the northern half will be completed with Filing No. 9 during the summer of 2018.

Trail C – This trail will run along the northern border of the Filings and will act as a connection point between The Glen and The Glen East. In addition, it will continue to the east and south to allow for a longer path around the Glen East. It will have a dead end on the far south end of the development and will have a large turnaround space. This trail will be approximately 8670 LF. Construction of this trail will

occur in phases as we develop the site. We anticipate the first phase (from the intersection with Trail A to the intersection with the north end of Trail D) to be complete along with Filing No. 9 in the summer of 2018. The second phase (from the south end of trail D to the dead end) will be completed along with Filing No. 10 in spring of 2019. The third phase will be completed along with Filing No. 12 in the summer of 2020.

Trail D – This trail will act as a shortcut through the interior of the Glen East. This trail will be approximately 3190 LF. This trail should be able to be completed along with Filing No. 11 in fall of 2019.

Trail E – This will be a short trail that will connect Trails A & B. It will run along the southern edge of the existing pond in the open space. This trail is where we would like to put the proposed shade structure with picnic table. This trail will be approximately 1200 LF. Completion of this trail should be able to occur along with Filing No. 7 in fall of 2016.

Although this is a long process to complete all of the trails we feel that it will be an excellent addition to the neighborhood by providing almost 3.5 miles of total trails in addition to the picnic area located just south of the pond.

Attached to this proposal we have included an estimate of costs for the construction of the trails. In exchange for the construction of these trails we would like to request credits for our Urban Fees for each of the Glen at Widefield East Filings as we build the trails. The total lots per Filing as well as completion estimates are listed below.

Filing No.	Number of Lots	Timeframe	2016 Park Fees	Est. Costs	Amenities
No. 7	148	Fall 2016	\$31,376	\$33,004	Southern half of Trail "B" & Trail "E"
No. 8	101	Summer 2017	\$21,412	\$21,579	Picnic Area on Trail "E"
No. 9	107	Summer 2018	\$22,684	\$13,684	Northern half of Trail "B" & Phase 1 of Trail "C"
No. 10	40	Spring 2019	\$8,480	\$20,240	Completion of Northern half of Trail "B" & Phase 1 of Trail "C"
No. 11	103	Fall 2019	\$21,836	\$33,439	Trail "D" & Phase 2 of Trail "C"
No. 12	79	Summer 2020	\$16,748	\$24,561	Phase 3 of Trail "C"
Total	578		\$122,536	\$146,507	

If you have any further questions or require any further information please do not hesitate to contact me.

Thank You,

J. Ryan Watson

Assistant Vice President

Glen Development Company



The Glen at Widefield East Exhibit

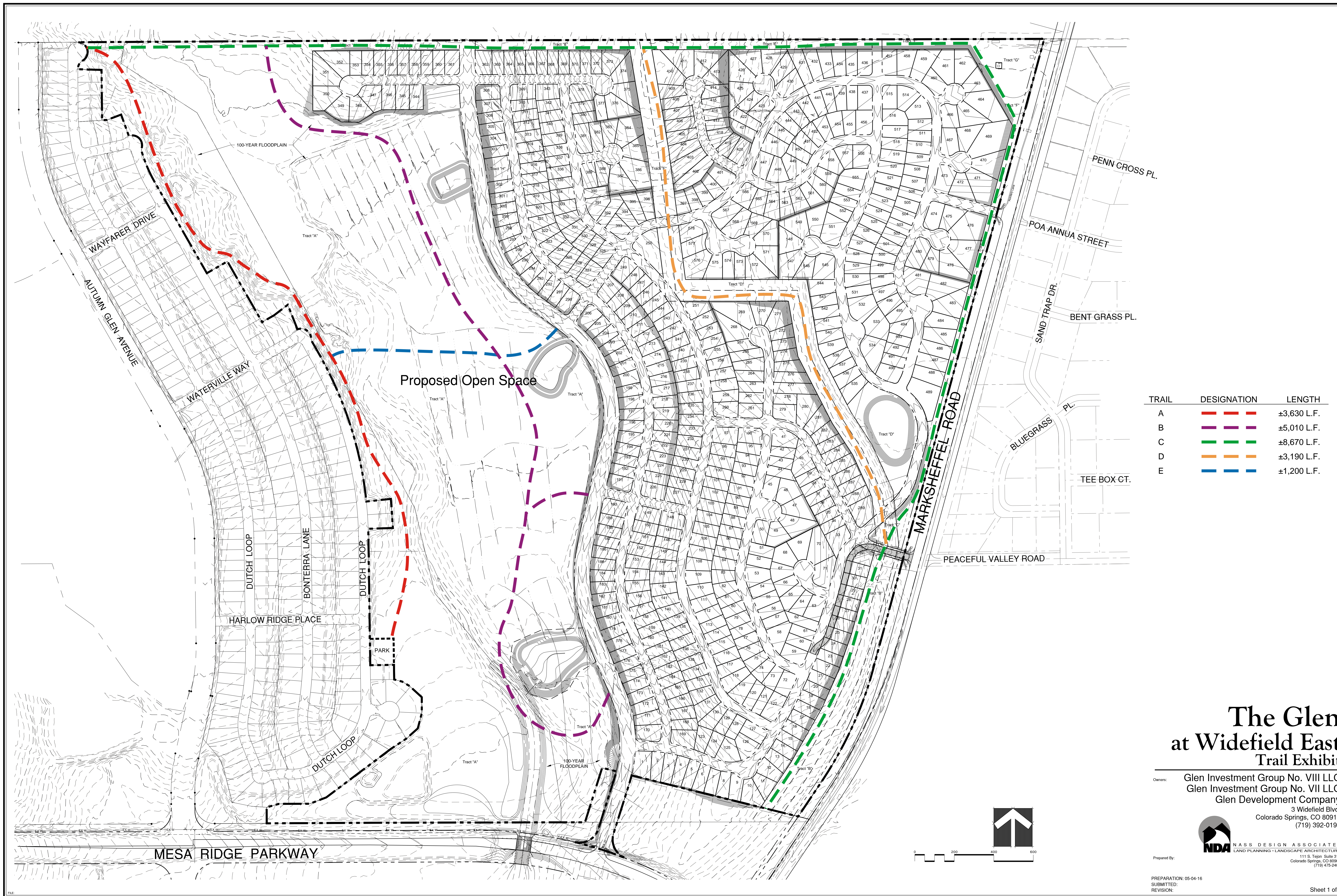
Owners: Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194



Prepared By:
SUBMITTED:
REVISION:

PREPARATION: 05-16-16

Sheet 1 of 1



TRAIL	DESIGNATION	LENGTH
A		±3,630 L.F.
B		±5,010 L.F.
C		±8,670 L.F.
D		±3,190 L.F.
E		±1,200 L.F.

The Glen at Widefield East Trail Exhibit

Owners:
Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194



Prepared By:
SUBMITTED:
REVISION:

PREPARATION: 05-04-16

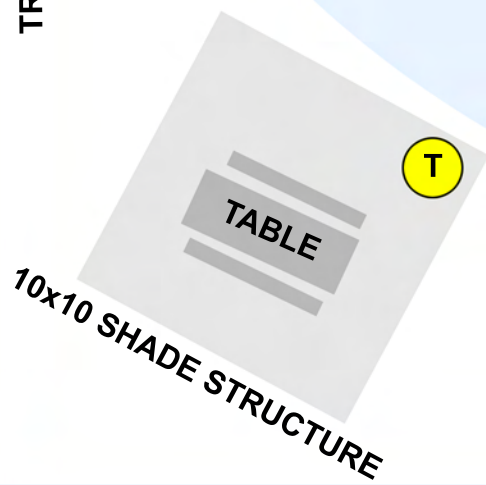


Legend : X – Picnic Area

- Trail “A”
- Trail “B”
- Trail “E”

TRAIL A

LAKE



BENCH

BENCH



TRAIL E

PICNIC AREA SITE PLAN

Proposed Shade Structure



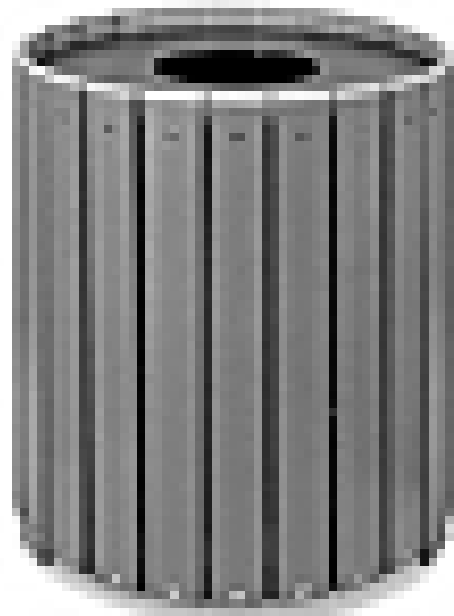
Proposed Picnic Table



Proposed Park Benches



Proposed Trash Receptacles



Filing	Lots	Timetable	2016 Fees
Glen Fil No. 7		148 Fall 2016	\$31,376

Trail B						
South Half	Estimated Length	2505				
	Estimated Width	6'				
	Costs	Quantity	Unit	Price	Total	
	Road Base	251	Tons	\$30	\$7,515	
	Labor	125	Hours	\$15	\$1,879	
	Machine Rental	25	Hours	\$100	\$2,505	
	Trash Receptacles	3	EA	\$600	\$1,800	
	Signage	1	EA	\$5,000	\$5,000	
	Contingency				\$2,805	
Trail B Total					\$21,504	

Trail E						
	Estimated Length	1200				
	Estimated Width	6'				
	Costs	Quantity	Unit	Price	Total	
	Road Base	120	Tons	\$30	\$3,600	
	Labor	60	Hours	\$15	\$900	
	Machine Rental	12	Hours	\$100	\$1,200	
	Trash Receptacles	3	EA	\$600	\$1,800	
	Signage	1	EA	\$2,500	\$2,500	
	Contingency				\$1,500	
Trail E Total					\$11,500	

Glen 7 Total	\$33,004
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Filing
No. 8

Lots

Timetable
101 Summer 2017

2016 Fees
\$21,412

Picnic Area		Quantity	Unit	Price	Total
Adjacent to Pond on Trail E	Shade Structure	1	EA	\$12,500	\$12,500
	Picnic Table	1	EA	\$800	\$800
	Trash Receptacles	1	EA	\$600	\$600
	Benches	2	EA	\$750	\$1,500
	Concrete	144	sq ft	\$6	\$864
	Signage	1	EA	\$2,500	\$2,500
	Contingency				\$2,814.60
Picnic Area Total					\$21,579

Glen 8 TOTAL	\$21,579
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Filing
No. 9 & No. 10

Lots

Timetable
147 Spring 2019

Fees
\$31,164

Trail B						
North Half	Estimated Length	2505				
	Estimated Width	6'				
	Costs	Quantity	Unit	Price	Total	
	Road Base	251	Tons	\$30	\$7,515	
	Labor	125	Hours	\$15	\$1,879	
	Machine Rental	25	Hours	\$100	\$2,505	
	Trash Receptacles	0	EA	\$600	\$0	
	Contingency				\$1,785	
Trail B Total					\$13,684	

Trail C						
To Trail D Intersection	Estimated Length	2800				
	Estimated Width	6'				
	Costs	Quantity	Unit	Price	Total	
	Road Base	280	Tons	\$30	\$8,400	
	Labor	140	Hours	\$15	\$2,100	
	Machine Rental	28	Hours	\$100	\$2,800	
	Trash Receptacles	3	EA	\$600	\$1,800	
	Signage	1	EA	\$2,500	\$2,500	
	Contingency				\$2,640.00	
Trail B Total					\$20,240	

Glen 9 & 10 Total	\$33,924
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Filing
No. 11

Lots

Timetable
103 Fall 2019

2016 Fees
\$21,836

Trail D

Estimated Length 3190
Estimated Width 6'

Costs	Quantity	Unit	Price	Total
Road Base	319	Tons	\$30	\$9,570
Labor	160	Hours	\$15	\$2,393
Machine Rental	32	Hours	\$100	\$3,190
Trash Receptacles	1	EA	\$600	\$600
Signage	1	EA	\$2,500	\$2,500
Contingency				\$2,737.88

Trail D Total \$20,990

Trail C

From Peaceful Valley Road South

Estimated Length 1500
Estimated Width 6'

Costs	Quantity	Unit	Price	Total
Road Base	150	Tons	\$30	\$4,500
Labor	75	Hours	\$15	\$1,125
Machine Rental	15	Hours	\$100	\$1,500
Trash Receptacles	2	EA	\$600	\$1,200
Signage	1	EA	\$2,500	\$2,500
Contingency				\$1,623.75

Trail C - partial - Total \$12,449

Glen 11 TOTAL \$33,439

Filing
No. 12

Lots

Timetable
79 Summer 2020

2016 Fees
\$16,748

Trail C

Between North Trail D Intersection and Peaceful Valley Rd

Estimated Length 4370
Estimated Width 6'

Costs	Quantity	Unit	Price	Total
Road Base	437	Tons	\$30	\$13,110
Labor	219	Hours	\$15	\$3,278
Machine Rental	44	Hours	\$100	\$4,370
Trash Receptacles	1	EA	\$600	\$600
Contingency				\$3,204

Trail C Partial Total \$24,561

Glen 12 TOTAL \$24,561

The Glen at Widefield East Trail System Estimates

Trail B						
Estimated Length	5010					
Estimated Width	6'					
Costs	Quantity	Unit	Price	Total		
Road Base	501	Tons	\$30	\$15,030		
Labor	251	Hours	\$15	\$3,765		
Machine Rental	50	Hours	\$100	\$5,000		
Trash receptales	3	EA	\$600	\$1,800		
Signage	1	EA	\$5,000	\$5,000		
Contingency				\$4,589		
Trail B Total				\$35,184		

Trail C						
Estimated Length	8670					
Estimated Width	6'					
Costs	Quantity	Unit	Price	Total		
Road Base	867	Tons	\$30	\$26,010		
Labor	434	Hours	\$15	\$6,510		
Machine Rental	87	Hours	\$100	\$8,700		
Trash receptales	6	EA	\$600	\$3,600		
Signage	1	EA	\$5,000	\$5,000		
Contingency				\$7,473		
Trail C Total				\$57,293		

Trail D						
Estimated Length	3190					
Estimated Width	6'					
Costs	Quantity	Unit	Price	Total		
Road Base	319	Tons	\$30	\$9,570		
Labor	160	Hours	\$15	\$2,393		
Machine Rental	32	Hours	\$100	\$3,190		
Trash receptales	1	EA	\$600	\$600		
Signage	1	EA	\$2,500	\$2,500		
Contingency				\$2,738		
Trail D Total				\$20,990		

Trail E					
Estimated Length	1200				
Estimated Width	6'				
Costs	Quantity	Unit	Price	Total	
Road Base	120	Tons	\$30	\$3,600	
Labor	60	Hours	\$15	\$900	
Machine Rental	12	Hours	\$100	\$1,200	
Trash receptales	3	EA	\$600	\$1,800	
Signage	1	EA	\$2,500	\$2,500	
Contingency				\$1,500	
Trail E Total				\$11,500	

Picnic Area					
Costs	Quantity	Unit	Price	Total	
Shade Structure	1	EA	\$12,500	\$12,500	
Picnic Table	1	EA	\$800	\$800	
Benches	2	EA	\$750	\$1,500	
Trash Receptacles	1	EA	\$600	\$600	
Concrete	144	sq ft	\$6	\$864	
Contingency				\$2,440	
Picnic Area Total				\$18,704	

Final Estimate					
Total Trail Length	18070				
Estimated Width	6'				
Costs	Quantity	Unit	Price	Total	
Road Base	1807	Tons	\$30	\$54,210	
Labor	904	Hours	\$15	\$13,560	
Machine Rental	181	Hours	\$100	\$18,100	
6' Bench w/ install	2	EA	\$750	\$1,500	
Trash receptacles	14	EA	\$600	\$8,400	
Signage	1	EA	\$15,000	\$15,000	
Shade Structure	1	EA	\$12,500	\$12,500	
Picnic Table	1	EA	\$800	\$800	
Contingency				\$18,611	
FINAL ESTIMATE				\$142,681	

Assumptions

- * 1 ton covers 10 lf - 6' wide - 3" depth
- * Average labor cost is \$15/ man hour
- * Each man hour covers approximately 20 lf
- * Machine rental is for a common Bobcat or equivalent
- * Each hour of machine rental covers approx 100 lf
- * Signage to include:
 - Rules & Regulations
 - No Littering
 - Overall Trail Map
- * Trash receptacles will be located at all trail crossings as well as at any dead ends
- * Benches will be located around the small pond located at the northern end of the open space
- * The proposed shade structure and picnic table will be located at the south end of the pond(Trail E)
- * All estimates are based on 2016 costs
- * We have added a 2% cost increase per year for all construction occurring after 2016

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2017 - 2021 Capital Improvement Program
Agenda Date: July 13, 2016
Agenda Item Number: # 7 - C
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement:** X

Background Information:

The Park Advisory Board annually considers and / or endorses the upcoming five-year Capital Improvement Program (CIP) at the July meeting. The CIP includes proposed capital improvement projects for the next five years. Please find enclosed the 2017 - 2021 CIP for consideration and / or endorsement.

Recommended motion:

Move to endorse the 2017 – 2021 Capital Improvement Program.



COMMISSIONERS
DENNIS HISEY (CHAIR)
DARRYL GLENN (VICE CHAIR)

SALLIE CLARK
AMY LATHEN
PEGGY LITTLETON

COMMUNITY SERVICES DEPARTMENT

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

MEMORANDUM

TO: El Paso County Park Advisory Board

FROM: Tim Wolken, Director
Community Services Department

RE: 2017 – 2021 Capital Improvement Program

DATE: July 13, 2016

El Paso County Parks (County Parks) currently manages a multi-million dollar park system that includes approximately 8,000 acres of parkland, 105 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, 2,500 acres of conservation easements, and numerous athletic facilities. County Parks also manage the El Paso County Fairgrounds and landscape maintenance efforts at County buildings. It is critical that County Parks utilizes a systematic process to ensure all facilities are well-maintained and that we make every effort to meet the parks and recreation needs of our citizens with our available resources.

To achieve the above goals, County Parks develops a five-year Capital Improvement Program (CIP) that includes proposals for land purchase, facility development and / or improvements. A capital improvement is defined as having a useful life of more than five years with a value in excess of \$10,000.

The CIP is a critical management tool that provides the following:

1. Serves as a comprehensive needs assessment for capital projects;
2. Provides a prioritized implementation schedule;
3. Identifies funding sources to complete the proposed improvements;
4. Ensures ongoing major maintenance in the County's park system.



Funding Sources

The CIP program is funded from a variety of sources. Every effort is made to supplement local funding sources with federal, state and local grants, and / or fundraising or collaborative efforts between other governmental jurisdictions and private organizations.

Regional and Urban Park Fees

Regional and urban park fees are paid by developers during the land development process to support new or enhanced park and recreation facilities to address population growth in respective areas of the County. Please see Appendix A and B for available regional and urban park fee funds.

Conservation Trust Fund (Lottery Funds)

It is anticipated that approximately \$20,000 will be available for maintenance projects in 2017.

County General Fund

It is anticipated that El Paso County general fund will provide approximately \$75,000 for major maintenance at County Parks in 2017.

1A Funds

The Board of El Paso County Commissioners approved a coordinated election ballot in November, 2014 asking voters' permission for the County to retain and expend \$2,044,758 in excess revenues collected in 2013. The proposal restricted use of the funds for needed maintenance and improvements at regional parks, open space, nature centers and county-wide trails. The ballot issue was approved by 70% of the voters. The funds are committed to support eleven capital improvement projects.

Grants / Fundraising

El Paso County Parks strives to leverage existing capital funding with grants and fundraising to support respective park projects.

Annual CIP Timeline

May / June - Staff reviews / updates CIP

July - Management team reviews recommendations and completes CIP proposals for Park Advisory Board (PAB) consideration

Park Advisory Board reviews / endorses proposed CIP for recommendation to Board of County Commissioners (BoCC) / County Administration

August - Funding for Park CIP projects are included in the upcoming County budget

November - BoCC approves budget for upcoming year

Project Prioritization Methods

County Parks utilizes the following criteria to determine the timeline and funding priorities for the respective Park projects.

Risk management

The project will reduce the potential of injury to facility users.

Citizen needs

Project has received high rankings on citizen surveys or other demonstrated citizen input processes.

Funding

Projects that can be completed from available funding sources will be given a higher priority.

Timing

Projects that are part of a phased improvement program that requires the phases be completed in sequence.

Critical function

Projects that must be completed for a critical function within a respective facility (irrigation, restrooms,...) will be given priority over non-critical function projects.

Manpower reduction

Project will reduce the manpower to maintain the respective facility.

Aesthetics

The project will improve the overall aesthetics of the facility.

Long-term stability

The project will improve the long-term stability of the respective facility which will in turn, reduce ongoing maintenance.

Address overall county goals

The project addresses County objectives in the County's 2012 – 2016 Strategic Plan.

Ongoing Projects

Black Forest Regional Park / Trail Improvements

The trails within Black Forest Regional Park sustained significant damages from the Black Forest Fire and post-fire flooding. Several sections were damaged beyond repair, are now flood-prone, or traverse through severely charred areas within the park. A drainage plan will be completed in 2016 to guide park restoration and trail repairs. A trail inventory will be completed to identify sections of trail for repair, re-route and/or closure. Trail signage will be updated to reflect any re-routes and better incorporate the trails adjacent to Cathedral Pines. Flood-mitigation and soil stabilization structures will be installed to mitigate future flooding impacts to the trails and active use area. Forest management prescriptions will be implemented to promote forest regeneration. County Parks proposes to commit \$100,000 from the regional park fee fund and \$160,000 of remaining 1A funds to implement the trail improvements.

Flood Recovery and Regional Trail Repairs

FEMA made a declaration of Public Assistance on July 16, 2015 for flood damages occurring between May 4 and June 16. Damaged locations include: Black Forest Section 16, New Santa Fe Regional Trail, Rock Island Regional Trail, Drake Lake Natural Area, Maxwell Street, Stratmoor Valley, Willow Springs, Fountain Creek Regional Trail near Interstate 25, and at the Hanson Trailhead. Estimates for all damages, debris removal and emergency response for Parks are \$2,872,644. Staff is working with State and FEMA officials to complete repairs of damaged areas by the January 16, 2017 completion date. Some of the larger projects may require extension of the deadline.

Pineries Open Space Project

FEMA, State and insurance-funded building repairs and installation of a new restroom as an alternate FEMA project were completed in 2016, paving the way for a first phase of trail and recreation improvements in the Pineries Open Space. DNR and CDBG-funded forest recovery work is anticipated in 2016 and 2017. The first phase of improvements per the Pineries Open Space Master Plan includes approximately 8.2 miles of trail (4.2 miles of primary regional trail and 3.82 miles of single-track trail), main trailhead with separate equestrian and hike/bike parking areas, outdoor classroom and corral. The total cost of the first phase recreation facilities is estimated at approximately \$400,000. County Parks has committed \$200,000 from the regional park fee fund and \$200,000 of 1A funds for the project. A CDBG-DR application has been submitted for \$536,000 to fund forest restoration work.

Rainbow Falls Access Improvement Project

Surface Transportation Improvement Program Transportation Enhancement Grant funds were secured through the Colorado Department of Transportation (CDOT) in the amount of \$308,000 for access, trail, park and bank stabilization improvements at Rainbow Falls Recreation Area. These funds have been matched with \$72,000 of regional park fees and \$5,000 in third party support for a total project budget of \$385,000. The final design process has been completed.

Procurement of a general contractor is the next step upon CDOT's notice to proceed. Construction is expected to commence in the fall of 2016 and be completed in 2017. Approximately \$30,000 in FEMA funding is also available for trail repairs as a result of 2015 flooding.

US 85/87 (Maxwell Street Trailhead) Streambank Protection Project

The Maxwell Street Trailhead was severely damaged during the September 2013 flood event. FEMA, State and local funds were used to stabilize approximately 300 feet of the toe of the bank. Additional bank stabilization is needed above, upstream and downstream of the existing armoring to protect the trail and trailhead, State highway bridge and electric and water utility infrastructure. The US Army Corps of Engineers (USACE) is preparing a feasibility study/environmental assessment in collaboration with El Paso County and local partners. The USACE has committed \$275,000 to the study and is prepared to cover 65% of the construction costs which are estimated at approximately \$2.2 million. The feasibility study/environmental assessment will be completed in 2016 and construction is anticipated to begin in 2017. The County was awarded \$945,000 in CDBG-DR funds as the local match for the feasibility study and construction.

Christian Open Space Trail

El Paso County Parks and the City of Fountain received a Community Development Block Grant (CDBG) in 2015 to continue the Front Range Trail from the south end of Fountain Creek Regional Park to Highway 85/87 (Main Street) in downtown Fountain near Interstate-25. The trail will be located adjacent to Bandley Drive, before continuing along Crest Drive, then back into the open space, then to Highway 85/87. The total cost of the project is \$181,586 with \$168,586 of CDBG funds and \$13,000 from in-kind contributions. The Planning Division is preparing final design plans for the trail as the in-kind contribution. Construction is anticipated in 2016 – 17.

Bear Creek Nature Center Improvements

\$150,000 of 1A funds have been committed to upgrade the exhibits at the Bear Creek Nature Center. These funds will be coupled with \$50,000 from fundraising for a project budget of \$200,000. It is anticipated the exhibit upgrade will be completed by the spring, 2017.

County Fairgrounds Improvements

El Paso County updated the County Fairgrounds master plan in 2015 which identified existing facilities that need upgrades to improve functionality, protect infrastructure, and enhance user experiences. Upcoming projects include drainage, electric, and roof repairs, landscaping and shade structures, electric service for 4-H campground, installation of a permanent entertainment pavilion, upgrade south entrance gate area, and installing a playground / spray park. \$472,000 is currently available for the improvements from regional park fees, a Great Outdoors Colorado grant, 1A funds, and fundraising efforts. It is anticipated all projects will be completed prior to the 2017 County Fair.

Fountain Creek Regional Park Improvements

El Paso County completed the Fountain Creek Regional Park Master Plan in 2016 which recommended improvements to existing facilities, new park facilities and other management and maintenance actions to enhance the user experience. Phase I improvements, with \$125,000 in 1A funds and \$125,000 in regional park fees secured, will commence in 2016 and include a dog park, disc golf course, demonstration gardens, trails and athletic field renovation. Phase 2 projects will be determined in late 2016 and may include a community garden, additional athletic field renovation, new playgrounds, expanded parking lots, enhanced trails, and new picnic pavilions. The Phase 2 projects will be funded in part by \$125,000 in regional park fees, and an application for \$125,000 in Community Development Block Grant application will be submitted.

Jones Park Improvements

The City of Colorado Springs deeded the 1,200 acre Jones Park site to El Paso County in January, 2015. El Paso County is participating with the United States Forest Service and the City of Colorado Springs in the completion of a National Environmental Policy Act (NEPA) process. The study findings will include trail modifications and erosion control improvements needed at Jones Park to address Bear Creek water quality issues to address the greenback cutthroat trout that is currently listed as threatened on the federal Endangered Species List. The NEPA process was completed in June, 2016. Funding for the improvements is provided by \$200,000 from 1A funds and \$250,000 from a Colorado Water Conservation Board grant. 2017 projects include the decommissioning of the former 667 trail adjacent to Bear Creek and other minor trail decommissioning projects.

Proposed New Capital Projects

Fairground Improvements

The El Paso County Fairgrounds Corporation annually provides approximately \$20,000 for capital improvements at the El Paso County Fairgrounds and Events Complex. It is anticipated the 2017 funds will be used for small capital improvement projects as determined in the Fairgrounds Master Plan.

Ute Pass Regional Trail Expansion

Construction of the regional trail will be completed as outlined in the Ute Pass Regional Trail Master Plan which was approved in the fall of 2015. A \$150,000 Colorado Parks and Wildlife Non-Motorized State Trails Grant, matched with \$150,000 of 1A funds, was secured in 2016 to construct the first section between Ute Pass Elementary School and Winnemucca Road by 2018. Additional grant applications were submitted to PPACG and CDOT to fund final design and construction of the remaining trail by 2022.

Major Maintenance Projects

It is anticipated the Board of County Commissioners will include \$75,000 in the 2017 Park Operations Division budget to complete major maintenance projects to address safety and infrastructure improvements. The proposed 2017 projects include:

- A. Bear Creek Regional Park roof pavilion replacement(s) - \$35,000
- B. Fox Run Regional Park Roof Replacement (Oak Meadows Restroom) - \$20,000
- C. Fox Run Regional Park Roof Replacement (Pine Meadows Restroom) - \$20,000

Widefield Community Park Improvements

Located southeast of Colorado Springs near Security and Widefield, this 17-acre park hosts a playground, basketball court, baseball backstop, an 18-hole disc golf course, and the Flight 585 memorial sitting area. As part of the development of the Widefield Community Park Master Plan in 2016, specific areas of improvement will be identified that will enhance the user experience and solidify park infrastructure. The project budget consists of \$100,000 of urban park fees.

New Santa Fe Regional Trail Improvements

The project includes the upgrade of the trail section and drainage area that crosses beneath Highway 105 in the Monument area. The area continually traps debris and floods onto the trail causing safety concerns. In addition, the Baptist Road trailhead restroom will be upgraded including connecting to potable water. The project budget is \$90,000 which includes \$20,000 from the Town of Monument and \$70,000 of regional park fees.

Proposed New Planning Projects

Elephant Rock Open Space Master Plan

Planning staff will collaborate with Palmer Land Trust, the Trails and Open Space Coalition, other local partners and stakeholders to develop a master plan for Elephant Rock Open Space following County acquisition of the property. The 63-acre parcel near Palmer Lake and the New Santa Fe Regional Trail has beautiful views of the Front Range from a number of vantage points and of Elephant Rock and supports high-quality native vegetation, such as Gamble Oak and Ponderosa Pine. The planning process will evaluate needs and identify future uses and improvements, such as a loop trail system, interpretive signage, infrastructure and land stewardship activities.

Kane Ranch Open Space Master Plan

Located to the east of Fountain along Squirrel Creek Road, Kane Ranch Open Space spans 440 acres of prairie grasslands. Planning staff will coordinate the development of a master plan and plans and specifications for the open space property in 2017 using \$50,000 in Ballot Question 1A funds. Consistent with open space planning standards, the emphasis will be on natural

resource conservation and passive use. Implementation of the Master Plan will begin in 2018 and will be funded by \$300,000 in regional park fees and \$150,000 from Ballot Question 1A.

Stratmoor Valley Greenway

Located along the dynamic west bank of Fountain Creek in unincorporated south-central Colorado Springs exist six parcels owned by El Paso County totaling nearly 108 acres. The area includes Maxwell Street and Stratmoor Valley trailheads as well as sections of the Fountain Creek Regional Trail. Staff proposes exploring the possibility of incorporating these six parcels into a continuous greenway, to be managed by El Paso County Parks, with additional improvements and recreation facilities funded through the Community Development Block Grant Program, and/or by other Fountain Creek Watershed partners.

**Community Services Department
El Paso County Parks
2017 - 2021 Capital Improvement Program**

PROBABLE FUNDING SOURCES:	2017	2018	2019	2020	2021	Total
Regional Park Fees						
Region #1						
New Santa Fe Trail Improvements	\$ 70,000					\$ 70,000
Region #2						
Black Forest Regional Park	\$ 100,000					\$ 100,000
Falcon Regional Park			\$ 250,000			\$ 250,000
Pinerias Open Space Improvements		\$ 50,000		\$ 50,000		\$ 100,000
Jackson Creek Trail Project					\$ 100,000	\$ 100,000
Fox Run Regional Trail				\$ 30,000		\$ 30,000
Falcon Vista Trail			\$ 15,000			\$ 15,000
Meridian Ranch Trail		\$ 50,000				\$ 50,000
Homestead Ranch Regional Park Improv				\$ 50,000		\$ 50,000
North Nature Center Feasibility Plan		\$ 25,000				\$ 25,000
Region #3						
BCRP Parking Upgrades		\$ 70,000				\$ 70,000
Region #4						
Fairgrounds Improvements	\$ -		\$ 150,000			\$ 150,000
Fountain Creek Regional Park Improvements	\$ 125,000			\$ 100,000		\$ 225,000
Paint Mines (West)				\$ 100,000		\$ 100,000
Kane Ranch	\$ -	\$ 300,000				\$ 300,000
Subtotal	\$ 295,000	\$ 495,000	\$ 415,000	\$ 330,000	\$ 100,000	\$ 1,535,000
Urban Park Fees						
Widefield Community Park Improvements	\$ 100,000					\$ 100,000
Sub-Total	\$ 100,000					\$ 100,000
Major Maintenance Funds						
BCRP Pavillion Roofs	\$ 35,000		\$ 75,000	\$ 30,000		\$ 140,000
BCRP Restroom Upgrade		\$ 75,000				
FRRP Roof Replacements	\$ 40,000					\$ 40,000
Willow Springs Roof Replacement		\$ 20,000				\$ 20,000
FRRP Restroom Upgrades			\$ 70,000			\$ 70,000
BCRP Tennis Court Resurfacing				\$ 100,000		\$ 100,000
Sub-Total	\$ 75,000	\$ 95,000	\$ 145,000	\$ 130,000	\$ -	\$ 445,000

1A Funds						
Ute Pass Regional Trail Expansion	\$ 150,000					\$ 150,000
Kane Ranch Open Space	\$ 50,000	\$ 150,000				\$ 200,000
Sub-Total	\$ 200,000	\$ 150,000				\$ 350,000
Third Party Funds						
GOCO (Falcon Regional Pk)			\$ 350,000			\$ 350,000
GOCO (Pineries)				\$ 200,000		\$ 200,000
Fox Run Regional Trail (State Trails Grant)				\$ 55,000		\$ 55,000
Ute Pass Regional Trail (State Trails Grant)	\$ 150,000					\$ 150,000
Ute Pass Regional Trail (TIP / TAP)		\$ 340,000	\$ 340,000	\$ 828,000		\$ 1,508,000
CDBG (Fountain Creek Regional Park)	\$ 125,000					\$ 125,000
Falcon Vista Trail			\$ 45,000			\$ 45,000
Meridian Ranch Trail (State Trails Grant)		\$ 164,500				\$ 164,500
Town of Monument (NSFRT)	\$ 20,000					\$ 20,000
Jackson Creek Trail - South (State Trails)					145,000	145,000
Subtotal	295,000	504,500	735,000	1,083,000	145,000	1,534,500
New Funding Source	\$ -	\$ 335,000	\$ 990,000	\$ 472,000	\$ 700,000	\$ 2,497,000
TOTALS	\$ 965,000	\$ 1,579,500	\$ 2,285,000	\$ 2,015,000	\$ 945,000	\$ 7,789,500

ESTIMATED COSTS	2017	2018	2019	2020	2021	Total
Bear Creek Regional Park						
Pavilion Roof Replacement	\$ 35,000		\$ 75,000	\$ 30,000		\$ 140,000
Parking lot improvements		\$ 70,000	\$ 60,000		\$ 200,000	\$ 330,000
Resurface tennis courts		\$ -		\$ 100,000		\$ 100,000
Construct maintenance yard near shop					\$ 150,000	\$ 150,000
Restroom Upgrade		\$ 75,000				\$ 75,000
Black Forest Regional Park						
Trail repairs	\$ 100,000			\$ 200,000		\$ 300,000
Tennis court resurfacing			\$ 50,000			\$ 50,000
Repair / replace pavillions		\$ 150,000				\$ 150,000
Black Forest - Section 16						
County Fairgrounds						
General Improvements			\$ 700,000			\$ 700,000
Drake Lake						
Elephant Rock Open Space						
General Improvements		\$ 100,000				\$ 100,000

<u>Falcon Regional Park</u>						
Phase 2 Improvements			\$ 900,000			\$ 900,000
<u>Fountain Creek Regional Park</u>						
General Park Improvements	\$ 250,000			\$ 200,000		\$ 450,000
Replace Willow Springs Restroom Roof		\$ 20,000				\$ 20,000
<u>Fox Run Regional Park</u>						
General Improvements	\$ 40,000		\$ 70,000		\$ 350,000	\$ 460,000
<u>Homestead Ranch Regional Park</u>						
Trail renovations / road improvements				\$ 50,000		\$ 50,000
<u>Jones Park</u>						
General Improvements						\$ -
<u>Kane Ranch</u>						
General Improvements	\$ 50,000	\$ 450,000				\$ 500,000
<u>North District Nature Center</u>						
Feasibility Study		\$ 25,000				\$ 25,000
<u>Open Space Purchase</u>						
<u>Paint Mines Regional Park</u>						
General Improvements (west)				\$ 100,000		\$ 100,000
Master Plan Update			\$ 20,000			\$ 20,000
<u>Rainbow Falls</u>						
Renovation Projects						\$ -
<u>Palmer Lake Recreation Area</u>						
<u>Pineries Open Space</u>						
Trail Improvements		\$ 50,000				\$ 50,000
General Improvements - Phase 2				\$ 250,000		\$ 250,000
<u>Stratmoor Hills Neighborhood Park</u>						
						\$ -
<u>Trail Improvements</u>						
New Santa Fe Trail (restroom / bridge)	\$ 90,000					\$ 90,000
Jackson Creek Trail (south)					\$ 245,000	\$ 245,000
Ute Pass Regional Trail - Trail Construction	\$ 300,000	\$ 425,000	\$ 425,000	\$ 1,000,000		\$ 2,150,000
Meridian Ranch / Eastonville Road Trail		\$ 214,500				\$ 214,500
Falcon Vista Trail			\$ 60,000			\$ 60,000
Fox Run Trail				\$ 85,000		\$ 85,000

Widefield Community Park						
General park improvements	\$ 100,000					\$ 100,000
Totals	\$ 965,000	\$ 1,579,500	\$ 2,285,000	\$ 2,015,000	\$ 945,000	\$ 7,789,500

Appendix A

**El Paso County Parks
2017 - 2021 Capital Improvement Program
Regional Park Fees**

Source: El Paso County Parks

	Region 1	Region 2	Region 3	Region 4	
	Northwest	Northeast	Southwest	Southeast	TOTAL
Beginning Balance (1/1/16)	\$ 276,021	\$ 1,479,022	\$ 232,727	\$ 618,333	\$ 2,606,103
Estimated Revenue (2016)	\$ -	\$ 30,000	\$ 10,000	\$ 50,000	\$ 90,000
Total Revenue / Fund Balance	\$ 276,021	\$ 1,509,022	\$ 242,727	\$ 668,333	\$ 2,696,103
Estimated Expenditures					
2016 Projects					
Falcon Regional Park Improvements		\$ 700,000			\$ 700,000
Elephant Rock Open Space	\$ 150,000				\$ 150,000
BCRP Pavillion Roof Replacement			\$ 25,000		\$ 25,000
Fountain Creek Regional Park Improvements				\$ 125,000	\$ 125,000
Fairgrounds Improvements				\$ 125,000	\$ 125,000
Pineries		\$ 200,000			\$ 200,000
Sub-Total	\$ 150,000	\$ 900,000	\$ 25,000	\$ 250,000	\$ 1,325,000
Estimated Ending Balance - 12/31/2016	\$ 126,021	\$ 609,022	\$ 217,727	\$ 418,333	\$ 1,371,103
Beginning Balance - 1/1/2017	\$ 126,021	\$ 609,022	\$ 217,727	\$ 418,333	\$ 1,235,000
Estimated Revenue (2017)	\$ -	\$ 30,000	\$ 10,000	\$ 50,000	\$ 90,000
Total Revenue / Fund Balance	\$ 126,021	\$ 639,022	\$ 227,727	\$ 468,333	\$ 1,461,103
Proposed 2017 Uses:					
New Santa Fe Regional Trail	\$ 70,000				\$ 70,000
Black Forest Regional Park - Trails		\$ 100,000			\$ 100,000
Fountain Creek Regional Park				\$ 125,000	\$ 125,000
Sub-Total	\$ 70,000	\$ 100,000	\$ -	\$ 125,000	\$ 295,000
Estimated Ending Balance - 12/31/2017	\$ 56,021	\$ 539,022	\$ 227,727	\$ 343,333	\$ 1,166,103

Appendix B

El Paso County Parks
Urban Park Program

		Area 1	Area 2	Area 3	Area 4	Area 5	
Beginning Balance - 2016		SD #38	SD #20	SD #49	SD #3	All other SD	TOTAL
Subdivision Neighborhood		\$ 65,068	\$ 43,088	\$ 129,277	\$ 162,236	\$ 4,479	\$ 404,148
Subdivision Community		\$ 89,729	\$ 121,676	\$ 286,060	\$ 137,437	\$ 1,299	\$ 636,201
		\$ 154,797	\$ 164,764	\$ 415,337	\$ 299,673	\$ 5,778	\$ 1,040,349
Estimated 2016 Revenue		\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 55,000
2016 Fund Balance / Revenue		\$ 164,797	\$ 179,764	\$ 430,337	\$ 314,673	\$ 5,778	\$ 1,095,349
Less Outstanding Grants							
Meridian Ranch Metro District	12/2014			\$ 25,000			\$ 25,000
Meridian Ranch Metro District	4/2015			\$ 25,000			\$ 25,000
Lorson Ranch - East Meadows	4/2016				\$ 25,000		\$ 25,000
The Glen at Widefield	4/2016				\$ 25,000		\$ 25,000
Total Grants		\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ 100,000
County Urban Parks							
Ceresa Park Improvements	2016	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
Total 2016 Expenditures		\$ -	\$ -	\$ 50,000	\$ 100,000	\$ -	\$ 150,000
2016 Estimated Balance		\$ 164,797	\$ 179,764	\$ 380,337	\$ 214,673	\$ 5,778	\$ 945,349
Estimated 2017 Revenue		\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 55,000
2017 Fund Balance / Revenue		\$ 174,797	\$ 194,764	\$ 395,337	\$ 229,673	\$ 5,778	\$ 1,000,349
2017 Grant Estimates		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 5,000	\$ 205,000
2017 Projects							
Widefield Community Park		\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Total Estimated 2017 Expenses		\$ 50,000	\$ 50,000	\$ 50,000	\$ 150,000	\$ 5,000	\$ 305,000
2017 Estimated Balance		\$ 124,797	\$ 144,764	\$ 345,337	\$ 79,673	\$ 778	\$ 695,349

**El Paso County Parks
2016 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Upgrade BCNC Exhibits	Todd Marts	High	Fundraising Phase
FCNC Recycled Bottle Exhibit	Nancy Bernard		Completed
FCNC Cultural History Exhibit	Nancy Bernard	Medium	Fundraising Phase
County Fair Improvements	Todd Marts	High	Implementation Phase
Establish Advanced Equine Clinic		Medium	
Expand Fairgrounds Halloween activities		Low	
Establish Equestrian Poker Run at FCRP		Low	
40th Anniversary Celebration - BCNC	Todd Marts	Medium	
Park Operations Division	Project Manager	Priority	Status
Update Park Operations Manual	Brad Bixler	High	Review Phase
Park Security Officer Expanded Duties	Brad Bixler	High	Approval Phase
Expand Forest Management Program	Brad Bixler	High	Bid Phase
Park Operations Software Upgrade	Brad Bixler		Completed
Install BC Dog Park Memorial	Kyle Melvin		Completed
Re-open New Santa Fe Regional Trail	Tim Wolken		Completed
Expand Training Program Schedule	Brad Bixler		Completed
Planning Division	Project Manager	Priority	Status
FC Regional Park Master Plan Update	Ross Williams	High	Approval Phase
Widefield Community Park Master Plan Update	Ross Williams	Low	
Culturally Modified Tree Studies	Ross Williams	High	Approval Phase
Fountain Creek Greenway Project	Elaine Kleckner	Low	
Collaborative Trail Development	Elaine Kleckner	Low	
Capital Improvement Projects	Project Manager	Priority	Status
Pinerias Open Space - Phase 1	Elaine Kleckner	High	Bid Phase
Rainbow Falls Recreation Area	Elaine Kleckner	High	Bid Phase
Black Forest Regional Park Improvements	Jason Meyer	High	Bid Phase
Falcon Regional Park Development	Elaine Kleckner		Completed
Falcon Trailhead Improvements	Jason Meyer	High	Construction Phase
Flood Recovery Projects	Elaine Kleckner	High	Bid Phase
Maxwell Street Streambank Protection	Elaine Kleckner	Medium	
USACE Section 205 Project	Elaine Kleckner	Low	
Christian Open Space Trail	Jason Meyer	Medium	Planning Phase
County Fairground Improvements	Tasha Brackin	High	Construction Phase
Fountain Creek Regional Park Improvements	Ross Williams	Medium	
Jones Park Improvements	Tim Wolken	Medium	Construction Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Low	Fundraising Phase
Ceresa Park Improvements	Brad Bixler	High	Planning Phase
Bear Creek Regional Park Improvements	Brad Bixler	Medium	Planning Phase
Open Space Projects	Project Manager	Priority	Status
Elephant Rock	Elaine Kleckner	High	Fundraising Phase

Community Outreach	Project Manager	Priority	Status
County Fair Sponsorships	Dana Nordstrom		Completed
Partners in the Park	Dana Nordstrom	High	Fundraising Phase
Friends Groups Expansion	Dana Nordstrom	High	Marketing Phase
Nature Center Annual Fundraising Campaign	Todd Marts	Medium	Fundraising Phase
County Fairgrounds Capital Campaign	Christine Burns		Completed
Parks Annual Giving Campaign	Christine Burns	Low	
BCNC Exhibits Fundraising Campaign	Todd Marts	High	Fundraising Phase
United Way Giving Campaign	Christine Burns	Medium	Research Phase
Elephant Rock Open Space Capital Campaign	Elaine Kleckner	High	Fundraising Phase
Naming Rights Opportunities	Christine Burns	Low	
Expand Marketing Efforts for Health Impacts	Christine Burns	Low	
"How To" Video for Park Rentals	Christine Burns	Medium	
Use of QR Codes	Christine Burns	Low	
Development of Global CSD Calendar	Christine Burns		Completed
Administration	Project Manager	Priority	Status
Internship Opportunities	Christine Burns	High	Research Phase
Explore Use of Virtual Meetings	Deb Reid		Completed
Trust for Public Land Funding Study	Tim Wolken		Completed
Fiber Connections to Park Buildings	Deb Reid		Completed

**Community Services Department
Parks / Recreation & Cultural Services Divisions
June 2016 Monthly Report**

Facility Revenue Totals To Date						
		2016				2015
		Budget	Current	Balance		Totals to Date
Parks Facility Reservation Revenue		\$ 145,000	\$ 132,868	\$ 12,132		\$ 117,466
County Fair / Fairgrounds		\$ 295,651	104,867	\$ 190,784		115,308
Total		\$ 440,651	\$ 237,735	\$ 202,916		\$ 232,774
Fundraising Revenue						
		2016				2015
	Purpose	Goal	Amount	Balance		Totals to Date
County Fair Sponsorships	Fair Operations	\$ 65,000	\$ 78,000	\$ (13,000)		\$ 76,250
Partners in the Park Program	Park Operations	\$ 30,000	\$ 20,000	\$ 10,000		\$ 30,000
Trust for Community Parks	Park Operations	\$ 15,000	\$ 10,099	\$ 4,901		N/A
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 12,890	\$ 12,110		\$ 12,669
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 50,000	\$ (10,000)		\$ 40,000
Parks Annual Campaign	Park Operations	\$ 5,000		\$ 5,000		N/A
Total		\$ 180,000	\$ 170,989	\$ 9,011		\$ 158,919
Grant Funds						
CO Water Conservation Board	Jones Park	\$ 250,000				
CO Dept of Natural Resources	Fuels Mitigation Grant	\$ 41,750				
Great Outdoors Colorado	Fairgrounds Improvements	\$ 275,000				
Colorado State Trails	Ute Pass Regional Trail	\$ 150,000				
Total		\$ 716,750				\$ -
Parks Division Reservations						
		2016			2015	2015
Year to Date		Rentals	Attendance	Evaluation	Rentals	Attendance
January		16	678	N/A	16	745
February		20	647	N/A	21	221
March		20	201	N/A	15	302
April		111	3259	4.3	149	5188
May		326	14908	4.3	332	14595
June		479	20438	4.13	393	19723
July						
August						
September						
October						
November						
December						
Total		972	40131		926	40774

<u>Parks Facility Reservations</u>	2016				2015	2015
June		Rentals	Attendance		Rentals	Attendance
<u>Bear Creek Regional Park</u>						
Archery Lanes		48	48		12	45
Athletic Fields		35	3220		41	4470
Pavilions		112	5667		107	5761
Trails		4	280		4	610
Vendor		5	10			
Tennis Courts					8	16
Vita Course						
Meeting Room		21	305		15	241
<u>Black Forest Regional Park</u>						
Athletic Fields		22	1125		20	1075
Pavilions		23	1066		16	625
Vendor						
Tennis Courts		32	128		32	128
<u>Falcon Regional Park</u>						
Baseball Fields		14	655			
<u>Fountain Creek Regional Park</u>						
Athletic Fields		1	100		2	150
Pavilions		40	1987		41	2076
Trails					2	100
Disc Golf Course						
Vendor		1	2			
<u>Fox Run Regional Park</u>						
Athletic Fields		13	800		9	590
Gazebo		21	510		10	430
Warming Hut		9	115		11	211
Pavilions		69	2975		52	2450
Trails		1	160			
<u>Homestead Ranch Regional Park</u>						
Pavilions		6	185		7	345
Athletic Fields					1	100
Trails					1	100
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail		1	1000		1	100
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor						
<u>Paint Mines Trail</u>						
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>		1	100		1	100
Total Park Facility Reservations		479	20438		393	19723

<u>Fairgrounds Facility Reservations</u>	2016			2015	2015
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January	9	240		8	530
February	13	347		15	539
March	9	194		17	541
April	17	3124		21	2070
May	12	3338		17	2353
June	16	3908		19	3801
July					
August					
September					
October					
November					
December					
Total	76	11151		97	9834
<u>Fairgrounds Facility Reservations</u>	2016			2015	
<u>June</u>	<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Swink Hall - Fairgrounds</u>					
Fair Corporation Meeting	1	4	1	8	
FAB Meeting	1	21	1	22	
Lions Club Meeting	1	20			
COC Meeting	1	13	1	17	
Senior Dinner	2	160	2	163	
Guenzel Wedding	1	103			
Moore Wedding	1	90			
Sale Committee - Public Forum	1	30			
Plainsman 4H Demo Day			1	40	
Grounds Committee Meeting			1	5	
Windfarm Update Meeting			1	20	
Livestock Committee Meeting	1	40			
<u>Track</u>					
Race	2	2607	2	2500	
<u>Barns</u>					
<u>Livestock Arena</u>					
4H Animal Check and Weigh In	1	70	1	60	
<u>Grounds</u>					
<u>Whitemore - Fairgrounds</u>					
4H Dog Show	1	100	1	100	
Living Word Rummage Sale	1	600	1	600	
<u>Exhibit Hall - Fairgrounds</u>					

Calhan ranch and dog project				2	20	
Livestock committee meeting				1	20	
4H Rocketry				1	20	
<u>Arena</u>						
Gymkhana		1	50	1	86	
Barrel Race				1	120	
Month Total Fair Facility Reservations		16	3,908	19	3801	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
			2016 Total	\$	-	
			2015 Total	\$	3,988	
<u>Volunteerism</u>			2016	2015		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		262	1271	401	1607	
February		161	2345	42	1642	
March		260	2,206	155	1,031	
April		645	4,268	996	4,591	
May		398	2592	303	3,087	
June		418	3,016	324	2,124	
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	2144	15,698	2221	14,082	
			2016			
<u>June</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Park Advisory Board		9	27			
Fair Advisory Board		14	704			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		146	801			
Adopt-A-Park / Trail / Volunteer Projects		244	1,464			
Front Range Community Service		0	0			
Total		418	3,016			

Programming	Goal	2016			2015	2015
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance
January		33	1438	5.00	28	687
February		26	836	4.97	42	1642
March		50	1028	4.98	51	1014
April		179	3665	4.97	129	3796
May		210	4579	4.93	160	3467
June		102	3384	4.95	92	2559
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	600	14930	4.97	502	13165
June	Facility	Programs	Attendance	Evaluation		
Discover Bear Creek	BCNC	9	96	4.97		
Habitat	BCNC	2	30	4.80		
Incredible Insects	BCNC	4	40	5.00		
Colorado Wildlife Detectives	BCNC	8	120	5.00		
Foothills Field Experience	BCNC	1	12	5.00		
LW: Ant on Parade	BCNC	1	22	5.00		
NE: Who Lives in a Tree	BCNC	1	18	5.00		
Bugs and Beast Birthday Party	BCNC	3	47	5.00		
Timberview	BCNC	1	30			
Champion	BCNC	1	115			
Overture	BCNC	1	14			
D20 Environmental Studies for Middle School	BCNC	1	18			
Bear Birthday Party	BCNC	1	18			
Early Connections	BCNC	1	34			
El Paso County Executive Team Meeting	BCNC	1	20			
Active Adults Club Star Party	BCNC	1	32			
Ariel	BCNC	1	19			
Crusaders	BCNC	1	20			
GS: Animal Habitats	BCNC	1	17			
Nature Camp: Features of Curious Creatures	BCNC	5	150	4.92		
Memorial Service	BCNC	1	54			
Tea Party in the Woods	BCNC	1	20	5.00		
Nature Camp: Nature Adventures Through Time	BCNC	4	120			
Harrison-Bricker Elementary School	BCNC	1	100			
Awesome Arthropods	FCNC	2	21	5.00		
Walk the Wetlands	FCNC	17	272	5.00		
Nature Adventures: Terrific Turtles	FCNC	1	58	4.80		
Birthday Party: Walk the Wetlands	FCNC	1	22	5.00		
Get Outdoors Day Outreach	OUTREACH	1	1200			
Community Meeting	FCNC	1	10			
Nature Camp: Watershed Wizards	FCNC	5	155	5.00		
Charter School	FCNC	1	18			
Adult Hiking Club	FCNC	1	15			

Free Storytime with Puppets	FCNC	1	29	4.50	
2's & 3's Outdoors: Fishy Wishy	FCNC	1	28	5.00	
Community Intersections	FCNC	1	10		
Home Day Care	FCNC	1	15		
School in the Woods Field Trip	FCNC	2	30		
Evening Campfire Program	FCNC	1	12	5.00	
Milkweed Mania Give-away	FCNC	1	12	5.00	
Nature Camp: Watershed Wizards Fox Run	FCNC	5	105	5.00	
UCCS Summer Club	FCNC	1	15		
Mom's Hiking club	FCNC	1	26		
Firefly Celebration & Night Hike	FCNC	2	95	5.00	
Volunteer Continuing Educ.: Wildflower Hike	FCNC	1	8		
The Classical Academy field trip	FCNC	1	30		
UCCS Walking Nature Class	FCNC	1	32		
TOTALS		102	3384	4.95	



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COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

June 2016

General Updates:

1. Facility rental revenue is up by \$15,402 from this time in 2015.
2. There were 479 reservations made in May for a total of \$34,323.50.

Special Events:

1. The running and biking season is in full swing. 'The Nomad', a grueling 48-hour adventure race which started with a 36-mile white water rafting leg and included the single-track mountain bike course at Bear Creek Regional Park, was held in June.
2. The Subaru Elephant Rock Cycling Festival started at the Douglas County Event Center and included a 100-mile road course loop to the New Santa Fe Regional Trail; the 'Ascent Series' which is a mountain bicycle race series also took place last month. 'Kids on Bikes' kicked off their multi-day riding camps in June as well.
3. The trails at Bear Creek Regional Park were host to two running event: The 'High Drive Challenge' which is a 10-mile run with an elevation gain of 1500 feet; and a fundraiser run to benefit the National Diabetes Initiatives.
4. The Black Forest Fire District held their annual "4 Miles in the Forest" run at Section 16. The event raised funds for firefighting gear and brought awareness to wildfire preparedness



5. A 3-day dog agility event and a dog Frisbee competition were held at Fox Run Regional Park.
6. The Church of Jesus Christ of Latter Day Saints invited over 80 community members to a Father & Son overnight camp-out at the Fallen Timber section of Fox Run Regional Park.
7. Several churches, local companies/businesses and families were approved for special event permits to include bounce houses and other inflatables into their functions.



COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
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COMMUNITY OUTREACH and GRANTS
Monthly Report – June 2016
Christine Burns, Community Outreach Manager
Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **COMMUNITY OUTREACH:** We are off to a great start with the Concerts in the Park Summer Series with over 700 residents enjoying Bear Creek Regional Park. We have two concerts in July. Mark your calendars for Fountain Creek Regional Park, July 13 and Bear Creek Regional Park, July 27. Go to <http://www.ppjass.org/events.html> to check out the band schedule.
2. **FRIENDS GROUPS:** The Friends of Bear Creek Dog Park is now fundraising for a Ron Buchanan Memorial. They have selected a Sail Shade Canopy with Picnic Tables in his remembrance. If you would like more information or to make a donation please visit <http://www.bearcreekdogpark.com/park-services/donations>.
3. **EL PASO COUNTY FAIR:** County Fair Sponsorship commitments have now surpassed the \$65,000 goal by \$13,000. Please remember to RSVP for the County Fair VIP Reception hosted by the County Commissioners, on Saturday, July 16, 2016 to dananordstrom@elpasoco.com.

Grants

1. A contract was signed with Mile High Youth Corps for nine weeks of fuels mitigation work within the Black Forest Regional Park and the Pinerias Open Space under the Department of Natural Resources Wildfire Risk Reduction Grant program.
2. A grant was submitted to the Western Native Trout Initiative requested \$3,000 to support interpretive and directional signage at Jones Park.
3. If you have an interest working with us on researching grant opportunities and/or writing grants to support park projects, please call Christine Burns at 520-6996.



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RECREATION & CULTURAL SERVICES DIVISION

MONTHLY REPORT – JUNE 2016

SUBMITTED BY: TODD MARTS, DIVISION MANAGER

General

Projects, Fundraising & Grants:

1. Condit Exhibits installed the Recycling exhibit on June 2. The well-constructed and interactive new exhibit beautifully blends with the other exhibits on the Sustainability wall. It consists of the Water Bottle Tower and two interactive panels; one raises awareness of the Resin Identifier Code on plastics and the other raises awareness of the benefits of recycling in general. We hope it will inspire visitors to purchase less in plastic bottles, recycle more and to use re-usable water bottles.

Programs & Events:

1. Completed two nature camps titled “Watershed Wizards”: one at Fountain Creek Nature Center and one at Fox Run Regional Park. Fifty children played nature games, explored the parks, built dams and re-created the Fountain Creek Watershed to become “wizards” of knowledge about the watershed.
2. The annual Firefly Celebration & Night Hike brought 95 people on Friday and Saturday nights to learn about this fascinating beetle that uses bio-luminescence to attract mates and is found only in a few wetland pockets in Colorado. An amusing interactive Powerpoint presentation illustrating the life cycle and mating habits of lightning bugs was followed by a night hike where we saw 30-40 fireflies! A really great count!
3. Completed two nature camps at Bear Creek Nature Center. All Camps are at capacity.
4. Coordinated & led Bear Creek’s first Tea Party in the Woods. This innovative program was very popular and has created interest in adding this as a separate program for children.



COMMUNITY SERVICES DEPARTMENT

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

Date: July 13, 2016
To: Park Advisory Board
From: Elaine Kleckner, Planning Manager
Subject: Planning Division Monthly Report for June, 2016

Capital Projects:

- 1. Elephant Rock Open Space:** A landowner approached El Paso County Parks regarding acquisition of 60 acres of undeveloped property along the new Santa Fe Trail and adjacent to the Elephant Rock formation. Staff is working with the Trails and Open Space Coalition (TOSC), the Tri-Lakes Chamber of Commerce and other interested parties to raise funds for acquisition. Ballot Question 1A funds and regional park fees comprise the majority of the project budget. Only \$31,500 more is needed to meet the fundraising goal of \$340,000, and staff is pursuing grant opportunities.
- 2. Rainbow Falls Recreation Area:** The Board of County Commissioners recognized and appropriated \$308,000 in federal funds received through the State Surface Transportation Improvement Program to the project in 2014. Proposed improvements include bank stabilization, service road/trail surfacing, park amenities, secondary trails and parking lot improvements. The Matrix Group prepared construction documents and cost estimates. Construction may proceed once the Colorado Department of Transportation (CDOT) provides an Option Letter to formally encumber construction funds. CDOT is currently working on bridge repairs, which are expected to be completed by Labor Day. In the meantime, Parks has completed FEMA-funded work to repair primitive trails by the Creek.
- 3. Pineries Open Space:** Planning Division has initiated a design/build process for Phase 1 improvements and is finalizing an Invitation for Bid. Phase 1 improvements include trails, the primary trailhead and park amenities. Forestry work to address fire impacts and restore a healthy forest is ongoing. A DNR grant has been secured for 2016 forest management work.
- 4. Black Forest Regional Park:** Planning Division continues to work on recovery projects and is helping coordinate volunteer projects in 2016. Planning for drainage improvements, forest restoration, and an update of the trails master plan has commenced in July with consultant assistance from AECOM.

5. **Falcon Regional Park:** The County selected American Civil Constructors to build the first phase of the park, based on plans by N. E. S., Inc. Improvements are now substantially complete, and a Grand Opening celebration was held on June 11. The first phase includes two baseball fields, access and parking areas, park infrastructure, and basic park amenities.
6. **New Santa Fe Regional Trail Improvements:** Tapis Associates completed a trail safety and maintenance assessment in late 2014. Due to the rain and subsequent flooding of May 2015, a reassessment was commissioned to determine additional damage and inform FEMA scoping. Basic repairs to the trail have been done, but additional work will take place in 2016 using FEMA funds after SHPO and environmental clearances are obtained.
7. **Falcon Trailhead Improvements:** The County received State Trails funding for the project in 2014. Planning Division staff completed the final design plans, and the County selected Ransom Construction to complete the work by August, 2016. Trail construction and repair of the railroad bridge is now underway.
8. **Front Range Trail Extension:** The County partnered with the City of Fountain and received CDBG funding in 2015 to extend the Front Range Trail South from Fountain Creek Regional Park to Christian Open Space. Staff has launched on a cultural survey and design discussions with the City. Construction will take place in 2016 after SHPO and environmental clearances are received.
9. **Ute Pass Regional Trail:** The County received a Colorado Parks and Wildlife State Trails grant to construct approximately 2/3 miles of trail between Ute Pass Elementary School and Winnemucca Road. Staff will initiate a design/build process in the third quarter of 2016 after SHPO and environmental clearances are received.

Planning:

1. **Fountain Creek Regional Park Master Plan:** The development of the Fountain Creek Regional Park Master Plan began in the fall of 2015. The process included site analysis, analysis of current use and needs, stakeholder and public involvement, and development of a plan illustrating future improvements and describing management actions. The draft Master Plan was posted on the website on April 29 for a three-week public review, and revisions were made to address concerns. The Park Advisory Board endorsed the draft plan on June 8, and Board of County Commissioners approved the final plan on June 28.
2. **Fountain Creek Watershed, Flood Control and Greenway District:** Staff continues to participate in District Technical Advisory Committee and Citizens Advisory Group meetings. The committees help develop and implement watershed restoration and enhancement projects.
3. **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.

Flood Recovery:

1. **2015 Flood Recovery:** FEMA made a declaration of Public Assistance on July 16 for flood damages occurring May 4 through June 16. The cost to repair damages, debris removal, and emergency response for Parks is close to \$3,000,000. Staff worked with State and FEMA officials to develop scopes of work for damaged areas. Purchase orders have been received from the State/FEMA for most projects and procurement of contractors has been initiated; grant agreements will be provided for others following completion of hydrologic and hydraulic analyses.

2. **Highway 85/87/Maxwell Street Trailhead Bank Stabilization Project:** The County requested assistance from the US Army Corps of Engineers (USACE) under its Section 14 Program to help address bank erosion at the Maxwell Street Trailhead. FEMA funds have been used to stabilize the toe of the slope, but trails and trailhead are still at risk, as are the highway bridge and Colorado Springs Utilities infrastructure. The USACE and the County have allocated funds for a feasibility study/environmental assessment and the County has secured the local match for design and construction of the \$2.5 million project. The Planning Division is leading the project for the County and is working with the USACE to complete the feasibility study in 2016. Construction is planned in 2017-2018.

Development Permit Application Reviews:

Staff reviewed one development permit application in June, the Glen at Widefield Filing No. 8



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PARK OPERATIONS DIVISION
MONTHLY REPORT
JUNE 2016

Operations/Misc. Projects

Fairgrounds Livestock Pavilion - The pier footers for the Livestock Pavilion have been poured. Building construction will begin July 5th.

Fairground Drainage Issues - Drainage pipe has been ordered and delivered on site for installation along the east side of the Owens Indoor Arena to control rain runoff. Installation of drain pipe and masonry block will begin on the week of the 27th. Staff will also begin drainage grading to direct runoff from structures.

New Fairground Light Poles - The area east of the Whittemore Building will be receiving area lighting. The lights poles and installation of light poles have been generously donated by MVEA employee Ted Brewer, husband of our own Janice Brewer. Park staff are currently installing 2" conduit to run conductors for the lights that were also donated by MVEA. Facilities Management Staff will wire up the new lights in time for the Fair.

Grandstands Structural Inspection - Staff will conduct a structural inspection and repair of the grandstands prior to the Fair.

Homestead Ranch Irrigation System - The Rainmaster I-Central communications has been repaired to allow access from remote locations. Staff worked with the Rainmaster vendor to effect repairs.

Black Forest Pavilion Repair- Three contractors have been contacted and have shown interest in performing the pavilion repairs. The repairs constitute replacing or reinforcing the existing pillars that have signs of rotted wood. A scope of work will be sent to procurement as soon as we are able to get an engineering report. This is a high priority project for the department.

North Gate Parking Lot and Fox Run Entrance Drive Asphalt Project- BOCC approved the project and a PO was cut. The schedule will be set for asphaltting the parking lot entrance pad at the Northgate entrance first and the entrance drive for Fox Run Park. Avery Asphalt has won the bid for both of these projects. Avery Asphalt has been contracted to do other projects and will



not be able to attend to parks needs until late August into September. Staff is pushing for an earlier date for the North Gate entrance due to re-opening of the Santa Fe Trail.

Fox Run Pond Aerator Fountain- The Aerator fountain at Fox Run is now fully operational thanks to the help of Facilities and PM III Cris Clark. The front desk has been informed to pass this information on to anyone having an event that desires the fountain.

Palmer Lake Restroom- Facilities staff will replace the current style remote flush valve that has been giving park staff continuous problems over the years with an electric style valve. This will reduce down time for Park and Facility staff.

Black Forest Well Pit- Replaced cracked sand filter. Restrooms and irrigation back online. Staff ordered a spare part to forgo an inconvenient downtime if this occurs again. This is the second time the filter has cracked. Surmised reason for the cracked filter casing is due to a pressure spike or substandard material.

Bear Creek Pavilion Roof Replacement- The SOW for replacing the roofs on pavilions #1 and #2 has been submitted to Procurement. Procurement will issue a Request for Bid in the coming weeks. Roof replacement will not take place until the heavy reservation season has come to a close.

Falcon Regional Park- Awaiting electrical installation to power new Rainmaster irrigation controller. Staff has been in contact with Rainmaster representative who will help set up and program the new controller.

Training- Completed Project Management I- Foundations training.

Central District

Bear Creek Regional Park - June has proven to be a very hot, dry month exposing any weakness in the irrigation systems. Staff has been busy making adjustments/repairs to combat the adverse conditions. Staff has repaired several lateral line breaks and continues to replace old inefficient rotors in Bear Creek Terrace.

The Park is currently experiencing extremely heavy use, increasing maintenance needs such as trash removal, pavilion washing, and janitorial work.

The Regional Trail system has been mowed along with other natural areas throughout the Park. The trails and parking lots were recently graded to fix minor repairs after the heavy storms earlier this month.

Manitou Trail Cats restored several hundred feet of single track trail near the Bear Creek Nature Center. The group provided 19 volunteers for a total of 114 service hours.

Bear Creek Dog Park - The Dog Park continues to receive heavy use making it challenging for staff to maintain an acceptable level of service. Though challenging, the Park recently received a top ten position in the category of coolest Dog Parks across the USA via VetStreet.com. Staff continues to mow native areas and make fence repairs when necessary.

Rainbow Falls - The recreational area is currently closed for bridge repairs and F.E.M.A flood recovery efforts. Staff is preparing to install 4 green, metal benches to the newly constructed picnic pads.

Green Mtn. Falls - Staff surveyed the trail system to ensure safety and usability. Staff repaired a large wash near the main parking lot. Parks Planning staff is in the final stages of securing a contractor for trail construction between the elementary school and the Wines of Colorado.

Jones Park - Management is seeking a contractor for the four mile section of trail to be built this summer. Staff hiked to the area and placed aerial pesticide application notices to inform the public of closure dates. Pesticide application was completed the last week in June.

Downtown Properties - Staff have been performing routine maintenance for all 16 facilities, including but not limited to mowing, weed management, mulching, and trash collection. Staff installed the remaining 60 tons of river rock, planted several varieties of perennials and added micro sprays to complete the Centennial Hall project.

Staff is currently working on a renovation project for the Regional Development Center. The project includes removal of existing plants, rock and irrigation. Staff will then add soil, plants, new irrigation and decorative rock.

Training - Mark Christensen and Kyle Melvin attended a playground safety class hosted by Colorado Springs Parks Dept.

Volunteers - The Central District had 25 volunteers during the month of June with a total of 126 service hours.

East District

Fairgrounds- Staff is in overdrive working on fair prep projects. Staff has many improvement projects that are underway. The fairgrounds received 4 donated telephone poles from the Mountain View Electric Company. Mountain View also donated their operator and the use of their equipment to properly install the donated posts. The new posts will be used to mount four new barn style lights to provide better lighting in the pits/4-H camping area. Staff has completed the trenching and the installation of PVC piping, to run the electrical wire from the breaker box to each individual light.

Staff has a purchase order in place to begin upgrades on the overall sound system at the fairgrounds. Pro Audio sound will be performing these upgrades. As a cost savings, parks staff will be completing the trenching for the direct burial speaker wire to the desired locations. Pro

Audio will then come in and lay the wire and hookup the hardware. This project should be completed prior to fair.

Staff will be meeting with a representative from Taylor Fence Co. to discuss options for extending the current safety fencing that surrounds the track. This will give us a better idea of what will be necessary to enhance the current safety fencing.

Staff has been working to address the drainage issues that occur on the north end of the grandstands building when there is substantial rainfall. When there is a heavy rainfall during fair, the sheep side of the Livestock Arena Building floods. In order to prevent this from happening again this year, staff will be making some adjustments. Staff will first connect 10 inch piping to the downspouts on the east side of the building in order to direct the flow of water to the north. Staff will also be placing mafia block and grading up to the mafia block to prevent the water from flowing towards the building. In conjunction with the mafia block and grading, staff will be moving the small drainage swale to the east side of the main drive. When the project is complete it should alleviate some of the troublesome drainage areas surrounding the Livestock Arena Building.

The Livestock Arena Building extension continues. The contractor has passed all of the necessary compaction tests and has completed the first concrete pour for the footers. The second pour is scheduled for June 29th. The concrete contractors will then return on the 30th and remove the forms. Backfilling will begin shortly after the forms are removed. Building construction is scheduled to begin on July 5th.

Falcon Regional Park – Falcon Regional Park phase one is complete. There was a great turnout for the grand opening celebrations that took place on June 11th. The park is now officially open. Staff has been going over punch list items with the contractor. Staff will be taking over mowing operations the week of June 27th.

Homestead Ranch Regional Park – Staff continues to maintain the park and set up for pavilion rentals. The Friends of Homestead Ranch scheduled a noxious weed cleanup project for June 23rd. The event was rained out, so the group has rescheduled for July 6th.

Rock Island Trail – Ransom Construction continues to make great progress with the trail extension project. Much of the trail has been installed. The bridge material has been delivered and the bridge construction is ongoing. Staff worked with Geocaching Colorado to organize a volunteer project. The group installed a new single track trail connection. The volunteers worked well and completed the connection.

Paint Mines – Staff met onsite with a representative from Palmer Land Trust. Staff walked the park with the rep and observed their monitoring visit procedures.

North District

General/Admin – Staff conducted a tour of the trail systems in Section 16, Black Forest, Cathedral Pines and the Santa Fe Trail with the Park Manager. Staff looked at the higher priority areas for erosion repairs. Environmental Services came to the Fox Run shop and conducted their annual Hazardous Materials inventory. Staff installed new wood chips and enzymes in the clivus units at Fox Run, Roller Coaster, Fallen Timbers and the Baptist Road Trailhead. The North District Equipment Operator II has reported to the East District for the next 3 weeks to support them in Fair preparation.

Training – Staff attended playground safety training hosted by the Colorado Springs Parks Department.

Wildfire Risk Reduction Grant; Phase 4 – Parks and Planning staff conducted a pre-project site meeting with representatives from the Mile High Youth Corp at the Pinerias Open Space and Black Forest Park. The areas of the mitigation work to be performed were identified and the scopes of work were finalized. The work will begin in Cathedral Pines on 6/30. The MHYC will be camping out at the POS during that phase of the project.

\$50,000 Fox Run CIP Project – Staff met with the Manager to discuss some options for these funds in 2016. The scope of work has not yet been decided on but will probably include asphaltting the Stella entrance. Staff has obtained estimates for the work and is awaiting approval from the Director.

Friends Groups/Volunteer Events – Staff met with a Boy Scout who will be installing a memorial bench at Black Forest Park for his Eagle Scout project.

Staff scheduled a free concert in Fox Run Park for August 10th. Staff scheduled a volunteer work day for the Friends Of Fox Run Group on August 13th.

Cam McCutcheon completed his memorial bench install in Section 16 for his Eagle Project on the 18th. The Fountain Creek Nature Center conducted their annual Nature Camp for kids at Fox Run the week of the 20th.

Black Forest Regional Park – Staff submitted the 2nd quarter Bac-T and Nitrite samples for the public drinking water system to the County Health Department for testing. Support Services staff helped staff to install a new sand separator in the well pit that had burst and shut down the entire system. This repair was done in 24 hours which enabled the system to get back up and running prior to a busy weekend.

Staff mowed, string trimmed and sprayed for nuisance weeds at the Vessey Pond trailhead in Cathedral Pines.

Staff took apart the main well valve and cleaned out the debris from the sand separator break. The valve was sticking open and causing the system to overflow. Staff contracted Colorado Vegetation Management to spray the active use fields and the native areas in the park for broadleaf weeds.

Fox Run Regional Park - Staff and an employee from Facilities fixed the electrical problem with the lower pond aerator. They were able to locate an additional wire feed to set up the 3 phase connection and get the aerator up and running. Staff performed several irrigation repairs at the park this month.

Staff replaced a 2'x3' valve box in the Oak Meadows active use field, repaired a 3" main line at the Pine Meadows playground and several rotor heads. Staff repaired a swing bridge on the Pine Meadows playground. Staff exposed 2 sprinkler heads that were covered with turf and installed a French drain along the sidewalk above pavilions 4 and 5. The covered heads were causing water to pool on the sidewalk.

Staff mowed, string trimmed and sprayed for nuisance weeds at the Roller Coaster trailhead. Staff repaired the drinking fountain at the Pine Meadows restroom.

Staff contracted Colorado Vegetation Management to spray the active use fields and the native areas in the park for broadleaf weeds. Staff mowed the Hodgen trail with the tractor and brush hog.

Staff repaired the erosion ruts in the loop road and around the pond trails caused by the recent rains. Staff mowed the overflow lot next to the Stella with the tractor and brush hog. Staff box bladed the loop road with the tractor and spreader grader.

Management has approved the expenditure of \$9,300 of donated funds from the Pikes Peak Community Trust Foundation for improvements to the park. Staff will be replacing 4 jumbo grills at the pavilions, 4 of the wooden picnic tables with metal tables and buy 120 tons of gravel for the trail system.

Fox Run Dog Park – This month staff added 700 linear feet of fencing in the big dog park to the south and east of the existing park. This addition added 3 acres to the dog park which makes the dog park 10 acres in total size. This extension was funded entirely by citizen donated funds. Staff repaired the ruts and potholes in the parking lot that had developed from the recent rains. Staff installed a 230 foot French drain down the middle of the parking lot that should redirect most of the water down and through the small dog park.

Black Forest Section 16 - Staff mowed, string trimmed and sprayed for nuisance weeds at the trailhead. Staff mowed and box bladed the 4 mile loop trail to repair some of the minor rutting on the trails.

New Santa Fe Regional Trail –Staff sprayed for nuisance and noxious weeds around the parking lots and walkways at the North Gate trailhead. County Parks was notified by the

Academy that we are responsible for paving a damaged section of the entry road to the North Gate trailhead. The lowest quote for the work has been approved and the contractor will start soon.

Staff submitted the 2nd Quarter Bac-T and Nitrite samples for the public drinking water system to the County Health Department for testing. Staff installed 4 additional community watch signs along the north section of the AFA.

Staff sprayed the weeds that were popping up in the trail surface from the north boundary of the AFA to the Baptist trailhead. Staff mowed both sides of the trail from the south boundary of the AFA to the Palmer Lake trailhead. Staff mowed, string trimmed and sprayed for nuisance weeds at the Palmer Lake, Hwy 105 and Baptist Road trailheads. Staff limbed up all of the trees in the islands at the Palmer Lake trailhead. Staff repaired 2 large washouts between the AFA and Baptist Road by hauling in 15 tons of trail gravel and leveling the area.

South District

General Overview and Staffing - Staff is in full swing with mowing schedules for both native and turf areas throughout the district. Staff did some landscape improvements. Staff added an additional seasonal worker. Staff assisted North District with sharing equipment to help complete north's mowing. Staff assisted Fountain Creek Nature Center by providing logistic and funding support for various volunteer projects. County Environment staff has assisted with starting noxious weed spraying by contracting Colorado Vegetation Control to spray areas in the district. Staff, with the help of the Sheriff's department, successfully routed out homeless camps along the Regional trail. Staff has begun Fair support duties.

Equipment - The All-Terrain mower went to fleet for repairs. It has overheating problems. North and South Districts continue to work well together sharing equipment.

Willow Springs – Staff completed routine maintenance. Staff completed parking lot and road grading. Staff continues to repair road vandalism caused by the public running donuts in the parking lots. The public also damaged split rail and a yellow swing gate, by running into it when doing donuts. Staff and the Mile High Youth Corps worked on eliminating dead and dangerous trees June 27-29.

Fountain Creek Regional Park – Staff completed routine maintenance. Staff brought in portable restrooms to serve the public, until the A-1 well is repaired and stabilized.

Staff completed restoration of some of the shrub beds. Staff cleared out weeds and grass that was over taking the beds and replaced it with fabric and rock. Staff also utilized volunteers to complete some of the bed renovations. Staff completed various irrigation repairs.

Staff has been involved in the Park's Master Planning process, as it moves along.

In exchange for allowing State DOT to store a large mower at our shop yard, staff has asked the State to mow out a large native field for us.

Grinnell Boulevard – Staff carried out routine maintenance.

Widefield Park – Staff conducted routine maintenance. Staff met with Pikes Peak Flying Disc Golf Club and reviewed their proposal to improve the course by the club providing new course signs. Also the club will install an official T-off start pad. The club will also relocate the practice hole.

Ceresa Park – Staff conducted routine maintenance. Staff continued the process of Ceresa improvements. Staff conducted weed spraying and mosquito treatments. Staff completed irrigation repairs.

Stratmoor Valley Park – Staff conducted routine maintenance.

Stratmoor Hills Park – Staff conducted routine maintenance.

Hanson Open Space Trailhead – Staff conducted routine maintenance.

Maxwell Trailhead – Staff conducted routine maintenance.

FC Nature Center – Staff conducted routine maintenance. Staff began mowing and trimming native. Staff purchased materials for landscaping projects and delivered them to the Nature Center. Staff picked up garden soil that was donated to the Nature Center by Scotts Miracle-Gro Company. Staff also provided tools and a vehicle for the Nature Center to use for their functions.

Clear Springs Ranch – Staff conducted routine maintenance. Staff ordered and is waiting for delivery of the new sign. Staff conducted mowing, weed spraying and irrigation repairs.

Additional Sites – Staff performed routine maintenance checks at the following locations:
McCrea Reservoir, Mule Train

Other - Staff performed weekly routine equipment maintenance. Staff is attempting to transfer an Ag-tractor from DOT to parks. The transfer is pending. Staff installed Fair banners.