

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

**Park Advisory Board  
Meeting Agenda**

**Wednesday, August 9, 2017 – 1:30 p.m.**

**Centennial Hall, 200 S. Cascade, Colorado Springs**

<b><u>Item</u></b>	<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>1. Call Meeting to Order</b>	<b>Chair</b>	
<b>2. Approval of the Agenda</b>	<b>Chair</b>	<b>Approval</b>
<b>3. Approval of Minutes</b>	<b>Chair</b>	<b>Approval</b>
<b>4. Introductions / Presentations</b>		
<b>5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)</b>	<b>Chair</b>	
<b>6. Development Applications</b>		
A. Meadowbrook Crossing Preliminary Plan and Filing No. 1 Final Plat (Review 2)	Ross Williams	Endorsement
B. Settlers View Subdivision Preliminary Plan and Rezone	Ross Williams	Endorsement



<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>7.</b>	<b>Information / Action Items</b>		
	A. 2018 Budget Proposals	Tim Wolken	Endorsement
	B. Black Forest Trails Plan Update	Jason Meyer	Endorsement
<b>8.</b>	<b>Monthly Reports</b>	Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		



RECORD OF PROCEEDINGS

*Minutes of the July 12, 2017  
El Paso County Park Advisory Board Meeting  
Centennial Hall  
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair  
Ann Nichols, 1<sup>st</sup> Vice Chair  
Jane Dillon, 2<sup>nd</sup> Vice Chair  
Terri Hayes, 3<sup>rd</sup> Vice Chair  
Julia Sands de Melendez, Secretary  
Todd Weaver  
Alan Rainville  
Anne Schofield  
Edmund Hartl

Staff Present:

Tim Wolken, Community Services Director  
Sabine Carter, Administrative Services Coordinator  
Ross Williams, Park Planner  
Tasha Brackin, Project Coordinator

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: Ed Hartl made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 7 - 0.
3. Approval of Minutes: Jane Dillon made a motion to approve the June 14, 2017 meeting minutes. Alan Rainville seconded the motion. The motion carried 7 - 0.
4. Introductions and Presentations:  
  
None
5. Citizen Comments  
  
None
6. Development Applications:

**A. Jackson Ranch Filing No. 3 Final Plat**

Ross Williams provided an overview of Jackson Ranch Filing No. 3 Final Plat and addressed questions by the Board.

**Alan Rainville recommended to the Planning Commission and Board of County Commissioners that approval of the Jackson Ranch Filing No. 3 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,663. Jane Dillon seconded the motion. The motion carried 7 - 0.**

(Terri Hayes joined the meeting at 1:35p.m.)

**B. Jackson Ranch Filing No. 4 Final Plat**

Ross Williams provided an overview of Jackson Ranch Filing No. 4 Final Plat.

**Ann Nichols recommended to the Planning Commission and Board of County Commissioners that approval of the Jackson Ranch Filing No. 4 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,256. Jane Dillon seconded the motion. The motion carried 8 - 0.**

(Julia Sands de Melendez joined the meeting at 1:38 p.m.)

**C. Springs at Waterview 2016 Sketch Plan Amendment**

Ross Williams provided an overview of the Springs at Waterview 2016 Sketch Plan amendment. He stated that the sketch plan shows the trail at the wrong location and that the developer did not include dedicated open spaces.

Bob Falcone requested background on the development for the new Board members as this is the second time this item has appeared before the Board. Ross Williams stated that previously, the developer showed no trail easement and or open space. The proposed lot density for this development also changed from 80 to 100 lots.

Staff stated that this development application will be presented to the Board at the Planned Unit Development (PUD) stage and staff will make every effort to ensure the PUD includes the needed adjustments / corrections. Todd Weaver expressed concern that the developer has struggled to provide the needed corrections during the sketch plan phase and encouraged staff to monitor the review process closely.

**Ann Nichols recommended to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview 2016 Sketch Plan Amendment includes the following conditions: (1) the Springs at Waterview 2016 Sketch Plan shall display the Grinnell Boulevard Secondary Regional Trail on the east side of Grinnell Boulevard, in its entirety from Fontaine Boulevard to Powers Boulevard, (2) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of the future final plats. Jane Dillon seconded the motion. The motion carried 9 - 0.**

**7. Information / Action Items:**

**A. 2018 – 2022 Capital Improvement Program**

Tim Wolken provided an overview of the five-year Capital Improvement Project and addressed questions from the Board.

Susan Davies, Executive Director for the Trails and Open Space Coalition, expressed concern about adequate funding to support upcoming capital improvement projects. Ms. Davies indicated that if a TABOR ballot issue is considered in November, 2017 and included park projects, TOSC stands ready to assist with informing citizens of the opportunity. Ms. Davies also encouraged the Park Advisory Board to consider innovative ways to fund the County Parks.

**Jane Dillon move to endorse the 2018 – 2022 Capital Improvement Program. Alan Rainville seconded the motion. The motion carried 9 - 0.**

8. Monthly Reports:

Bob Falcone inquired about the Rainbow Historic Site. Tim Wolken reported that the new gate and visitor booth have been installed. The visitor average is between 300 – 400 per day and includes out-of -state visitors.

Jane Dillon reminded the Board that the Happy Trails fundraiser to benefit the nature centers will be conducted on Friday, August 25, 2017 and encouraged Park Advisory Board members to serve as table captains.

Tim Wolken reminded the Board that the grand re-opening of Trail 667 is on July 22, 2017 at 9 a.m.

9. Board/Staff Comments:

10. Adjournment: **The meeting adjourned at 2:51 p.m.**

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Julia Sands de Melendez, Secretary

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Meadowbrook Crossing Preliminary Plan and Filing No. 1 Final Plat (Review 2)

**Agenda Date:** August 9, 2017

**Agenda Item Number:** # 6 - A

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

Request for approval by Thomas & Thomas on behalf of Meadowbrook Crossing, LLC, for Meadowbrook Crossing Preliminary Plan, consisting of 114 single-family residential lots, and Filing No. 1 Final Plat, consisting of 79 single-family residential lots, both on 32.27 acres. The property is zoned RS-5000, and is located at the intersection of East Highway 24 and Meadowbrook Parkway.

On June 14, 2017, the Park Advisory Board endorsed the Meadowbrook Crossing Preliminary Plan and Final Plat, which consisted of all 114 single-family residential lots, with approximately 11.4 acres of dedicated open space, some of which is located along the banks of Sand Creek East Fork. Since that endorsement, a FEMA Letter of Map Revision (LOMR) floodplain modification application has been submitted for approval, and until such time, only 79 lots will be included in Filing No. 1 Final Plat, with the remaining 35 lots to be platted at a later date as Filing No. 2. The reduction of total lots in Filing No. 1 Final Plat has reduced the overall housing unit density to 2.45 units per acre, thus negating urban park fees for this particular plat. However, the Preliminary Plan includes all 114 lots, and is still subject to urban park fees.

Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under a PUD zoning classification. However, the proposed plat contains 498,305 square feet or 11.44 acres of open space, which is 35.5% of the total project area. The plan does show a future dog park in Tract F whose development is contingent on available future funding and construction of a bridge across the East Fork of Sand Creek. Tracts I through L have been designated as open space/future residential, development of which is pending FEMA LOMR application approval.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The project site is located on the northwest side of Highway 24 East, near the intersection of Highway 94. The proposed Highway 94 Secondary Regional Trail and the proposed Highway 94 Bicycle Route begin at this intersection and travel east, away from the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .5 mile to the east of the project site.

The surrounding neighborhood offers a 9-hole golf course located .25 mile west of the project area and two elementary school playgrounds, each located .75 mile from the project site. El Paso County Parks staff encouraged the developer to explore urban park options in the form of a pocket park or other recreational opportunities and provided information on the Urban Park Grant Program. The project is served by the Meadowbrook Metropolitan District, which could apply for an Urban Park Grant to supplement the funding and construction of the dog park and other park amenities.

As no trail easement dedications are required, Staff recommends fees in lieu of land dedication.

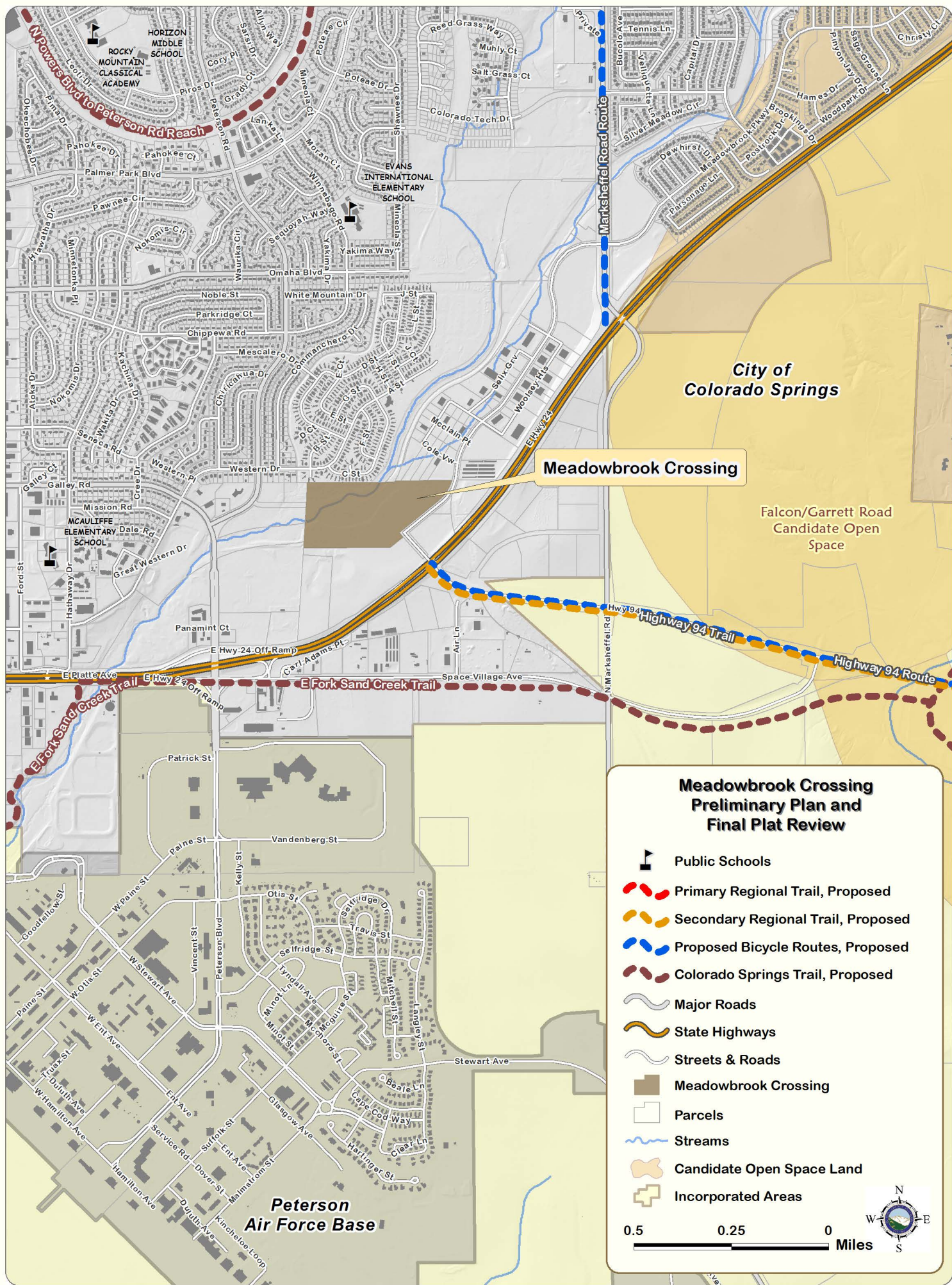
**Recommended Motion (Preliminary Plan):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Preliminary Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$46,398 and urban park fees in the amount of \$29,298.

**Recommended Motion (Filing No. 1 Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$32,153.







# Development Application Permit Review



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

August 9, 2017

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:	Meadowbrook Crossing	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	32.27
Meadowbrook Crossing, LLC	Thomas & Thomas	Total # of Dwelling Units	114
90 South Cascade Avenue, Suite 1500	Jim Houk	Gross Density:	3.53
Colorado Springs, CO 80903	702 North Tejon Street	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	5

Existing Zoning Code: RS-5000 Proposed Zoning: RS-5000

## 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

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

Regional Parks: 2	Urban Parks Area: 5
0.0194 Acres x 114 Dwelling Units = 2.212 acres	Neighborhood: 0.00375 Acres x 114 Dwelling Units = 0.43 acres
	Community: 0.00625 Acres x 114 Dwelling Units = 0.71 acres
	Total: 1.14 acres

## FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 5
\$407.00 / Unit x 114 Dwelling Units = \$46,398.00	Neighborhood: \$101.00 / Unit x 114 Dwelling Units = \$11,514.00
	Community: \$156.00 / Unit x 114 Dwelling Units = \$17,784.00
	Total: \$29,298.00

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$46,398 and urban park fees in the amount of \$29,298.

Park Advisory Board Recommendation:

# Development Application Permit Review



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

August 9, 2017

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:	Meadowbrook Crossing	Application Type:	Final Plat
DSD Reference #:	SF-17-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	32.27
Meadowbrook Crossing, LLC	Thomas & Thomas	Total # of Dwelling Units	79
90 South Cascade Avenue, Suite 1500	Jim Houk	Gross Density:	2.45
Colorado Springs, CO 80903	702 North Tejon Street	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	5

Existing Zoning Code: RS-5000 Proposed Zoning: RS-5000

## 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

Urban Density: ☐ (2.5 units or greater / 1 acre)

Regional Parks: 2	Urban Parks Area: 5
0.0194 Acres x 79 Dwelling Units = 1.533 acres	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 acres
	Community: 0.00625 Acres x 0 Dwelling Units = 0.00 acres
	Total: 0.00 acres

## FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 5
\$407.00 / Unit x 79 Dwelling Units = \$32,153.00	Neighborhood: \$101.00 / Unit x 0 Dwelling Units = \$0.00
	Community: \$156.00 / Unit x 0 Dwelling Units = \$0.00
	Total: \$0.00

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$32,153.

Park Advisory Board Recommendation:



# Meadowbrook Crossing Filing 1 and Filing 2 Letter of Intent

## Preliminary Plan



**VICINITY MAP**

Prepared By:  
Thomas & Thomas Planning, Urban Design, Landscape Architecture, Inc.  
702 North Tejon Street  
Colorado Springs, CO 80903  
(719) 578-8777

**Developer:**

Meadowbrook Crossing LLC  
90 South Cascade Avenue, Suite 1500  
Colorado Springs, Colorado 80903  
Ph: (719) 448-4034

**Planners:**

Thomas & Thomas  
Planning, Urban Design, Landscape Architecture, Inc.  
702 North Tejon Street  
Colorado Springs, CO 80903  
Ph: (719) 578-8777

**Civil Engineers:**

Kiowa Engineering Corporation  
1604 South 21<sup>st</sup> Street  
Colorado Springs, CO 80904  
Phone: (719) 630-7342

**Traffic Engineers:**

LSC Transportation Consultants  
545 E. Pikes Peak Ave., Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868

**Site Location, Size, Zoning:**

Thomas & Thomas, on behalf of Meadowbrook Crossing LLC, recently submitted a proposal seeking a zone change which was approved by the El Paso County Planning Commission on December 6, 2016. The rezone was from I-2 (Limited Industrial) and CR (Commercial Regional) to RS-5000, Residential Suburban District, to accommodate single-family residential units of a minimum 5,000 square foot sized lot. The site consists of a single parcel, which is 32.273 acres with an allowable gross density of 4-6 DU/ Acre for a potential of 186 dwelling units.

The 32.273 acres site is located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. The entire site is currently vacant with the East Fork of Sand Creek running in a southwesterly direction in the northwestern corner of the site. The creek and drainage way will be improved as required as of the preliminary plan process and through a LOMR/ CLOMR submittal.

The Preliminary Plan shows the detailed design of the single-family detached residential community and describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for development. The preliminary plan includes 114 new single family lots located on 32.273 acres resulting for a density of 3.53 DU/Acre.

### **Request & Justification:**

The purpose of this application is to request approval of the Preliminary Plan for the Meadowbrook Crossing project. This preliminary plan also includes request for approval of early grading and installation of wet utilities. The request for early grading and wet utility installation would allow the project to be constructed in coordination with the floodplain improvement which could take several months to complete. The site is currently not part of any small area master plan; however, it is in general conformance with the El Paso County Master Plan by introducing a use consistent with existing land uses. The development is bordered to the east by three lots zoned M as part of the Cimarron Southeast development; the Cimarron Hills neighborhood and Claremont Business Park to the North zoned MHP and CS; and Meadowbrook Parkway to the East and South with intermediate parcels largely zoned CR and a few small parcels zoned RR-5 and I-2. The existing industrial uses and growing commercial developments create a mixed-use environment offering housing, shopping and working in close proximity. The site is split by the Sand Creek East Fork flowing through the site from the northeast corner to the west side of the property.

The existing ground to the south of the creek generally slopes between 1-3% to the southwest. The existing ground to the north of the creek generally slopes between 2-6% in a southerly direction to the creek. A LOMR has been submitted to FEMA for approval of the floodplain modification. In the proposed condition, the creek will be channelized to route it through the property and contain the 100 year flow. The adjusted floodplain will allow for filling in of low areas along the south side of the site, removing the floodplain restrictions to create developable lots.

The proposed community is designed to function for both automobile and pedestrian circulation as well as provide connectivity to natural resources and open space around the East Fork of Sand Creek that moves through the site. The proposed streets within the site will have grades around 1% and drain to the southwest corner of the site. The Preliminary Plan proposes 231,708 SF of open space or 16.5% of the total acreage. This open space and water quality area will form a natural buffer to adjacent land uses to the North, West, and a small area at the East access point. Along the zone boundary to the northeast, a dedicated buffer is not being provided that would simply create an unusable tract of land. Instead, the residential lots along this boundary have an increased depth of approximately 15' that will effectively function as a buffer. As part of this buffer between the residential and commercial uses, landscaping will be provided within the buffer along Lots 92-102 and shall be owned and maintained by each respective individual lot owner as referenced and illustrated within the covenants. The buffer landscape shall be provided by the builder at the time of lot construction on an

individual lot basis. Along Meadowbrook Parkway (Non-Residential Collector, 80' ROW), the development provides a 10' landscape setback with an additional 5' no build area. This total of a 15' buffer will help meet the approval criteria of the rezone. As part of the screening efforts, a 6' concrete fence and landscape plantings are being provided by the developer.

The site layout for the development provides lots size minimums measuring 50' x 100' (5,000sq ft), with some lots larger in size. Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Lots located along curved street sections and knuckles typically have adjusted widths to accommodate for the curves. There are no industrial or commercial sites proposed with this project.

The preliminary plan submittal package includes a preliminary utility plan in order to provide an overview of the utility layout, but is not intended for construction or detailed review. As part of the final plat submittal package detailed utility construction drawings will be included for review and approval.

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance with previous area studies with the intended uses as allowed under the I-2 and CR zoning. A sufficient water supply has been acquired and can provide the water necessary for the proposed 114 new units through the Cherokee Metro District. In addition, a wastewater system has been established and can adequately serve the proposed units. A storm sewer system will convey the flows from the inlets to a proposed water quality area before draining into Sand Creek.

There are no areas of significant historical, cultural or recreational features found on site; however the preservation of the East Fork of Sand Creek is being taken into consideration with the lot lines set back some distance away from these drainage features. The East Fork of Sand Creek traverses the site in southwesterly direction in the northwest corner of the site providing a regional drainage corridor. All required grading and drainage will be designed to meet local and state requirements with future detailed submittals.

The geotechnical investigation prepared by CTL Thompson on December 9, 2016, identified no geologic hazards that would preclude development of the site for construction of residential structures. It is noted that the possible presence of some potentially hydro-compactive soils at the site, an area of shallow groundwater, potential for erosion, and the regional issue of seismicity as conditions that may affect the proposed development. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. Groundwater was encountered in 5 of the 8 exploratory borings, at multiple depths,

across the site and will vary with seasonal precipitation and landscaping irrigation. Conventional methods can be used to accomplish site grading for rapid conveyance of surface runoff to storm sewer systems, utility installation, and foundation spread footings. The study suggests future investigation of individual lot soils and foundation investigations for foundation design, sub-grade investigation for on-site pavements, and construction observation/ material testing during site development.

**Total Number of Residential Units, Density, and Lot Sizes:** 114 Single Family Detached Residential Units with a Gross Density of 3.53 DU/ Acre. The minimum lot size shall be 5,000 SF as required under the RS-5000 zoning.

**Types of Proposed Recreational Facilities:**

The Meadowbrook Crossing project illustrates a future dog park area in the 1.7 acre 'Tract F' located in the far northwest corner. This dog park could be accessed via a pedestrian-only bridge connecting residents to the dog park across Sand Creek. Due to the anticipated large expense of the pedestrian bridge, the construction of the dog park area could take several years pending funding and is not a guaranteed amenity. However, the 'Tract F' parcel will remain as open space to be used for recreational purposes prior to the establishment of the dog park and in the event the dog park cannot be built as planned.

**Total Number of Industrial or Commercial Sites:**

There are no proposed commercial or industrial sites proposed as a part of the plan.

**Traffic and Proposed Access Locations:**

Access to Meadowbrook Parkway occurs at the intersection of US24 and US 94. The two access points into the development, as required by El Paso County, will be constructed along Meadowbrook Parkway due to site configuration and natural constraints. Meadowbrook Parkway currently makes a 90 degree right turn at the first entrance to the neighborhood with an access point extending into the neighborhood as Newt Drive. A second access point will be located to the Northeast along Meadowbrook Parkway at Preble Drive. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the two access points provided.

There is a request for a deviation to adjust the centerline tangent length between the two broken back curves at the western portion of the property from the required 200' minimum (ECM Section 2.3.3.F.3) to the proposed 146' as illustrated on the drawings. This area of the site contains several constraints that cannot be mitigated. These constraints include the location and width of Meadowbrook Parkway; the location of the Sand Creek and its improvements; and the location of the 30' Sanitary Sewer Easement running parallel with the creek. All of these constraints combined narrow and limit the amount of developable area in this portion of the site. As a result the 200' minimum tangent length is not achievable given the available width. The lot sizes are as

small as they can be in order to remain buildable and affective. In addition, the lack of available width prevents the ability to completely line the street with units as shown on the drawings. This shortened roadway tangent will not be a high traffic area nor will it become a through way as only a handful of homes are served by this loop road. This deviation would not be detrimental to the health, safety, or welfare of the residents.

In addition to the two access points along Meadowbrook Parkway, the project will dedicate 40' to El Paso County along the southern boundary to be used for the ROW and the future extension of Meadowbrook Parkway to the west. Meadowbrook Crossing is requesting to be annexed into the El Paso County's 10mil Public Improvement District in order to lower the road impact fee obligations at this time.

#### **Phasing Plan:**

The Meadowbrook Crossing Preliminary Plan will be developed in one phase due to the economies of scale with respects to construction of access points, utility service, drainage, landscape and all other improvements. However, the lots will be platted in two separate filings due to the floodplain boundaries and timing of the LOMR process. The first filing will contain 79 lots which are completely outside the floodplain limits. The second filing will contain 35 lots which are currently impacted by the floodplain. Any lots within the designated floodplain will be platted after the LOMR is completed and approved.

#### **Areas of Required Landscaping:**

The proposed development does not require any landscaping except for the buffer plantings as required by the rezoning approval criteria. As mentioned above, along the zone boundary to the northeast a dedicated buffer is not being provided. This would simply create an unusable tract of land sandwiched between two uses. Instead, the residential lots along this boundary have an increased depth of approximately 15' that will effectively function as a buffer. The landscaping provided within the buffer along Lots 92-102 shall be owned and maintained by each respective individual lot owner as referenced and illustrated within the covenants. The buffer landscape shall be provided by the builder at the time of lot construction on an individual lot basis. The Meadowbrook Crossing Metropolitan District, or its designee, will be responsible for the oversight, maintenance and enforcement of the covenants relating to commons areas and the buffer landscape.

Along Meadowbrook Parkway (Non-Residential Collector, 80' ROW), the development provides a 10' landscape setback with an additional 5' no build area. This total of a 15' buffer will help meet the approval criteria of the rezone. As part of the screening efforts, a 6' concrete fence and landscape plantings are being provided by the developer. The landscape plantings are being provided at 1 Tree for every 20' linear feet of frontage and will be completed as part of the public improvements.

In addition to the buffers, the preliminary plan is providing 231,708 SF of internal open space which includes area to the North and South of Preble Drive at the neighborhood entrance, one small internal tract on Boreal Drive. The remaining open space is contiguous starting in the SW corner around the water quality feature and moving up to and along the creek to the North.

All open space and streetscape plantings will be owned and maintained by the Meadowbrook Crossing Metropolitan District. Individual lot landscaping, including the buffer plantings adjacent to the non-residential uses, will be the lot owner's responsibility.

**Approximate Acres and Percent of Land Set Aside for Open Space:**

There are 11.4 acres (498,305 sq ft) acres of total open space proposed. This includes 6.12 acres (266,597 sq ft) of the existing East Fork of Sand Creek and 5.32 acres (231,708 sq ft) of community open space. There is no open space required with this use; however, several areas have been set aside for drainage facilities as part of the Sand Creek improvements and preservation as well as to provide buffering to the adjacent uses.

**Water and Wastewater Services:**

Water and Wastewater municipal services will be supplied by the Cherokee Metropolitan District. Any required utility easements to be provided on adjacent properties will be acquired as necessary to allow for the proper utility installments. Approval and granting of any required utility easements have been completed as necessary.

**Master Plan for Mineral Extraction:**

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the "Preservation of Commercial Mineral Deposits Act" of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as 'Valley Fill' containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

**Proposed Services:**

1. Water: Cherokee Metropolitan District



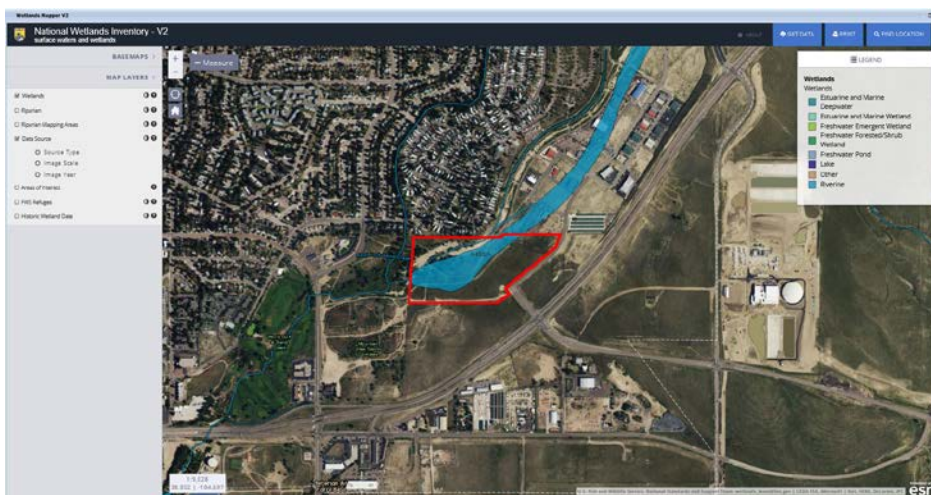
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| 2. Wastewater:        | Cherokee Metropolitan District       |
| 3. Gas:               | Colorado Springs Utilities           |
| 4. Electric:          | Colorado Springs Utilities           |
| 5. Phone:             | CenturyLink                          |
| 6. Fire:              | Cimarron Hills Fire Department       |
| 7. Police Protection: | El Paso County Sheriff's Department  |
| 8. School:            | Colorado Springs School District #11 |

## Impacts associated with the Preliminary Plan:

### Floodplain:

Portions of this site are located within a designated FEMA floodplain along the Northern boundary as determined by the flood insurance map, community map number '08041C0752F' effective date March 17, 1997. A CLOMR has been reviewed and approved by FEMA issued May 12, 2017 *Case No. 17-08-0333R* to provide channel improvements and revise the floodplain limits. The LOMR will be completed after the channel improvements have been installed and approved. As a result, the lots will be platted in two separate filings due to the floodplain boundaries and timing of the LOMR process. The first filing will contain 79 lots which are completely outside the floodplain limits. The second filing will contain 35 lots which are currently impacted by the floodplain. Any lots within the designated floodplain will be platted after the LOMR is completed and approved. There is an existing LOMR to the Northeast of the site, Case No. 06-08-B137p effective date of revision December 13, 2006. See attached LOMR for this project.

### Wetlands:



A search of the US Fish and Wildlife Service National Wetlands Inventory mapper website (<https://www.fws.gov/wetlands/>) didn't indicate any jurisdictional wetlands although the site does contain the presence of a riverine system **R4SBA**.



Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has some vegetation which results in a medium amount of dust during windy days; however, the proposed development will provide irrigated turf areas and landscaping materials to assist in alleviating the dust. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Vegetation, Wildlife Habitats, and Migration Routes:

Visual Assessment:

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals
- And Many Others

Due to adjoining developments, it is not anticipated that this application will have significant impacts on wildlife in the area. However, the existing East Fork of Sand Creek may create an environment that will enhance and create a natural wildlife habitat corridor. No rare species were found to be present on the site as determined by Colorado Parks & Wildlife as well as the U.S. Fish and Wildlife Service. The USFWS reviewed the proposed development for impact on the Preble's Meadow Jumping Mouse and determined the proposed project is not likely to impact the Preble's and thus has been cleared. Refer to the U.S. Fish and Wildlife Service block clearance letter for the City of Colorado Springs included as part of the submittal package.

Visual Assessment: Currently, detached single-family detached houses are approved for use on this site with a density of 4-6 DU/ Acre. The proposed single family density as illustrated on the plans is quite a bit less at 3.53 DU/ Acre and will therefore visually reduce the density. This plan will continue the residential use pattern and expand it in the Southern direction. This residential use will introduce trees, landscaping, and fencing typically seen with residential development.

MEADOWBROOK CROSSING FILING 1 & 2

PRELIMINARY PLAN

The West One-quarter corner of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.

GENERAL NOTES:

- 1. All common landscape and streetscape plantings in the Right-of-Way within this development shall be owned and maintained by Meadowbrook Crossing Metropolitan District.
- 2. Fees in lieu of land will be provided for schools and parks.
- 3. Public improvement ramp locations and design will be finalized at plan and profile.
- 4. Public Improvement and utilities to be provided with this project include new roadways, water lines and connections, wastewater services, storm water drainage, and landscaping. Pedestrian ramps will conform to the ramp details in the El Paso County Engineering Criteria Manual Appendix F.
- 5. All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Cherokee Metropolitan Water & Sanitation District.
- 6. All Electric Service shall be provided by Colorado Springs Utilities. All tracts will be given utility easements as required.
- 7. See Grading Plan for proposed site grading.
- 8. Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code.
- 9. Curb and gutter to be per the Civil Drawings.
- 10. The Tract F Open space will allow for recreational uses. This Tract F will be owned and maintained by the Meadowbrook Crossing Metropolitan District.
- 11. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to any listed species.
- 12. Notice of potential aircraft overflight and noise impacts associated with airport: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being discussed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.
- 13. A rezoning easement has been recorded with El Paso County on March 17, 2017 with Rezon No. #277030936.
- 14. The property is within the Service Area of the Central Marketfield Metropolitan District and, as such, is subject to an assessment for the construction of Marketfield Road.
- 15. Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations, and specifications.
- 16. There shall be no direct lot access to Meadowbrook Parkway or Highway 24.
- 17. The landscaping provided within the buffer along Lots 92-102 shall be owned and maintained by each respective individual lot owner as referenced and illustrated within the covenants. The buffer landscape shall be provided by the builder at the time of lot construction on an individual lot basis.
- 18. The Meadowbrook Crossing Metropolitan District, or its designee, will be responsible for the oversight, maintenance and enforcement of the covenants relating to common areas and the buffer landscape.

RS-5000 DEVELOPMENT STANDARDS:

Minimum Lot Size: 5,000 SF  
Maximum Building Height: Thirty Feet (30')  
Maximum Lot Coverage: 40% for lots with multi-story homes  
45% for lots with a 1-story ranch style home

\*Lot Coverage flexibility is being provided for single level homes compared to two-story (above-grade) homes; the intent is to allow additional lot coverage for single level homes while providing a variable architectural mix on similar sized lots.

Minimum Width at Front setback line: Fifty Feet (50')

Minimum Street Frontage: Thirty Feet (30')

Front Yard Setbacks: Twenty Five Feet (25')

Side Yard Setbacks: Five Feet (5')

Rear Yard Setbacks: Twenty Five Feet (25')

Corner Yard Setbacks (Non-Garage Side): Fifteen Feet (15')

PROJECT DESCRIPTION:

MEADOWBROOK CROSSING IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH 104 LOTS ON 32.273 ACRES.

RESIDENTIAL SITE DATA:

SITE LOCATION: VACANT LAND, NEAR THE INTERSECTION OF HWY 94 AND US-24	
TAX SCHEDULE NUMBER:	5408000055
SITE ACREAGE:	32.273 AC
PROPOSED ZONING:	RS-5000
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY DETACHED RESIDENTIAL
NUMBER OF UNITS:	114
DENSITY: (104 DU / 32.273 AC)	3.53 DU / AC.
SCHEDULE FOR CONSTRUCTION:	2017 - 2018
ON STREET PARKING:	ALLOWED EXCEPT WHERE MARKED AS NO PARKING TREE LANE

LEGAL DESCRIPTION: MEADOWBROOK CROSSING

PARCEL A:

COMMENCING at the West One-quarter corner of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado; thence N89°43'13"E along the North line of the South half of said Section 8, a distance of 1249.12 feet; thence leaving said section line S03°55'24"W, a distance of 8.43 feet to the POINT OF BEGINNING, said point also being a point on the south line of Cimarron Hills Filing No. 4, recorded at Reception No. 703847 in the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along said south line along the following two (2) courses:

- 1. S89°54'06"E, a distance of 1056.49 feet;
- 2. N44°24'06"E, a distance of 21.62 feet to a point on the North line of the South half of said Section 8; thence continuing along said North line N89°43'13"E, a distance of 890.44 feet to a point on the northwesterly right-of-way line of Meadowbrook Parkway, as shown on the Plat of Claremont Business Park Filing No. 2, recorded at Reception No. 20771206 in the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along said northwesterly right-of-way line along the following three (3) courses:
- 1. Along a curve of an arc to the right, said curve having a radius of 525.00 feet, an arc length of 329.56 feet and a delta angle of 35°58'01";
- 2. S51°18'59"W, a distance of 695.64 feet;
- 3. S41°14'35"E, a distance of 60.05 feet to a point on the southerly line of a tract of land described in Book 2190 at Page 226 of the records of said El Paso County; thence leaving said northwesterly right-of-way line and continuing along said southerly line of Book 2190 at Page 226 of land S31°48'30"W, a distance of 185.78 feet; thence S59°43'09"W, a distance of 119.63 feet to a point being the southeast corner of said tract of land described in Book 2190 at Page 226 and also being a point of the east line of Southern West Subdivision No. 2, recorded under Book 191 at Page 112 of the records of said El Paso County; thence along the West line of said tract of land described in Book 2190 at Page 226 N03°55'24"E, a distance of 680.26 feet to the POINT OF BEGINNING.

Said tract of land contains 32.273 acres, more or less.

FLOODPLAIN NOTES:

- 1. Portions of this property are located within a designated FEMA Floodplain as determined by the flood insurance rate map, community map number, '080410752F' effective date March 17, 1997.
- 2. A CLOMR has been reviewed and approved by FEMA Issued May 12, 2017 Case No. 17-08-0333R to provide channel improvements and revise the floodplain limits.
- 3. Portions of the channel and floodplain to the northeast of this site have been mitigated per an existing LOMR, Case No 06-06-E137p, effective December 13, 2006.
- 4. No structures or solid fences are permitted within the designated Floodplain area.
- 5. Lots within the designated floodplain as identified shall be platted as Filing 2 after the LOMR is approved. Filing 1 shall consists of 79 lots and Filing 2 shall consists of 35 lots.

GEOLOGIC CONDITIONS:

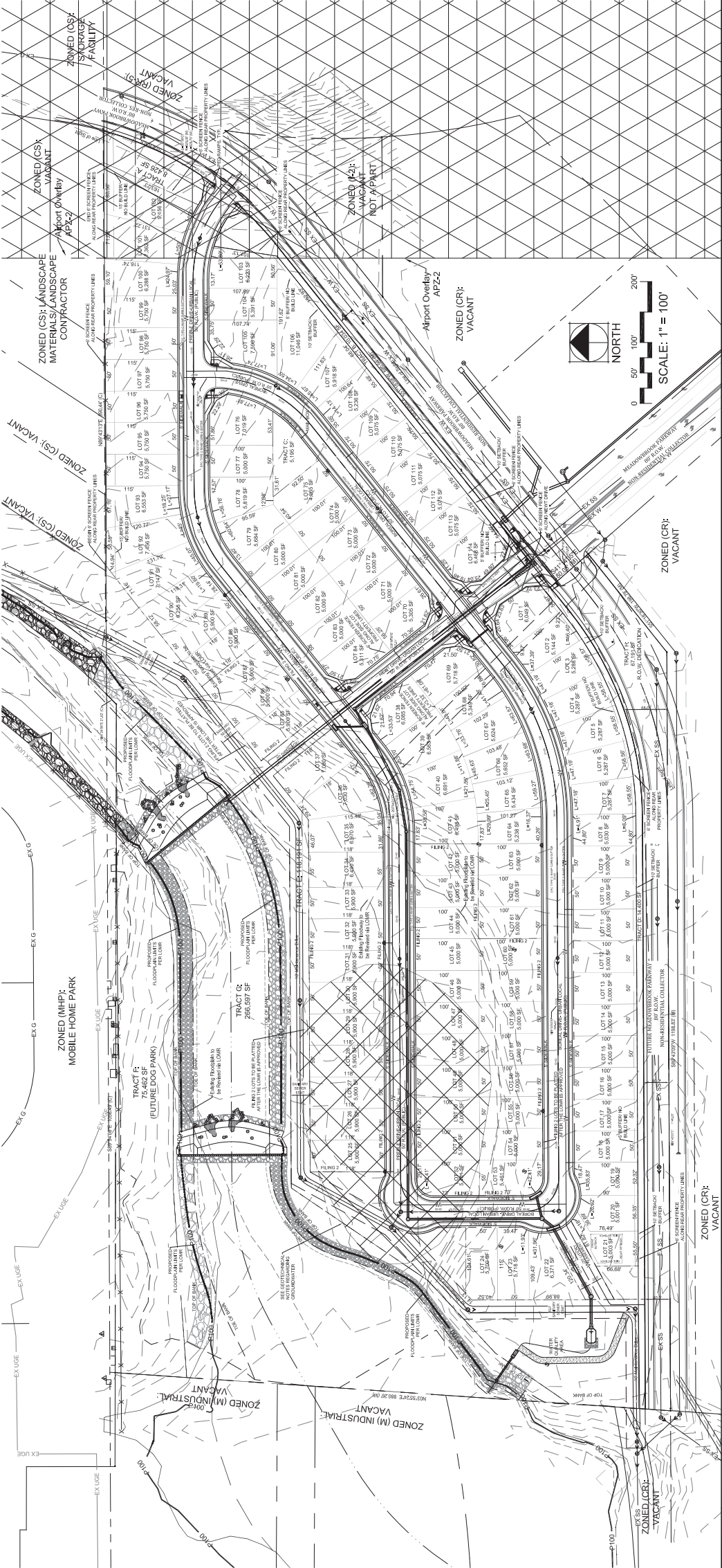
- 1. No on-site geologic hazards were identified that would preclude development of the site for construction of residential structures. There were a few conditions identified that can be mitigated with engineering design and construction methods commonly used in this area. These conditions include: hydro-compactive soils, shallow groundwater, erosion, and regional seismicity.
- 2. The following lots have been found to be impacted by geologic hazards: Lots 25-31 and 46-52 have been found to potentially be impacted by shallow groundwater. Mitigation measures and a map of the hazard area can be found in the Geotechnical Hazards Evaluation Investigation, Geotechnical Engineering, Inc. (GTEI) Report Number SP-17-002 available at the El Paso County Planning and Community Development Department.
- 3. Due to the potential for shallow groundwater in the vicinity of Lots 25-31 and 46-52, basements for these lots should not be considered feasible unless site grades are raised sufficiently to provide a minimum 3 ft. separation distance between lowest floor elevation and the shallowest anticipated seasonal groundwater level.
- 4. Habitable, below-grade areas within the proposed residences will likely require the installation of a subsurface, perimeter foundation drain. Site specific, final site testing and analysis for foundation design should be performed for each individual lot, following the completion of site grading.
- 5. Subsequent to overli grading and the installation of wet utilities, additional geotechnical investigations should be performed as required to further characterize the subsurface soil conditions and develop recommendations for on-site pavement alternatives.

PHASING PLAN:

The Meadowbrook Crossing Preliminary Plan will be developed in one phase.

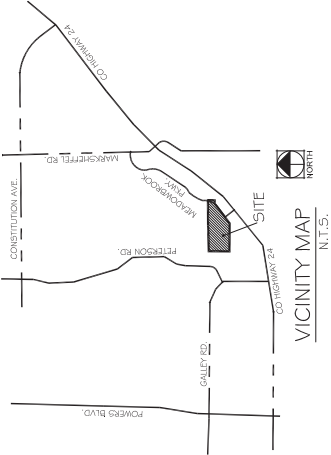
TRACT TABLE

TRACT	SIZE	TYPE	OWNERSHIP & MAINTENANCE
TRACT A	8,428 SF	LANDSCAPE/OPEN SPACE/ LINE OF SIGHT	MEADOWBROOK CROSSING METRO DISTRICT
TRACT B	10,004 SF	LANDSCAPE/OPEN SPACE/ LINE OF SIGHT	MEADOWBROOK CROSSING METRO DISTRICT
TRACT C	5,195 SF	LANDSCAPE/OPEN SPACEMAL NOSK	MEADOWBROOK CROSSING METRO DISTRICT
TRACT D	14,400 SF	LANDSCAPE BUFFER OPEN SPACE/ LINE OF SIGHT	MEADOWBROOK CROSSING METRO DISTRICT
TRACT E	11,400 SF	LANDSCAPE BUFFER OPEN SPACE/ LINE OF SIGHT	MEADOWBROOK CROSSING METRO DISTRICT
TRACT F	75,462 SF	OPEN SPACE/ DOG PARK/ LANDSCAPE/ RECREATION	MEADOWBROOK CROSSING METRO DISTRICT
TRACT G	266,597 SF	SAND CREEK DRAINAGE	DEDICATED TO EL PASO COUNTY
TRACT H	67,191 SF	ROW DEDICATION	DEDICATED TO EL PASO COUNTY



REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS REV1	5/3/17	KLC	JRA	
2	RESPONSE TO COMMENTS REV2	6/13/17	KLC	JRA	
3					
4					
5					
6					

DESIGNED	JRA	01.16.17
DRAWN	JRA	01.16.17
CHECKED	JH	01.16.17
PROJECT NUMBER:	3507.00	
SCALE:	AS NOTED	



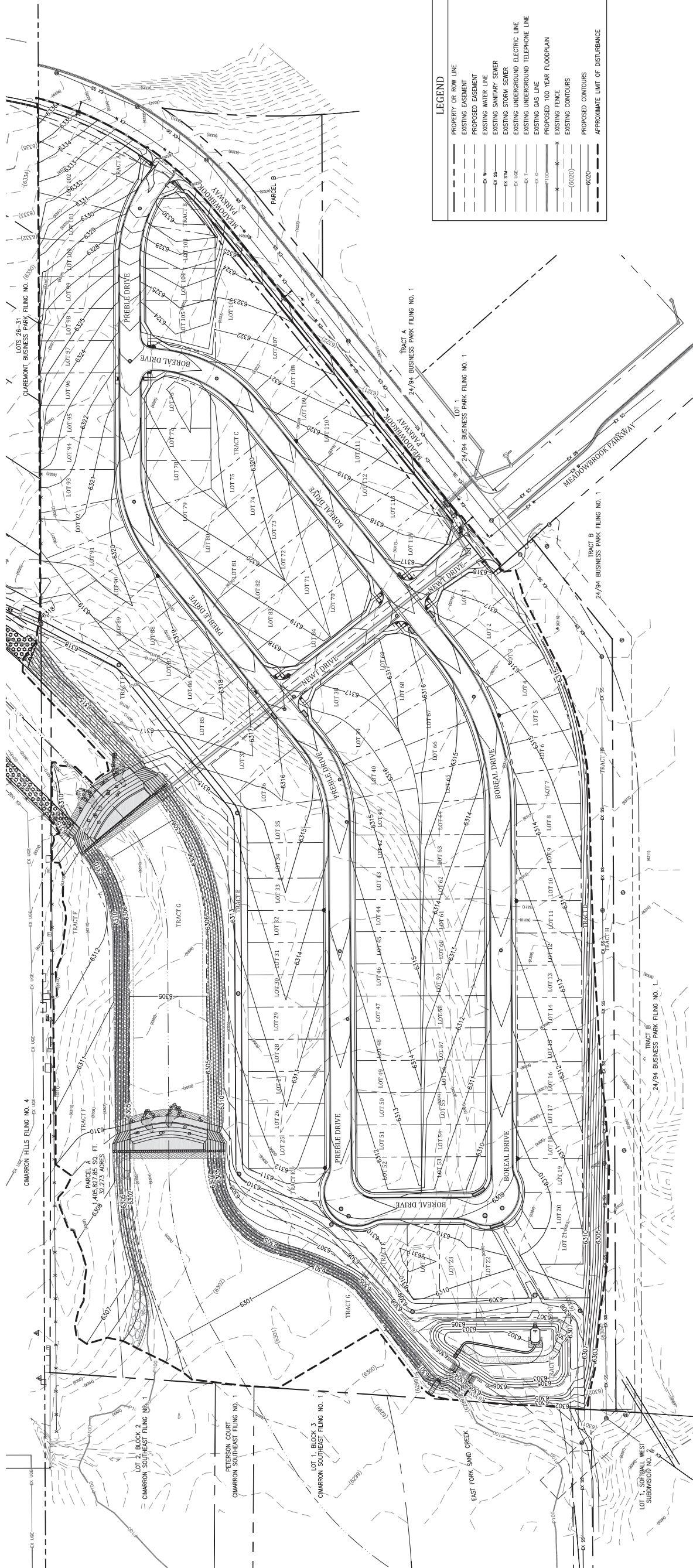
**Developer:**  
Meadowbrook Crossing LLC  
90 South Cascade Avenue, Suite 1500  
Colorado Springs, Colorado 80903  
Ph: (719) 448-4034

**Planners:**  
Thomas & Thomas  
Planning, Urban Design, Landscape Architecture, Inc.  
702 North Tejon Street  
Colorado Springs, CO 80903  
Ph: (719) 578-8777

PCD PROJECT NUMBER: SP-17-002

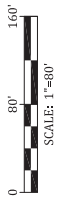
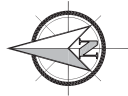


**Kiowa Engineering Corporation**  
7175 West Jefferson Avenue, Suite 1300  
Lakewood, Colorado 80235  
(303) 933-3350

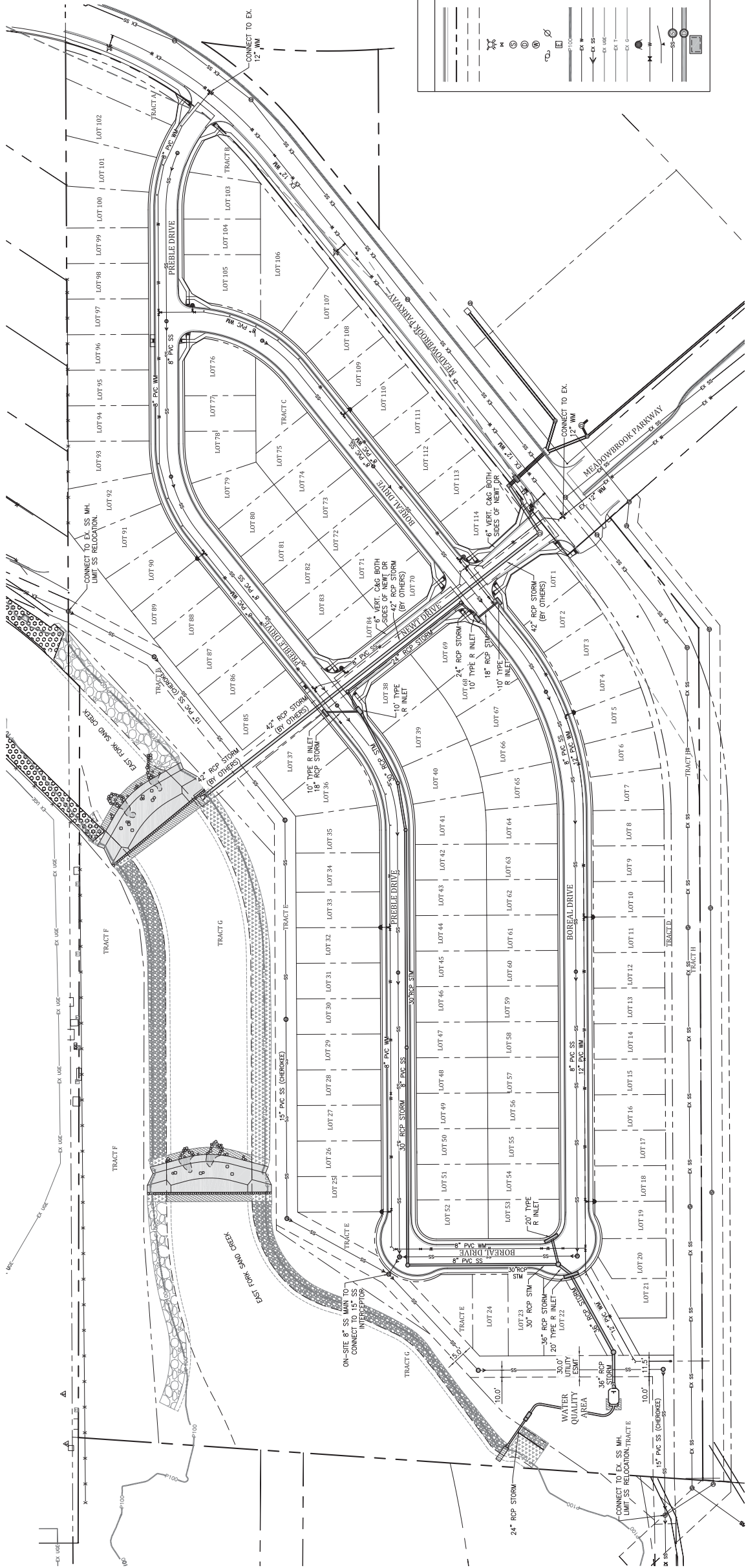


## EL PASO COUNTY, COLORADO

SHEET  
C1



MEADOWBROOK CROSSING  
FILING 1 & FILING 2  
PRELIMINARY LANDSCAPE PLAN



LEGEND	
	CURB & GUTTER (CURB SECTION AS SHOWN ON PLANS)
	EXISTING OR PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER MANHOLE
	EXISTING UTILITY POLE
	EXISTING ELECTRIC BOX OR TRANSFORMER
	PROPOSED 100 YEAR FLOODPLAIN
	EXISTING WATER LINE
	EXISTING SANITARY SEWER & FLOW DIRECTION
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
	PROPOSED FIRE HYDRANT, PER CSJ STANDARDS
	PROPOSED WATER LINE AND VALVE
	PROPOSED SANITARY SEWER AND MANHOLE
	PROPOSED STORM SEWER PIPE AND MANHOLE
	PROPOSED STORM CURB INLET

**Kiowa**  
Engineering Corporation  
7175 West Jefferson Avenue, Suite 1300  
Lakewood, Colorado 80235  
(303) 692-0369

MEADOWBROOK CROSSING  
FILING 1 & FILING 2  
PRELIMINARY UTILITY PLAN  
EL PASO COUNTY, COLORADO

Project No.:	16039
Date:	June 13, 2017
Design:	ELS
Drawn:	ELS
Check:	MWE
Revisions:	
SHEET	

C2





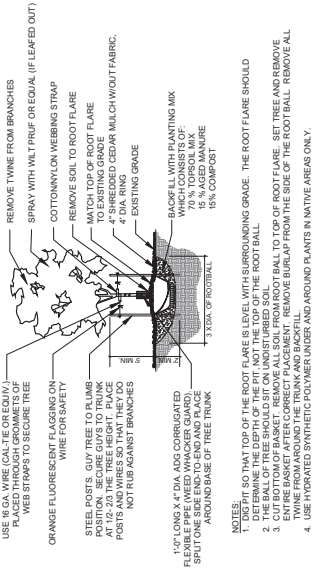
MEADOWBROOK CROSSING  
FILING 1 & FILING 2

PRELIMINARY LANDSCAPE PLAN

The West One-quarter corner of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.

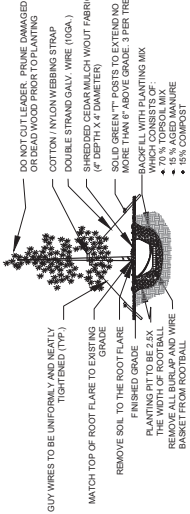
GENERAL NOTES:

- ALL PLANTINGS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
- ALL UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REVEALED AND PART OF THE BID, UNLESS OTHERWISE SHOWN.
- LOCATION OF ALL STEEL EDGERS MUST BE STAKED AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES.
- ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND ADJACENT PROPERTIES. ALL NEARBY UTILITY LOCATIONS, INCLUDING EXISTING AND PROPOSED, SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. ALL NEARBY UTILITY LOCATIONS, INCLUDING EXISTING AND PROPOSED, SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION. ALL NEARBY UTILITY LOCATIONS, INCLUDING EXISTING AND PROPOSED, SHALL BE IDENTIFIED AND MARKED PRIOR TO CONSTRUCTION.
- SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL AREAS EXCEPT THOSE IN TURF AND NATIVE SEED AREAS) SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN.
- SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
- ALL MEADOWBROOK CROSSING LANDSCAPE AND STREET SCAPE PLANTINGS IN THE RIGHT-OF-WAY WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT.
- FOR PROPOSED SITE GRADING, HEIGHT AND SLOPE OF BERMS, SEE GRADING PLAN.
- THAT THERE SHALL BE NO VISUAL OBSTRUCTION BETWEEN 30' AND 6' WITHIN THE SITE DISTANCE TRIANGLES. ALL DECIDUOUS TREES WITHIN THE SITE DISTANCE TRIANGLES SHALL BE LIMBED UP TO 8' MINIMUM FROM FINISHED GRADE.
- THE LANDSCAPING PROVIDED WITHIN THE BUFFER ALONG LOTS 92-102 SHALL BE OWNED AND MAINTAINED BY EACH RESPECTIVE LOT OWNER. THE LANDSCAPING PROVIDED WITHIN THE BUFFER ALONG LOTS 92-102 SHALL BE OWNED AND MAINTAINED BY EACH RESPECTIVE LOT OWNER. THE LANDSCAPING PROVIDED WITHIN THE BUFFER ALONG LOTS 92-102 SHALL BE OWNED AND MAINTAINED BY EACH RESPECTIVE LOT OWNER.
- THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT, OR ITS DESIGNEE, WILL BE RESPONSIBLE FOR THE OVERSIGHT, MAINTENANCE AND ENFORCEMENT OF THE COVENANTS RELATING TO COMMONS AREAS AND THE BUFFER LANDSCAPE.



1 DECIDUOUS TREE

NTS



- NOTES:
- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
  - THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
  - THE REAFFER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

2 EVERGREEN TREE

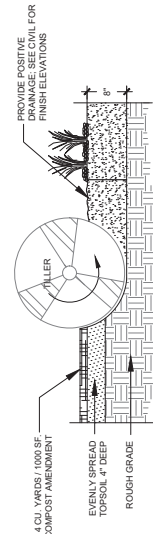
NTS



- NOTES:
- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
  - THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
  - THE REAFFER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

3 SHRUB DETAIL

NTS



- NOTES:
- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
  - THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
  - THE REAFFER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

4 SOIL PREPARATION- PLANTING BED AREAS

NTS

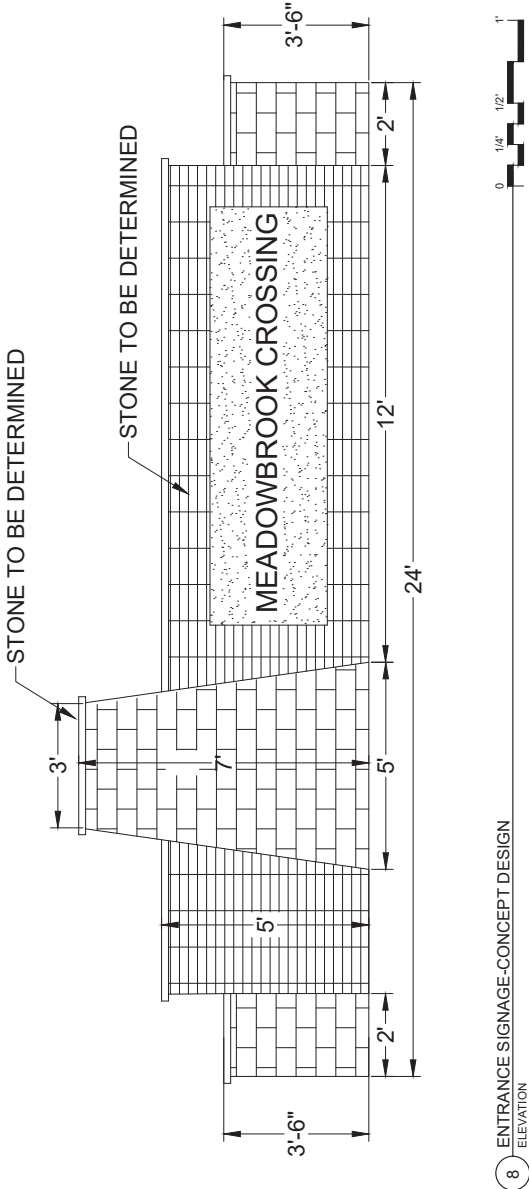
DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS:	STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PKWY	NORTH BOUNDARY
STREET CLASSIFICATION:	Non-Arterial	15/15'	Zone Boundary
SETBACK DEPTH REQUIRED/PROVIDED:	2,250'	15/15'	624'
LINEAR FOOTAGE:	120	120	120
TREE/FEET REQUIRED:	1131/06	31/31	00
TOTAL NUMBER OF TREES REQ. / PROV.:	70/71	MB	BP
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	75%/ 75%		
PLANT ABBREVIATION DENOTED ON PLAN:			

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	AG	18	.....	AUTUMN BRILLIANCE SERVICEBERRY	15-25'	15-20"	20" Caliper	B&B
	MP	5	Malus x 'Paradise'	PRAIRIFIRE CRABAPPLE	15-20'	15-20"	20" Caliper	B&B
	AT	16	Acer glabrum	TATARIAN MAPLE	20-25'	15-20"	20" Caliper	B&B
	GT	11	Gleditsia triacanthos var. 'nemris 'Impatiens'	IMPERIAL HONEYLOCUST	30-40'	30-40"	20" Caliper	B&B
	QB	2	Quercus bicolor	SWAMP WHITE OAK	40-60'	40-60"	20" Caliper	B&B
	KP	2	Koeleria paniculata	GOLDENRAIN TREE	20-30'	20-30"	20" Caliper	B&B
	CP	14	Cornus alternifolia	WASHINGTON HAWTHORN	20-25'	15-20"	20" Caliper	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	PPB	42	Picea pungens 'Baby Blue Eyes'	BLUE EYES SPRUCE	20-30'	10-15'	6' HT	B&B
	PPF	5	Picea pungens 'Fat Albert'	FAT ALBERT SPRUCE	30-40'	20-30"	6' HT	B&B
	PE	30	Pinus edulis	PIKON PINE	20-30'	10-20"	6' HT	B&B

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	SB	24	Spiraea x bumalda 'Goldflame'	GOLDFLAME SHREE	2-3'	2-3'	5 GALLON	CONTAINER
	PA	10	Parosela atrifolia	RUSSIAN SAGE	3-4'	3-4'	5 GALLON	CONTAINER
	EA	3	Eunymus albus 'Compactus'	DWARF BURNING BUSH	6-8'	6-8'	5 GALLON	CONTAINER
	RT	8	Rhus typhina	STAGHORN SUMAC	10-25'	10-15'	5 GALLON	CONTAINER
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	PM	13	Pinus mugo var. pumilio	DWARF MUGO PINE	3-5'	5-10"	5 GALLON	CONTAINER
	JS	8	Juniperus sabina 'Broadmoor'	BROADMOORE JUNIPER	12-18'	6-8"	5 GALLON	CONTAINER
	JH	5	Juniperus horizontalis 'Prince of Wales'	PRINCE OF WALES JUNIPER	4-6'	8-10"	5 GALLON	CONTAINER

PERENNIALS & GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	AA	13	Ajaccio aurantiaca 'Coronado'	CORONADO HYSSOP	12-24"	12-24"	1 GALLON	CONTAINER
	AS	23	Aurora sautilla 'Summit'	BASKET OF GOLD	6-12"	12-24"	1 GALLON	CONTAINER
	SN	22	Salvia nemorosa 'May Night'	MAYNIGHT SALVIA	12-24"	12-24"	1 GALLON	CONTAINER
	HS	8	Helleborus scaberrimus	BLUE OAT GRASS	2-3'	18-24"	1 GALLON	CONTAINER



8 ENTRANCE SIGNAGE-CONCEPT DESIGN

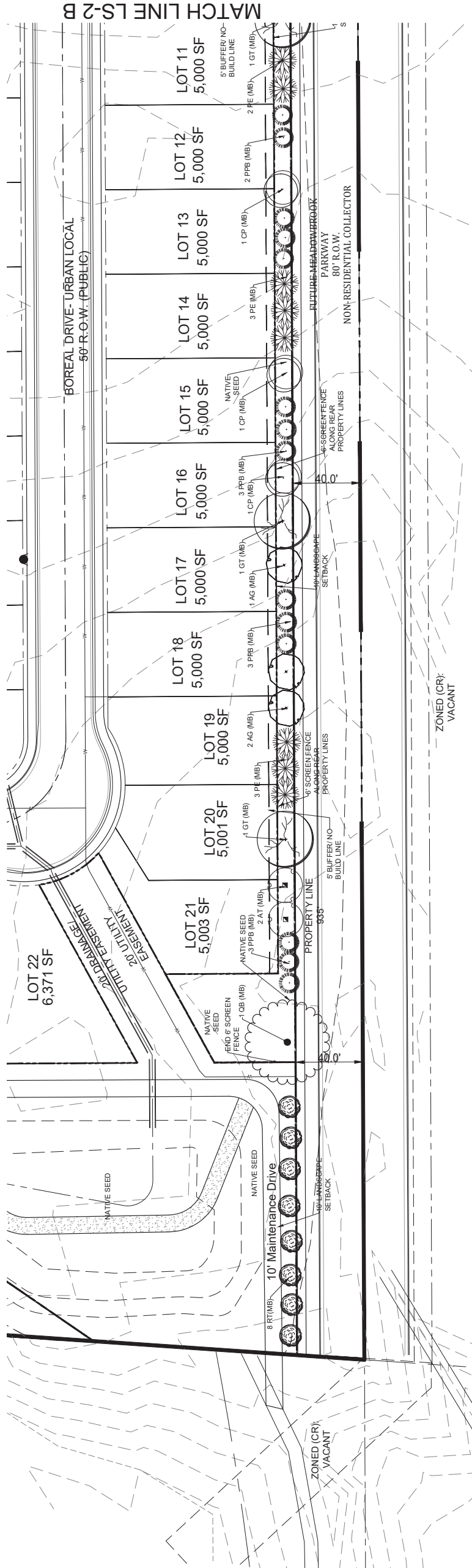
ELEVATION

SCALE: 1" = 1/2'

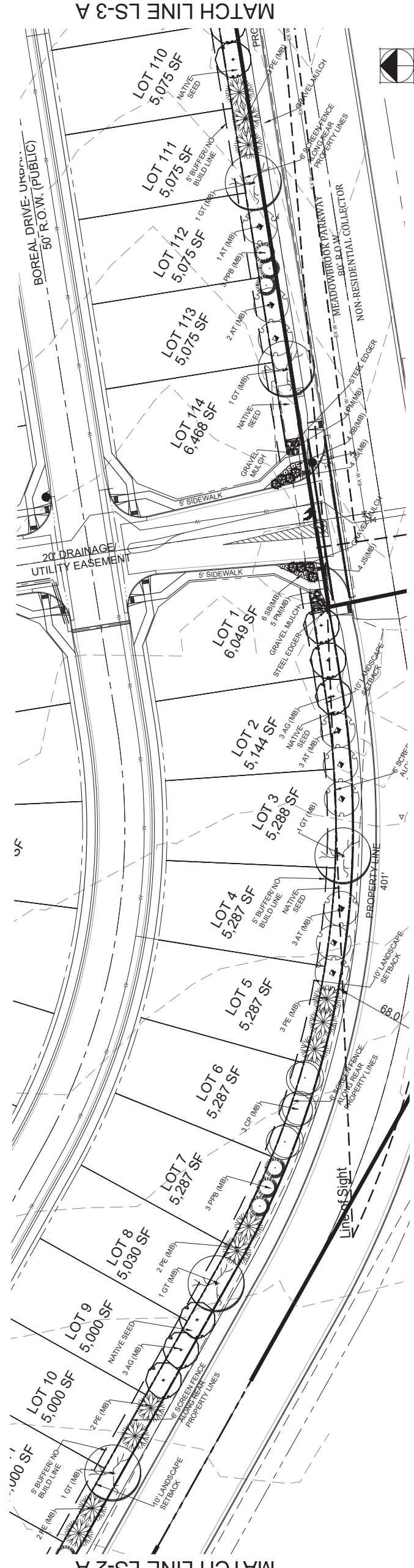
PCD PROJECT NUMBER: SP-17-002

MEADOWBROOK CROSSING  
FILING 1 & FILING 2  
PRELIMINARY LANDSCAPE PLAN

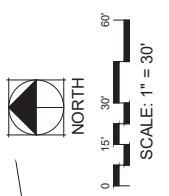
The West One-quarter corner of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.



A PRELIMINARY LANDSCAPE PLAN



B PRELIMINARY LANDSCAPE PLAN



PCD PROJECT NUMBER: SP-17-002

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS REV1	5/9/17	JRA		
2	RESPONSE TO COMMENTS REV2	6/13/17	JRA		
3					
4					
5					
6					

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER:	AS NOTED
JRA	JRA	JRH	3507.01	
01.16.17	01.16.17	01.16.17		

MEADOWBROOK CROSSING

FILING 1 & FILING 2

Colorado Springs, CO

PRELIMINARY LANDSCAPE PLAN

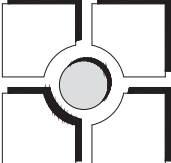
THOMAS THOMAS

Planning & Landscape Architecture


705 North 19th

Colorado Springs, Colorado 80903

(719) 578-8777





THOMAS  
  
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 702 North Tejon  
 Colorado Springs, Colorado 80903  
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DESIGNED	JRA	01.16.17
DRAWN	JRA	01.16.17
CHECKED	JLH	01.16.17
PROJECT NUMBER:		3507.01
SCALE: AS NOTED		



MATCH LINE LS-2 B



# Meadowbrook Crossing Final Plat Filing 1 Letter of Intent



**VICINITY MAP**

Prepared By:  
Thomas & Thomas Planning, Urban Design, Landscape Architecture, Inc.  
702 North Tejon Street  
Colorado Springs, CO 80903  
(719) 578-8777

**Developer:**

Meadowbrook Crossing LLC  
90 South Cascade Avenue, Suite 1500  
Colorado Springs, Colorado 80903  
Ph: (719) 448-4034

**Planners:**

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702 North Tejon Street  
Colorado Springs, CO 80903  
Ph: (719) 578-8777

**Civil Engineers:**

Kiowa Engineering Corporation  
1604 South 21<sup>st</sup> Street  
Colorado Springs, CO 80904  
Phone: (719) 630-7342

**Traffic Engineers:**

LSC Transportation Consultants  
545 E. Pikes Peak Ave., Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868

**Site Location, Size, Zoning:**

Thomas & Thomas, on behalf of Meadowbrook Crossing LLC, recently submitted a proposal seeking a zone change which was approved by the El Paso County Planning Commission on December 6, 2016. The rezone was from I-2 (Limited Industrial) and CR (Commercial Regional) to RS-5000, Residential Suburban District, to accommodate single-family residential units of a minimum 5,000 square foot sized lot. The site consists of a single parcel of 32.273 acres.

The 32.273 acre site is located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. The entire site is currently vacant with the East Fork of Sand Creek running in a southwesterly direction in the northwestern corner of the site. The creek and drainage way will be improved as required through a LOMR/ CLOMR submittal.

The Final Plat shows the detailed design of the single-family detached residential community and describes the lot sizes, tracts, public rights-of-way, and easements necessary for development. The final plat includes 79 new single family lots located on the 32.273 acre site. The recently approved preliminary plan indicates 114 total lots;

however, 35 of the lots currently lie within the floodplain limits. Per county code any lot under 2.5 acres, or a portion thereof, located within a floodplain cannot be platted until the floodplain limits have been revised. A CLOMR has been reviewed and approved by FEMA issued May 12, 2017 *Case No. 17-08-0333R* to provide channel improvements and revise the floodplain limits after which the remaining 35 lots can then be platted.

### **Request & Justification:**

The purpose of this application is to request approval of the Final Plat for the Meadowbrook Crossing project. The previously approved preliminary plan also included requests for early grading and installation of wet utilities. The site is currently not part of any small area master plan; however, it is in general conformance with the El Paso County Master Plan by introducing a use consistent with existing land uses. The development is bordered to the east by three lots zoned M as part of the Cimarron Southeast development; the Cimarron Hills neighborhood and Claremont Business Park to the North zoned MHP and CS; and Meadowbrook Parkway to the East and South with intermediate parcels largely zoned CR and a few small parcels zoned RR-5 and I-2. The existing industrial uses and growing commercial developments create a mixed-use environment offering housing, shopping and working in close proximity. The site is split by the Sand Creek East Fork flowing through the site from the northeast corner to the west side of the property.

The existing ground to the south of the creek generally slopes between 1-3% to the southwest. The existing ground to the north of the creek generally slopes between 2-6% in a southerly direction to the creek. A LOMR has been submitted to FEMA for approval of the floodplain modification.

The proposed community is designed to function for both automobile and pedestrian circulation as well as provide connectivity to natural resources and open space around the East Fork of Sand Creek that moves through the site. The proposed streets within the site will have grades around 1% and drain to the southwest corner of the site. The final plat illustrates 231,708 SF of open space or 16.5% of the total acreage. This open space and water quality area will form a natural buffer to adjacent land uses to the North, West, and a small area at the East access point. Along the zone boundary to the northeast, a dedicated buffer is not being provided that would simply create an unusable tract of land. Instead, the residential lots along this boundary have an increased depth of approximately 15' that will effectively function as a buffer. As part of this buffer between the residential and commercial uses, landscaping will be provided within the buffer along Lots 57-67 and shall be owned and maintained by each respective individual lot owner as referenced and illustrated within the covenants. The buffer landscape shall be provided by the builder at the time of lot construction on an individual lot basis. Along Meadowbrook Parkway (Non-Residential Collector, 80' ROW), the development provides a 10' landscape setback with an additional 5' no build area. This total of a 15' buffer will help meet the approval criteria of the rezone. As part of

the screening efforts, a 6' concrete fence and landscape plantings are being provided by the developer.

The site layout for the development provides lots size minimums measuring 50' x 100' (5,000sq ft), with some lots larger in size. Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Lots located along curved street sections and knuckles typically have adjusted widths to accommodate for the curves. There are no industrial or commercial sites proposed with this project.

As part of the final plat submittal package detailed utility construction drawings are included for review and approval.

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance with previous area studies with the intended uses as allowed under the I-2 and CR zoning. A sufficient water supply has been acquired and can provide the water necessary for the proposed units through the Cherokee Metro District. In addition, a wastewater system has been established and can adequately serve the proposed units. A storm sewer system will convey the flows from the inlets to a proposed water quality area before draining into Sand Creek.

There are no areas of significant historical, cultural or recreational features found on site; however the preservation of the East Fork of Sand Creek is being taken into consideration with the lot lines set back some distance away from these drainage features. The East Fork of Sand Creek traverses the site in southwesterly direction in the northwest corner of the site providing a regional drainage corridor. All required grading and drainage will be designed to meet local and state requirements with future detailed submittals.

The geotechnical investigation prepared by CTL Thompson on December 9, 2016, identified no geologic hazards that would preclude development of the site for construction of residential structures. It is noted that the possible presence of some potentially hydro-compactive soils at the site, an area of shallow groundwater, potential for erosion, and the regional issue of seismicity as conditions that may affect the proposed development. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. Groundwater was encountered in 5 of the 8 exploratory borings, at multiple depths, across the site and will vary with seasonal precipitation and landscaping irrigation. Conventional methods can be used to accomplish site grading for rapid conveyance of surface runoff to storm sewer systems, utility installation, and foundation spread footings. The study suggests future investigation of individual lot soils and foundation

investigations for foundation design, sub-grade investigation for on-site pavements, and construction observation/ material testing during site development.

**Total Number of Residential Units, Density, and Lot Sizes:** 79 Single Family Detached Residential Units. The minimum lot size shall be 5,000 SF as required under the RS-5000 zoning.

**Types of Proposed Recreational Facilities:**

The Meadowbrook Crossing project illustrates a future dog park area in the 1.7 acre 'Tract F' located in the far northwest corner. This dog park could be accessed via a pedestrian-only bridge connecting residents to the dog park across Sand Creek. Due to the anticipated large expense of the pedestrian bridge, the construction of the dog park area could take several years pending funding and is not a guaranteed amenity. However, the 'Tract F' parcel will remain as open space prior to the establishment of the dog park and in the event the dog park cannot be built as planned.

**Total Number of Industrial or Commercial Sites:**

There are no proposed commercial or industrial sites proposed as a part of the plan.

**Traffic and Proposed Access Locations:**

Access to Meadowbrook Parkway occurs at the intersection of US24 and US 94. The two access points into the development, as required by El Paso County, will be constructed along Meadowbrook Parkway due to site configuration and natural constraints. Meadowbrook Parkway currently makes a 90 degree right turn at the first entrance to the neighborhood with an access point extending into the neighborhood as Newt Drive. A second access point will be located to the Northeast along Meadowbrook Parkway at Preble Drive. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the two access points provided.

A request for a deviation to adjust the centerline tangent length between the two broken back curves at the western portion of the property from the required 200' minimum (ECM Section 2.3.3.F.3) to the proposed 146' as illustrated on the drawings was approved on May 17, 2017 (DEV1700). This area of the site contains several constraints that cannot be mitigated including the location and width of Meadowbrook Parkway; the location of the Sand Creek and its improvements; and the location of the 30' Sanitary Sewer Easement running parallel with the creek. All of these constraints combined narrow and limit the amount of developable area in this portion of the site.

In addition to the two access points along Meadowbrook Parkway, the project will dedicate 40' to El Paso County along the southern boundary to be used for the ROW and the future extension of Meadowbrook Parkway to the west. Meadowbrook Crossing is requesting to be annexed into the El Paso County's 10mil Public Improvement District in order to lower the road impact fee obligations at this time.

**Phasing Plan:**

The Meadowbrook Crossing Final Plat will be developed in one phase due to the economies of scale with respects to construction of access points, utility service, drainage, landscape and other improvements. However, the lots will be platted in two separate filings due to the floodplain boundaries and timing of the LOMR process. The first filing will contain 79 lots which are completely outside the floodplain limits. The second filing will contain 35 lots which are currently impacted by the floodplain. Any lots within the designated floodplain will be platted after the LOMR is completed and approved.

**Areas of Required Landscaping:**

The proposed development does not require any landscaping except for the buffer plantings as required by the rezoning approval criteria. The residential lots along the northeastern boundary have an increased depth of approximately 15'. The landscaping provided within the buffer along Lots 57-67 shall be owned and maintained by each respective individual lot owner as referenced and illustrated within the covenants. The buffer landscape shall be provided by the builder at the time of lot construction on an individual lot basis. The Meadowbrook Crossing Metropolitan District, or its designee, will be responsible for the oversight, maintenance and enforcement of the covenants relating to commons areas and the buffer landscape.

All open space and streetscape plantings will be owned and maintained by the Meadowbrook Crossing Metropolitan District. Individual lot landscaping, including the buffer plantings adjacent to the non-residential uses, will be the lot owner's responsibility.

**Approximate Acres and Percent of Land Set Aside for Open Space:**

There are 11.4 acres (498,305 sq ft) acres of total open space proposed. This includes 6.12 acres (266,597 sq ft) of the existing East Fork of Sand Creek and 5.32 acres (231,708 sq ft) of community open space. There is no open space required with this use; however, several areas have been set aside for drainage facilities as part of the Sand Creek improvements and preservation as well as to provide buffering to the adjacent uses.

**Water and Wastewater Services:**

Water and Wastewater municipal services will be supplied by the Cherokee Metropolitan District. Any required utility easements to be provided on adjacent properties will be acquired as necessary to allow for the proper utility installments. Approval and granting of any required utility easements will be completed as necessary.

**Master Plan for Mineral Extraction:**

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended

in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Valley Fill’ containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

**Proposed Services:**

- |                       |                                      |
|-----------------------|--------------------------------------|
| 1. Water:             | Cherokee Metropolitan District       |
| 2. Wastewater:        | Cherokee Metropolitan District       |
| 3. Gas:               | Colorado Springs Utilities           |
| 4. Electric:          | Colorado Springs Utilities           |
| 5. Phone:             | CenturyLink                          |
| 6. Fire:              | Cimarron Hills Fire Department       |
| 7. Police Protection: | El Paso County Sheriff’s Department  |
| 8. School:            | Colorado Springs School District #11 |

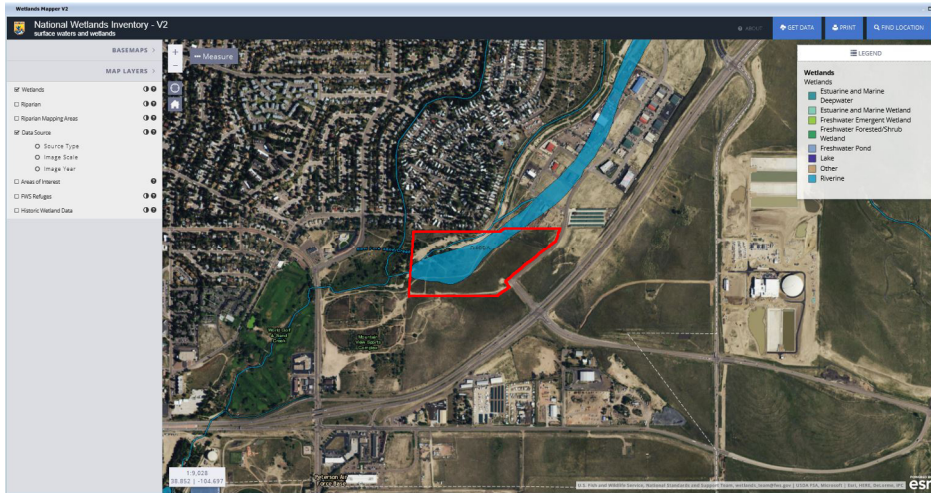
**Impacts associated with the Final Plat:**

**Floodplain:**

Portions of this site are located within a designated FEMA floodplain along the Northern boundary as determined by the flood insurance map, community map number ‘08041C0752F’ effective date March 17, 1997. A CLOMR has been reviewed and approved by FEMA issued May 12, 2017 *Case No. 17-08-0333R* to provide channel improvements and revise the floodplain limits. The LOMR will be completed after the channel improvements have been installed and approved. As a result, the lots will be platted in two separate filings due to the floodplain boundaries and timing of the LOMR process. The first filing will contain 79 lots which are completely outside the floodplain limits. The second filing will contain 35 lots which are currently impacted by the floodplain. Any lots within the designated floodplain will be platted after the LOMR is completed and approved. There is an existing LOMR to the Northeast of the site, Case No. 06-08-B137p effective date of revision December 13, 2006. See attached LOMR for this project.



## Wetlands:



A search of the US Fish and Wildlife Service National Wetlands Inventory mapper website (<https://www.fws.gov/wetlands/>) didn't indicate any jurisdictional wetlands although the site does contain the presence of a riverine system **R4SBA**.

**Air Pollution:** By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has some vegetation which results in a medium amount of dust during windy days; however, the proposed development will provide irrigated turf areas and landscaping materials to assist in alleviating the dust. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

**Water Pollution:** By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

**Noise Pollution:** Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas.

**Vegetation, Wildlife Habitats, and Migration Routes:**

Visual Assessment:

**Vegetation, Wildlife Habitats and Migration Routes:**

Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.



- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals
- And Many Others

Due to adjoining developments, it is not anticipated that this application will have significant impacts on wildlife in the area. However, the existing East Fork of Sand Creek may create an environment that will enhance and create a natural wildlife habitat corridor. No rare species were found to be present on the site as determined by Colorado Parks & Wildlife as well as the U.S. Fish and Wildlife Service. The USFWS reviewed the proposed development for impact on the Preble's Meadow Jumping Mouse and determined the proposed project is not likely to impact the Preble's and thus has been cleared. Refer to the U.S. Fish and Wildlife Service block clearance letter for the City of Colorado Springs included as part of the submittal package.

Visual Assessment: Currently, detached single-family detached houses are approved for use on this site with a density of 4-6 DU/ Acre. The proposed single family density as illustrated on the plans is quite a bit less at 3.53 DU/ Acre and will therefore visually reduce the density. This plan will continue the residential use pattern and expand it in the Southern direction. This residential use will introduce trees, landscaping, and fencing typically seen with residential development.

KNOW ALL MEN BY THESE PRESENTS:

That Meadowbrook Crossing LLC, being the owner of the following described tract of land to wit:

That portion of the South One-half of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado more particularly described as follows: The West one-quarter corner of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, thence N89°43'13"E along the North line of the South half of said Section 8, a distance of 1249.12 feet; thence leaving said section line S03°55'24"W, a distance of 83.94 feet to the POINT OF BEGINNING; said point also being a point on the south line of Cimarron Hills Filing No. 4, a distance of 73.847 feet in the office of the El Paso County Clerk & Recorder, State of Colorado, thence along said south line along the following two (2) courses:

1. S89°54'06"E, a distance of 1056.49 feet;
2. N42°24'06"E, a distance of 21.62 feet to a point on the north line of the South half of said Section 8; thence continuing along said North line N43°13'13"E, a distance of 890.44 feet to a point on the northwesterly right-of-way line of Meadowbrook Parkway, as shown on the Plat of Meadowbrook Crossing, Book 2190 at Page 226 of the El Paso County Clerk & Recorder, State of Colorado; thence along said northwesterly right-of-way line along the following three (3) courses:
1. Along a curve of an arc to the right, said curve having a radius of 525.00 feet, an arc length of 329.56 feet and a delta angle of 35°58'01";
2. S11°19'50"W, a distance of 605.64 feet;
3. S41°14'35"E, a distance of 80.05 feet to a point on the southerly line of a tract of land described in Book 2190 at Page 226 of the records of said El Paso County; thence leaving said northwesterly right-of-way line and continuing along said southerly line of Book 2190 at Page 226 S51°18'30"W, a distance of 198.78 feet; thence S89°43'09"W, a distance of 1198.83 feet to a point being the southeast corner of said tract of land described in Book 2190 at Page 226 and also being a point of the east line of Sorball West Subdivision No. 2, recorded under Book 1-3 at N03°55'24"E, a distance of 880.26 feet to the POINT OF BEGINNING.

Said tract of land contains 32.273 acres, more or less.

PARCEL B: (To be platted as a tract)(future development)  
COMMENCING at the northeasterly corner of the easterly right-of-way line of Meadowbrook Parkway, as shown on the Plat of Claremont Business Park Filing No.2, recorded at Reception No. 207712506 of the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along the said southerly right-of-way line N51°20'09"E, a distance of 171.93 feet; thence along a curve of an arc to the left said curve having a radius of 605.00 feet, an arc length of 191.98 feet and a delta angle of 18°10'52"; thence leaving said southerly right-of-way line along a curve of an arc to the left, said curve having a radius of 1196.00 feet, an arc length of 248.30 feet, a delta angle of 11°53'42" and a chord bearings and distance of S02°21'55"W, 247.85 feet; thence S89°43'32"W, a distance of 252.64 feet to the POINT OF BEGINNING.

Said tract contains 0.612 acres, more or less.

Both parcels together total 32.885 acres.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided and platted said lands into lots, tracts, streets, and easements as shown hereon under the name and subdivision of MEADOWBROOK CROSSING. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for some acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The utility entities responsible for providing the services for which the easements are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Meadowbrook Crossing, LLC

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_  
The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_  
Witness my hand and seal \_\_\_\_\_  
Address \_\_\_\_\_  
My Commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I, Stewart L. Moses, Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the actual survey of the above described land and that the same is in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

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

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

EASEMENTS:

Unless otherwise indicated all side, front, and rear lot lines are hereby platted on either side with a five foot (5') public utility and drainage easement, unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a seven foot (7') public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owner.

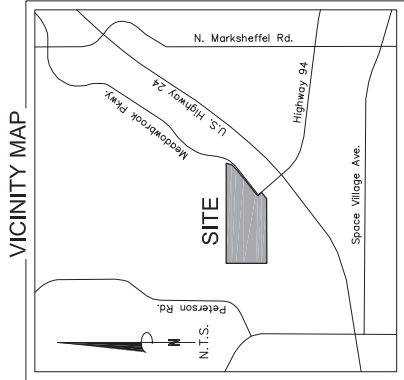
FEES:

Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_ Urban Park Fee: \_\_\_\_\_  
Regional Park Fee: \_\_\_\_\_

PCD File No. SF-17-002

MEADOWBROOK CROSSING

A portion of the South 1/2 of Section 8, Township 14 South, Range 65 West of the 6th P.M., El Paso County, State of Colorado



ACCEPTANCE CERTIFICATE FOR TRACTS:

The dedication of Tracts A, B, C, D, E, & F are hereby accepted for ownership and maintenance by Meadowbrook Crossing Metro District.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_

Witness my hand and seal \_\_\_\_\_  
Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

TRACT	Square Feet	Acreage	Tract Usage	Maintained By	Owned By	Decided To
A	8,428	0.183	Landscape/Open Space	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
B	10,034	0.230	Landscape/Open Space	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
C	5,195	0.119	Landscape/Open Space/Mail Kiosk	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
D	14,400	0.331	Landscape/Open Space	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
E	118,191	2.713	Detention/Open Space/Utilities	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
F	75,462	1.732	Open Space/Dog park/Landscape	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
G	266,597	6.120	Sand Creek Drainage	Dedicated to El Paso County	Dedicated to El Paso County	Dedicated to El Paso County
H	67,191	1.542	R.O.W. Dedication	Dedicated to El Paso County	Dedicated to El Paso County	Dedicated to El Paso County
I	26,656	0.612	Open Space/Future Development	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
J	95,922	2.202	Open Space/Future Development	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
K	80,670	1.852	Open Space/Future Development	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District
L	17,700	0.406	Open Space/Future Development	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District	Meadowbrook Crossing Metro District

TRACT NOTES:

1. Tracts are not eligible for building permits. LDC Section 8.4.3.D.1

Final total gross acreage	Total Number of lots	Net acreage of subdivision	Net acreage land to be dedicated for public streets
32.885	79	26.799	4.544

ASSESSOR'S CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING is approved by the Assessor's Office of El Paso County, Colorado the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Steve Scheiler

RECORDING:

STATE OF COLORADO } SS  
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_M.,

this \_\_\_\_\_ day of \_\_\_\_\_, 2017, A.D., and is duly recorded under

Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_

FEE: \_\_\_\_\_ Deputy

NOTES:

1. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way, and title, please refer to the title insurance policy, prepared by Old Republic National Title Insurance Company, Commitment No. SC55507688-2, effective date May 31, 2016 at 5:00 P.M.
2. Basis of bearings is north line of the south half of Sec. 8, T14S, R65W of the 6th P.M., monumented at both ends by a 36" Brass Cap in range box and assumed to bear N89°43'13"E.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C752F with effective dates March 17, 1997, indicates this parcel of land is located in Zone X (area determined to be out of the 500 year flood plain) & in Zone AE (special flood hazard areas inundated by 100 year flood). A CLOMR has been reviewed and approved by FEMA issued May 12, 2017, Case No. 17-08-0333R to provide flood insurance coverage to the property. The property is located within the designated Flood Insurance Rate Map (FIRM) Flood Hazard Area on an existing LMR, Case No. 08-08-B-037379, effective December 13, 2006. No structures or solid fences are permitted within the designated Floodplain area.
4. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
5. The lined units used in this drawing are U.S. Survey Feet.
6. No driveway shall be established unless an access permit has been granted by El Paso County.
7. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
8. Any person who knowingly removes, alters, or defaces any public land survey monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. §18-4-508.
9. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
10. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
11. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
12. No lot or interest therein shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Public Improvements Agreement, by the County of any lots for sale, conveyance or transfer.
13. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

13. Meadowbrook Crossing, LLC shall be responsible for final design, construction, and maintenance of private detention ponds/water quality BMP(s) as described in the approved Preliminary Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates shall be submitted to the El Paso County Public Improvements Department for review and approval. The Subdivision Improvements Agreement (SIPA) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.

14. Meadowbrook Crossing, LLC shall enter into a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") with the El Paso County Public Improvements Department. The Agreement shall contain the following terms and conditions: (a) the developer shall enter into an Agreement for each pond constructed;

15. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft from the El Paso County Airport. The property is located within the Airport's noise abatement area. The property is also subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. 12-382). In the event of an aircraft overflight or noise impact, the property owner shall be responsible for the cost of any mitigation measures required to be implemented. The property is also subject to the records of the El Paso County Clerk and Recorder. All property within this subdivision is subject to a Aviation Easement as recorded at Reception No. 217030936 of the records of the El Paso County Clerk and Recorder.

16. There shall be no direct lot access to Meadowbrook Parkway and U.S. Highway 24.

17. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors shall be responsible for the construction and maintenance of the subdivision improvements shown on this plat. The subdivision improvements shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.

18. Pursuant to Resolution 12-416, approved by the Board of Directors, El Paso County Public Improvements District 2 and recorded in the records of the El Paso County Clerk and Recorder, Meadowbrook Crossing is included with the boundaries of the El Paso County Public Improvements District 2 and as such is subject to applicable fees and mill levy.

19. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural Features Report.

20. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.

21. The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.

22. No structures or fences are permitted within designated "Floodplain" areas. Tract G is dedicated to contain the floodplain area.

23. The landscaping provided within the buffer along Lots 57-67 shall be owned and maintained by each respective individual lot owner as referenced and illustrated within the covenants. The buffer landscape shall be provided by the builder at the time of lot construction on an individual lot basis.

24. The Meadowbrook Crossing Metropolitan District, or its designee, will be responsible for the oversight, maintenance and enforcement of the covenants relating to commons area and the buffer landscape.

25. There are 79 single-family residential lots platted within this subdivision served by Cherokee Metropolitan District, Colorado Springs Utilities, Century Link, Cimarron Hills Fire Department, El Paso County Sheriff's Department.

PLANNING AND COMMUNITY DEVELOPMENT:

Approval is granted for this plat of MEADOWBROOK CROSSING on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Director of Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING is approved by the Board of County Commissioners of El Paso County, Colorado the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

President

OWNER:

Meadowbrook Crossing LLC  
80 S. Cascade Ave., Suite 1500  
Colorado Springs, CO 80903



119 N. Wahsath Ave. • Colorado Springs, CO 80903 • 719.633.8533

No.	Description	By	Date
1	Revised per new lot layout	ZAR	04/21/2017
2	Revised per new lot layout	ZAR	05/05/2017
3	Revised per El Paso County Comments	ZAR	06/09/2017
4	Revised per new lot layout	ZAR	07/24/2017
Revisions			

Notice: According to Colorado law you must defend in this survey within 90 days after the date of the certification shown hereon. If you do not defend in this survey within 90 days after the date of the certification shown hereon, the survey action based upon any defect in this survey shall be deemed to be correct and no further action shall be required.

Project	160425
Checked By:	SLM
Drawn By:	ZAR
Date:	12/06/2016
Sheet:	1 of 3

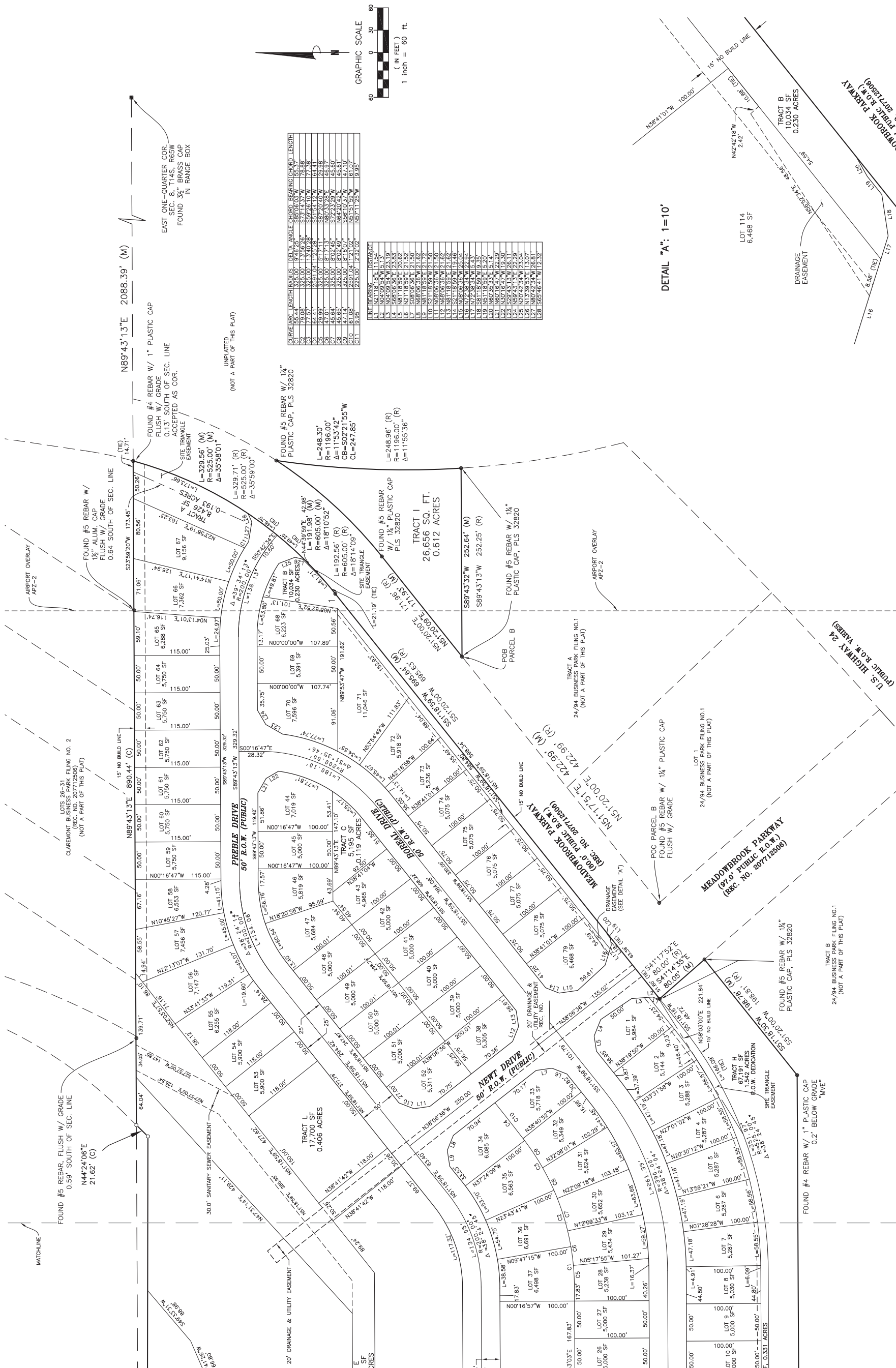
MEADOWBROOK CROSSING





# MEADOWBROOK CROSSING

A portion of the South 1/2 of Section 8, Township 14 South, Range 65 West of the 6th P.M., El Paso County, State of Colorado



No.	Description	By	Date
4	Revised per new lot layout	ZAR	07/24/2017
3	Revised per El Paso County Comments	ZAR	06/09/2017
2	Revised per new lot layout	ZAR	05/05/2017
1	Addressed El Paso County Comments	ZAR	04/21/2017

**Notice:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

MEADOWWBROOK CROSSING	Project No. 160425	Drawn By: ZAR	Checked By: SLM	Sheet 3 of 3	Date: 12/06/2016

CURVE	ARC LENGTH	DELTA RADIUS	DELTA ANGLE	BEARING	CORR. LENGTH
C1	55.44	325.00	9.746° W	585.06° 0.3° W	55.37
C2	79.08	325.00	13.466° E	57.14° 3.7° W	78.88
C3	64.31	325.00	12.585° E	57.14° 3.7° W	64.41
C4	69.41	269.04	12.585° E	57.14° 3.7° W	69.48
C5	68.99	325.00	5.1711° N	389.20° 4.0° W	69.98
C6	47.01	325.00	8.717° N	380.63° 2.8° E	46.97
C7	45.64	325.00	8.602° S	57.223° 3.9° W	45.60
C8	45.64	325.00	8.602° S	57.223° 3.9° W	45.60
C9	45.64	325.00	8.602° S	57.223° 3.9° W	45.60
C10	61.08	2591.04	12.120° E	N51° 51.58° W	61.07
C11	9.95	225.00	2.332° E	N57.11° 2.5° W	9.95

LINE	BEARING	DISTANCE
L1	N21°18' E	11.54
L2	N04°09' S	5.13
L3	N04°09' S	23.19
L4	S08°16' E	12.83
L5	S08°16' E	12.83
L6	N21°18' S	21.52
L7	N08°06' S	21.50
L8	N08°06' S	21.62
L9	N21°18' S	21.72
L10	S21°18' E	21.50
L11	N08°06' S	21.50
L12	N08°06' S	21.62
L13	N21°18' S	21.62
L14	N08°06' S	21.50
L15	N08°06' S	21.62
L16	N08°06' S	21.50
L17	N27°38' S	22.94
L18	N27°38' S	22.94
L19	S21°18' E	21.50
L20	N08°06' S	21.50
L21	N08°06' S	21.62
L22	S08°16' E	12.83
L23	S08°16' E	12.83
L24	S21°18' E	21.50
L25	N08°06' S	21.50
L26	N21°18' S	21.52
L27	N08°06' S	21.50
L28	S21°18' E	21.50

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Settlers View Subdivision Preliminary Plan and Rezone

**Agenda Date:** August 9, 2017

**Agenda Item Number:** # 6 - B

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

Request for approval by Hannigan and Associates, Inc., on behalf of Gary and Brenda Brinkman for a 14 residential lot subdivision totaling 40.61 acres, with a minimum lot size of 2.52 acres. The property is currently zoned RR-5, however, a rezone to RR-2.5 is being processed concurrently. The property is located west of the intersection of Stepler Road and Silver Nell Drive, and is located within the Black Forest Preservation Plan area.

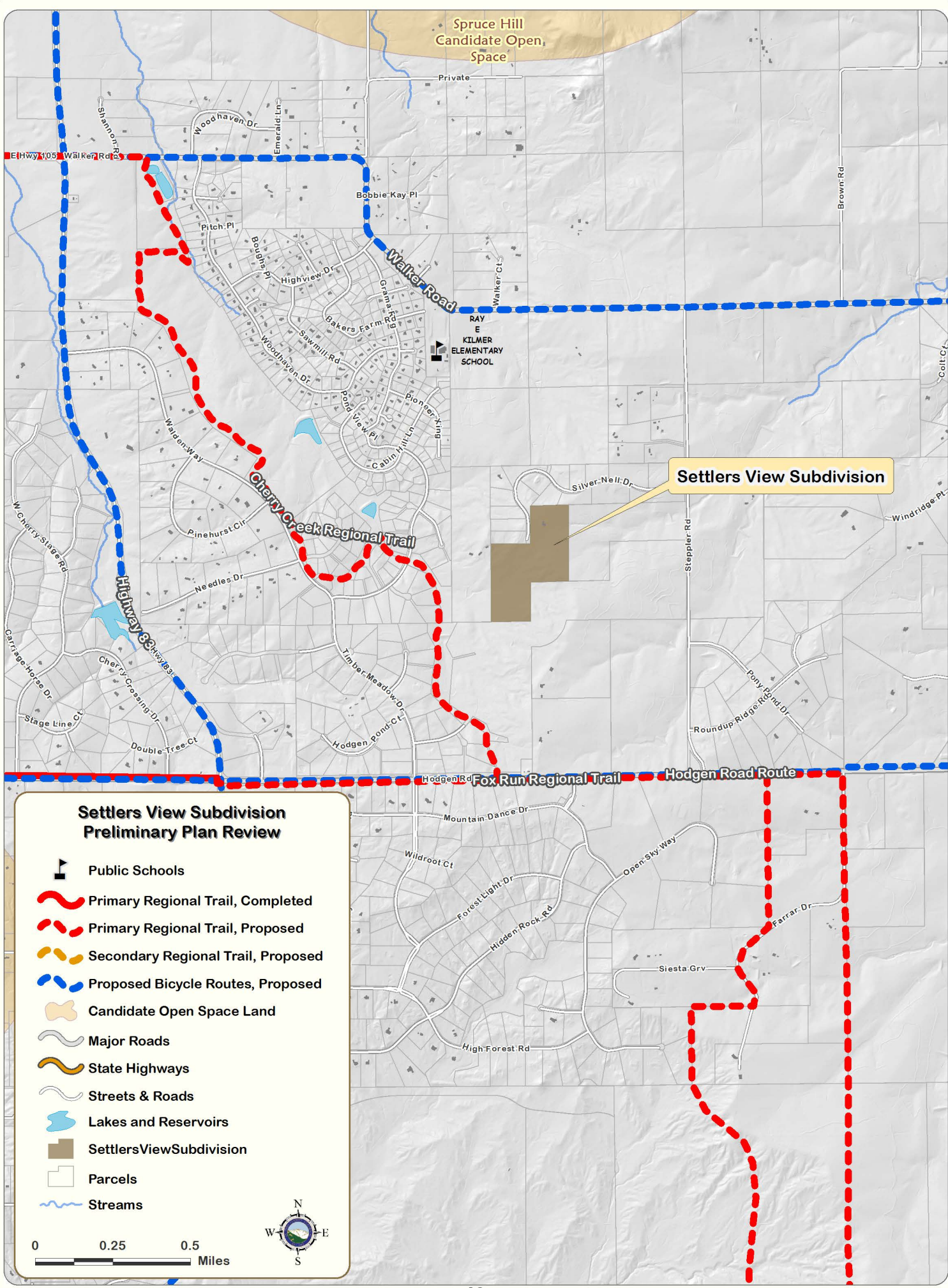
The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Walker Road Bicycle Route is located approximately 0.65 mile north of the property, while the proposed Fox Run Primary Regional Trail and Hodgen Road Bicycle Route are both located approximately 0.50 mile to the south. The existing Cherry Creek Primary Regional Trail is located approximately 0.15 mile to the west, within Walden Preserve. The property is not located within any candidate open space land.

As no trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$5,698 as shown on the attached Subdivision Review Form.

#### **Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Settlers View Subdivision Preliminary Plan and Rezone include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$5,698.





### Settlers View Subdivision Preliminary Plan Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Candidate Open Space Land
- Major Roads
- State Highways
- Streets & Roads
- Lakes and Reservoirs
- SettlersViewSubdivision
- Parcels
- Streams

0 0.25 0.5  
Miles





# Development Application Permit Review



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

August 9, 2017

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:	Settlers View Subdivision Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	40.61
Gary and Brenda Brinkman	Jerome W. Hannigan & Associates, Inc.	Total # of Dwelling Units	14
4507 Silver Nell Drive	Jerry Hannigan	Gross Density:	0.35
Colorado Springs, CO 80908	19360 Spring Valley Road	Park Region:	2
	Monument, CO 80132	Urban Area:	1

Existing Zoning Code: **RR-5**      Proposed Zoning: **RR-2.5**

## 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

Urban Density: ☐ (2.5 units or greater / 1 acre)

Regional Parks: <b>2</b>	Urban Parks Area:	<b>1</b>
<b>0.0194 Acres x 14 Dwelling Units = 0.272 acres</b>	Neighborhood:	<b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>
	Community:	<b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>
	Total:	<b>0.00 acres</b>

### FEE REQUIREMENTS

Regional Parks: <b>2</b>	Urban Parks Area:	<b>1</b>
<b>\$407.00 / Unit x 14 Dwelling Units= \$5,698.00</b>	Neighborhood:	<b>\$101.00 / Unit x 0 Dwelling Units = \$0.00</b>
	Community:	<b>\$156.00 / Unit x 0 Dwelling Units = \$0.00</b>
	Total:	<b>\$0.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

**Recommend to the Planning Commission and Board of County Commissioners that approval of the Settlers View Subdivision Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$5,698.**

Park Advisory Board Recommendation:





Jerome W.

**HANNIGAN and ASSOCIATES, INC.**

Land Planning • Land Surveying • Land Development Consulting

June 13, 2017  
Job No. 16-025

## **PRELIMINARY PLAN LETTER of INTENT SETTLERS VIEW SUBDIVISION**

Settlers View Subdivision (no relation to Settlers Ranch to the south) is a proposed RR-2.5 acre residential subdivision in Section 23, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road, west of Steppler Road and at the south end of Silver Nell Drive, which is the access road through Grandview Subdivision. The property is 40.61 acres in area, originally and currently zoned RR-5 and includes the owners home on the northern portion. The property has long been used (and remains) as grazing land for cattle. This tract is one part of an earlier ranch property that has been divided among family heirs.

This proposed residential subdivision is both suitable and compatible with the surrounding neighborhood. Additionally, the proposal is in general conformance with the goals, objectives and policies of the Master Plan, which in this area is the Black Forest Preservation Plan. For a more detailed discussion of these conditions, please see our Rezoning Letter of Intent.

In reviewing a Preliminary Plan, consideration focuses on the more technical items necessary to establish that the subdivision can be completed as proposed. Water, sufficient in quality and quantity to satisfy the County's 300 year rule must be available. In this case, water for 15 lots (one more than planned) has been adjudicated and an augmentation plan has been approved by the Water Court. Individual Sewage Disposal Systems (ISDS) are proposed for each of the 14 lots and preliminary on site testing has determined that soils are suitable for those systems. As with all systems permitted by the Health Department, individual testing will be required at the specific leach field location on each lot to determine field sizing and design. Further soils studies have been done to evaluate their other characteristics with respect to this residential use including roadway construction and homes. Specific engineering criteria result and will be used in those designs.

Topography consists of gentle slopes, ideal for residential use. Surface drainage is a consideration that must be accounted for and the low density and gentle slopes combined with reasonable vegetative cover results in minimal developed flows. The southern portion of the property is subject to offsite flows that are carried in a swale to a detention pond. Other onsite flows are carried there through the use of roadside ditches and appropriate culverts. Water quality is enhanced before leaving the property at no more than historic flows.

Access is necessary for each proposed lot and it must be suitable. The proposed roadway design is both efficient and considerate of the topography while providing good lot design and roads that provide a logical extension of the existing Silver Nell Drive.



(2)

As often occurs with small developments such as this, roads cannot provide a direct secondary access or loop to a collector. The property simply isn't large enough. Consequently the road system is designed giving consideration to how that connectivity will occur through adjacent properties. In this case, Silver Nell will continue into the adjoining proposed Abert Ranch Subdivision to Abert Ranch Road and then connecting south to the planned and platted Settlers Ranch Road which connects to Steppler Road thus completing the loop that starts at Silver Nell and Steppler perhaps half a mile to the north. Expected levels of service through these connections are all excellent.

Utilities are necessary, of course, to serve the planned homes and all are either adjoining or already onsite serving the existing Brinkman residence. Extensions will occur as required by the individual utility and easements are provided to accommodate them. Police services are available from the El Paso County Sheriffs office. Fire protection and emergency medical services are provided by the Tri Lakes Fire Protection District who has agreed to continue to serve the property. Their Station Number 2 is the closest at Highway 105 and Roller Coaster Road, perhaps 5 minutes away.

In summary, Preliminary Plan approval requires a more technical evaluation of the proposal which necessitates various studies, reports and plans. We have on file a Drainage Study, Preliminary Grading and Erosion Control Plan, Soil, Geology, Geologic Hazard and Wastewater Study, Natural Features Report including wetlands and wildlife impacts and of course, the Traffic Impact Study. All indicate that this property is suitable for development into residential lots as planned and proposed. All proposed lots can and will comply with the requirements of the Land Development Code for the proposed zone district and subdivision.





Jerome W.

**HANNIGAN and ASSOCIATES, INC.**

Land Planning • Land Surveying • Land Development Consulting

April 03, 2017  
Job No. 16-025

## REZONING LETTER of INTENT SETTLERS VIEW SUBDIVISION

Settlers View Subdivision (no relation to Settlers Ranch to the south) is a proposed RR-2.5 acre residential rezoning in Section 23, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road, west of Steppler Road and at the south end of Silver Nell Drive, which is the access road through Grandview Subdivision. The property is 40.61 acres in area, originally and currently zoned RR-5 and includes the owners home on the northern portion. The property has long been used (and remains) as grazing land for cattle. This tract is one part of an earlier ranch property that has been divided among family heirs as so typically occurs.

Lying north and west of the property, Grandview Subdivision is zoned PUD with 17 residential lots ranging from 2.5 to 5.08 acres. Platted in 2007, only one lot remains vacant. Adjoining the property to the south and east is Settlers Ranch Filing No 2, also zoned PUD with 2.5 to 3.26 acre residential lots planned. Directly east is another 40 acre portion of the original ranch that is currently in the process of subdividing into 2.5 acre and larger lots for residential purposes. To the west, on the west side of the adjoining 40 acre original ranch property belonging to Barbara Morehead, (another ranch family member) is Walden Preserve, PUD zoned with lot sizes of one half acre to 2.5 acres.

This northern portion of the County is quite suitable for residential use at this density and indeed much of the surrounding area has already developed or is in transition. Site topography is typical rolling hills with associated viewsheds. A patch of timbered area in the northwest is the end of the timber within which Walden Subdivision lies. Scattered younger ponderosa pines exist on the north east part of the property and that is where the existing residence is located. Water has been adjudicated which will satisfy the County requirements for quality, quantity and dependability and the soils will support the proposed individual sewage disposal systems as well as the proposed roadway and homes. All utility infrastructure already exists on the property. All these are indicators that the property is suitable for the proposed zoning and use.

Being suitable for the proposed zoning and use does not imply the proposal is also compatible with the existing zoning and uses in the neighborhood. And compatibility, or, rather, the lack of compatibility, is often a large factor in how the neighbors perceive a proposal. In this case the land use of the adjoining property is already residential with the sole exception of the 40 acre parcel adjoining to the east which, like this, was part of the same earlier ranch. There is no home on that parcel. Called Abert Ranch, that property is proposed for rezoning and subdivision with residential uses at a somewhat lower density although still zoned RR-2.5. Those applications have been submitted to the County and are in the review process.



(2)

This proposed rezoning is in general conformance with the El Paso County Master Plan. The applicable small area plan is the Black Forest Preservation Plan. The Black Forest Plan uses the drainage basin boundary that separates the West Cherry Creek basin (Planning Area 5 - Spruce Hill / Highway 83) from the East Cherry Creek basin (Planning Area 6 - Northern Grasslands) as the general boundary separating what should be smaller lot residential development from preferred 5 acre residential development to the east. The idea was that parcels along and related to Stepler Road would be larger and more rural and that properties along and related to Highway 83 would be suitable for the smaller 2.5 or (with conditions) even 1 acre lots. That is why both Grandview Subdivision to the north and Settlers Ranch to the south have lot sizes that vary from 2.5 acres adjoining this proposal to 5 acres along Stepler Road. Unfortunately property lines don't exactly follow drainage basin lines and that is the case here. About 10 acres of the property drains into East Cherry Creek and 30 acres drains into West Cherry Creek. Respecting the basin boundary line idea, while working to our actual property line, the owners have reduced the number of proposed lots from an otherwise permitted 15, to 14 which would be the number achieved if we could follow the basin boundary. Resulting density is 1 dwelling unit per 2.90 acres.

In summary, this property is suitable for development into residential lots at a density of 1 dwelling unit per 2.5 acres (or larger) and at that will be compatible to the properties in the neighborhood. The proposed zoning and subdivision is in general conformance with the County Master Plan, more specifically the applicable portions of the Black Forest Preservation Plan. All proposed lots can and will comply with the requirements of the Land Development Code for the proposed zone district and subdivision.



# SETTLERS VIEW SUBDIVISION

## An Estate Residential Subdivision in the NE Quarter of Section 23, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado

### PROPERTY DESCRIPTION:

The Southwest one quarter of the Northeast one quarter of the Northeast one quarter together with the Northwest one quarter of the Southeast one quarter of the Northeast one quarter and together with the East half of the Southwest one quarter of the Northeast one quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado.  
Containing 40.61 acres, more or less.

### NOTE:

There are 14 Lots in this subdivision with the following areas:

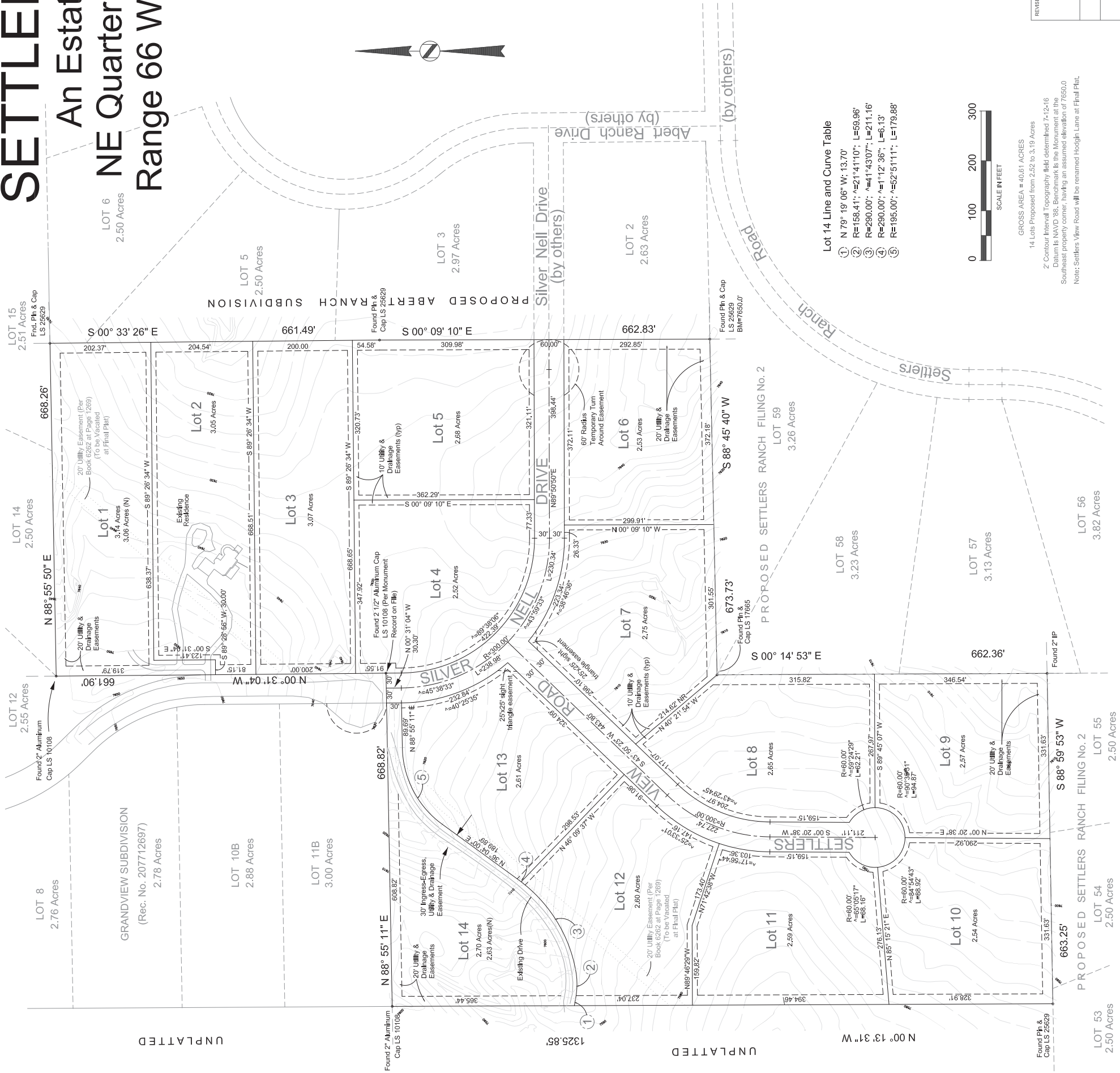
- Lot 1 is 3.14 acres gross and 3.06 acres net (excluding the flag portion)
- Lot 2 is 3.05 acres
- Lot 5 is 2.68 acres
- Lot 8 is 2.65 acres
- Lot 11 is 2.59 acres
- Lot 14 is 2.70 acres gross & 2.63 acres net (excluding the 30' wide "Flag" that is 89.69 long)
- Overall density is 1 dwelling unit per 2.90 acres.
- Lot 4 is 2.52 acres
- Lot 7 is 2.75 acres
- Lot 10 is 2.54 acres
- Lot 13 is 2.61 acres

### PROPOSED ZONING is RR-2.5

All lots meet the RR-2.5 Standards. Building setbacks are 25' Front, 15' Side and 25' Rear. Maximum permitted Building height is 30 feet. No Build areas or easements are shown and reserved for the purposes stated. Restrictive and protective covenants will be recorded with the Final Plat.

### The Following Documents, Studies and Reports are on file:

- 1.) Findings, Conclusions, Judgement and Decree in Water Rights Case Nos 11CW045 and 11CW023.
- 2.) Wastewater Study & Report by Entech Engineering.
- 3.) Soil, Geology & Geologic Hazard Report by Entech Engineering.
- 4.) Final Drainage Study and Report by JPS Engineering.
- 5.) Preliminary Grading and Erosion Control Plan by JPS Engineering.
- 6.) Traffic Impact Study and Report by LSC Transportation Consultants, Inc.
- 6.) Natural Feature Site Assessment & Report by ERO Resources Corporation.



### Lot 14 Line and Curve Table

- | Station | Bearing                  | Distance  | Curve Data |
|---------|--------------------------|-----------|------------|
| 1       | N 79° 19' 06" W          | 13.70'    |            |
| 2       | R=158.41'; Δ=21° 41' 10" | L=59.96'  |            |
| 3       | R=290.00'; Δ=41° 43' 07" | L=211.16' |            |
| 4       | R=290.00'; Δ=1° 12' 36"  | L=6.13'   |            |
| 5       | R=195.00'; Δ=52° 5' 11"  | L=179.88' |            |



GROSS AREA = 40.61 ACRES

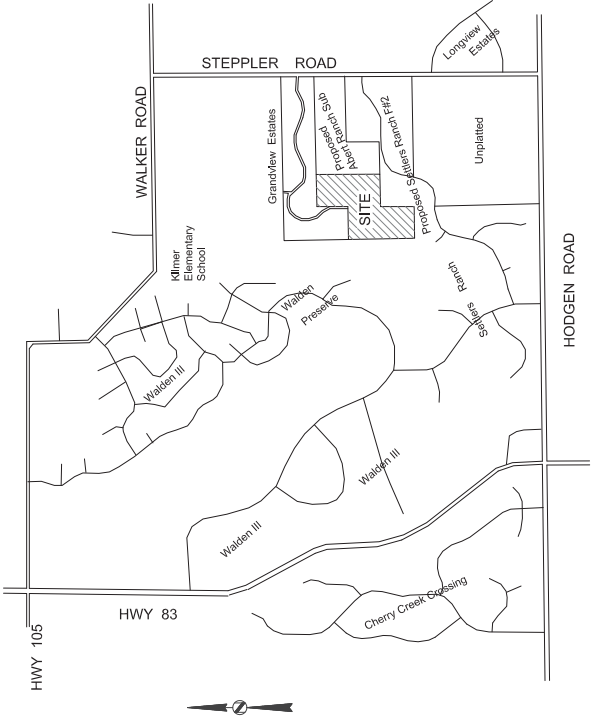
14 Lots Proposed from 2.52 to 3.19 Acres

2' Contour Interval Topography field determined 7-12-16

Datum is NAVD 83. Benchmark is the Monument at the

Southeast property corner, marking an assumed elevation of 7650.0

Note: Settlers View Road will be renamed Hodgin Lane at Final Plat.



VICINITY MAP  
N.T.S.

REVISIONS		DATE		DRAWN BY		JOB NUMBER	
HANNIGAN and ASSOCIATES, INC.		11-09-16		JWH		16-009	
LAND SURVEYING & LAND PLANNING		1"=100'		11-09-16		16-009	
LAND DEVELOPMENT CONSULTING		1"=100'		11-09-16		16-009	
19300 SPRING VALLEY ROAD		1"=100'		11-09-16		16-009	
MONUMENT, COLORADO 80132-8613		1"=100'		11-09-16		16-009	
719-481-8292		1"=100'		11-09-16		16-009	
FAX: 719-481-9071		1"=100'		11-09-16		16-009	
Brinkman / Maher		1"=100'		11-09-16		16-009	
SETTLERS VIEW SUBDIVISION		1"=100'		11-09-16		16-009	
Preliminary Plat		1"=100'		11-09-16		16-009	
El Paso County, Colorado.		1"=100'		11-09-16		16-009	



## A Rezoning From RR-5 to RR 2.5 in the

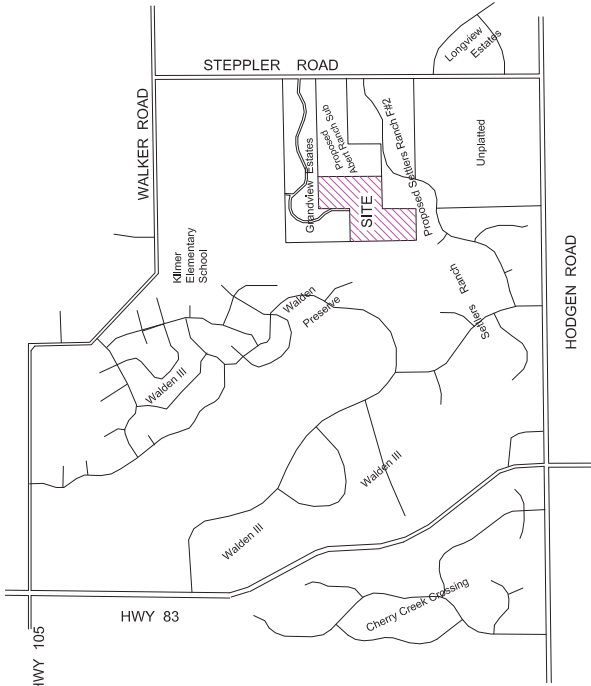
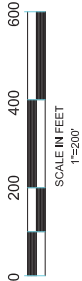
# Colorado

The Southwest one quarter of the Northeast one quarter together with the Northwest one quarter of the Southeast one quarter of the Northeast one quarter of the Southwest one quarter of the Northeast one quarter of the East half of the Southwest one quarter of the Northeast one quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, Containing 40.81 acres, more or less.

Current Zoning is RR-5, Current Land Use is Residential / Ag Grazing  
Proposed Zoning is RR-2.5, 14 lots Proposed =1 D.U. per 2.90 Acres

Applicant/Contract Owner: Tom Maher, Pinnacle Homes LLC  
5260 Hidden Rock Road  
Colorado Springs, Colorado 80908

Mineral Rights Owner: No Severed Mineral Rights



VICINITY MAP  
N.T.S.

REVIEWS  
3-6-17: Adjoiners

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** 2018 Budget Proposals

**Agenda Date:** August 9, 2017

**Agenda Item Number:** #7 - A

**Presenter:** Tim Wolken, Director of Community Services

**Information:** **Endorsement:** X

### **Overview**

At the August Park Advisory Board meeting each year, staff presents the proposed operations budgets for the upcoming year for consideration and / or endorsement. Following the Park Advisory Board presentation, the proposed budgets are forwarded to the County's Budget Department for inclusion in the County's proposed Administrative Budget. The overall County budget is then presented to the Board of County Commissioners for consideration and / or approval.

The Parks Budget consists of two funds. The Conservation Trust Fund, which is used to support the maintenance and operation of the County's park system, is funded through lottery proceeds. The Park Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and tax support.

### **Budget Outcomes**

Please find below the outcomes that El Paso County Parks strives to achieve from the budget investment.

### **Administration**

Responsible for the overall administration of El Paso County Parks including administrative planning, human resources, budgeting, and accounting.

### **Outcomes**

1. Develops and manage the annual operations budget.
2. Coordinates the development of the annual Capital Improvement Plan.
3. Completes human resources duties.
4. Processes 2,400 facility use reservations.
5. Provides administrative support for citizen committees.

### **Community Outreach**

Oversees the fundraising, marketing and volunteer support for El Paso County Parks.

#### **Outcomes**

1. Oversees the generation of \$200,000 of third party funding support annually.
2. Coordinates over 20,000 hours of annual volunteer support.
3. Coordinates grant administration that generates an average of \$500,000 - \$1,000,000 for capital projects and operational support annually.
4. Coordinates marketing efforts including public service announcements, website updates, and social media efforts.

### **Park Operations**

The Park Operations Division is responsible for the maintenance of regional parks, trails, open space, and park facilities. The division manages approximately 8,000 acres of parkland, 105 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, and numerous athletic facilities.

#### **Outcomes**

1. Coordinates approximately 2,400 facility reservations involving over 130,000 participants.
2. Coordinates volunteer support to help maintain the park system.
3. Provide a safe, well-maintained, diverse, and aesthetically pleasing park system.
4. Assist with the completion of capital improvement projects to provide a comprehensive, varied, and safe park system for our residents.

### **Recreation and Cultural Services**

The Recreation and Cultural Services Division provides cultural and educational programs at two nationally recognized nature centers, an eight day financially sustainable County Fair that celebrates our County's heritage and culture, and a variety of recreational programs and outdoor opportunities.

#### **Outcomes**

1. Provide approximately 1,000 environmental education and recreation programs that enable children and their families to explore, exercise, and play in natural settings and develop an appreciation of their surrounding environment and promote their overall mental and physical health.
2. Coordinate over 60,000 visitor contacts at nature centers.
3. Generate approximately \$100,000 from programming efforts to support the County's nature centers.
4. Manage a successful County Fair that attracts 25,000 participants and meets financial self-sustaining goals.
5. Assist with generating over \$25,000 through sponsorships and fundraising to support operational efforts.
6. Recruit volunteers to provide over 12,000 volunteer hours annually.

### **Planning**

The Planning Division provides planning, landscape architecture and project management services. The Division's responsibilities are parks, trails and open space planning in support of the annual Capital Improvement Program and support of long range and strategic County planning programs.

### Outcomes

1. Coordinate the annual capital projects with development of substantive elements of grant applications, physical plans, GIS analyses, graphics, budgets, timelines, procurement processes and public outreach activities.
2. Provide support for the Park Operations Division in maintenance and improvement of parks, trails and open space facilities and the Recreation and Cultural Services Division in development and implementation of recreation and education programs.
3. Provide staff support for regional sustainability initiatives such as the PPACG-led Sustainability Project and grant-funded community workshops, the Quality of Life Survey, and other County and regional planning efforts.
4. Participate in multi-modal transportation system development via the regional Trails Team, PPACG transportation planning committees and County planning efforts.

### **Significant Budget Modifications**

#### Conservation Trust Fund (CTF)

1. The full-time salary line item is projected to increase by approximately \$15,000 due to salary adjustments based on the County's five year budget plan to increase all employee's salaries to the mid-level of their respective salary range. The associated benefits are modified accordingly.
2. It is proposed to eliminate the \$5,000 in Repair / Maintenance as these funds are designated for specific districts.
3. The projected lottery proceeds are \$1,371,000 which is an approximately \$19,000 increase over the 2017 budget.

#### Park Administration Budget

1. There are no significant changes proposed for the Park Administration budget.
1. The proposal includes general fund tax support of \$1,395,673 for the Parks Administration budget. This equates to \$2.13 per capita of tax support.

### **Recommended Action:**

Move to endorse the 2018 Conservation Trust Funds and County Parks Administration budget proposals.

**COMMUNITY SERVICES DEPARTMENT  
CONSERVATION TRUST FUND**

**2018 BUDGET PROPOSAL**

<b>Account</b>	<b>Description</b>	<b>2016 Actual</b>	<b>2017 Budget</b>	<b>2018 Proposed</b>
<b>EXPENSES</b>				
41102	Salaries - Full Time	\$ 723,557.07	\$ 729,168.00	\$ 745,000.00
41120	Salaries - Temp	\$ 82,828.00	\$ 126,000.00	\$ 125,000.00
41130	Salaries - Part Time	\$ 19,394.25	\$ -	\$ -
41210	Overtime - Full Time	\$ 5,951.65	\$ 7,500.00	\$ 7,500.00
41220	Overtime-Temporary	\$ 907.55	\$ -	\$ -
41310	Salaries Vac / Term	\$ 6,324.43	\$ -	\$ -
41410	Unemployment Insurance	\$ 1,400.10	\$ 1,299.00	\$ 1,251.00
41420	Health Insurance	\$ 136,992.96	\$ 162,554.00	\$ 168,385.00
41430	FICA Taxes	\$ 61,342.17	\$ 65,994.00	\$ 67,129.00
41435	FICA FSA Savings	\$ 8.82	\$ -	\$ -
41441	Dental Insurance	\$ 1,327.04	\$ 1,361.00	\$ 1,360.00
41442	Disability Insurance	\$ 2,720.90	\$ 2,705.00	\$ 2,764.00
41443	Life Insurance	\$ 719.94	\$ 747.00	\$ 748.00
41444	Workers Compensation	\$ 8,332.18	\$ 9,384.00	\$ 9,350.00
41445	Liability / Risk Insurance	\$ 13,021.06	\$ 15,333.00	\$ 15,283.00
41450	Retirement	\$ 58,672.12	\$ 58,333.00	\$ 61,910.00
<b>TOTAL PERSONNEL</b>		<b>\$ 1,123,500.24</b>	<b>\$ 1,180,378.00</b>	<b>\$ 1,205,680.00</b>
42270.01	Other Oper. North Distr.	\$ 699.20	\$ 2,500.00	\$ 2,500.00
42270.02	Other Oper. Central Distr.	\$ 2,497.50	\$ 2,500.00	\$ 2,500.00
42270.03	Other Oper. South Distr.	\$ 1,980.00	\$ 2,500.00	\$ 2,500.00
42270.04	Other Oper. East Distr.	\$ -	\$ 2,500.00	\$ 2,500.00
42270.05	Other Oper. Support Svs.	\$ 5,623.14	\$ 3,450.00	\$ 2,500.00
42319	Fleet Services	\$ 57,950.00	\$ 57,950.00	\$ 57,950.00
42482	Repair/Maintenance	\$ -	\$ 5,000.00	\$ -
42482.01	Repair/Maint. North Distr.	\$ 9,541.84	\$ 10,000.00	\$ 10,000.00
42482.02	Repair/Maint. Central Distr.	\$ 9,397.79	\$ 10,000.00	\$ 10,000.00
42482.03	Repair/Maint. South Distr.	\$ 8,747.18	\$ 10,000.00	\$ 10,000.00
42482.04	Repair/Maint. East Distr.	\$ 10,839.02	\$ 10,000.00	\$ 10,000.00
42482.05	Repair/Maint. Support Svs.	\$ 35,165.02	\$ 20,000.00	\$ 20,000.00
42510	Furniture/Operating Equip.	\$ 2,354.18	\$ -	\$ -
43599	Professional Services	\$ 24,977.09	\$ 25,000.00	\$ 25,000.00
43668	Facility Repairs	\$ 9,899.73	\$ 10,000.00	\$ 9,418.00
45320	Land Rental	\$ 452.25	\$ 452.00	\$ 452.00
<b>TOTAL PURCHASED SERVICES</b>		<b>\$ 180,123.94</b>	<b>\$ 171,852.00</b>	<b>\$ 165,320.00</b>
<b>TOTAL BUDGET</b>		<b>\$ 1,303,624.18</b>	<b>\$ 1,352,230.00</b>	<b>\$ 1,371,000.00</b>

## REVENUES

33580.01	Conservation Trust Fund	\$ 1,511,297.84	\$ 1,351,230.00	\$ 1,370,000.00
36120	Interest on Investments	\$ 2,275.00	\$ 1,000.00	\$ 1,000.00
<b>TOTAL</b>		<b>\$ 1,513,572.84</b>	<b>\$ 1,352,230.00</b>	<b>\$ 1,371,000.00</b>



**COMMUNITY SERVICES DEPARTMENT  
PARKS ADMINISTRATION BUDGET**

**2018 BUDGET PROPOSAL**

<b>ADMIN</b>	<b>Description</b>	<b>2016 Actual</b>	<b>2017 Budget</b>	<b>2018 Proposed</b>
41102	Salaries - Full Time	\$ 1,099,618.96	\$ 1,161,322.00	\$ 1,161,322.00
41120	Salaries - Temporary	\$ 40,556.50	\$ 45,000.00	\$ 45,000.00
41130	Salaries - Part Time	\$ 22,417.63	\$ 30,000.00	\$ 30,000.00
41210	Overtime	\$ 2,817.76	\$ 2,000.00	\$ 2,000.00
41430	FICA Taxes	\$ 85,125.19	\$ 94,725.00	\$ 94,731.63
41435	FICA - FSA Savings	\$ 283.42	\$ -	\$ -
41550	Interdepartmental Transfer	\$ (127,986.88)	\$ (130,748.00)	\$ (130,748.00)
<b>Total Personnel</b>		<b>\$ 1,122,832.58</b>	<b>\$ 1,202,299.00</b>	<b>\$ 1,202,305.63</b>
42131	PC Software	\$ 340.00	\$ 1,200.00	\$ 500.00
42190	Office Supplies	\$ 5,659.39	\$ 5,500.00	\$ 5,500.00
42223	Purchased Water	\$ 375.79	\$ 300.00	\$ 300.00
42224	Food & Beverages	\$ -	\$ 200.00	\$ 200.00
43110	Postal	\$ 2,491.09	\$ 950.00	\$ 950.00
43193	Security and Parking	\$ 95.50	\$ 300.00	\$ 300.00
43240	Duplicating	\$ -	\$ 200.00	\$ 200.00
43330	Subscriptions	\$ 119.00	\$ 300.00	\$ 300.00
43359	Memberships	\$ 1,253.00	\$ 1,200.00	\$ 1,200.00
43370	Advertising	\$ 406.44	\$ -	\$ -
43420	Telephone	\$ 26,228.72	\$ 84,728.00	\$ 84,728.00
43589	Advisory Board	\$ -	\$ 500.00	\$ 500.00
43599	Professional Services	\$ 42,828.56	\$ 57,128.00	\$ 57,128.00
43740	Travel and Meetings	\$ 627.38	\$ 2,000.00	\$ 1,200.00
43742	Business Meals	\$ 946.73	\$ -	\$ 200.00
43770	Per Diem Allowance	\$ 354.00	\$ -	\$ 700.00
43775	Conference/Registration	\$ 1,685.85	\$ -	\$ 600.00
43810	Professional Development	\$ -	\$ 100.00	\$ 100.00
45320	Land Rental	\$ -	\$ 400.00	\$ 400.00
45331	Rentals (Copier)	\$ 7,420.98	\$ 6,000.00	\$ 6,000.00
45913	Fee Refund	\$ -	\$ 500.00	\$ 500.00
<b>Purchased Services</b>		<b>\$ 90,832.43</b>	<b>\$ 161,506.00</b>	<b>\$ 161,506.00</b>
<b>TOTAL ADMINISTRATIVE SERVICES</b>		<b>\$ 1,213,665.01</b>	<b>\$ 1,363,805.00</b>	<b>\$ 1,363,811.63</b>

**CULTURAL  
SERVICES**

Description	2016 Actual	2017 Budget	2018 Proposed
42190 Office Supplies	\$ 1,335.25	\$ 1,500.00	\$ 1,500.00
43110 Postal	\$ 1,343.57	\$ 1,100.00	\$ 1,100.00
43599 Professional Services	\$ -	\$ 2,000.00	\$ 2,000.00
43740 Travel	\$ 13.01	\$ -	\$ -
45331 Rental Office Equipment	\$ 1,976.97	\$ -	\$ -
<b>TOTAL INTERPRETIVE SERVICES</b>	<b>\$ 4,668.80</b>	<b>\$ 4,600.00</b>	<b>\$ 4,600.00</b>

**PARK  
MAINTENANCE**

Description	2016 Actual	2017 Budget	2018 Proposed
42223 Water	\$ 390.00	\$ 100.00	\$ 400.00
42254 Uniforms	\$ 3,501.75	\$ 3,500.00	\$ 3,500.00
42270.01 Other Oper. North District	\$ 714.90	\$ 3,750.00	\$ 3,750.00
42270.02 Other Oper. Central District	\$ 2,370.27	\$ 3,750.00	\$ 3,750.00
42270.03 Other Oper. South District	\$ 1,558.61	\$ 3,750.00	\$ 3,750.00
42270.04 Other Oper. East District	\$ 3,761.41	\$ 3,750.00	\$ 3,750.00
42270.05 Other Oper. Support Svs.	\$ 10,414.15	\$ 3,750.00	\$ 3,750.00
42415 Hand Tools	\$ -	\$ 500.00	\$ 500.00
42482 Repair/Maintenance	\$ 321.71	\$ -	\$ -
42482.01 Repair/Maint. North Distr.	\$ 1,964.40	\$ 5,000.00	\$ 5,000.00
42482.02 Repair/Maint. Central Distr.	\$ 20,110.65	\$ 20,000.00	\$ 20,000.00
42482.03 Repair/Maint. South Distr.	\$ 3,342.58	\$ 5,000.00	\$ 5,000.00
42482.04 Repair/Maint. East Distr.	\$ 193.79	\$ 5,000.00	\$ 5,000.00
42482.05 Support Svs. Park Maint.	\$ 40,790.38	\$ 60,000.00	\$ 60,000.00
42482.07 Downtown Grounds		\$ 25,000.00	\$ 25,000.00
42510 Furniture and Operating	\$ 1,748.00	\$ 1,000.00	\$ 1,000.00
42513 Minor Equipment	\$ 8,870.02	\$ -	\$ -
43359 Other Membership	\$ 740.00	\$ 850.00	\$ 850.00
43420 Telephone	\$ 37,341.08	\$ -	\$ -
43501 Licenses	\$ 164.00	\$ -	\$ -
43599 Other Professional Services	\$ 55,513.89	\$ 79,500.00	\$ 79,500.00
43628 Other Repair/Maint.	\$ 3,823.89	\$ -	\$ -
43661 Contacts - Major	\$ 1,740.00	\$ 2,000.00	\$ 2,000.00
43661.01 RM - Downtown Grounds	\$ 455.00	\$ -	\$ -
43661.03 RM - Annual Trash Service	\$ 6,507.10	\$ 8,000.00	\$ 8,000.00
43661.04 Irrigation	\$ 3,132.52	\$ -	\$ -
43668 Facility Repairs	\$ 14,047.12	\$ 25,400.00	\$ 25,100.00
43668.06 Facility Repairs (Major Main)	\$ 32,204.62	\$ 49,005.00	\$ 49,005.00
43700 Travel & Meetings	\$ -	\$ 1,200.00	\$ -
43730 Lodging	\$ 711.00	\$ -	\$ 500.00
43740 Travel & Meeting	\$ 264.20	\$ -	\$ 100.00
43770 Per Diem Allowance	\$ 138.00	\$ -	\$ 200.00
43775 Conference/Registration	\$ 550.00	\$ -	\$ 400.00

43810	Professional Development	\$	4,245.00	\$	4,000.00	\$	4,000.00
45330	Machinery & Equipment	\$	4,052.32	\$	-	\$	-
47550.20	Reimb - CSC	\$	(6,624.96)	\$	(44,689.00)	\$	(44,689.00)
47550.32	Reimb - Regional Bldg.	\$	(33,150.00)	\$	(32,000.00)	\$	(32,000.00)
47550.33	Reimb - CDBG	\$	(152,115.50)	\$	-	\$	-
48330.01	Bridges-Parks	\$	154,509.73	\$	-	\$	-
48410	General Purpose Machinery	\$	74,744.42	\$	-	\$	-

<b>TOTAL MAINTENANCE BUDGET</b>	<b>\$</b>	<b>303,046.05</b>	<b>\$</b>	<b>237,116.00</b>	<b>\$</b>	<b>237,116.00</b>
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COUNTY FAIRGROUNDS	Description 11237	2016 Actual	2017 Budget	2018 Proposed
41102	Salaries - Full Time	\$ 40,918.21	\$ 77,058.00	\$ 77,058.00
41120	Salaries - Temp	\$ 8,018.99	\$ 7,700.00	\$ 7,700.00
41130	Salaries - Part Time	\$ 5,721.00	\$ -	\$ -
41210	Overtime - Full Time	\$ 1,906.12	\$ 1,500.00	\$ 1,500.00
41220	Overtime - Temp	\$ 3,955.70	\$ 3,000.00	\$ 3,000.00
41430	FICA	\$ 4,687.81	\$ 6,994.00	\$ 6,994.00
	<b>Total Personnel</b>	<b>\$ 65,207.83</b>	<b>\$ 96,252.00</b>	<b>\$ 96,252.00</b>
42131	PC Software	\$ 340.00	\$ 150.00	\$ 150.00
42131	Website Services	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00
42190	Office Supplies	\$ 1,000.02	\$ 1,500.00	\$ 1,500.00
42224	Food and Beverage	\$ -	\$ 340.00	\$ 340.00
42270	Operating Supplies	\$ -	\$ 1,500.00	\$ 1,500.00
42299	Discretionary	\$ 522.65	\$ 504.00	\$ 504.00
42319	Fleet Services	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
43110	Postal	\$ 606.40	\$ 800.00	\$ 800.00
43210	Printing	\$ 1,747.00	\$ 1,500.00	\$ 1,500.00
43330	Subscriptions	\$ 50.73	\$ 100.00	\$ 100.00
43359	Other Memberships	\$ 661.00	\$ 300.00	\$ 300.00
43367	Prizes	\$ 1,276.31	\$ 3,000.00	\$ 3,000.00
43368	4-H Related Expenses	\$ 8,134.43	\$ 3,000.00	\$ 3,000.00
43370	Advertising	\$ 18,669.02	\$ 18,000.00	\$ 18,000.00
43371.01	Demolition Derby	\$ 21,396.05	\$ -	\$ -
43371.02	Horticulture	\$ 20.39	\$ 1,000.00	\$ 1,000.00
43371.03	Creative Arts	\$ -	\$ 1,500.00	\$ 1,500.00
43371.04	Entertainment	\$ -	\$ 4,500.00	\$ 4,500.00
43371.05	Honorariums	\$ 424.00	\$ 6,500.00	\$ 6,500.00
43371.06	Queen Expenses	\$ 171.75	\$ -	\$ -
43410	Utilities	\$ 41,628.15	\$ 35,000.00	\$ 35,000.00
43420	Telephone	\$ 279.80	\$ 1,500.00	\$ 1,500.00
43577.01	Entertainment	\$ 69,849.85	\$ 54,000.00	\$ 54,000.00
43577.03	Non-Fair Programming	\$ 1,485.41	\$ 2,000.00	\$ 2,000.00

43589	Advisory Board	\$	-	\$	200.00	\$	200.00
43599	Other Professional Services	\$	12,362.33	\$	12,600.00	\$	12,600.00
43668	Facility Repairs	\$	4,896.34	\$	5,900.00	\$	5,900.00
43740	Travel and Meetings	\$	-	\$	600.00	\$	600.00
43810	Professional Development	\$	-	\$	1,500.00	\$	1,500.00
45159	Other Insurance	\$	440.00	\$	800.00	\$	800.00
45330	Machinery and Equip	\$	16,855.35	\$	12,500.00	\$	12,500.00
45331	Rental Office Equip	\$	2,342.38	\$	1,500.00	\$	1,500.00
<b>Total Programming / Facilities</b>		\$	<b>209,559.36</b>	\$	<b>176,694.00</b>	\$	<b>176,694.00</b>
<b>TOTAL SPECIAL EVENTS</b>		\$	<b>274,767.19</b>	\$	<b>272,946.00</b>	\$	<b>272,946.00</b>
<b>TOTAL PARKS BUDGET</b>		\$	<b>1,796,147.05</b>	\$	<b>1,878,467.00</b>	\$	<b>1,878,473.63</b>
<b>PARK REVENUE</b>			<b>2016 Actual</b>		<b>2017 Budget</b>		<b>2018 Proposed</b>
Park Rentals		\$	191,688.09	\$	180,000.00	\$	180,000.00
Miscellaneous Other Government		\$	15,000.00	\$	15,000.00	\$	15,000.00
Other Miscellaneous Revenue		\$	30,000.00	\$	30,000.00	\$	30,000.00
<u>Fairgrounds</u>							
County Fair		\$	233,000.00	\$	233,000.00	\$	233,000.00
Rentals		\$	14,381.00	\$	10,000.00	\$	10,000.00
Fairgrounds Programming		\$	8,076.78	\$	10,000.00	\$	10,000.00
Rental - Community Outreach Center		\$	4,800.00	\$	4,800.00	\$	4,800.00
<b>Total Fairgrounds</b>		\$	<b>260,257.78</b>	\$	<b>257,800.00</b>	\$	<b>257,800.00</b>
<b>TOTAL REVENUE</b>		\$	<b>496,945.87</b>	\$	<b>482,800.00</b>	\$	<b>482,800.00</b>
<b>TAX SUPPORT</b>		\$	<b>1,299,201.18</b>	\$	<b>1,395,667.00</b>	\$	<b>1,395,673.63</b>
<b>PER CAPITA SUPPORT</b>		\$	<b>1.98</b>	\$	<b>2.13</b>	\$	<b>2.13</b>

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Black Forest Regional Park Trails Plan Update

**Agenda Date:** August 9, 2017

**Agenda Item Number:** #7 - B

**Presenter:** Jason Meyer, Project Manager

**Information:** **Endorsement:** X

#### **Background Information:**

The Black Forest Regional Park Trails Plan Update is a guiding document for the development of multiuse trails within the park. It serves to supplement the Black Forest Regional Park Master Plan (2011), and acknowledges impacts to the park from the Black Forest Fire and post-fire flooding. The Trails Plan Update provides a sustainable approach to trail development within the park, while reestablishing safe public access to the park and serving the recreational needs of the citizens. Implementation of the trails plan will compliment ongoing forestry and soil stabilization efforts within the park.

The Black Forest Regional Park Trails Plan Update was launched in May 2017 with the establishment of a project team, comprised of El Paso County staff members from both the Community Services Department (Planning, Park Operations) and Public Works (Engineering). County staff completed a review of existing documents, site inventory and analysis, and used input from the stakeholder group and public meeting comments to develop recommended improvements for consideration in the Trails Plan Update. In addition to the public meeting held in July 2017, the Black Forest Regional Park Trails Plan Update will be presented at public hearings before the Park Advisory Board for endorsement and the Board of County Commissioners for final approvals, both in August 2017.

The planning process included the development four trail concepts to provide an opportunity to better understand how to implement the goals and objectives, and visualize the future trail system in the park. Each concept provided a different level of trail intensity allowing for critical thinking of construction costs, impacts to the environment, and overall trail user experience. After a thorough consideration of the concept plans and discussion with stakeholders, it was decided that trial concept "Medium A" best meets the goals and objectives established for this planning process.

A hard copy of the draft Black Forest Regional Park Trails Plan Update is attached for Park Advisory Board review. An electronic version may be viewed at:

*<http://adm.elpasoco.com/CommunityServices/planning/Pages/default.aspx>*

Staff requests Park Advisory Board endorsement of the Black Forest Regional Park Trails Plan Update

**Recommended motion:**

Move to endorse the draft Black Forest Regional Park Trails Plan Update and recommend adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process.



# Black Forest Regional Park

## Trails Plan Update



DRAFT August, 2017

## **Executive Summary**

### **Background**

The Black Forest Regional Park Trails Plan Update is a guiding document for the development of multiuse trails within the park. It serves to supplement the Black Forest Regional Park Master Plan (2011), and acknowledges impacts to the park from the Black Forest Fire and post-fire flooding. Implementation of the trails plan will compliment ongoing forestry and soil stabilization efforts within the park.

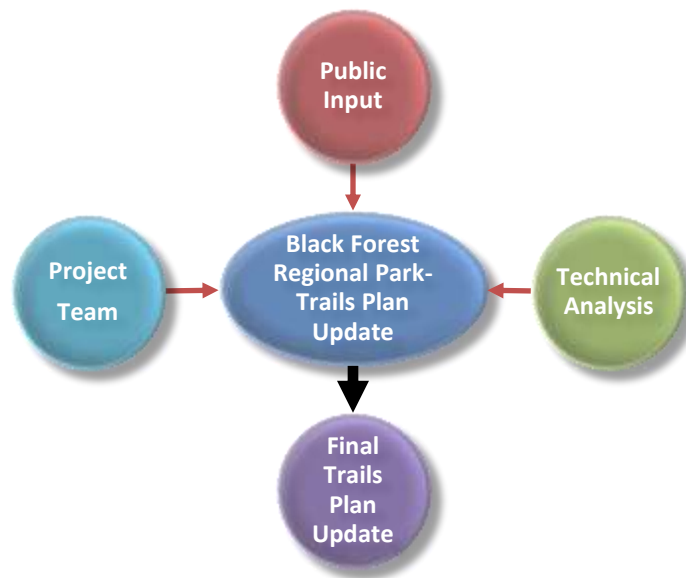
### **Planning Process**

The Black Forest Regional Park Trails Plan Update was launched in May 2017 with the establishment of a project team, comprised of El Paso County staff members from both the Community Services Department (Planning, Park Operations) and Public Works (Engineering). County staff completed a review of existing documents, site inventory and analysis, and used input from the stakeholder group and public meeting comments to develop recommended improvements for consideration in the Trails Plan Update. In addition to the public meeting held in July 2017, the Black Forest Regional Park Trails Plan Update was presented at public hearings before the Park Advisory Board for endorsement and the Board of County Commissioners for final approvals, both in August 2017.

<b>Black Forest Regional Park - Trails Plan Update Project Timeline</b>								
<b>Task</b>	<b>2017</b>							
	<b>May</b>	<b>June</b>	<b>Jul</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
Create Project Web Page								
Site Inventory / Analysis								
Conduct Trails Plan Update Project Team Meeting #1								
Conduct Trails Plan Update Stakeholder Meeting #1								
Develop Draft Trails Plan Update								
Conduct Public Meeting								
Analyze Inputs and Develop Recommendations								
Conduct Trails Plan Update Project Team Meeting #2 { If needed }								
Conduct Trails Plan Update Stakeholder Meeting #2 {If needed }								
PAB Presentation / Approval (August )								
BoCC Presentation / Approval (August)								
Procurement								
Implementation / Construction								

## Goals and Objectives

To better understand what improvements were needed the County used previously established goals and objectives from the Black Forest Regional Park Master Plan and Black Forest Burn Assessment, as conversation starters with the project team, and when engaging stakeholders and general public. The following goals and objectives are overarching statements that guided the planning process, and also inform and support the implementation of the Trails Plan Update.



- **Carry-on with the goals and objectives of the Black Forest Regional Park Master Plan.**
  - Embrace the character of the park and plan for the future.
  - Continue to provide access to different user groups and meet the recreational needs of the citizens.
  - Re-establish trail corridors in varying settings to provide an opportunity to experience unburned and burned environments.
- **Provide for all abilities and non-motorized uses, including hiking, mountain biking, and equestrian use.**
  - Establish a system of sustainable and interconnected trails of varying character and technical ability.
  - Improve the trail experience while reducing user conflicts through alignment and design.
  - Develop stacked loops to provide multiple routes while preventing the development of unauthorized trails.
  - Transition from wider, gentle trails near the active use area, to more single-track and challenging trails in more remote areas.

- **Protect the natural environment while allowing managed public use.**
  - Identify and reroute trails that contribute to soil erosion.
  - Align trails to avoid significant wildlife habitat areas, such as stands of aspen, drainages, and ephemeral drainages.
  - Minimize impacts to the landscape, and reduce construction and maintenance costs by constructing appropriately sized trails.
- **Continue to work with neighbors and stakeholders to improve and manage the park.**
  - Establish and implement a signage program for the park, to include incorporation of County trails within the Cathedral Pines subdivision.
  - Enhance interpretive opportunities regarding fire ecology, resiliency and emergency preparedness.
  - Reroute trails away from fence lines, close redundant or social trails that along property lines.

### **Site Inventory and Analysis**

El Paso County completed several site visits in May 2017 to assess the current condition of trail corridors, landscape and general park environment. Since the Black Forest Fire, numerous hazard trees were felled, soil stabilization projects completed, and understory vegetation has had several seasons to regenerate. The site inventory and analysis documented these factors by recording the observable fire damage and potential flood damage along trail alignments. This information is summarized on the map below.



Trail Tread Erosion

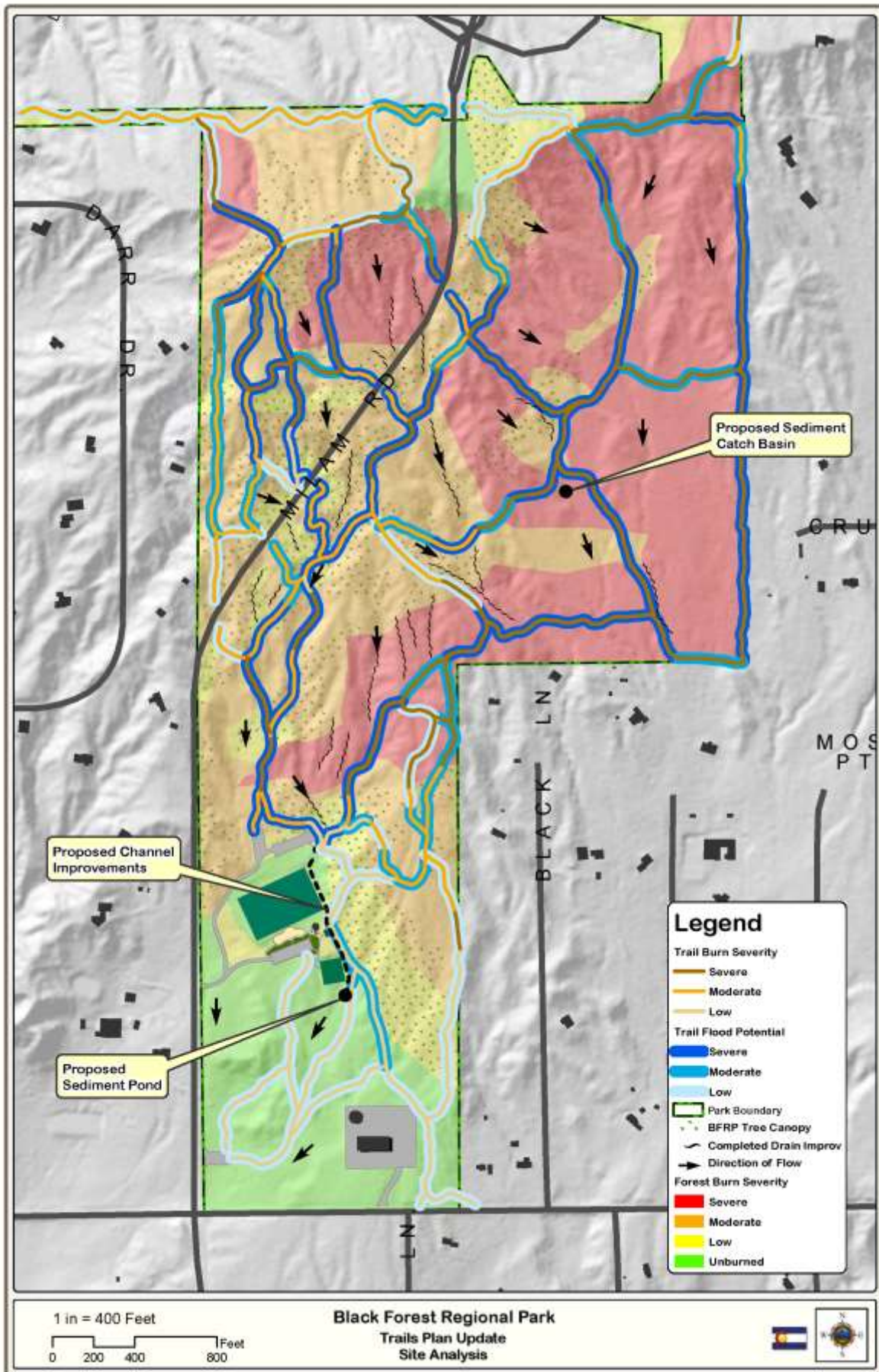


Check Dams in Trail Tread



Hillside Rilling





### **Trails Plan Update Concept Plans**

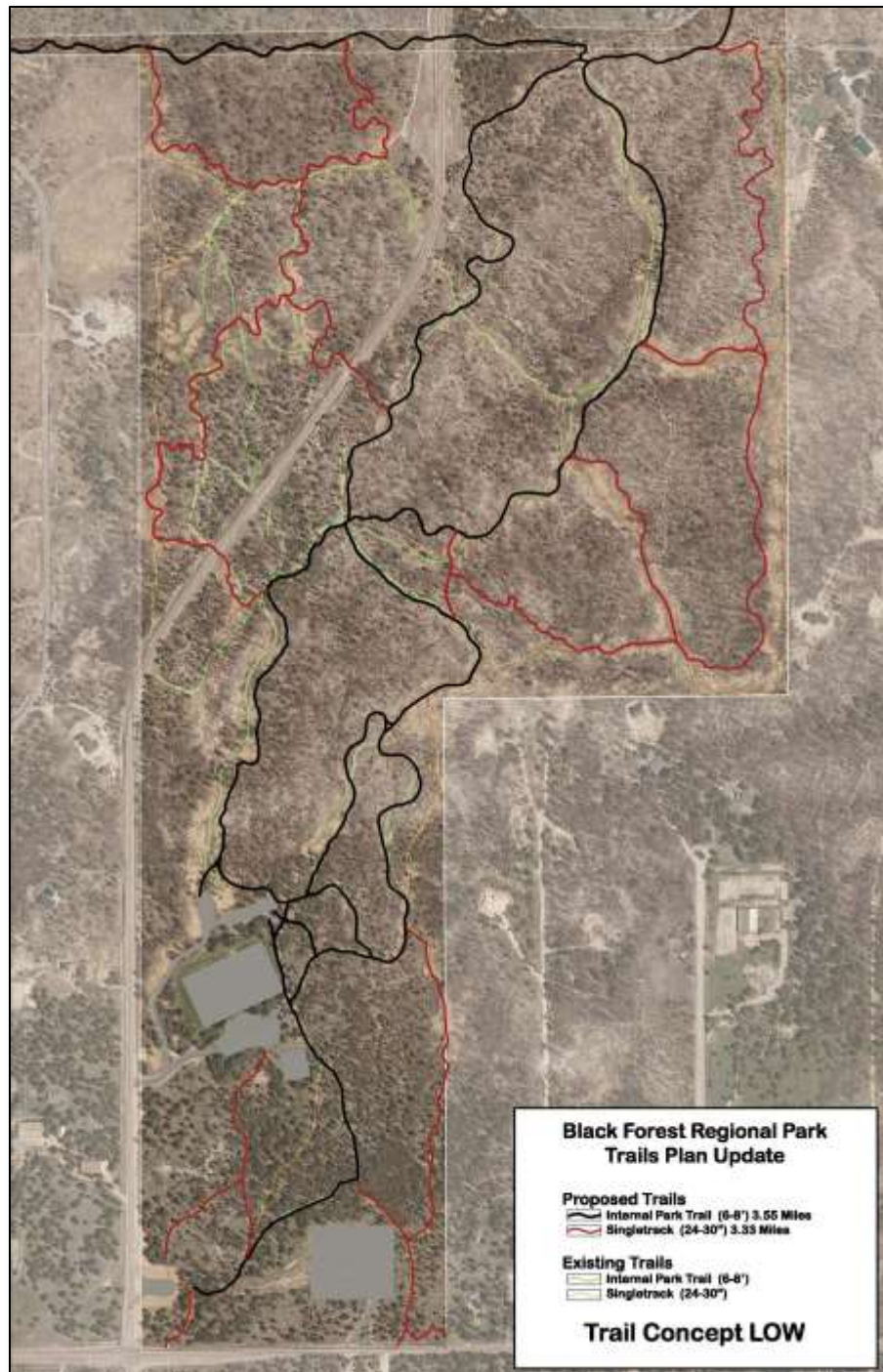
Upon completion of the site inventory and analysis, and with assistance from stakeholders and public, the following four trail concepts were developed for additional refinement. These concepts provided an opportunity to better understand how to implement the goals and objectives, and visualize the future trail system in the park.

The following four trail concepts were developed and refined, with the goal of selecting a preferred concept for refinement and implementation. Each concept provided a different level of trail intensity allowing for critical thinking of construction costs, impacts to the environment, and overall trail user experience. A map of each of the four trail concepts are below.

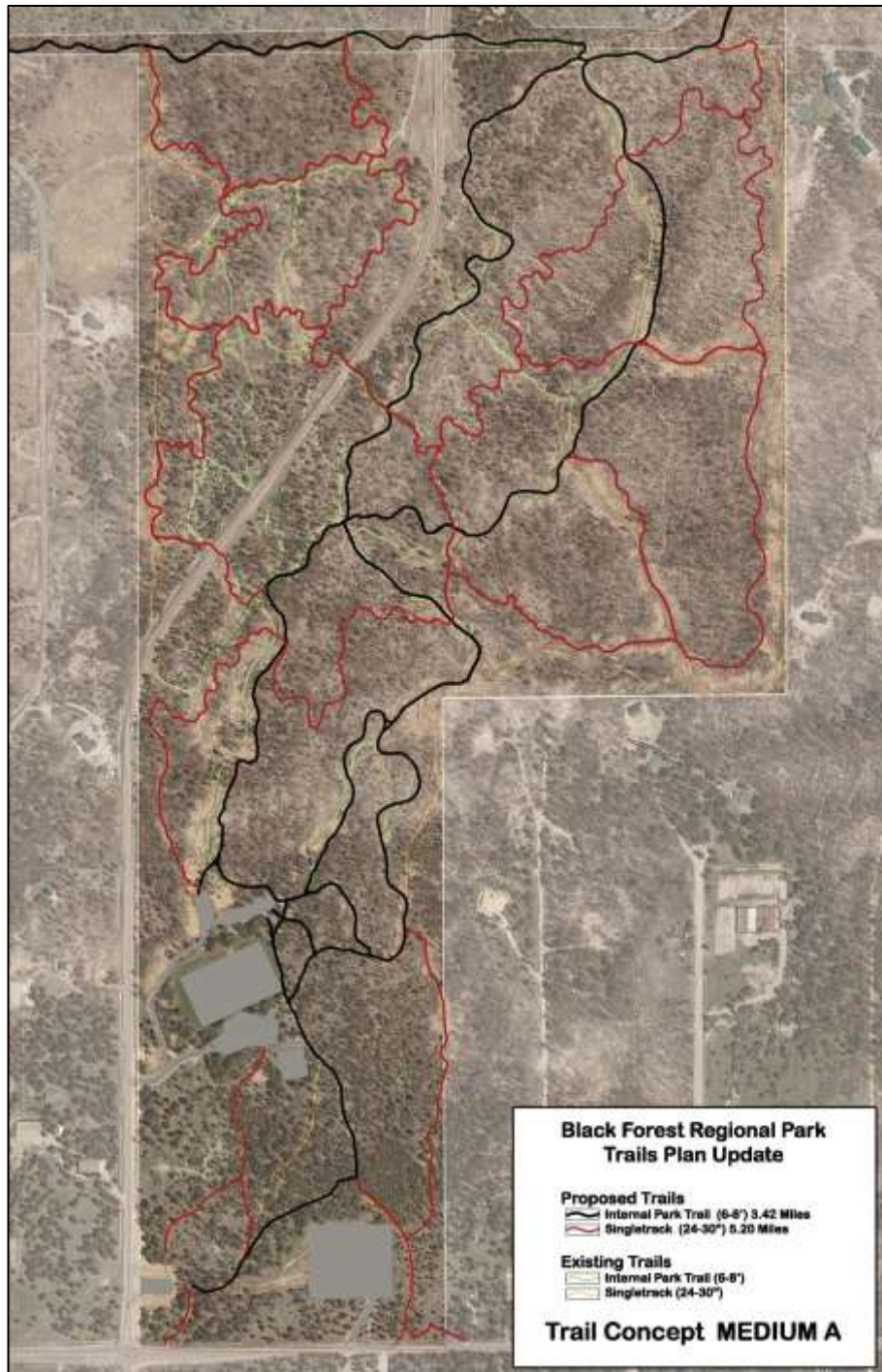
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Low (6.88 Miles): This concept provides a staked loop system of 6 foot wide trails east of Milam Road, with single-track spurs in the more remote areas of the park. There is no encouragement to separate trail users by type since both trail sizes are intermingled, and little transition between gentle and technical trails. This concept has the lowest footprint and associated construction and maintenance costs, but the chance of social trail development is higher with limited trail access being provided.

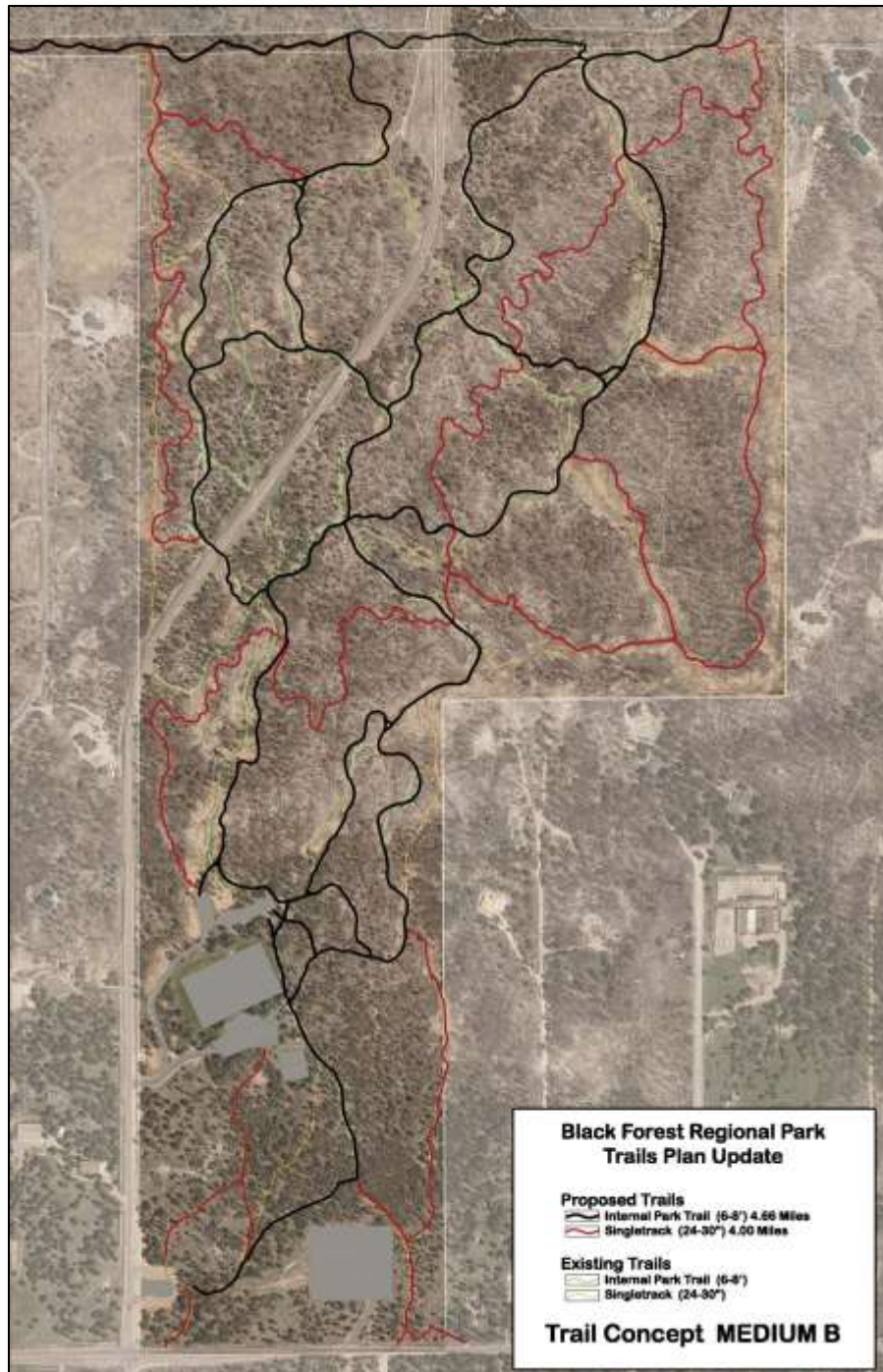


Medium A (8.62 Miles): This concept includes a ribbon of contoured single-track trail to connect the single-track trail system to encourage a separated trail experience. Additionally, stacked single-track loops west of Milam Road are more technical to provide an opportunity for mountain biking, which is not currently offered in the Black Forest area. This concept provides increased access to the park, with a lower maintenance cost because of the emphasis on single-track trail development.

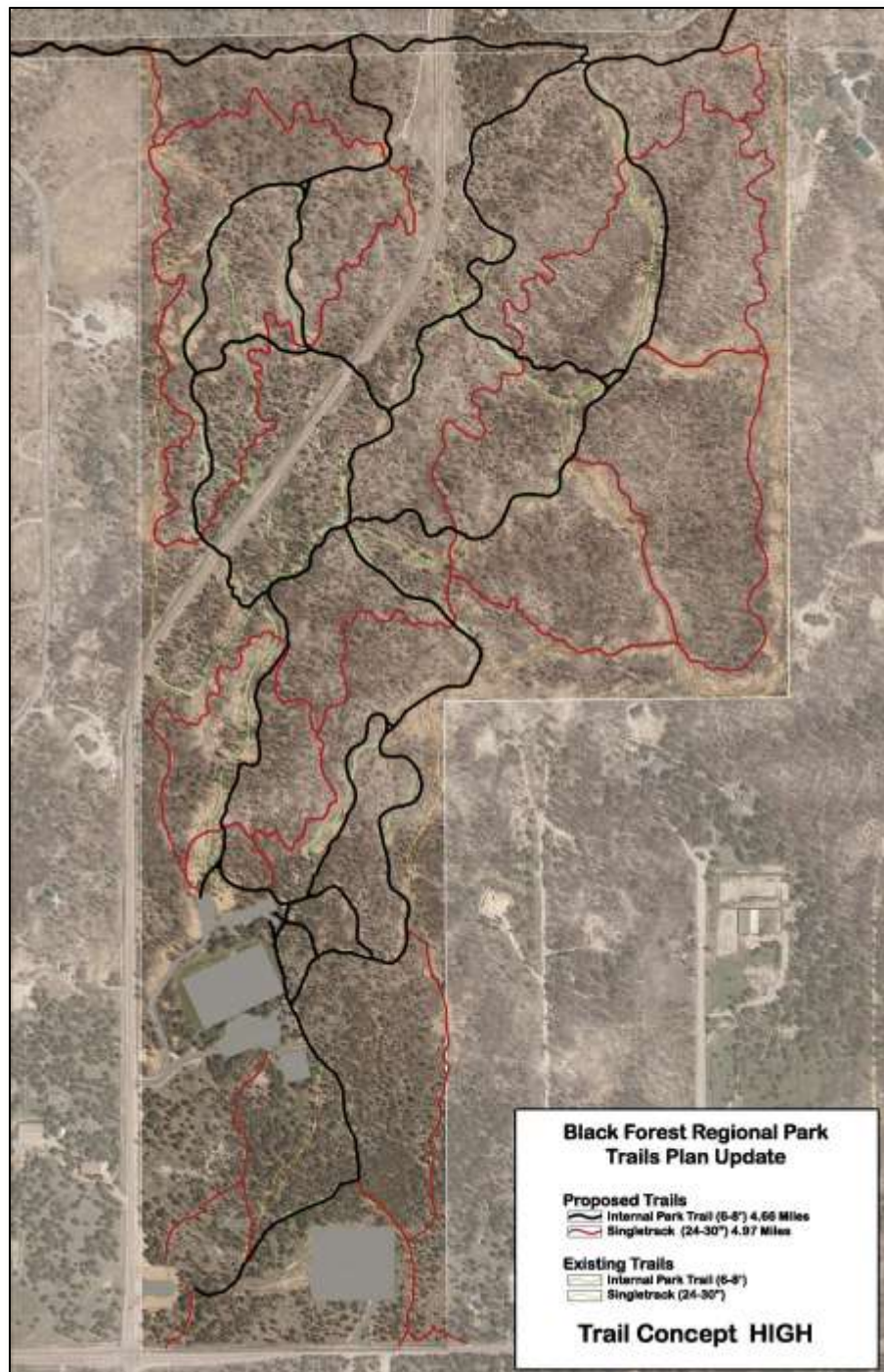




Medium B (8.66 Miles): This concept extends the larger 6 foot wide trails west of Milam Road, and more closely resembles the trial system before the Black Forest Fire. Single-track trails are primarily located along park edges, with the contour ribbon providing a connection via 6 foot wide trail. Similar to the Low Concept, trail sizes are intermingled with little transition between trail types. This concept also provides the most equitable distribution between 6 foot trail and single-track trail, however with increased maintenance concerns associated with 6 foot wide trails.



High (9.63 Miles): This concept provides highest level of trail development within the park by developing a 6 foot wide and separate single-track system. Both 6 foot wide and single-track trail loops are located throughout the park on both sides of Milam Road. This concept would have the highest construction and maintenance costs, and largest environmental footprint. There is also an increase chance of social trail development as wayfinding would be challenging with so many trail intersections.



### Preferred Trail Concept

After a thorough consideration of the concept plans and discussion with stakeholders, it was decided that trial concept “Medium A” best meets the goals and objectives established for this planning process.

Trail concept “Medium A” provides an appropriate level of service to meet the recreation needs of the citizens, while the emphasis of single-track trail development re-establishes a system of sustainable trails in the post-fire environment. Conflicts between different trail user groups can also be addressed through trial design, skill qualifiers, and appropriate signage. Additionally, the opportunity to provide a more technical mountain biking experience west of Milam Road offers a unique opportunity currently not available within Black Forest. This will increase the overall level of recreational services to the citizens, and may also help spread-out the concentration of recreation users in Black Forest.

Black Forest Regional Park Trails Plan Update				
Trail Concept Comparisons				
Concept	Total Length	Cost / Linear Foot	Quantity LFT (new alignments only)	Estimated Costs
<b>LOW: 6.88 Miles</b>				
Tier III Trail 6-8' Average	3.55 Miles	\$12	9,852	\$118,224
Tier IV Trail 24" Average	3.33 Miles	\$8	8,710	\$69,680
<b>Total Cost Estimate:</b>				<b>\$187,904</b>
<b>MEDIUM A: 8.62 Miles</b>				
Tier III Trail 6-8' Average	3.42 Miles	\$12	9,852	\$118,224
Tier IV Trail 24" Average	5.20 Miles	\$8	18,554	\$148,432
<b>Total Cost Estimate:</b>				<b>\$266,656</b>
<b>MEDIUM B: 8.66 Miles</b>				
Tier III Trail 6-8' Average	4.66 Miles	\$12	13,711	\$164,532
Tier IV Trail 24" Average	4.00 Miles	\$8	12,244	\$97,952
<b>Total Cost Estimate:</b>				<b>\$262,484</b>
<b>HIGH: 9.63 Miles</b>				
Tier III Trail 6-8' Average	4.66 Miles	\$12	15,005	\$180,060
Tier IV Trail 24" Average	4.97 Miles	\$8	17,381	\$139,048
<b>Total Cost Estimate:</b>				<b>\$319,108</b>

### **Funding and Implementation**

Several considerations were discussed throughout the planning process to better understand how to implement the recommendations of the Trails Plan Update. This includes understanding repair costs to existing trail alignments vs. rerouting and decommissioning, what is the best way to prevent social trail development, and what trail corridors should be addressed first. Other issues that were discussed include how this update informs the Black Forest Regional Park Master Plan, available County funding and resources, how to utilize existing volunteer groups, and what partnerships should be explored.

The end result of these discussions was that the Black Forest Regional Park Trails Plan Update should not prioritize each specific trail corridor for improvement, but rather provide some general statements based upon the goals and objectives, to guide implementation of the trails plan update. This allows the County to retain flexibility when developing scopes of work for contracting purposes, or when seeking partnerships with volunteer groups and outdoor stewardship organizations.

- Prioritize trail repairs or short reroutes vs. new trail corridor construction.
- Trail development shall be logical, starting from existing trails, the active use area, or trail system from the Cathedral Pines Subdivision.
- Decommissioning of abandoned trails and/or social trails shall be completed as part of any reroute or new trail construction activity.
- Soil stabilization and/or hazard tree removal shall be completed prior, or as part of any trail construction to prevent creating immediate maintenance issues.



# Black Forest Regional Park Trails Plan Update

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Park Advisory Board

Wednesday, August 9<sup>th</sup>, 2017

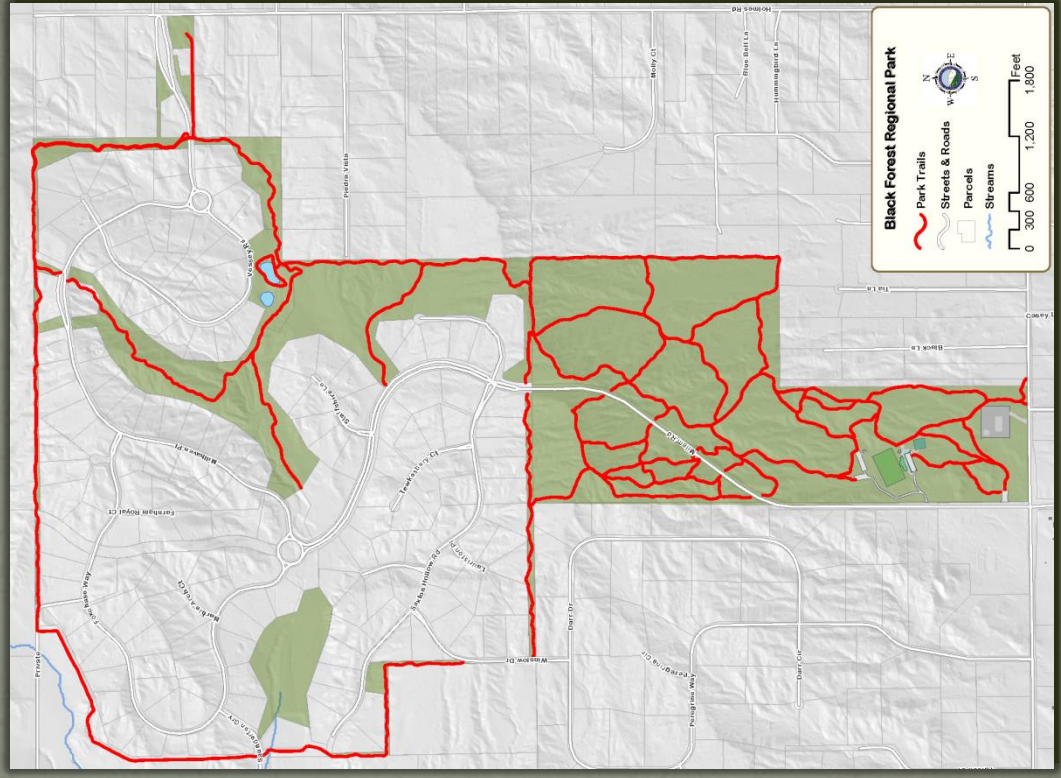
# Meeting Outline

- Welcome / Introductions
- Black Forest Regional Park Updates
- Black Forest Regional Park Drainage Plan
- Black Forest Regional Park Trails Plan Update
  - Trails Plan Concepts (4)
  - Preferred Trail Concept
  - Public Review and Group Discussion
- Next Steps



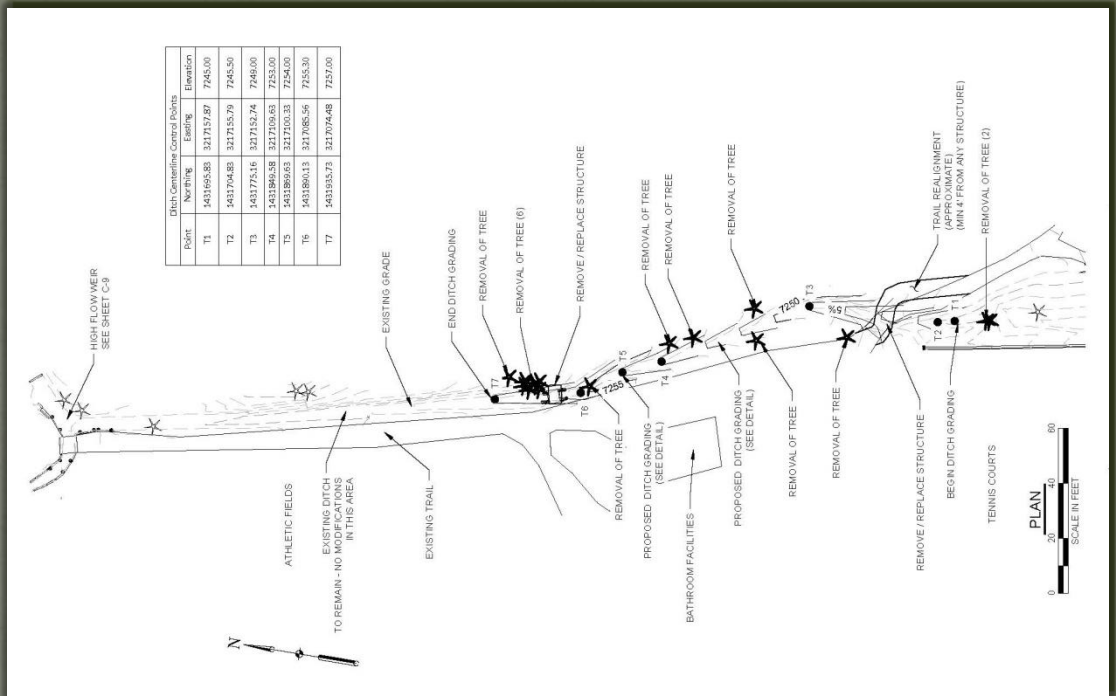
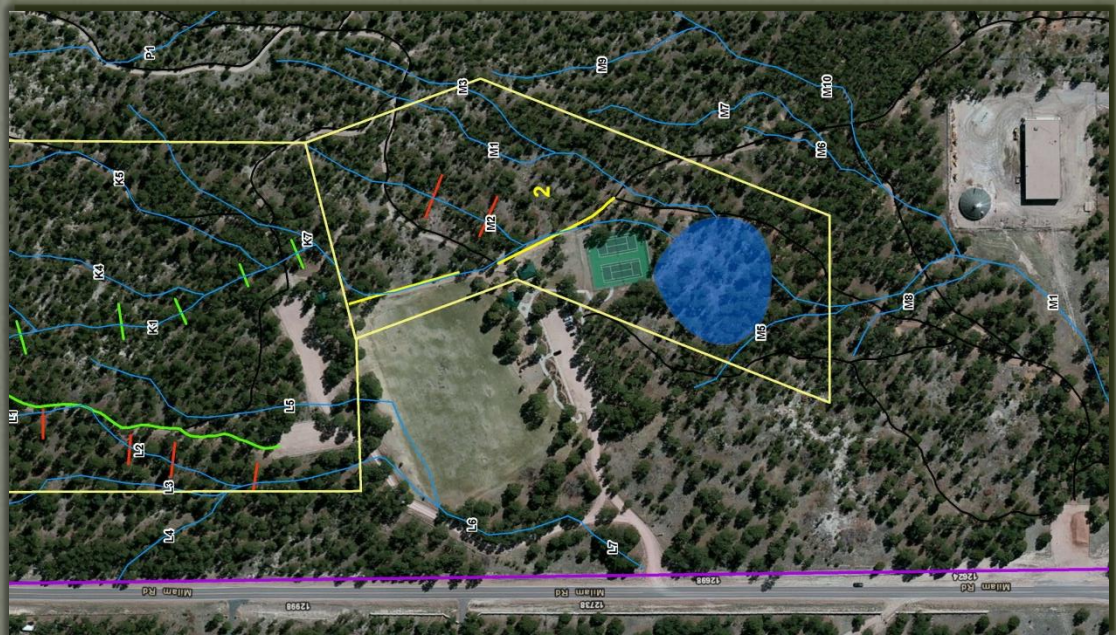
# Black Forest Park Updates

- Black Forest Regional Park Master Plan
  - Upgrades completed (2013-2014)
  - Paving, restrooms, trails, trailhead, active-use area
- Ongoing Post-Fire Work
  - Burn Assessment, Forest Management Plan, VOC, RMFI, MHYC
  - Drainage Plan (2017)



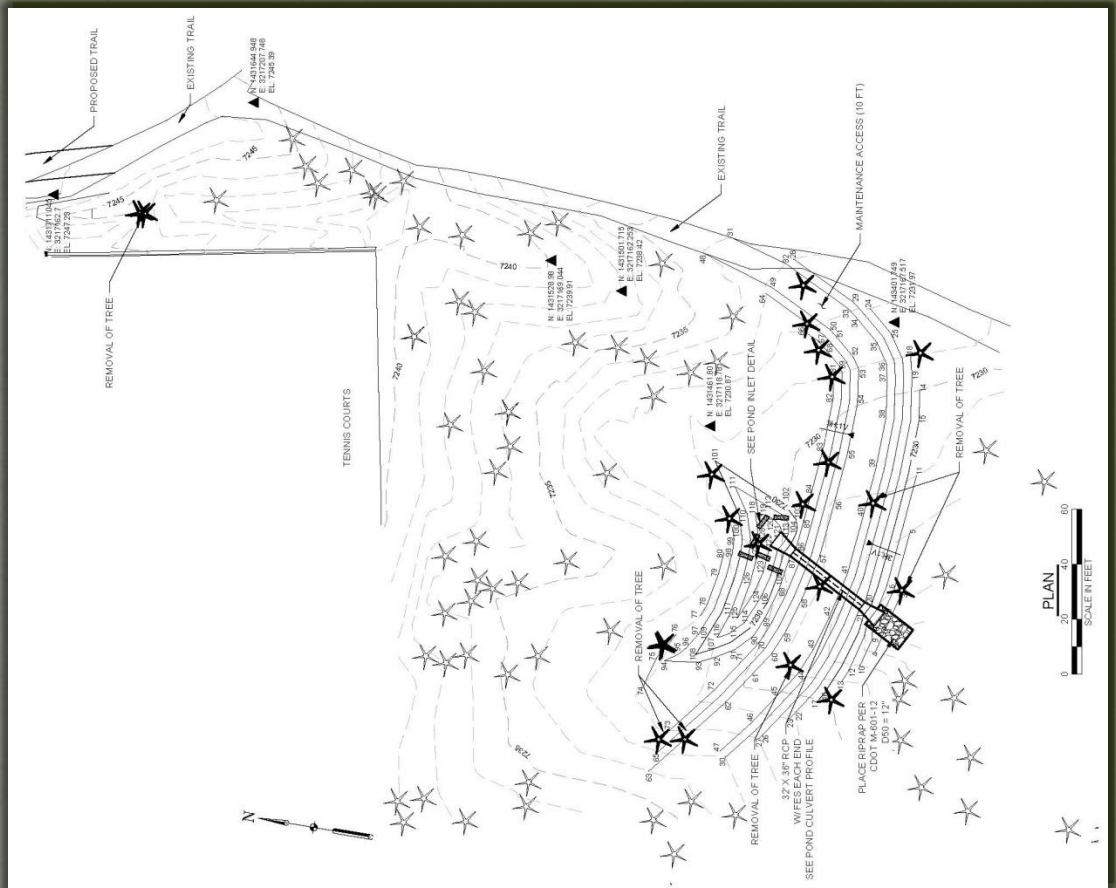
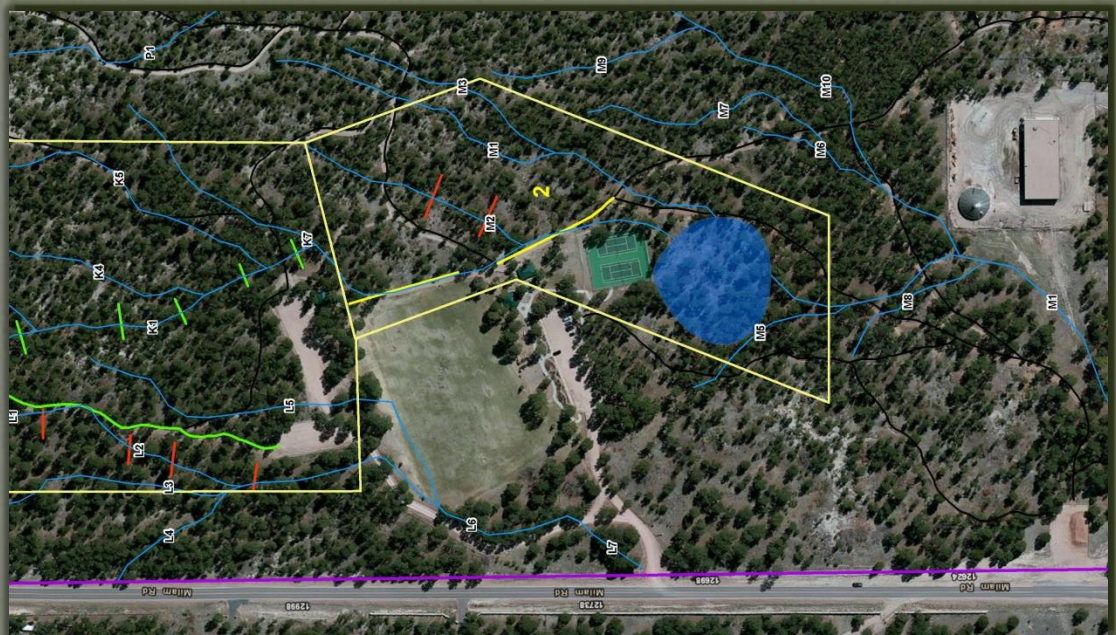


# Drainage Plan



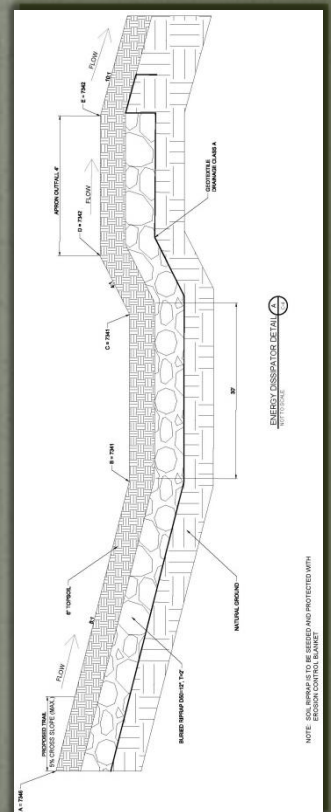
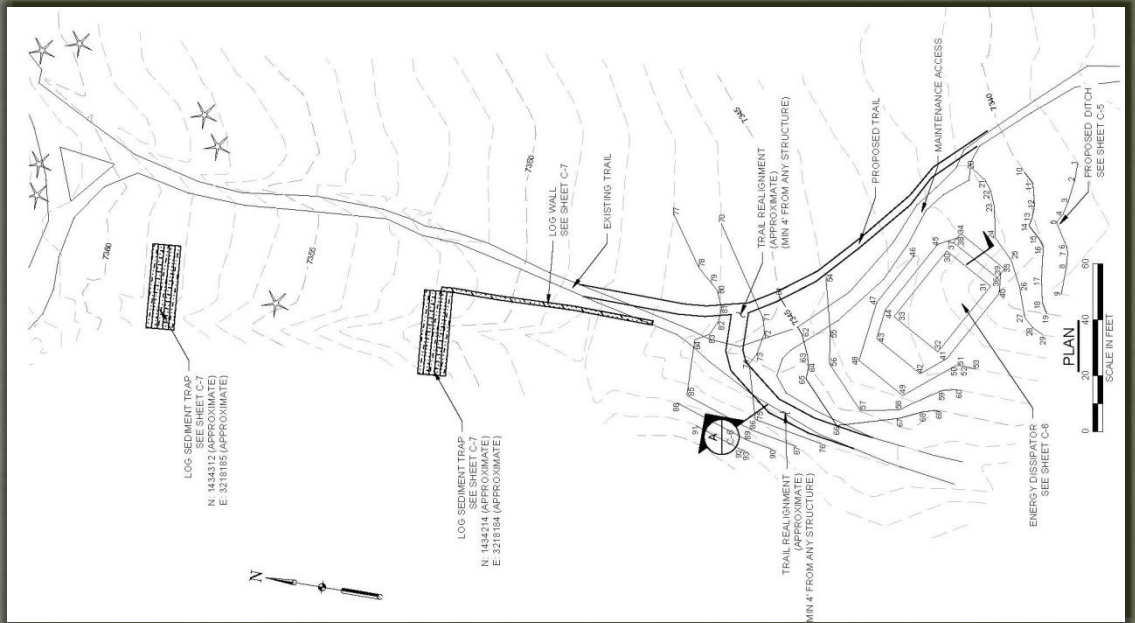
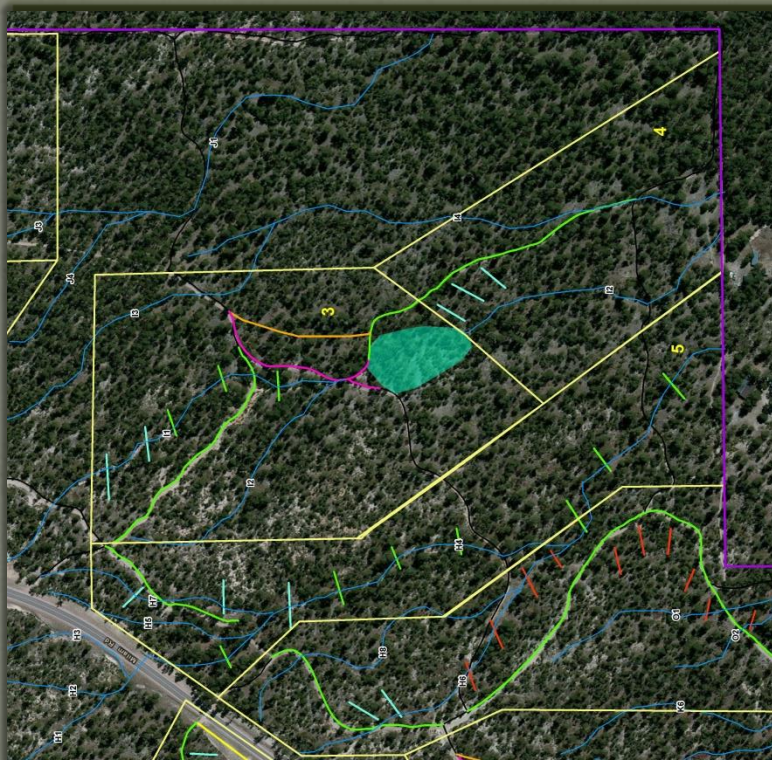


# Drainage Plan

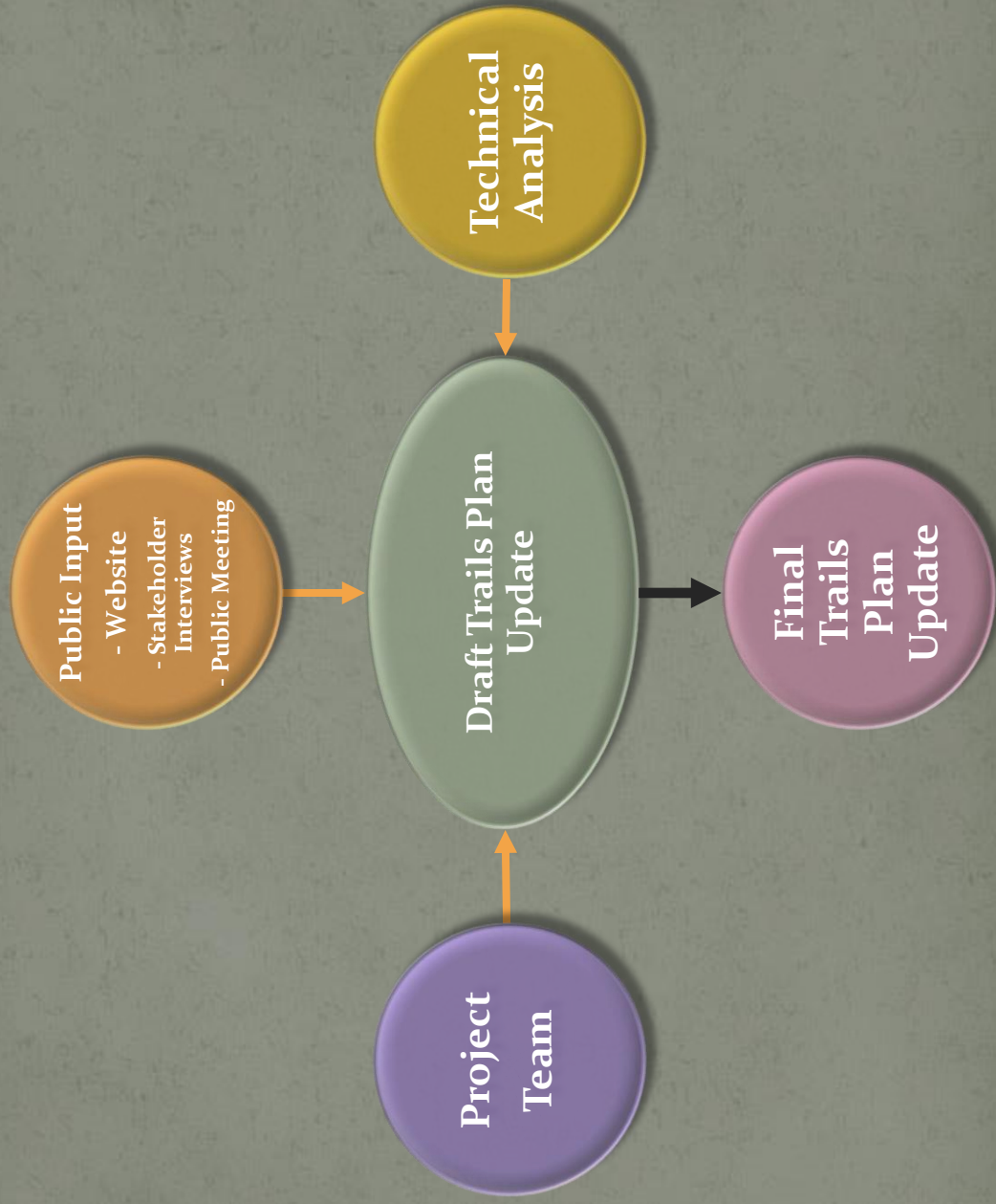




# Drainage Plan



# Trails Plan Update Input Process





# Trails Plan Process and Timeline

Black Forest Regional Park - Trails Plan Update Project Timeline											
Task	2017										
	May	June	Jul	Aug	Sept	Oct	Nov	Dec			
Create Project Web Page											
Site Inventory / Analysis											
Conduct Trails Plan Update Project Team Meeting #1											
Conduct Trails Plan Update Stakeholder Meeting #1											
Develop Draft Trails Plan Update											
Conduct Public Meeting											
Analyze Inputs and Develop Recommendations											
Conduct Trails Plan Update Project Team Meeting #2 ( If needed)											
Conduct Trails Plan Update Stakeholder Meeting #2 (If needed)											
PAB Presentation / Approval (August )											
BoCC Presentation / Approval (August)											
Procurement											
Implementation / Construction											

# Trail Plan Update Purpose

- A guiding document whose purpose is to strategize and provide guidance to trail development within the park.
- Comprehensively addresses trail needs while balancing protection of natural environment.
- Endeavors to provide a sustainable approach to trail construction acknowledging post-fire condition.
- Identifies trail development needs funded through Regional Park Fees and Ballot Initiative 1-A funds.



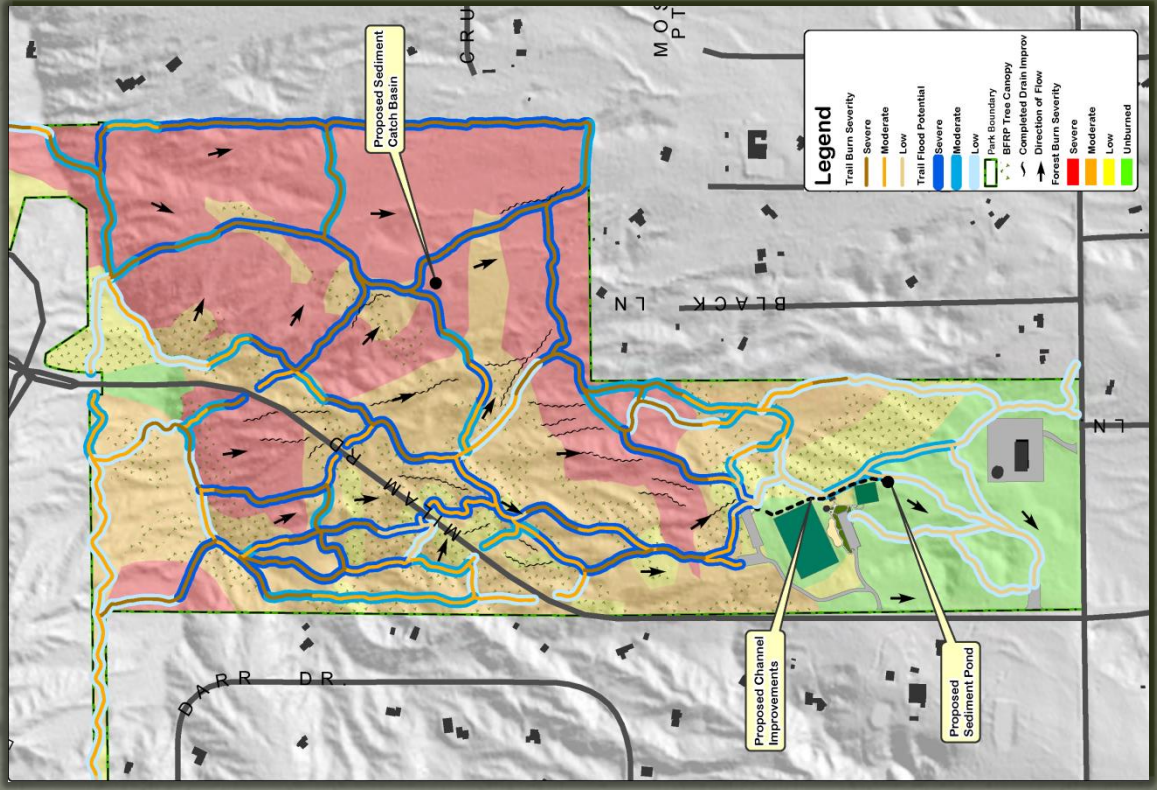
# Black Forest Regional Park





# Site Analysis

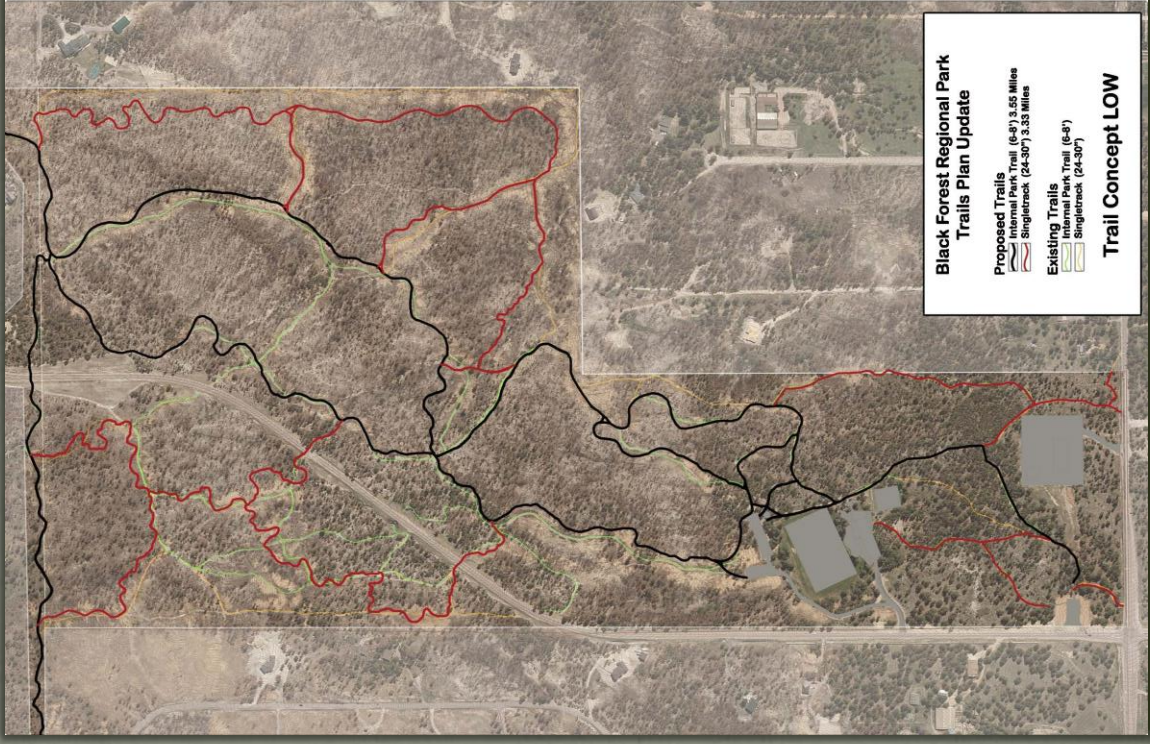
- Black Forest Fire- 75% Moderate burn in focus area.
- Flood potential based on observable damage and risk of future damage, and drainage plan recommendations.
- Opportunity to assess alignments, redundant trails, reduce user conflicts.
- Reduce maintenance costs and impacts to forest while retaining public access.





# Concept: Low

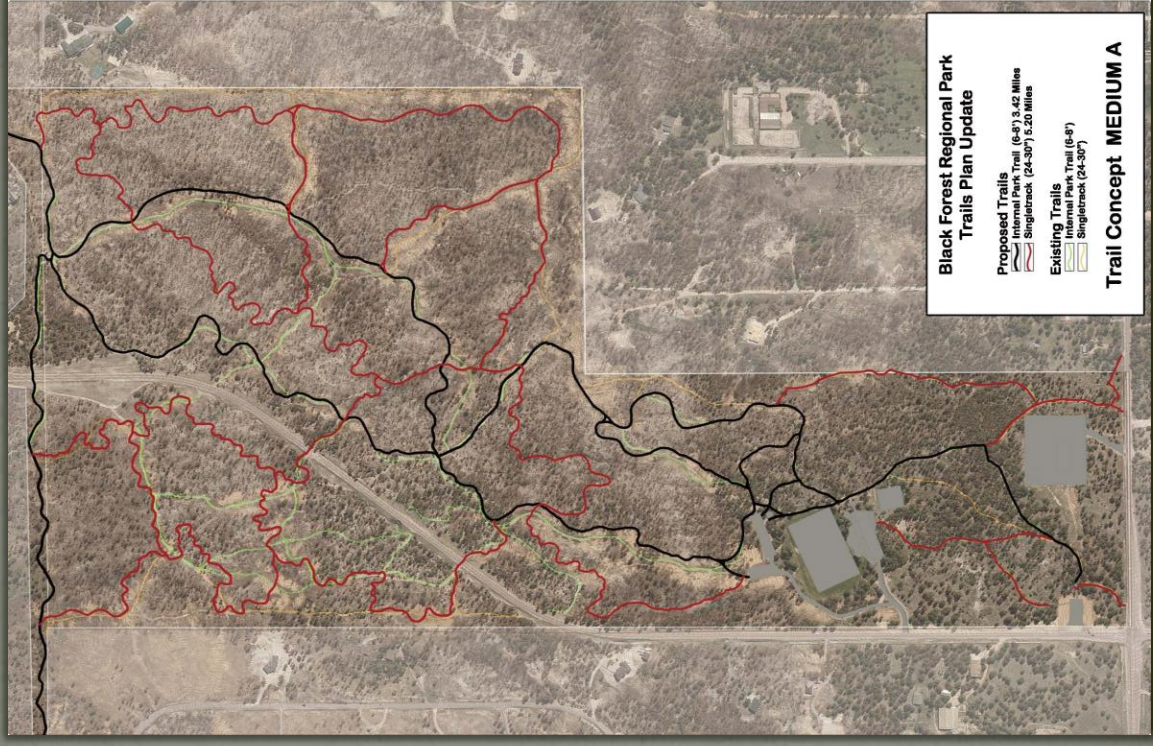
- 6.88 Miles
  - Tier III 3.55 Miles
  - Tier IV 3.33 Miles
- Lowest Footprint
- No encouragement to separate user types
- Increased risk of social trail development





# Concept: Medium A

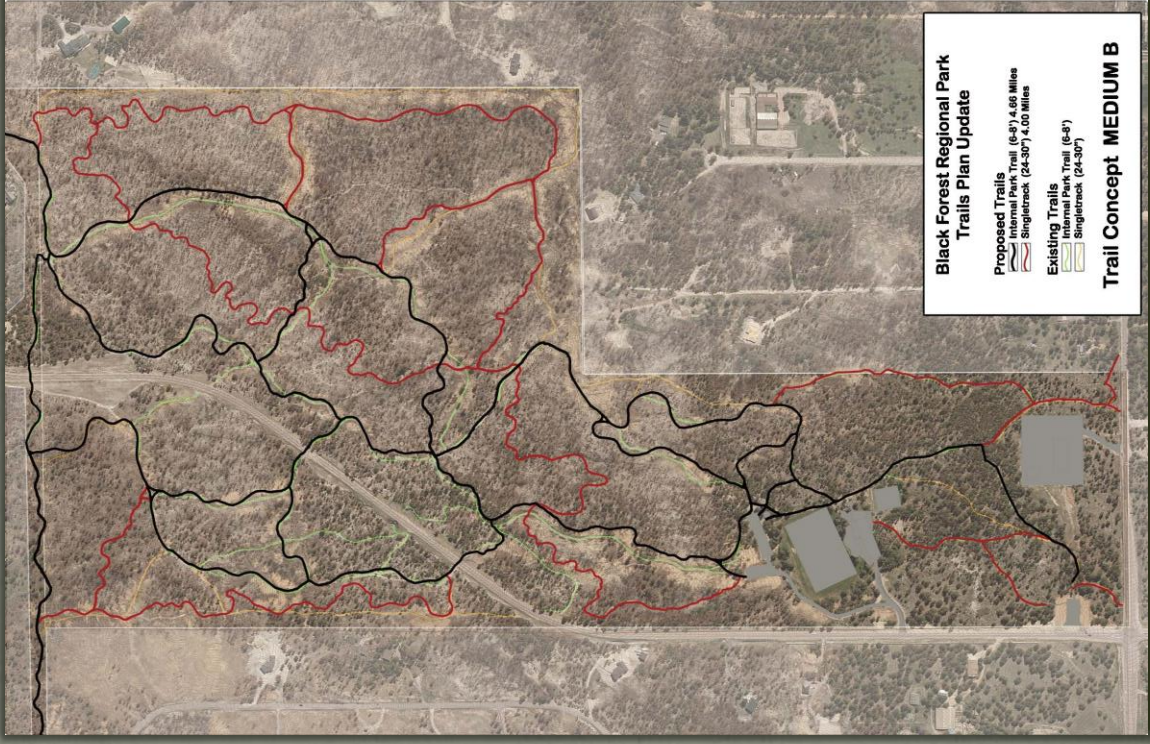
- 8.62 Miles
  - Tier III 3.42 Miles
  - Tier IV 5.20 Miles
- Stacked trail loops
- Increase access with lower footprint
- Opportunity for more technical mountain biking





# Concept: Medium B

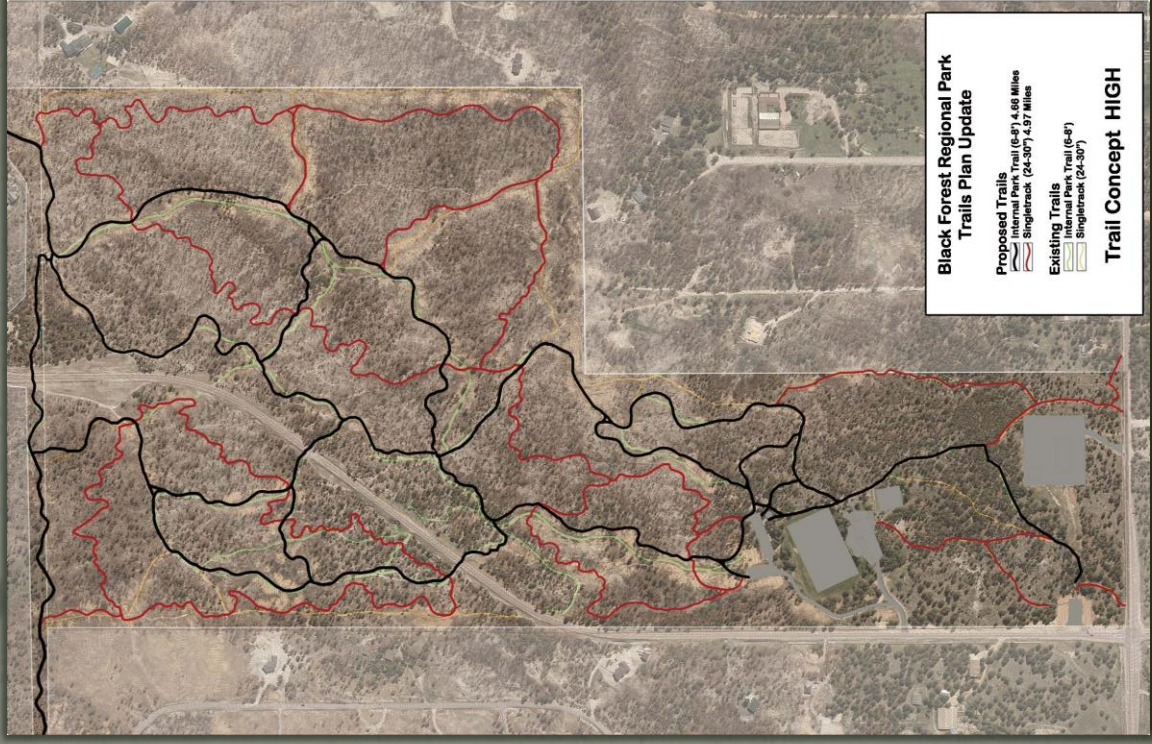
- 8.66 Miles
  - Tier III 4.66 Miles
  - Tier IV 4.00 Miles
- Tier III trail loops
- Trail types intermingled with reduced transitions
- Increased construction and maintenance costs





# Concept: High

- 9.63 Miles
  - Tier III 4.66 Miles
  - Tier IV 4.97 Miles
- High construction and maintenance costs
- Increased risk of social trail development



# Concept Comparisons

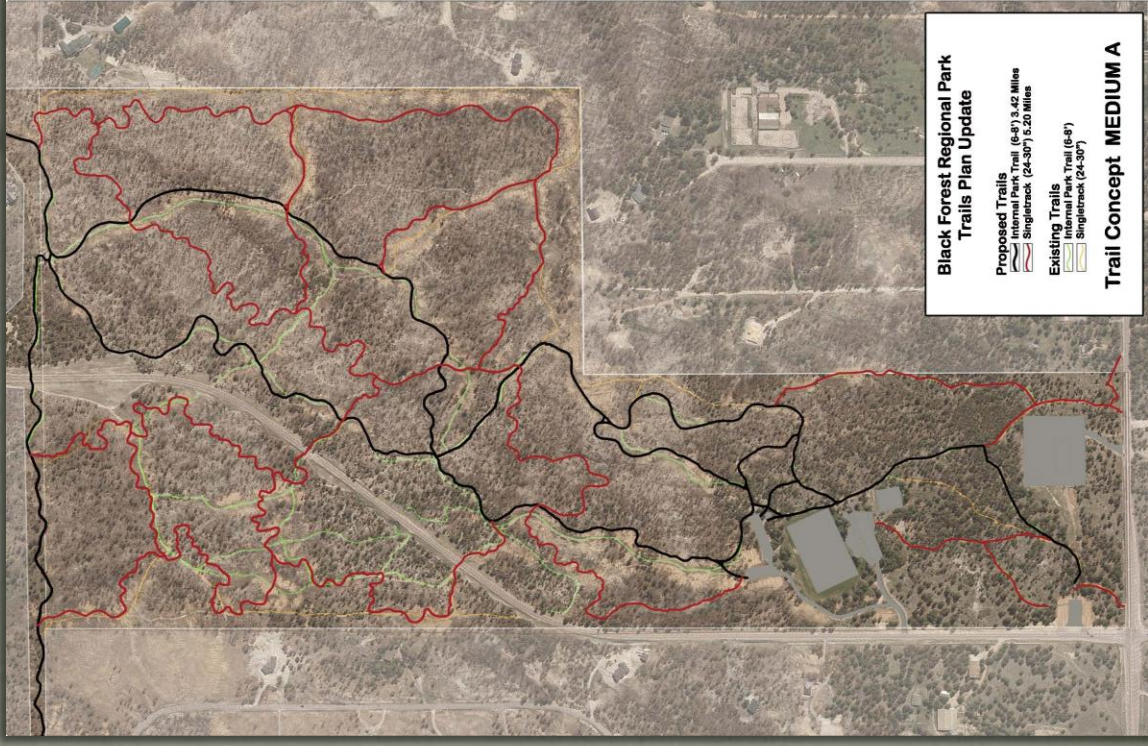
## Black Forest Regional Park Trails Plan Update Trail Concept Comparisons

Concept	Total Length	Cost / Linear Foot	Quantity LFT (new alignments only)	Estimated Costs
<b>LOW: 6.88 Miles</b>				
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Tier IV Trail 24" Average	4.97 Miles	\$8	17,381	\$139,048
<b>Total Cost Estimate:</b>				<b>\$319,108</b>



# Team / Stakeholder Preferred Concept:

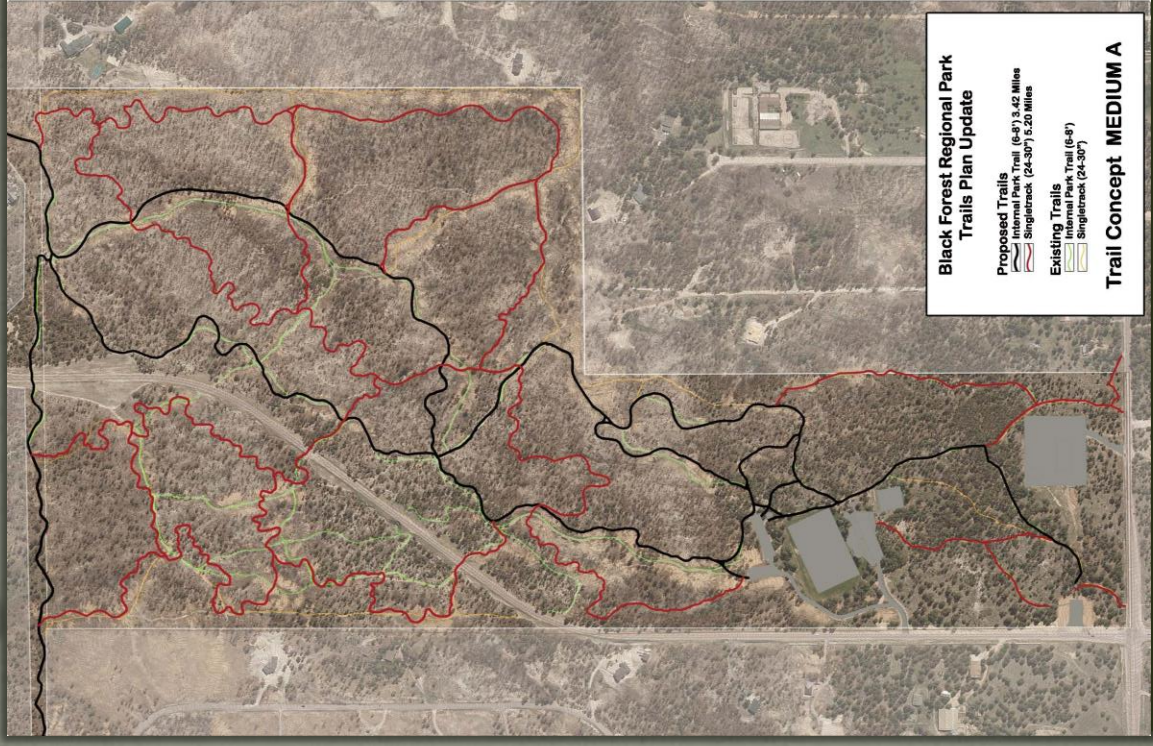
- 8.62 Miles
  - Tier III 3.42 Miles
  - Tier IV 5.20 Miles
- Tier IV trails re-establish access to park with lower footprint
- Provides stacked loops for different user groups
- Opportunity to enhance single-track opportunities in Black Forest





# Project Budget

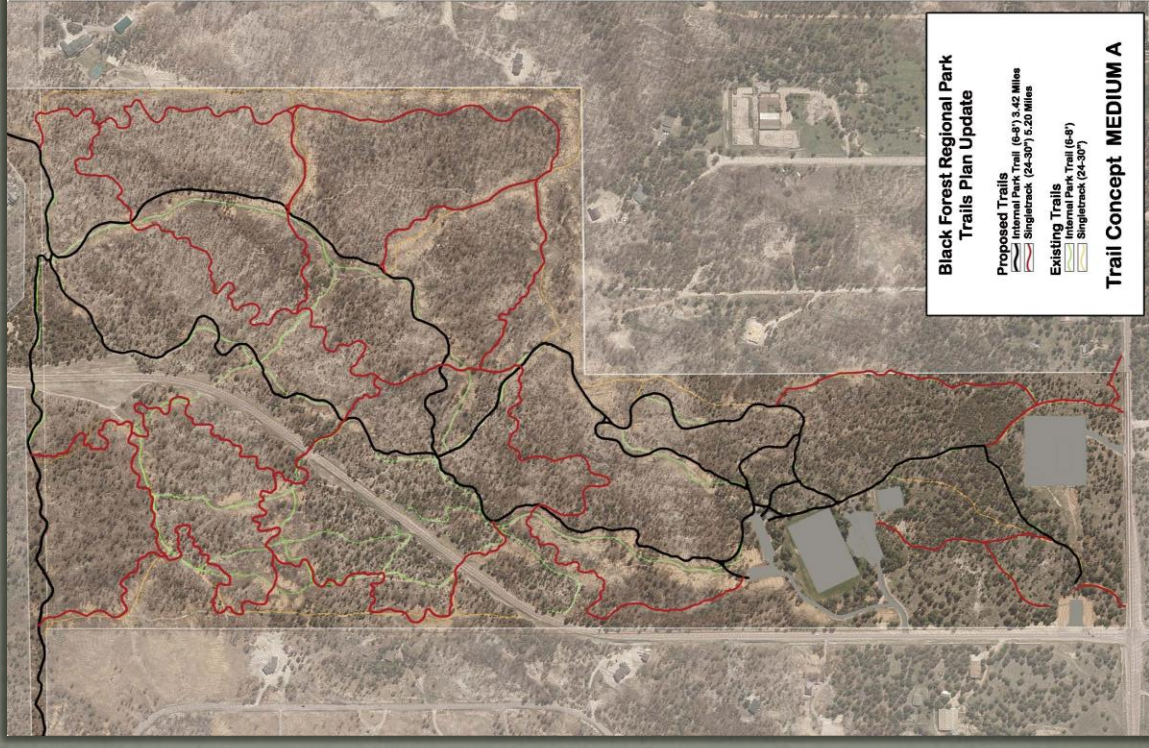
- Two Concurrent Projects (2017-2018)
  - Drainage Improvements
  - Trail Projects
- Overall Project Budget
  - Drainage \$200,000
  - Trails \$150,000
  - Total \$350,000
- Close the Funding Gap
  - \$116,000 difference
  - Value engineering
  - Partnerships / Grants





# Project Prioritization

- Staked Loop Development
  - Repair/build trail loops
  - Decommissioning
- Priority given to repairs/short reroutes vs. new corridor construction
- Identify low-hanging fruit / partnership opportunities
  - Forestry, MHYC, RMFL, Volunteer Groups





# Next Steps / Questions?

Black Forest Regional Park - Trails Plan Update Project Timeline											
Task	2017										
	May	June	Jul	Aug	Sept	Oct	Nov	Dec			
Create Project Web Page											
Site Inventory / Analysis											
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Procurement											
Implementation / Construction											

**El Paso County Parks  
2017 Action Plan**

<b>Recreation / Cultural Services</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Upgrade BCNC Exhibits	Todd Marts	High	Bid Phase
FCNC Cultural History Exhibit	Nancy Bernard	High	Fundraising Phase
County Fair SWOT Analysis Projects	Todd Marts		Completed
Fairgrounds Staff Cross-Training	Stacy Reavis		Completed
Implement "Wildlife Explorers" Program	Mary Jo Lewis		Completed
Fountain Creek Nature Center 25th Anniversary	Nancy Bernard	High	Event Planning Stage
Expand County Fairgrounds Equestrian Events	Stacy Reavis		Completed
Develop a Junior Docent Program	Ian Wilson		Completed
Develop a Social Media Plan	Todd Marts	Medium	
Create a "Nature Buddies" Program	Maria Petkash	Medium	
Develop a Volunteer Recruitment Plan	Todd Marts	Medium	
Develop a Pollinator Festival	Mary Jo Lewis		Completed
Water-Wise Perennial Garden Kit Sales Program	Mary Jo Lewis		Completed
Expand Halloween Events at Fairgrounds Programs	Stacy Reavis	Medium	
Update the Environ education school programs	Mary Jo Lewis	Medium	
<b>Park Operations Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Complete irrigation renovation plan		High	
Complete Rainbow Falls security plan		High	
Develop individual park operation plans		Medium	
Convert security officer to park ranger			Completed
<b>Planning Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Widefield Community Park Master Plan	Ross Williams		Completed
Continue Culturally Modified Tree Study	Ross Williams	Medium	
Kane Ranch Master Plan	Ross Williams	High	
Establish a Regional Open Space Committee	Elaine Kleckner		Completed
Rock Island Trailhead Improvements	Ross Williams	Low	
Develop a Park Planning Criteria Manual	Jason Meyer	Medium	
Update the Urban Park Grant Guidelines	Elaine Kleckner	Medium	
Establish a Planning Division Internship Program	Elaine Kleckner	Medium	
Update ARC / GIS Programs	Ross Williams	Low	
Elephant Rock Open Space Master Plan	Ross Williams	Medium	
Elephant Rock Open Space Purchase	Elaine Kleckner	High	Purchasing Phase
<b>Capital Improvement Projects</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Pinerias Open Space - Phase 1	Elaine Kleckner	High	Design Phase
Rainbow Falls Recreation Area	Elaine Kleckner	High	Bid Phase
Black Forest Regional Park Improvements	Jason Meyer	High	Bid Phase
Flood Recovery Projects	Jason Meyer	High	Bid Phase
Fairgrounds Improvements	Tasha Brackin	High	Construction Phase
Fountain Creek Regional Park Improvements	Ross Williams / PO	High	Bid Phase
Jones Park Improvements	Tim Wolken	High	Construction Phase
Ute Pass Regional Trail Expansion	Jason Meyer	High	Planning Phase
Ceresa Park Improvements	Patrick Salamon		Completed
Widefield Community Park Improvements	Ross Williams / PO	High	Construction Phase

New Santa Fe Regional Trail Improvements	Jason Meyer	High	
Falcon Regional Park Improvements	Elaine Kleckner	Medium	
FRRP Restroom Building Roof Replacements	Randy Smith		Completed
<b>Community Outreach</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Complete County Fair Sponsorship Program	Dana Nordstrom		Completed
Partners in the Park Program	Dana Nordstrom		Completed
Expand Friends Groups	Dana Nordstrom	High	
Complete Nature Center Fundraising Program	Todd Marts	Medium	
Establish an On-Line Giving Program	Christine Burns	Low	
Establish a Fair Queen Fundraising Program	Dana Nordstrom		Completed
Establish a National Trails Day Event	Christine Burns		Completed
Establish Weekly "Impact on Parks on Health" Campaign	Christine Burns		Completed
Create a Partners in the Parks Video	Christine Burns	Medium	



Community Services Department Parks / Recreation & Cultural Services Divisions July 2017 Monthly Report									
<u>Facility Revenue Totals To Date</u>		2017							2016
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>				<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 155,982	\$ 24,018				\$ 149,043	
County Fair / Fairgrounds		\$ 257,800	168,058	\$ 89,742				230,120	
<b>Total</b>		<b>\$ 437,800</b>	<b>\$ 324,040</b>	<b>\$ 113,760</b>				<b>\$ 379,163</b>	
<u>Fundraising Revenue</u>		2017							2016
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>				<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 65,000	\$ 76,250	\$ (11,250)				\$ 80,050	
Partners in the Park Program	Park Operations	\$ 30,000	\$ 5,000	\$ 25,000				\$ 20,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 22,610	\$ (12,610)				\$ 20,988	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 15,334	\$ 9,666				\$ 12,890	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 50,000	\$ (10,000)				\$ 50,000	
Parks Annual Campaign	Parks Operations	\$ 5,000		\$ 5,000				N/A	
<b>Total</b>		<b>\$ 175,000</b>	<b>\$ 169,194</b>	<b>\$ 5,806</b>				<b>\$ 183,928</b>	
<u>Grant Funds</u>		Awarded							
Great Outdoor Colorado - Habitat Restoration Grant	Jones Park	\$ 75,000							
Great Outdoors Colorado - Planning Grant	Kane Ranch Master Plan	\$ 30,000							
Great Outdoors Colorado - Mini Grant	Falcon Dog Park	\$ 45,000							
<b>Totals</b>		<b>\$ 150,000</b>							
<u>Parks Division Reservations</u>		2017							2016
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Attendance</u>		
January		29	1064	N/A	16		678		
February		26	850	N/A	20		647		
March		77	1918	N/A	20		201		
April		240	7619	4.10	111		3259		
May		396	17014	4.20	326		14908		
June		448	20691	3.94	479		20438		
July		441	24401	4.28	491		22365		
August									
September									
October									
November									
December									
<b>Total</b>		<b>1657</b>	<b>73557</b>	<b>4.15</b>	<b>1463</b>		<b>62496</b>		

<a href="#"><u>Parks Facility Reservations</u></a>	<a href="#"><u>2017</u></a>			<a href="#"><u>2016</u></a>		
<a href="#"><u>July</u></a>		<a href="#"><u>Rentals</u></a>	<a href="#"><u>Attendance</u></a>	<a href="#"><u>Rentals</u></a>	<a href="#"><u>Attendance</u></a>	
<b><u>Bear Creek Regional Park</u></b>						
Archery Lanes		4	17	52	82	
Athletic Fields		30	2200	29	2600	
Pavilions		125	6358	119	5975	
Trails		4	1450	3	1500	
Vendor		2	4	4	8	
Tennis Courts		1	2			
Vita Course						
Meeting Room		8	106	16	220	
<b><u>Black Forest Regional Park</u></b>						
Athletic Fields		21	2200	16	800	
Pavilions		31	1407	19	885	
Vendor						
Tennis Courts				2	4	
<b><u>Falcon Regional Park</u></b>						
Baseball Fields		14	700	10	470	
<b><u>Fountain Creek Regional Park</u></b>						
Athletic Fields						
Pavilions		45	2052	55	2266	
Trails						
Disc Golf Course						
Vendor						
<b><u>Fox Run Regional Park</u></b>		3	24			
Athletic Fields		2	180	12	750	
Gazebo		42	930	42	1191	
Warming Hut		4	45	6	100	
Pavilions		85	4011	86	4132	
Trails		1	60	1	100	
<b><u>Homestead Ranch Regional Park</u></b>						
Pavilions		8	292	14	482	
Athletic Fields						
Trails						
<b><u>Palmer Lake Recreational Area</u></b>						
Palmer Lake Santa Fe Trail		2	435	1	200	
<b><u>New Santa Fe Trail</u></b>						
Monument Trail Head New Santa Fe Trail		4	1500	2	400	
Baptist Road Santa Fe Trail		1	350			
AFA Santa Fe Trail				1	100	
Vendor						
<b><u>Paint Mines Trail</u></b>		3	3			
<b><u>Rock Island Trail</u></b>				1	100	
<b><u>Black Forest Section 16</u></b>		1	75			
<b><u>Total Park Facility Reservations</u></b>		<b>441</b>	<b>24401</b>	<b>491</b>	<b>22365</b>	

<u>Fairgrounds Facility Reservations</u>						
<u>Year to Date</u>	<u>2017</u>			<u>2016</u>		
	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	
January	17	463		8	220	
February	15	260		13	355	
March	19	512		9	194	
April	17	3720		17	3124	
May	16	3519		12	3413	
June	14	3972		16	3908	
July	4	28,142		7	29,908	
August						
September						
October						
November						
December						
<b>Total</b>	<b>102</b>	<b>40588</b>		<b>82</b>	<b>41122</b>	
<u>Fairgrounds Facility Reservations</u>						
	<u>2017</u>			<u>2016</u>		
<u>July</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>		
El Paso County Fair	1	26,812	1	25,400		
<b>Swink Hall - Fairgrounds</b>						
Fair Corporation Meeting	0	0	1	5		
FAB Meeting	Cancelled	0	Cancelled	0		
Lions Club Meeting	0	0	1	20		
Wedding Anniversary Party - Woolsey	1	100				
<b>Track</b>						
Race	1	1200	2	4393		
<b>Barns</b>						
<b>Livestock Arena</b>						
<b>Grounds -</b>						
<b>Whittemore - Fairgrounds</b>						





Friends of the Nature Centers		56	752	
Adopt-A-Park / Trail / Volunteer Projects / County Fair		570	5,735	
Front Range Community Service		8	129	
<b>Total</b>		<b>662</b>	<b>7,559</b>	
<b>Programming</b>	<b>Goal</b>	<b>2017</b>		
<b>Totals for Year</b>		<b>Programs</b>	<b>Attendance</b>	<b>Evaluation</b>
January		19	461	4.96
February		32	1104	4.97
March		34	706	4.96
April		112	3819	4.99
May		214	4089	4.83
June		93	5127	4.90
July		97	2,964	4.94
August				
September				
October				
November				
December				
<b>Totals</b>	<b>800 / 21,000</b>	<b>601</b>	<b>18270</b>	<b>4.94</b>
				<b>16833</b>

<u>July</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>
Incredible Insects	BCNC	7	84	4.80
Colorado Wildlife Detectives	BCNC	6	91	5.00
Mosaic	BCNC	1	15	
Our House	BCNC	1	15	
Julie's Helping Hand	BCNC	1	17	
Happy Hands	BCNC	1	15	
Mom's Hiking Group	BCNC	1	30	
Moonlight Storytelling Hike at Fox Run	BCNC	1	35	
Birthday Party: Bugs	BCNC	2	35	5.00
Meadow Park Community Center	BCNC	1	17	
Sun Power	BCNC	2	51	4.97
Nature Story Time with Pikes Peak Library District	BCNC	1	23	
Scout Program: Girl Scout Animal Badge	BCNC	1	16	
Bear Creek Docent Plant Walk w/ Paula	BCNC	1	18	
Community Interaction Bike Ride	BCNC	1	12	
Event: Nature on Tap at Fossil Brewing Co	BCNC	1	45	
School in the Woods	BCNC	1	40	
LW: Darling Dragonflies	BCNC	2	63	4.84
Outreach: Animals of Foothills Program @ Morningstar S	BCNC	1	30	
Plant Walk w Amber Shanklin	BCNC	1	15	
Butterfly Birthday	BCNC	1	10	
Nature Camp: Birds-Beauty and the Beaks	BCNC	5	150	4.90
Cub Scout Pack 228	BCNC	1	18	
Kids on Bikes Camp	BCNC	2	19	
Little Tykes	BCNC	1	11	

Cheyenne Village	BCNC	1	18	
Our House	BCNC	1	17	
Birthday: Bugs & Beasts	BCNC	1	20	
County Fair Programs: Animals of the Foothills	BCNC	2	169	
Nature Camp: Beelieving in Fairies & Wizards (1 day)	BCNC	1	30	
County Fair Programs: Colorado Wildfires	BCNC	4	90	
County Fair Programs: Watershed Wonders	BCNC	2	50	
Walk the Wetlands	FCNC	2	26	5.00
Discover the Wetlands	FCNC	2	25	5.00
Junior Docent demo: skins, skulls, scat	FCNC	3	156	
FCNA: Rolypoly-ology	FCNC	1	28	5.00
Junior Docent demo: Uses of Yucca	FCNC	4	180	
Firefly Celebration & Night Hike	FCNC	2	71	4.95
Free Story Time with Puppets	FCNC	1	45	
Nature Camp: Wild Child Adventures	FCNC	5	95	5.00
UCCS Student Group	FCNC	1	50	
Horizon Child Care	FCNC	1	34	
2's & 3's: Kids Love Mud!	FCNC	1	20	5.00
School in the Woods	FCNC	1	20	
County Fair Programs: Eat Your Weeds	FCNC	2	49	
Frog Frenzy	FCNC	1	19	5.00
County Fair Programs: Milkweed & Monarchs	FCNC	2	12	
Rental: Baby Shower	FCNC	1	25	
25th Anniversary Celebration Event	FCNC	6	375	4.70
Nature Camp: Wetland Heroes (1 day in July)	FCNC	1	30	
Tiny Tots Hiking Group	FCNC	1	10	
Concert in the Park	BCRP	1	275	
Concert in the Park	FCRP	1	80	
Concert in the Park	BCRP	1	70	
<b>TOTALS</b>		<b>97</b>	<b>2964</b>	<b>4.94</b>





COMMISSIONERS:  
DARRYL GLENN (PRESIDENT)  
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ, JR.  
PEGGY LITTLETON

## 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

**July 2017**

#### General Updates:

1. Facility rental revenue is up by \$6,939 from this time in 2016.
2. There were 441 reservations made in July for a total of \$38,763.

#### Special Events:

1. Our regional parks welcomed eight running events this month:  
  
Bear Creek Regional Park was host to three of these events: The *Triple Crown of Running* hosted the *Summer Roundup Trail Run 12K*. Over 800 runners took part in this annual event. *Sepsis Alliance* and *Integrity Bank & Trust*, both local companies, held fundraiser running events on the East trail systems of Bear Creek Regional Park.
2. The Lewis Palmer Elementary School organized the annual *4<sup>th</sup> of July Fun Run* at the New Santa Fe Regional Trail again. Over 400 runners signed up this popular event. The *Kickers for Kids* fundraiser event, the first of its kind on County Parks property was also hosted at the New Santa Fe Regional Trail. All proceeds were donated to the Landsharks Running Club of Colorado to aid families whose children are interested in pursuing the sport of running but have budget constraints. The event was such a success that the event organizer has already announced the race for 2018. The *Falcon Wanderers* hosted a walking event on the trails of Section 16 in Black Forest.



3. The Rocky Mountain Orienteering Club held a day-long orienteering event at Fox Run Regional Park.
4. Several churches, local companies and families were approved for special event permits to include bounce houses and other inflatables into their functions.

## **COMMUNITY SERVICES DEPARTMENT**

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### **COMMUNITY OUTREACH and GRANTS**

#### **Monthly Report – July 2017**

Christine Burns, Community Outreach Manager  
Dana Nordstrom, Community Outreach Coordinator

#### **Community Outreach**

1. **COMMUNITY OUTREACH:** We have two concerts in August. Mark your calendars for Bear Creek Regional Park, August 23 & 30. Go to <http://www.ppjass.org> to check out the band schedule. Bring your lawn chair or blanket and enjoy the summer nights! partook
2. **EL PASO COUNTY FAIR:** We assisted with the Grand Opening, VIP Reception, FREE Family Fiesta Luncheon sponsored by Guadalajara Mexican Family Restaurant which fed approximately 800 people, El Paso County Day, Texas Hold'em Poker Tournament, Amazing Kids Contest, Queen's Luncheon, Auto Races and Demolition Derby. We are in the process of returning banners and getting out our Thank you cards to all of our County Fair sponsors.
3. **FRIENDS GROUPS:** Mark your calendars and join us for our Community Outreach Meetings: Fox Run Friends Group Revival Concert, September 9<sup>th</sup> from 6 – 8 pm, and the all-encompassing Bear Creek Regional Park Five Friends Groups Gathering on September 28<sup>th</sup> at the Bear Creek Nature Center, from 6 – 8 pm. For more information, please contact [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com).

#### **Grants**

1. El Paso County Parks currently has six Great Outdoors Colorado (GOCO) grants. A big thanks to GOCO for their support of projects at the Fairgrounds, Falcon Dog Park, Kane Ranch Open Space, Jones Park, Pinerias Open Space, and Ellicott School District.
2. An extension of the Colorado Water Conservation Board grant for Jones Park was granted.
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.





**COMMUNITY SERVICES DEPARTMENT**  
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**RECREATION & CULTURAL SERVICES DIVISION**  
**MONTHLY REPORT – JULY 2017**  
SUBMITTED BY: TODD MARTS, DIVISION MANAGER

**Projects, Fundraising & Grants:**

1. Bear Creek Nature Center partnered with Fossil Brewing Company for a new fundraiser, 'Nature on Tap.' On July 19, between the hours of 5pm and 8pm, \$1 of every pint of beer purchased at Fossil was donated to Friends of El Paso County Nature Centers. Bear Creek provided an educational station about the life of honeybees and provided information about the diverse opportunities for learning and volunteering available through El Paso County Nature Centers.
2. 25<sup>th</sup> Anniversary Celebration:  
Almost 400 people attended the celebration. They listened to remarks by Commissioner Gonzales and Nancy Bernard (Nature Center Supervisor). County Administrator Henry Yankowski, Community Services Director Tim Wolken, and Recreation & Cultural Services Manager Todd Marts were present. Everyone loved the Water Magic Shows at 11:00 & 1:00, the bugs sweeps, pond critters, plant and animal demonstrations by Junior Docents, Fountain Creek Watershed Water Plinko Game, cake and the 25 year Fountain Creek Nature Center history slide show.

**Programs & Events:**

1. Bear Creek Nature Center held its third week of summer camp. The theme was 'Birds: Beauty and the Beaks.' This week-long camp session was filled to capacity with 30 children and earned \$3,793 in revenue. Campers learned about common birds of Bear Creek, adaptations, and the importance of birds through games, activities, and outdoor exploration led by three staff members with the support of six assistants. The week was well-received with an average evaluation score of 4.9 out of 5.
2. 'Moonlight Storytelling Hike' was held at Fox Run Regional Park on July 7. The program was filled to capacity with 30 participants of all ages. Two staff members and five teen volunteers told stories and legends related to the natural world and engaged the attendees in acting out roles and stories. This event successfully connected with an audience in Northern El Paso County, some of which were previously unfamiliar with El



Paso County Nature Centers. Given the success of this program, another Moonlight Storytelling Hike will be held at Fox Run in October coinciding with the Harvest Moon.

3. Bear Creek Nature Center hosted four insect-themed Birthday parties in the month of June. The parties earned \$400 in revenue for El Paso County Nature Centers and allowed staff to educate and connect with a large audience of children and parents that attended the parties.
4. Wild Child Adventures Nature Camp for middle school students.  
19 wonderful middle school students participated in daily team challenges, outdoor skills including fire building, hanging bear bags, pitching tents, and had a great time doing it. Parent comments included, "(Our camper) has become more conscious about ethical treatment of the environment." "We would definitely do this again next year." "You guys are wonderful!" "(Our child) loved coming to camp everyday!" "He is much more aware of what should be recycled and told me he only wants reusable liquid containers, no more juice boxes."
5. Firefly Celebration and Night Hike  
The Friday and Saturday night programs, July 7 & 8, had many people excited to learn that we actually have fireflies in Colorado! This well-loved program includes an informational and interactive Powerpoint presentation, an awesome firefly craft, an evening hike with a scavenger hunt for nighttime plant and animals, a story "The Very Lonely Firefly" under the branches of Grandfather Cottonwood tree, and finally arrival at THE spot for fireflies. Come to the program next year to learn the location

## **COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
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**Date:** August 9, 2017  
**To:** Park Advisory Board  
**From:** Planning Division Staff  
**Subject:** Planning Division Monthly Report

### **ACTION PLAN:**

#### **Capital Project Management:**

1. **Black Forest Regional Park:** Staff is working with Rocky Mountain Field Institute on 2017 work associated with the IndyGIVE campaign. Work focuses on implementing forest management plan recommendations, drainage improvements, soil stabilization, and trail decommissioning. RMFI has completed 18 workdays so far in 2017.

The drainage plan by AECOM was completed in January with recommendations to construct a sediment pond, energy dissipater and other non-engineered improvements in the park. Staff is completing State review and is developing the IFB package to procure a contractor.

Staff has initiated the Black Forest Regional Park Trails Plan Update. A public meeting to review trail alignments was held on July 19 at The Lodge at Cathedral Pines. The draft trails plan will be presented to the Park Advisory Board on August 9.

The County was awarded six weeks of Mile High Youth Corps work from GOCO to complete single-track trail construction and decommissioning in Black Forest Regional Park and Pineries Open Space. As of August the corps completed four weeks of work within Black Forest Regional Park and Pineries Open Space.

2. **Elephant Rock Open Space:** The acquisition process is underway. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing should occur approximately 45 days from the execution date. Staff is working with Palmer Land Trust to revise the conservation easement agreement and has worked with an environmental contractor to complete an update of the baseline study.





3. Pineries Open Space: The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March. 30% design plans were reviewed by staff in early May. A public meeting to review design plans and trail alignments was held on June 8 at The Lodge at Cathedral Pines. 90% design plans and construction documents were completed in July and are being reviewed by staff. Staff completed marking of single-track trail corridors in July.
4. Rainbow Falls Historic Site: 2015 FEMA-funded work, resurfacing of a portion of the main trail/service road with road base material, was completed with assistance from the Department of Public Works. Staff prepared an Invitation for Bids (IFB) for the \$345,000 Transportation Enhancement Grant project, and bids were due on March 7. Two bids were received, both considerably over budget. CDOT has advised that the County will need to rebid the project, and Parks has elected to wait until the fall, when contractors are more available and physical conditions are less challenging. In the meantime, Parks is evaluating different bridge options and has reopened the park for the summer.
5. Ute Pass Regional Trail: The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. Staff is initiating a design/build process with development of a scope of work as SHPO and environmental clearances are being processed. Staff continues to support the Ring the Peak Trail and is coordinating advocacy with TOSC, City Parks and the State.

#### **Planning:**

1. City of Colorado Springs Bicycle Master Plan: Planning Staff is serving on the Technical Advisory Committee for the update of the plan. The most recent meeting was on August 2 to review the initial draft.
2. Fountain Creek Regional Park Master Plan: Planning and Park Operations divisions have launched on implementation of Phase I improvements. The dog park and Cottonwood Meadows parking lot and trails RFP was published in June. One bid was received, considerably over budget. Staff canceled the solicitation and is evaluating how to proceed with Phase I Improvements.
3. Widefield Community Park Master Plan: The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice of Award, and is expecting a Notice to Proceed in September 2017.
4. Elephant Rock Open Space Master Plan: Staff has initiated preliminary work, such as base map development, in preparation for the upcoming master plan process.
5. Regional Open Space Committee: As proposed in the County Strategic Plan, the Planning Division coordinated the formation of a regional open space group, and the first meeting was held on May 18. The purpose is to share information and build partnerships to collectively advance open space conservation projects.

## **Flood Recovery:**

1. 2015 Flood Recovery: Jason continues to serve on the County Financial Impact Team that meets twice a month to collaboratively advance projects. Environmental clearances are underway for large projects, such as the Hanson Trailhead and New Santa Fe Trail repairs. A contract to complete the Black Forest Section 16 and Drake Lake repairs was awarded to RMC and work was completed in May, 2017. The Willow Springs design contract was awarded to J3 Engineering, and design is underway. A contract to complete Fountain Creek Regional Trail flood repairs was awarded to Wyoming Efficiency Contractors in July and work is scheduled to begin on August 9.
2. Highway 85/87/Maxwell Street Trailhead Bank Stabilization: The feasibility phase of this US Army Corps of Engineers (USACE) Section 14 project is nearing the end with completion of the Preliminary Design Assessment/Environmental Assessment. Construction was planned in 2017-2018; however, project cost increases by the USACE from \$2.5 million to \$3.9 million have put the project out of range for the County at this time. Thirty-five percent matching funds for construction (\$945,000) was secured through a CDBG-DR grant and State disaster recovery funds. Another \$500,000 is now needed given the increased cost. The project will be tabled until the County can secure additional funding.
3. Upper Fountain Creek Restoration: The USACE conducted a cost-benefit analysis to determine if there is Federal government interest in a Section 205 project in the Rainbow Falls vicinity. USACE staff has reported back that a project in this area is not supportable, but there may be other suitable grant programs.

## **OTHER:**

1. Culturally Modified Tree Project: The Pineries Open Space Culturally Modified Tree Assessment has been completed. The Black Forest Regional Park CMT Assessment is underway and expected to be completed in late-summer 2017.
2. Development Permit Application Reviews: Staff reviewed eight development permit applications in July, including two that will be presented to Park Advisory Board on August 9.
3. Fountain Creek Watershed, Flood Control and Greenway District: Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens Advisory Group. The committees help develop and implement watershed restoration and enhancement projects.
4. 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. Planning staff received a software upgrade in 2016. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.
5. Grants for Capital Projects: Planning Staff wrote a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space for funding in 2017. The GOCO Board awarded both grants. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, and was awarded the grant in July 2017.

6. Groundwater Quality Study: The Board of County Commissioners endorsed initiation of a monitoring effort. Next steps include re-establishing the Committee and developing a scope of work and funding package for monitoring. A stakeholder meeting was held on February 22. Approval of bylaws and appointment of members was completed on June 20.
7. Internships: The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having intern(s) on board in 2017.
8. Website: Staff has updated Planning pages to comply with ADA recommendations. New pages and content are created as new projects are initiated.



## **COMMUNITY SERVICES DEPARTMENT**

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

### **PARK OPERATIONS DIVISION MONTHLY REPORT JULY, 2017**

#### **Operations/Misc. Projects**

**County Fair** - Much of July's focus was on prep and setup prior to the Fair and assisting the East District staff during the Fair. This consisted of assisting Facilities in providing the proper electrical hook-up for vendors and the multiple groups associated with the Fair, verifying that utility connections are operating properly, and safely connected to Fair customers. Internal utility locates were required for the placement of tents or awnings that needed to be staked to the ground, this is to avoid any damage to any underground utilities at the Fairgrounds. Outside of the usual tripping of electrical breakers due to much demand on one circuit, the operation of the Fair was successful.

**Insurance Claims Update** - The County is still waiting on approval of the roof replacement for the Palmer Lake restroom, the pavilion at Clear Springs Ranch, the restroom at Bear Creek Terrace, and the repairs of the Warming Hut and Gazebo roofs at Fox Run Regional Park.

A new claim was submitted for the damage to tennis court #6 at Bear Creek Regional Park. Parks is still waiting on BoCC approval to proceed. Estimates for repair from Evergreen Tennis Courts have been received. Parks is hopeful that insurance will cover the repairs. Just a reminder, the surface material on tennis court #6 became dislodged in a wind storm in February causing the court to be non-usable. The damages could not be claimed along with the initial wind damage from January.

The maintenance access bridge at Willow Springs is still waiting on approval from the BoCC to proceed for the damage caused by the severe storms in July of 2016. The bridge itself was examined by AIG engineering representatives and found to be structurally stable. The questions the County is waiting on is, will the insurance cover any of the required engineering for the bridge replacement or repair? The County's claim adjuster sent a request on the 28<sup>th</sup> to inquire if AIG will provide an engineer at their cost to make recommendations on how to proceed.

**Widefield Restroom Renovation Project** - The Operation Supervisor met with the county's ADA specialist, Robert Hernandez, in mid-July to determine if the restroom meets ADA compliance. The restroom was built in the 1970's, and Robert indicated that it does not meet current ADA compliance. The renovation will require structural engineering due to the fact that the exterior wall will have to be moved to allow for ADA compliance for wheel chair access. It is hopeful that the structural re-design will not interfere with the new roof that was installed earlier this year. The Widefield renovation was awarded a CDBG grant that will be beneficial in assisting with the restroom renovation and bring the building up to ADA standards. Once the CDBG grant is secured the invitation for bidding will be generated.

Widefield Water is still on track to continue their water supply line installation beginning this September. The water department has an easement agreement that will allow them to install their pipeline through the middle of Widefield Community Park. This will cause some temporary interruptions to the water supply for Widefield Community Park.

**Fairgrounds Owens Arena Electrical Improvements** - The contractor Sedlak Electric, completed dedicated 800 amp service for the Owens Indoor Arena that will free up the electrical load on the grandstands. This will also supply power to the new cattle pavilion and will be a great asset for the Fair. Due to the concerns of the state electrical inspector for the final inspection, only half of the 24 dedicated circuits for the cattle pavilion were operational. The contractor with the assistance of County staff were able to provide for the needs of the 4-H Association that were utilizing this new addition during the Fair, by providing generators and ultimately addressing and rectifying the concerns of the electrical inspector before the end of the Fair, which provided 11 more circuits to be utilized. One of the circuits indicated an open ground during testing and was left de-energized until Sedlack can address the problem. Sedlack Electric has scheduled the final electrical inspection.

**Fountain Creek Nature Center Security Camera's** - Operations staff are investigating the cost of repairing and upgrading the security cameras for the Nature Center. These cameras have been offline since the renovation of the Nature Center. This security is greatly needed with the amount of vehicle break-ins that occur each year. Staff met with ACA Security, the original installer of the current system to explore the possibility for repairing this system. ACA has submitted an estimate for a standalone security monitoring system. County Security was also contacted to investigate the possibility of integrating into the County's network with the ability to monitor the Nature Center from Downtown. County Security will schedule a meeting with Doug Adams with VTI Security Systems, they are the current vendor for County security systems, in early August. VTI will provide an estimate for upgrading and integrating the security system at the Nature Center.

**Fairgrounds Cattle Wash Bay** - The piping for the wash rack was completed in June. An additional steel tie rack was fabricated and installed to prevent any possible mishaps with the waterline, in case the cattle are spooked or somehow cause damage to the waterline. Mark Clements and Mark Christiansen did a fantastic job of completing this project before the Fair.

**Playgrounds Inspections** - El Paso County Parks has contracted with Playground Safety Solutions out of Brighton to compile a complete safety inspection report for all playgrounds that the County parks is responsible for. The inspections were completed on July 23<sup>rd</sup>. This will set the baseline on repairs of playgrounds that El Paso County is responsible for. Currently the County has no certified inspectors on staff. This coming August, two staff members will be taking the certification exam to become playground inspectors. Tony Jaramillo with Playground Safety Solutions has already submitted some of his inspection reports to the Parks Operations. The inspection reports are extremely detailed with what needs to be addressed, and the priority they need to be addressed in. The reports are complete with photos and suggestions for taking corrective actions. All reports should be submitted by August 7<sup>th</sup>. Parks will address the highest priorities either by replacing the items in question, or removing them so that they are not a hazard to the public.

**Bear Creek Dog Park** - El Paso County Facilities informed Parks of a high water usage bill they received from Colorado Springs Utilities concerning the Bear Creek Dog Park. Upon investigation by Facilities and Park staff they discovered an underground leak in the waterline that supplies the hydrant for the main dog park. The hydrant is utilized in filling bowls to supply dogs with water. This leak was losing 1600 gallons of water per day according to Facilities staff. The leak was isolated and shut down. Facilities received an estimate of \$4,590.00 from Olson Plumbing to repair the leak. Due to the fact that this has been a high maintenance item in the dog park, staff are seeking approval from the Dog Park Association in removing these amenities to save on cost. If not approved, this repair may need to be funded in 2018.

## **Central District**

**Bear Creek Regional Park** - Central Staff was heavily involved with County Fair support throughout much of July and primarily focused on routine maintenance as a result. Despite the obvious challenges that the Central team faced while providing support, a 4.35 average out of 5 was maintained through our customer service survey report. Heavy rains provided much needed moisture for our athletic fields and native habitat, but created hazardous trail conditions in many areas. Staff has spent all available time and energy to make the necessary repairs to ensure our trail systems are safe and enjoyable.

Staff visited with three forestry contractors to review scope of work and to acquire cost estimates for fire mitigation efforts along Bear Creek near the east end of BCRP. We hope our efforts will reduce illegal camping and minimize the threat of open camp fires.

Staff removed several damaged and declining trees in Bear Creek West, followed by stump removal and the addition of topsoil and grass seed. Staff is replacing mulch in many high profile areas while making preparations for our annual staff picnic in August.

**Equestrian Skill Course** - The Equestrian Friends group hosted a maintenance and clean-up day at the skills course. The group removed trash, sprayed weeds, mowed native areas and repaired several eroded areas within the steps obstacle.

**Illegal Camp Removal** - There has been a slightly reduced presence of illegal camping activity. Staff continues to remove obvious trash and remains diligent with camp removal. Our team is working closely with park security to hopefully send the message to illegal campers that their actions will not be tolerated.

**Tennis Court Damage** - No new maintenance tasks to report.

**Bear Creek Nature Center** - Attendance has been very high at the Nature Center and Central staff has been busy with janitorial efforts. Staff removed several wasps nest from the outdoor classroom and songbird trail. Staff mowed the natural areas surrounding the facility and made repairs to the heavily eroded maintenance road on the east side of the facility.

**Rainbow Falls Historic Site** - The Central team continues to battle illegal access issues at Rainbow Falls. Staff is hoping the work in conjunction with EPC Security and Manitou PD to hopefully reduce non-compliance. Staff created several signs addressing various water access and rock climbing issues. Staff contracted graffiti removal services to remove vulgar images and language from the concrete sidewalk leading to the waterfall.

**Bear Creek Dog Park** - Our team continues to provide exceptional customer service to this highly used area. Staff spends an average of three hours per day with facility / park cleaning. With the huge influx of visitors staff is simply trying to keep up with emptying trash cans and cleaning restrooms. Other tasks such as mowing, string trimming, and native trash removal are being completed as well. Staff is currently working on repairing a water mainline leak and removing an unused water fountain. The Dog Park Friends group hosted a waste removal and clean-up event on 7/29/17 and was successful in removing large quantities of dog waste and trash. Staff received a significant donation to install a memorial bench near the creek and hopes to have it installed over the next few weeks.

**Volunteer Groups** - Staff continues to receive great support from several Friends groups. Several members of the Equestrian Friends made necessary repairs to the skills course and hosted a cleaning and maintenance day that included trash removal, string trimming, and herbicide application.



Many of the Dog Park Friends continue to assist with maintenance tasks including waste removal and stocking bag dispenser stations. The Friends group hosted a waste removal event and was successful in removing a substantial amount of dog waste.

**Downtown Facilities** - The downtown team is busy troubleshooting and repairing irrigation systems for all 16 properties. The team is adjusting program schedules, nozzles and replacing irrigation heads. Staff finished aeration, fertilization, over seeding, and was able to make a selective broadleaf herbicide application. Staff completed turf renovation efforts at the Criminal Justice Center and added a variety of shrubs and perennials to the Coroner's building. Staff completed the Coroner's renovation project by installing a drip irrigation system and adding decorative mulch. The downtown team completed landscape renovation efforts at the Regional Development Building and generated \$3,600.00 for their efforts. The additional funds were used to purchase uniforms for seasonal employees and administrative staff. The funds will also be used to supplement the Central District maintenance budget.

**Ute Pass Trail System** - Staff spent several days mowing, string trimming, and repairing eroded areas along the entire trail corridor. The trail is in great condition and will be enjoyed by many.

**Jones Park** - The grand opening event was held earlier in the month to celebrate the re-route completion of the 667 trail. Staff has partnered with the Forest Service to complete trail signage along the 667 trail corridor through Jones Park. Staff hopes to work in conjunction with the Mile High Youth Corps and the Forest Service to perform finishing touches to a few problematic areas of the new 667 trail.

**Training** - No new training to report.

### **East District**

**Fairgrounds** - Staff has been completely consumed by County Fair preparations and the 2017 El Paso County Fair. The Fair ran from July 15<sup>th</sup> to July 22<sup>nd</sup>. Staff dealt with issues prior to and throughout the Fair. Staff is now focused on getting the fairgrounds back to its original condition for our upcoming rentals. Rentals resume the weekend of August 5<sup>th</sup>.

**Drake Lake** - The first week of July staff installed a retaining wall at Drake Lake. The wall was installed in conjunction with FEMA projects to repair erosion damage caused by earlier flooding. The wall is designed to help hold the parking lot soil back and assist with erosion control. The area has been regraded and reseeded. Staff has had a minor issue with the backfill soil settling. Additional soil will be added whenever necessary.

Staff was notified of a drainage issue at Drake Lake. A concerned citizen contacted Parks staff about the water level lowering in Drake Lake. After an assessment visit, staff identified the problem and began coming up with a solution. Parks staff coordinated with Public Works staff to make emergency repairs to the overflow outlet. With the excessive rains the area has been experiencing, the overflow outlet has eroded and caused more water to drain than originally designed. CSD and PWD staff members met onsite on Thursday July 27<sup>th</sup> to make the emergency repairs. Staff filled hundreds of sand bags for this project. Geo-tech fabric was installed and the sand bags were used to armor the drainage area. These repairs are meant to be a temporary fix to prevent the water level from dropping any further and threatening wildlife. This will allow County engineers the necessary time to come up with a long term solution to this issue.

## **North District**

**General Information** - In the North District, July has been a busy and productive month. The staff supported the East district during the week of the Fair, as well as rebuilt our districts herbicide trailer sprayer. The North district also had an Eagle Scout project come to a completion which entailed sanding, etching, and repainting all the bear proof trashcans along the New Santa Fe Regional Trail.

**Fox Run Regional Park** - Throughout Fox Run Regional Park, we graded roads and parking lots, including the area around Aspen and Spruce lakes. We addressed the native mowing that needed to be done, performed weekly turf mowing, and checked irrigation systems to evaluate needs, resulting in replacing broken and malfunctioning valves. In addition we replaced two GFI outlets in our park pavilions, as well as repainted all pavilions. We cut up a wind-downed tree and removed six dead trees from our recreational areas of the park. We replaced and repaired the split rail fence in several areas. Staff also replaced and installed a new sump pump in the Fallen Timbers restroom pit.

**Black Forest Regional Park** - In Black Forest Regional Park, the Wildland Fire Crew cleared trees to reduce fuels and create fire breaks. We performed full irrigation system checks and replaced a broken main line in the athletic field; in addition, we replaced a faulty clinoid, fractured pipe, and repaired a broken drinking fountain on a public potable water system. Mile High Youth Corp. is constructing and decommissioning trails as well as fire mitigation along the trail system for two weeks. We hand-watered ponderosa pine trees, continued weekly turf mowing, and cut up wind-downed trees. In addition we also replaced the playground slide as well as added Fibar playground mulch and started removing overgrown plants in the planter beds near the playground.

**Pineries Open Space** - In the Pineries Open Space, we continued removing wood from the Mile High Youth Corps project for Phase 1 development of the Pineries. Mile High Youth Corps is also constructing and decommissioning trails, as well as fire mitigation along the trail system.

**New Santa Fe Regional Trail** - (Baptist road trail head, Highway 105 trail head, Ice Lake, North Gate trail head). Staff replaced and installed a new sump pump in the Fallen Timbers restroom pit.

**Section 16 Trail Head** - Staff mowed native grasses.

**Hodgen Road Trail** - Staff mowed native grasses.

## **South District**

**General Overview and Staffing** – July began with the staff catching up with turf and native grass mowing. Then it quickly shifted to Fair support operations. The month ended with the celebration of Fountain Creek Nature Center's 25<sup>th</sup> Anniversary event. This made for a very fast month. Summer rains have also impacted the district. It has been challenging to keep up.

**Equipment** – The only equipment issues that the district had was that our Kawasaki Mule blew a main seal and our Kubota mower still won't run. Our Toro 4100D mower, which we rely heavily on, broke down midway through July. Big Thanks to the North District for sharing their mower with us. Another example of the great teamwork our parks staff has. Fleet is doing the best they can to keep up.

**Fountain Creek Regional Park** – Staff broke ground on the Community Garden project and the Demonstration Garden. Pikes Peak Urbans Gardens continues to assist in the planning and

coordination of the Community Garden construction. First public information meeting will be in early September.

Staff completed repairs to the pond aerator, irrigation controls system and public water system pumps.

The park hosted a Jazz in the Park series concert. Attendance was significantly higher this year over 2016.

Staff planted ten new pine trees around the pond area. These trees were some of the ones that Harding Nursery donated to the Parks.

Good news on the South field project, we are seeing more germination, as we have finally been able to irrigate regularly for the first time in 2017.

**Fountain Creek Nature Center** – Staff focused a lot of energy at the FCNC this month. We focused on road, lot, split rail and trail repairs. Staff added over 90 tons of class 6 road surface to the main access road. Staff spruced up the landscape beds with new mulch and planted two new pine trees.

Staff installed a new water flow meter to work with the new public water chlorinating pump.

**Willow Springs** – Staff continued to work thinning projects and removing a large tree that fell.

**Widefield Park** – Staff completed more irrigation repairs and fertilization of the turf fields.

Staff removed two large dead pine trees that stood near the parking lot.

**Stratmoor Valley Park** – Staff did trail repair from recent flooding.

**Stratmoor Hills Park** – Staff conducted routine maintenance.

**Hanson Open Space Trailhead** – Remains closed. Staff still checks on the trailhead weekly.

**Maxwell Trailhead** – Staff conducted routine maintenance.

**Grinnell Boulevard** – Staff carried out routine maintenance. DOT completed connecting the trail from Widefield to Grinnell.

**Clear Springs Ranch** – Staff conducted routine maintenance. Staff completed noxious weed treatments.

**Additional Sites** – Staff performed routine maintenance checks at McCrea Reservoir and Mule Train.