

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, February 8, 2017 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
1.	Call Meeting to Order	Chair	
2.	Approval of the Agenda	Chair	Approval
3.	Approval of Minutes	Chair	Approval
4.	Introductions / Presentations	Chair	Information
	A. Partners in the Park Awards	Dana Nordstrom	Information
5.	Citizen Comments / Correspondence on Items Not On the Agenda (limited to five minutes unless extended by Chair)	Chair	
6.	Development Applications		
	A. Rockwood Minor Subdivision	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
	B. Cordero Minor Subdivision – Final Plat	Ross Williams	Endorsement
	C. Meadowbrook Crossing Residential Preliminary Plan and Final Plat	Ross Williams	Endorsement
7.	Information / Action Items		
	A. Park Advisory Board Membership	Tim Wolken	Information
	B. Annual City / County Park Advisory Board Meeting	Tim Wolken	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the January 11, 2017
El Paso County Park Advisory Board Meeting
Centennial Hall
Colorado Springs, Colorado*

Members Present:

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

Staff Present:

Tim Wolken, Community Services Director
Elaine Kleckner, Planning Manager
Todd Marts, Recreation/Cultural Service Manager
Sabine Carter, Administrative Services Coordinator
Brad Bixler, Park Operations Manager
Jason Meyer, Project Manager
Ross Williams, Park Planner
Mary Jo Lewis, Bear Creek Nature Center Superv.

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: Ann Nichols made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 8 - 0.
3. Approval of Minutes: Julia Sands de Melendez made a motion to approve the December, 2016 meeting minutes. Alan Rainville seconded the motion. The motion carried 8 - 0.

(Jane Dillon joined the meeting at 1:32 p.m.)

4. Introductions and Presentations:

None

5. Citizen Comments / Correspondence:

None

6. Development Applications:

- A. **North Bay at Lake Woodmoor PUD Development Plan / Preliminary Plan / Final Plat**

Ross Williams provided an overview of the North Bay at Lake Woodmoor PUD Development Plan / Preliminary Plan / Final Plat and addressed questions.

Judi Tobias recommended to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake Woodmoor PUD Development Plan / Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$11,396 and urban park fees in the amount of \$7,196. Julia Sands de Melendez seconded the motion. The motion carried 9 - 0.

Julia Sands de Melendez recommended to the Planning Commission and the Board of County Commissioners that the approval of North Bay at Lake Woodmoor Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$11,396 and urban park fees in the amount of \$7,196. Jane Dillon seconded the motion. The motion carried 9-0.

7. Information / Action Items:

A. Lorson Ranch Urban Park Development Updates

Jason Meyer provided an update on the development of urban park opportunities within the Lorson Ranch development per a request from the Board at a recent Park Advisory Board meeting. Lorson Ranch has paid \$304,523 in regional park fees and \$162,020 in urban park fees since the establishment of their development, based on the required fee schedule in the Land Development Code. El Paso County has provided a total of \$137,153 to Lorson Ranch to develop urban park opportunities/parks in their development.

Upon completion of East Meadows Park - Phase I, County Parks was approached by the developer whether or not additional funding could be provided to support the construction of East Meadows Park - Phase II. Parks staff recommended that Lorson Ranch apply for an urban park grant. The developer has also inquired whether the County would consider providing urban park fee credits for Pioneer Landing Filing #2, which is outside of the East Meadows Planned Unit Development (PUD), to support the athletic field development. Staff and Board members discussed the pros and cons of providing credits outside the respective PUD.

Jeff Mark with Lorson Ranch inquired whether the Board would consider endorsing a \$50,000 urban park grant for the development of the athletic field. Some Board members expressed concern of establishing a higher threshold for urban park grants which will lower the pool of available grant funding. It was also noted that Lorson Ranch residents were promised certain recreation facilities that have not yet been provided by the developer. Other Board members indicated that they would consider endorsing the higher grant provided there is comprehensive justification for the grant. It was agreed that staff will evaluate the Lorson Ranch grant request when submitted and provide a recommendation to the Park Advisory Board.

B. 2017 Sunshine Act Memorandum

Tim Wolken presented an overview of the 2017 Sunshine Act Memorandum.

Shirley Gipson moved to endorse the 2017 Sunshine Act Memorandum. Jane Dillon seconded the motion. The motion carried 9-0.

RECORD OF PROCEEDINGS

8. Monthly Reports:

None

9. Board/Staff Comments:

Tim Wolken stated that the Parks system incurred between \$30,000 and \$40,000 in damages from the recent wind storms.

Judi Dillon thanked staff for working with the Equestrian Skills group and finishing the first obstacles for the Equestrian skill course. Tim Wolken stated that since the parking lot for the skills course is several years way from completion, the Penrose Event Center has agreed to allow Equestrian Skills Course parking on their property on a short-term basis.

Bob Falcone inquired about the timeline for operating the Rainbow Falls Recreation Area as a historic site. Elaine Kleckner stated that improvements will be launched soon and should be completed by this summer. The improvements include parking, trails, bridge, pedestrian plaza, signage and graffiti removal.

10. Adjournment: **The meeting adjourned at 2:49 p.m.**

Judi Tobias, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Partners in the Park Awards

Agenda Date: February 8, 2017

Presenter: Dana Nordstrom,
Community Outreach Coordinator

Information: X **Endorsement**

Background Information:

The "Partners in the Park" Program was created in 2009 to provide financial support for a respective park. We encourage a \$5,000 annual gift. Per the donor benefits below, we acknowledge their generous contribution each year at a Park Advisory Board meeting.

Donor Benefits include:

- Sponsor sign at the entrance to the park or trail
- Free annual pavilion rental
- Sponsor thanked on the County Parks website
- Plaque presented at a Parks Advisory Board meeting acknowledging sponsor's generosity
- Donations are tax deductible through the Trust for County Parks

2017 Partners in the Park:

- Robert & Ellen Hostetler for Fox Run Regional Park
- GE Johnson Construction for Bear Creek Regional Park
- Heuberger Subaru for Bear Creek and Fox Run Dog Parks
- Gold Hill Mesa for Bear Creek Nature Center

Recommended Motion: Information only

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Rockwood Minor Subdivision

Agenda Date: February 8, 2017

Agenda Item Number: # 6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

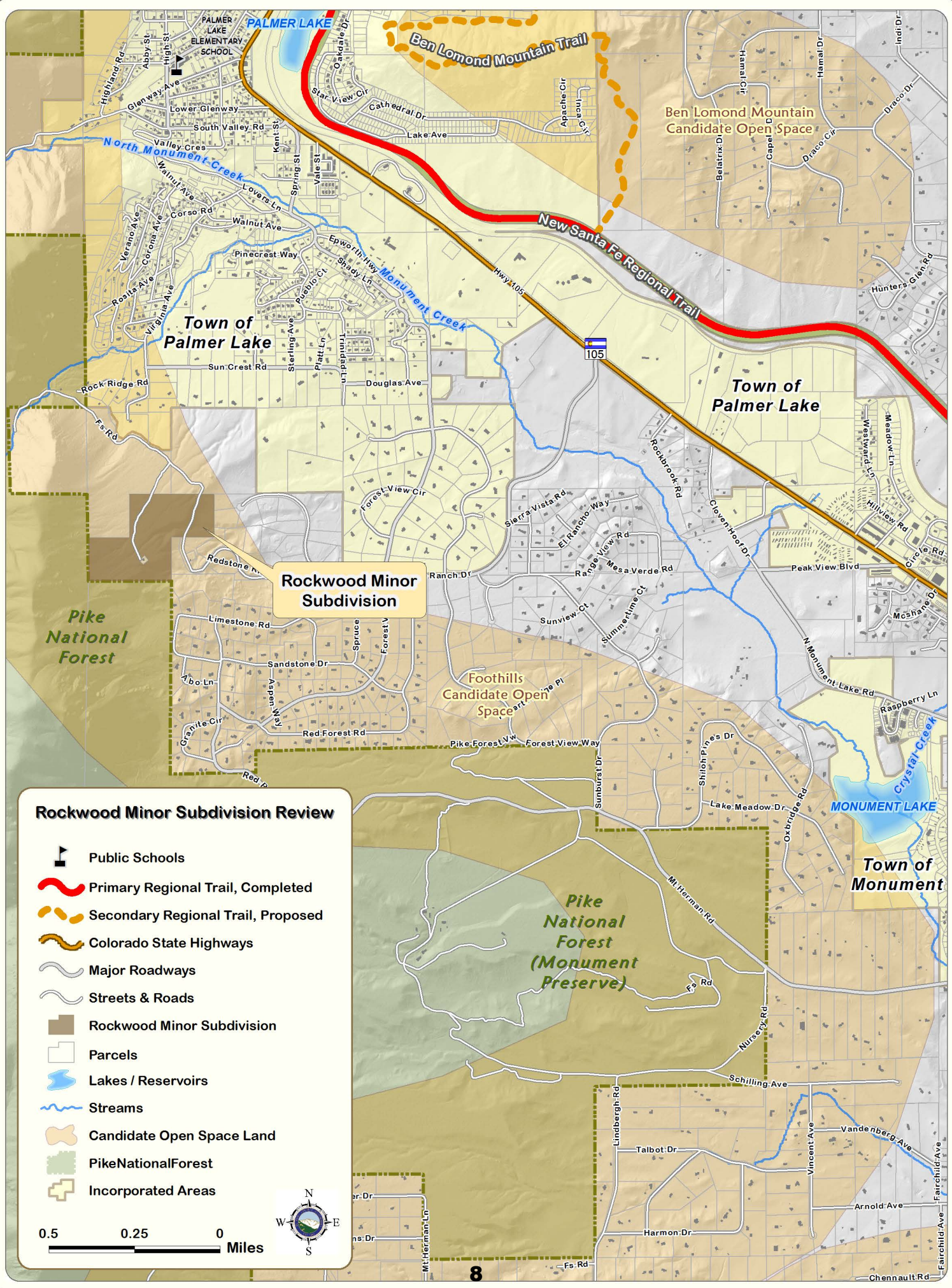
Request for approval by CTR Engineering, Inc. on behalf of Martin Ventures, LLC for Rockwood Minor Subdivision, a two lot minor subdivision totaling 38.94 acres. The property borders Pike National Forest and is located south of the Town of Palmer Lake and west of the Town of Monument on Redstone Ridge Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed subdivision. The New Santa Fe Regional Trail and proposed Ben Lomond Mountain Secondary Regional Trail are located 1.2 miles northeast of the property. The property is located within the Foothills Candidate Open Space and is located approximately 1.4 miles southwest of the Ben Lomond Mountain Candidate Open Space.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$814 as shown on the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Rockwood Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$814.



Rockwood Minor Subdivision Review

- Public Schools
- Primary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Colorado State Highways
- Major Roadways
- Streets & Roads
- Rockwood Minor Subdivision
- Parcels
- Lakes / Reservoirs
- Streams
- Candidate Open Space Land
- PikeNationalForest
- Incorporated Areas

0.5 0.25 0 Miles



Development Application Permit Review



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

February 8, 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:	Rockwood Minor Subdivision	Application Type: Minor Subdivision
DSD Reference #:	MS-17-002	CSD / Parks ID#: 0
Applicant / Owner:	Owner's Representative:	Total Acreage: 38.94
Martin Ventures, LLC	CTR Engineering, Inc.	Total # of Dwelling Units 2
Curtis Rockwood	Jonathan Moore	Gross Density: 0.05
1260 Valley Street, Unit B	16392 Timber Meadow Drive	Park Region: 1
Colorado Springs, CO 80915	Colorado Springs, CO 80908	Urban Area: 1

Existing Zoning Code: RR-5 Proposed Zoning: RR-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: ☐ (1 unit / 2.5 acre or greater)

Regional Parks: 1
 0.0194 Acres x 2 Dwelling Units = 0.038 acres

Urban Parks Area:	1	
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: 1
 \$407.00 / Unit x 2 Dwelling Units= \$814.00

Urban Parks Area:	1	
Neighborhood:	\$83.00 / Unit x 0 Dwelling Units =	\$0.00
Community:	\$129.00 / 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 Rockwood Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$814.

Park Advisory Board Recommendation:

January 23, 2017

El Paso Board of County Commissioners
C/o Nina Ruiz, El Paso County Planning Department
2880 International Circle, Ste 110
Colorado Springs, CO 80910

Re: Letter of Intent for a Rockwood Subdivision – Minor Subdivision

Dear County Commissioners:

Please accept this letter of intent from CTR Engineering, Inc. as part of the application for a Minor Subdivision. Our intent is to create a two lot subdivision, with only one single family home proposed on each lot. The larger lot will be approximately 35-acres, and the second smaller lot will be approximately 5-acres.

Site Location, size and zoning:

This project is located generally south of the Town of Palmer Lake and west of the Town of Monument. It lies directly west of the existing Red Rock Reserve Subdivision (Rec# 206712320) and lies next to the National Forest land located to the west. The property is surrounded by large tracts of land to the north, a mix of National Forest land and 2.5-acre lots to the south. Directly east contains 2.5-acres lots, and north contains large tracts of land containing roughly 40-acre lots. The current property is unplatted and vacant of any homes.

Background:

This property is currently vacated of any structures, but does contain an existing water tank owned and maintained by the Forest View Acres Water District (FVAWD). There is an existing gravel road that divides the property into approximately 35 & 5 acre parcels of land. Said gravel road falls within an access easement used by other home owners. Martin Adventures, LLC has purchased the property and intends to dedicate a 60-foot right-of-way over the existing access easement to El Paso County.

Existing and Proposed facilities, structures, roads, etc:

No onsite or offsite roadway improvements are required for this two lot subdivision. A FVAWD waterline runs through the existing property, allowing for a water service line to be extended to lot 1. Lot 2 will also receive water from FVAWD, which has a water line located within Red Rock Ranch Drive, where an existing waterline serves homes in the area. Both proposed lots will treat their wastewater by way of a septic system on each lot, as is what is currently being done for all surrounding lots. An existing gravel road gives access to both proposed lots, but proposed lot 2 will also have access from Red Rock Ranch Drive via an existing access easement.

Request & Justification:

Lot 1 will be approximately 35-acres in size and will be surrounded by National Forest land and other large single family lots. Lot 2 will be approximately 5-acres in size and will be surrounded by 2.5-acres single family lots. The formation of these lots will not have a negative impact on the

surrounding subdivision.

No drainage improvements will be required with this minor subdivision.

Contact Information

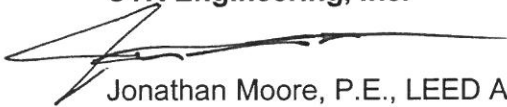
CTR Engineering, Inc. is a full-service planning and engineering firm, representing Martin Adventures, LLC (property owner). The following is the contact information for both parties.

Owner:	Consultant:
Martin Ventures, LLC	CTR Engineering, Inc.
Curtis Rockwood	Jonathan Moore, P.E.
1260 Valley Street, Unit B	16392 Timber Meadow Drive
Colo. Sprgs, CO 80815	Colo. Sprgs, CO 80808
Ph: 719-209-8254	Ph: 719-964-6654
Fax: N/A	N/A

We trust you'll find our application for a minor subdivision acceptable. We look forward to working with the County in processing this application and resolving any outstanding issues.

Sincerely,

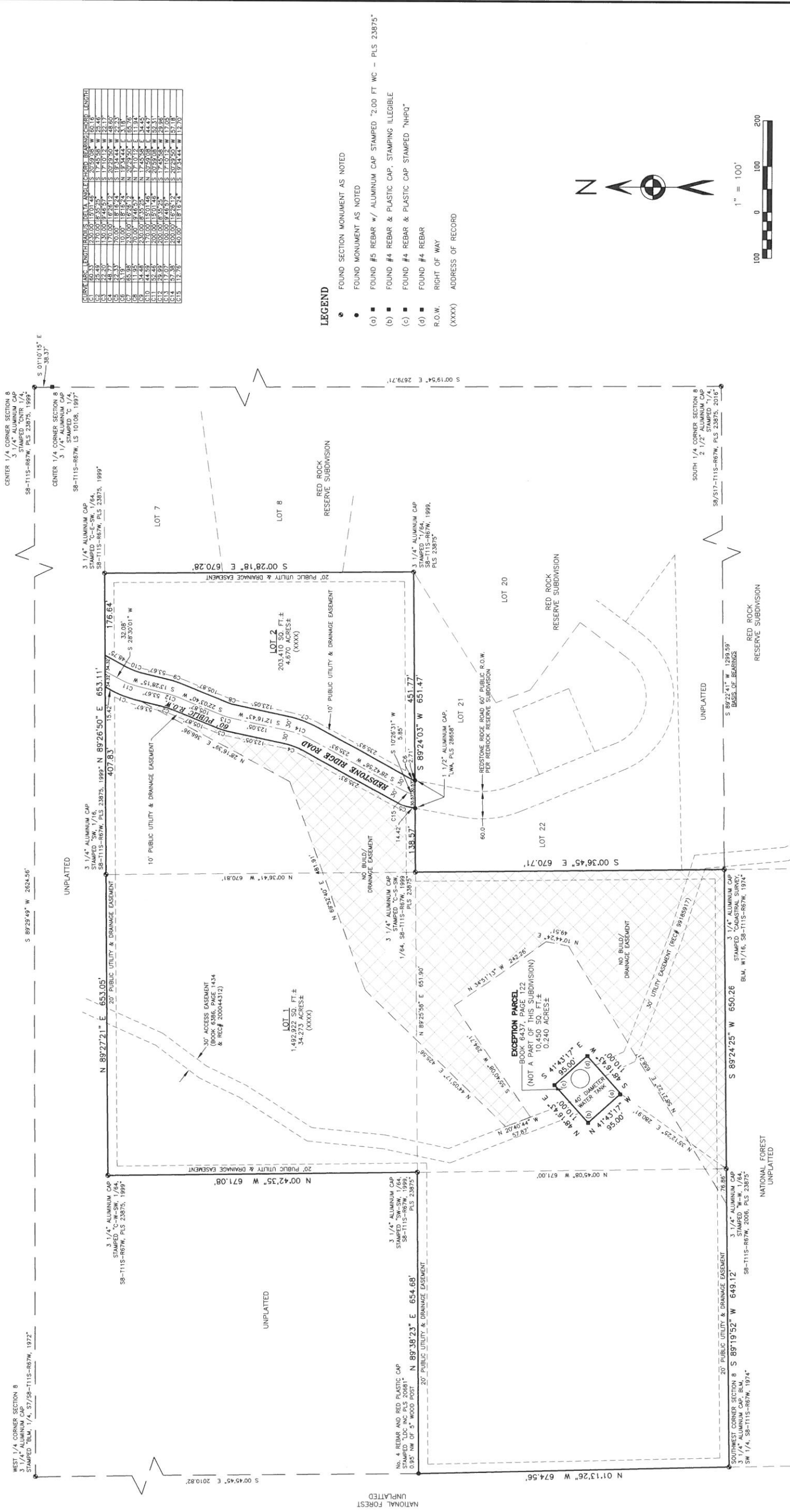
CTR Engineering, Inc.



Jonathan Moore, P.E., LEED AP

Principal

ROCKWOOD MINOR SUBDIVISION

[illegible]

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Cordero Minor Subdivision – Final Plat

Agenda Date: February 8, 2017

Agenda Item Number: # 6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Angel Emilio Cordero, Jr., for a two lot minor subdivision to create two separate parcels for two existing residences, totaling 35.55 acres. The applicant has also requested a concurrent zoning classification change from A-35 to A-5. The property is located on North Ellicott Highway, approximately 1.5 miles north of East Highway 94, and is located within the bounds of the Ellicott Valley Small Area Plan.











The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Black Squirrel Creek Regional Trail alignment exists on the eastern property line, running north/south along North Ellicott Highway. Other nearby trails and routes not impacted by the project include the proposed Log Road Bicycle Route, located approximately .75 mile to the west, and the proposed Highway 94 and Ellicott Highway Bicycles Routes, which are both located approximately 1.5 miles to the southwest. The property is not located within any candidate open space land.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Furthermore, staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$814, as shown on the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Cordero Minor Subdivision Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$814.

Cordero Minor Subdivision Review

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Cordero Minor Subdivision
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5 0.25 0 Miles



Cordero Minor Subdivision

Log Road

Bunny Vw

Medaniels Rd

Dragoo Pt

Langness Cir

Black Squirrel Creek Regional Trail

Little Springs Rd

Highway 94 Route

Highway 94 Trail

Hwy 94

N Log Rd

Tiger Pt

Ian Vw

Ellicott Highway

Longhorn Cattle Dr

Ellicott Rd

Development Application Permit Review



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

February 8, 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:	Cordero Minor Subdivision - Final Plat	Application Type: Minor Subdivision
DSD Reference #:	MS-17-001	CSD / Parks ID#: 0
Applicant / Owner:	Owner's Representative:	Total Acreage: 35.55
Angel Emilio Cordero, Jr.	Angle Emilio Cordero, Jr.	Total # of Dwelling Units 2
2020 North Ellicott Highway	2020 North Ellicott Highway	Gross Density: 0.06
Calhan, CO 80808	Calhan, CO 80808	Park Region: 4
		Urban Area: 5

Existing Zoning Code: **A-35** Proposed Zoning: **A-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: **4**
0.0194 Acres x 2 Dwelling Units = 0.04 acres

Urban Parks Area: **5**
 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: **4**
\$407.00 / Unit x 2 Dwelling Units= \$814.00

Urban Parks Area: **5**
 Neighborhood: **\$72.00 / Unit x 0 Dwelling Units = \$0.00**
 Community: **\$119.00 / 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 Cordero Minor Subdivision Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the west side of North Ellicott Highway that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$814.

Park Advisory Board Recommendation:

Letter of Intent

21 October 2016

Angel E Cordero Jr
Owner
2020 N Ellicott Hwy
Calhan, CO 80808
(719) 425-5071

I Angel E Cordero Jr the owner of real property located at 2020 N Ellicott Hwy Calhan CO 80808 (Parcel Number 3400000378) would like to request a rezoning change from A-35 to A-5. I am submitting a minor subdivision titled Cordero Minor Subdivision where I would like to divide my current 35.55 acre parcel in half, approximately 17 acres in one section and 18 acres in the other section. Each section once divided will have a single family home, one well, and out building/s. I am not requesting to build additional structures or add new ingress and egress routes as part of this subdivision. The property will stay in its current configuration until such a time when new owners decide to make additions to their individual parcels.

I granted an ingress and egress easement on 16 March 2016 which divides my property approximately in half. It is this new easement which I would like to use as the dividing line for the property to create the subdivision.

Very Respectfully,



Angel Cordero

Owner,

719-425-5071

RECEIVED
JAN 03 2017
VERSION
1

MINOR SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That Angel Emilio Cordero, being the owner of the following described tracts of land to wit:

A tract of land located in the Southeast Quarter of the Northeast Quarter of Section 1, Township 14 South, Range 63 West of the 6th P.M., El Paso County, Colorado described as follows:

The Southeast Quarter of the Northeast Quarter of said Section 1,

Excepting therefrom the northerly 65 feet thereof and also excepting the following tract of land described as follows:

Beginning at a point on the east line of said Section 1 from whence the East Quarter of said Section 1 bears S 0°52'33" E, 565.14 feet; thence N 84°01'36" W, 565.14 feet; thence S 0°41'01" E, 251'53 feet; thence N 88°24'07" E, 562 feet to the east line of said Section 1; thence N 0°52'33" W along the east line of said Section 1, a distance of 177.05 feet to the point beginning.

Containing a calculated area of 35.5483 acres, more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and the holders of other interests in the land described herein, have laid out, subdivided and replanted said lands into lots, easements and subdivision of way as shown herein under the name and subdivision of **CORDERO MINOR SUBDIVISION**. The utility easements shown herein are hereby dedicated for public utilities and communication systems and other purposes as shown herein. The entities responsible for providing the services for which the utility easements are dedicated shall be the utility companies with which the utility easements are connected. The undersigned hereby agree to the use of the utility easements for the purposes stated above, and to the use of the easements for the installation, maintenance, and replacement of utility lines and related facilities.

Angel Emilio Cordero

STATE OF COLORADO } ss
COUNTY OF EL PASO }

Acknowledged before me this _____ day of _____, 2017 by _____

Angel Emilio Cordero

My commission expires _____

Witness my hand and official seal _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for CORDERO MINOR SUBDIVISION was approved for filing by the El Paso County

Board of County Commissioners on the _____ day of _____, 2017,
subject to any notes specified hereon and any conditions included in the resolution
approval;

Chair, Board of County Commissioners

SURVEYOR'S CERTIFICATION:

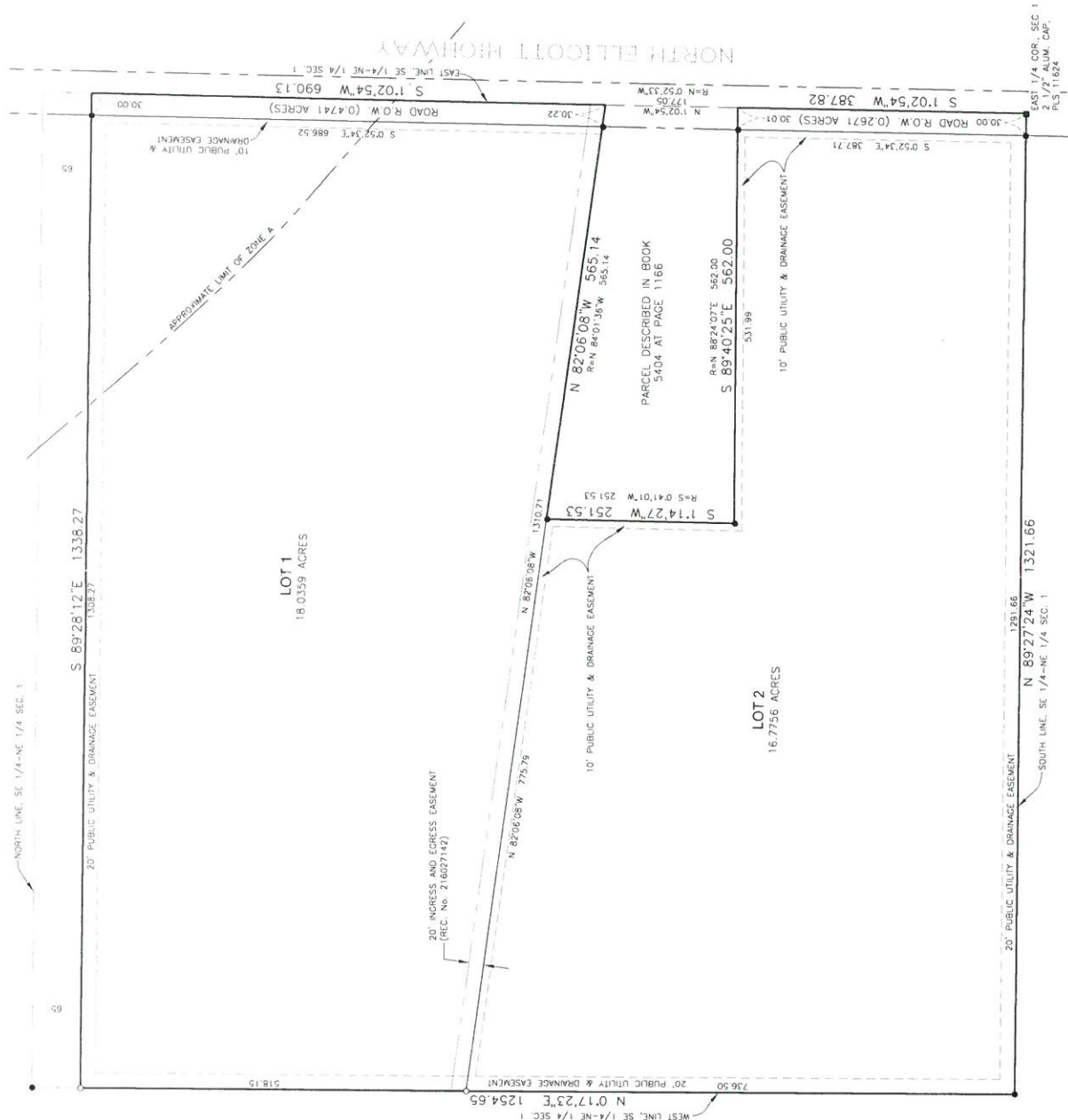
I, Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat, truly and correctly represents the results of a survey made on the date of survey shown herein, by me or under my direct supervision and that all monuments exist as shown herein;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

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

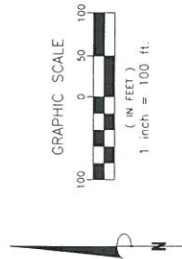
Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

COMPASS SURVEYING & MAPPING, LLC
12336 STANLEY CANYON ROAD
COLORADO SPRINGS, CO 80921
719-499-0251
WWW.CSAMLLC.COM

PROJECT No. 16-030
DECEMBER 01, 2016



VICINITY MAP



RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }

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

Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: -----

FEE:-----

BY:----- Deputy

NOTES:

1. Denotes found #4 rebar with plastic cap inscribes "PLS 32429", unless otherwise noted.
 - o Denotes set #5 rebar with plastic cap marked "PLS 32429".
 - (R=) Denotes street address.
 - Denotes record bearing and/or distance.
2. This survey does not constitute a title search by Compass Surveying and Mapping, LLC to determine ownership or easements of record. For all information regarding the property, the owner is directed to the County Clerk's Office, Planning, and Code Enforcement Department, 1000 West 1st Avenue, Suite 200, Flagstaff, AZ 86002, under the title Insurance Policy issued by Stewart Title Guaranty Company, File No. 602728, dated December 12, 2014 at \$00 A.M.
3. Basis of bearings is the south line of the property, monumented as shown and assumed to bear North 89 degrees 27 minutes 24 seconds West, 1321.66 feet.
4. Water is to be provided via an individual on site well. Permits for individual domestic wells must be obtained from the state engineer who by law has the authority to set conditions for the issuance of these permits.
5. Sewage treatment is the responsibility of the property owner. The El Paso County Department of Health Services is responsible for the maintenance of the sewerage areas and in some cases the Department may require an engineer designed system prior to permit approval.
6. This property is located within and serviced by the Ellicott Fire Protection District.
7. Easements are a noted, with the sole responsibility for maintenance of these easements is hereby vested with the individual property owner.
8. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
9. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
10. All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage ways.
11. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
12. Notice: According to Colorado law you must commence any legal action based upon this plat within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown herein.
13. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 06041C0625 F effective date March 17, 1997, indicates that the area within the surveyed property to be located in Zone A (special flood hazard areas inundated by a 100-year flood, no base flood areas determined) and Zone X (areas determined to be in a 500-year flood plain). The approximate limit of Zone A shown herein is by map measure only.
14. No driveway shall be established unless an access permit has been granted by El Paso County Development Services. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Ellicott Road per the Ellicott Fire Protection District. The location and width of the driveways will need to be specifically approved by the Ellicott Fire Protection District.
15. Due to wildfire concerns, the property owner is encouraged to incorporate wildlife tree break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Services.
16. 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. The developer shall be particularly aware of any species or listed species (e.g., Preble's Meadow Jumping Mouse).
17. The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on October 3, 1987 and recorded in Road Book A of Page 78 of the records of El Paso County, is hereby vacated upon

JAN 03 2017

FULLY

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Meadowbrook Crossing Residential Preliminary Plan and Final Plat

Agenda Date: February 8, 2017

Agenda Item Number: # 6 - C

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 Residential Preliminary Plan and Final Plat, consisting of 104 single-family residential lots and open space tracts on 32.37 acres. The property is zoned RS-5000, and is located at the intersection of East Highway 24 and Meadowbrook Parkway.

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.

Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. However, at 15% of the total project area, the proposed plat contains 224,294 square feet or 5.15 acres of open space. 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.

The surrounding neighborhood does not offer any recreation facilities beyond 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.

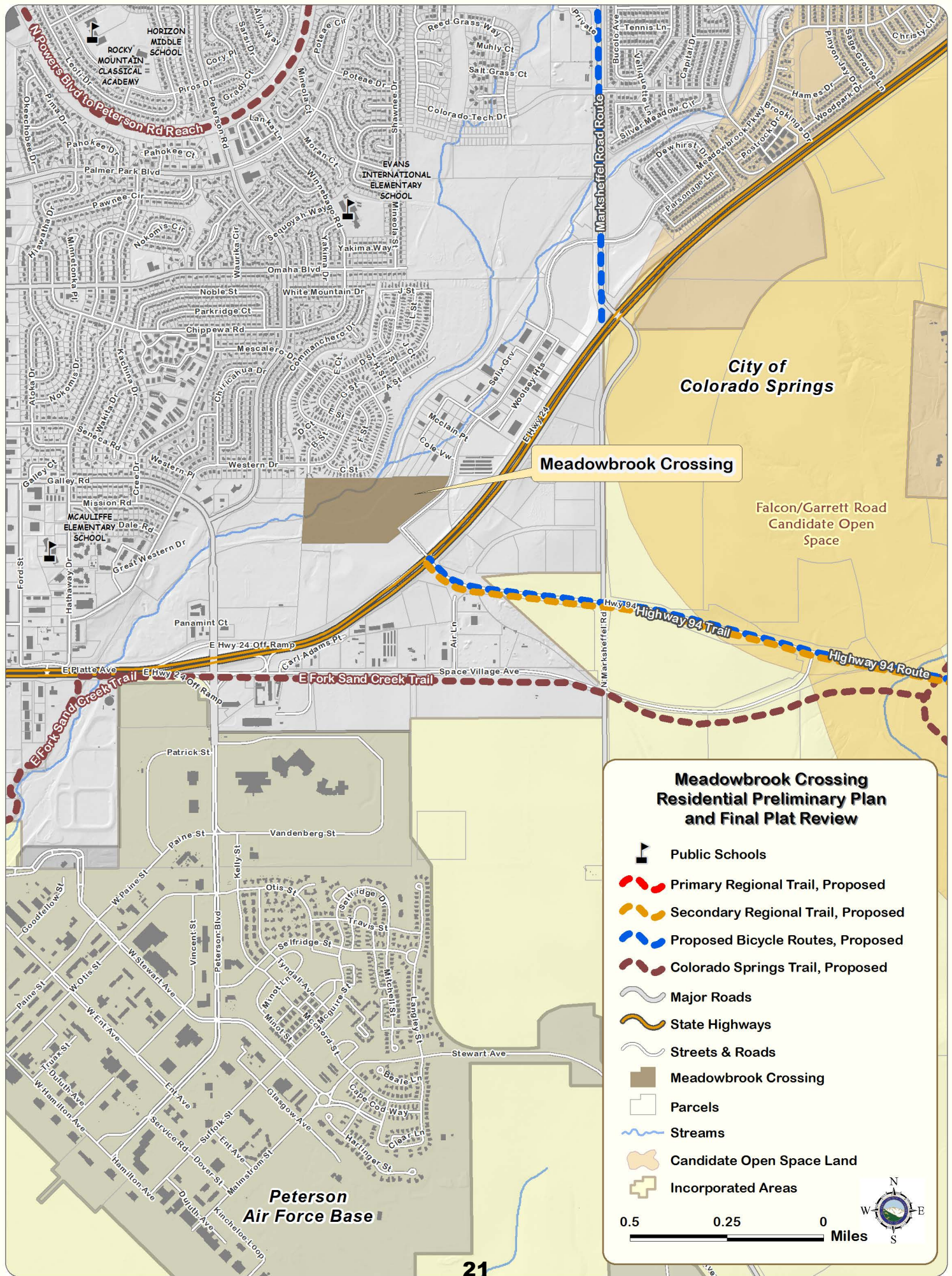
Staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$42,328 and urban park fees in the amount of \$26,728.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Residential Preliminary Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$42,328 and urban park fees in the amount of \$26,728.

Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Residential Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$42,328 and urban park fees in the amount of \$26,728.



Meadowbrook Crossing Residential Preliminary Plan and Final Plat Review

- Public Schools
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Meadowbrook Crossing
- Parcels
- Streams
- Candidate Open Space Land
- Incorporated Areas

0.5 0.25 0 Miles



Development Application Permit Review



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

February 8, 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 Residential	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	32.27
Thomas & Thomas	Meadowbrook Crossing, LLC	Total # of Dwelling Units	104
Jim Houk	90 South Cascade Avenue, Suite 1500	Gross Density:	3.22
702 North Tejon Street	Colorado Springs, CO 80903	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 104 Dwelling Units = 2.018 acres	Neighborhood: 0.00375 Acres x 104 Dwelling Units = 0.39 acres
	Community: 0.00625 Acres x 104 Dwelling Units = 0.65 acres
	Total: 1.04 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 5
\$407.00 / Unit x 104 Dwelling Units= \$42,328.00	Neighborhood: \$101.00 / Unit x 104 Dwelling Units = \$10,504.00
	Community: \$156.00 / Unit x 104 Dwelling Units = \$16,224.00
	Total: \$26,728.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Residential Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$42,328 and urban park fees in the amount of \$26,728.

Park Advisory Board Recommendation:

Meadowbrook Crossing Letter of Intent

Preliminary Plan and Final Plat



VICINITY MAP

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

RECEIVED VERSION
JAN 25 2017 1

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 21st 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 and Final Plat 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 site plan includes

104 new single family lots located on 32.273 acres resulting for a density of 3.22 DU/Acre.

Request & Justification:

The purpose of this application is to request approval of the Preliminary Plan and Final Plat for the Meadowbrook Crossing project. 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 MNP and C5; 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% to the south to the creek. A Conditional Letter of Map Revision 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 224,294 SF of open space or 15.9% 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. The lots to the north, adjacent to the Claremont Business Park, do not have a designated buffer but instead have an increased depth of approximately 15' that will function as a buffer. The street frontage along Meadowbrook Parkway has a 10' landscape setback as required along non-residential collector roadways. The site layout for the development includes three typical lot sizes measuring 50' x 100' (5,000sq ft), 60' x 100' (6,000sq ft), and 60' x 118' (7,080 sq ft). 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.

A preliminary utility plan is provided to show the conceptual overview of the utility layout, but is not intended for the construction of utilities at this time. The review and

approval of the utility construction drawings are provided as part of the final plat 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 104 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: 104 Single Family Detached Residential Units with a Gross Density of 3.22 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 will be accessed via 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 it not a guaranteed amenity.

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.

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 and Final Plat will be developed in two phases. The first phase will include Newt Drive and the 40 lots to the east. The second phase will include the remaining 64 units west of Newt Drive. Access, circulation, utility service, drainage, and all other improvements will be as necessary in order to serve the proposed phases.

Areas of Required Landscaping:

The proposed development does not require any landscaping except for streetscape plantings as required by code. Along Meadowbrook Parkway (Non-Residential Collector, 80' ROW), the development will provide a landscape setback and streetscape plantings as required adjacent to a non-residential collector roadway. This landscape setback will be a minimum 10' in width with 1 tree provided for every 30' linear feet of frontage. In addition, the preliminary plan is providing 224,294 SF of internal open space which includes spaces to the North and South of Preble Drive at the neighborhood entrance, one small internal tract on Boreal Drive, and the rest 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 an HOA and/or Metro District. Individual lot landscaping will be the lot owner's responsibility.

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

There are 11.27 acres (490,891 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 5.15 acres (224,294 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. Water and wastewater intent to serve letters have been obtained. 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 |
| 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 and 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 LOMR has been submitted for the area that is currently impacting lots located along the southern banks of the creek. The LOMR process will study and ultimately revise the mapped floodplain through this site. 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 areas most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

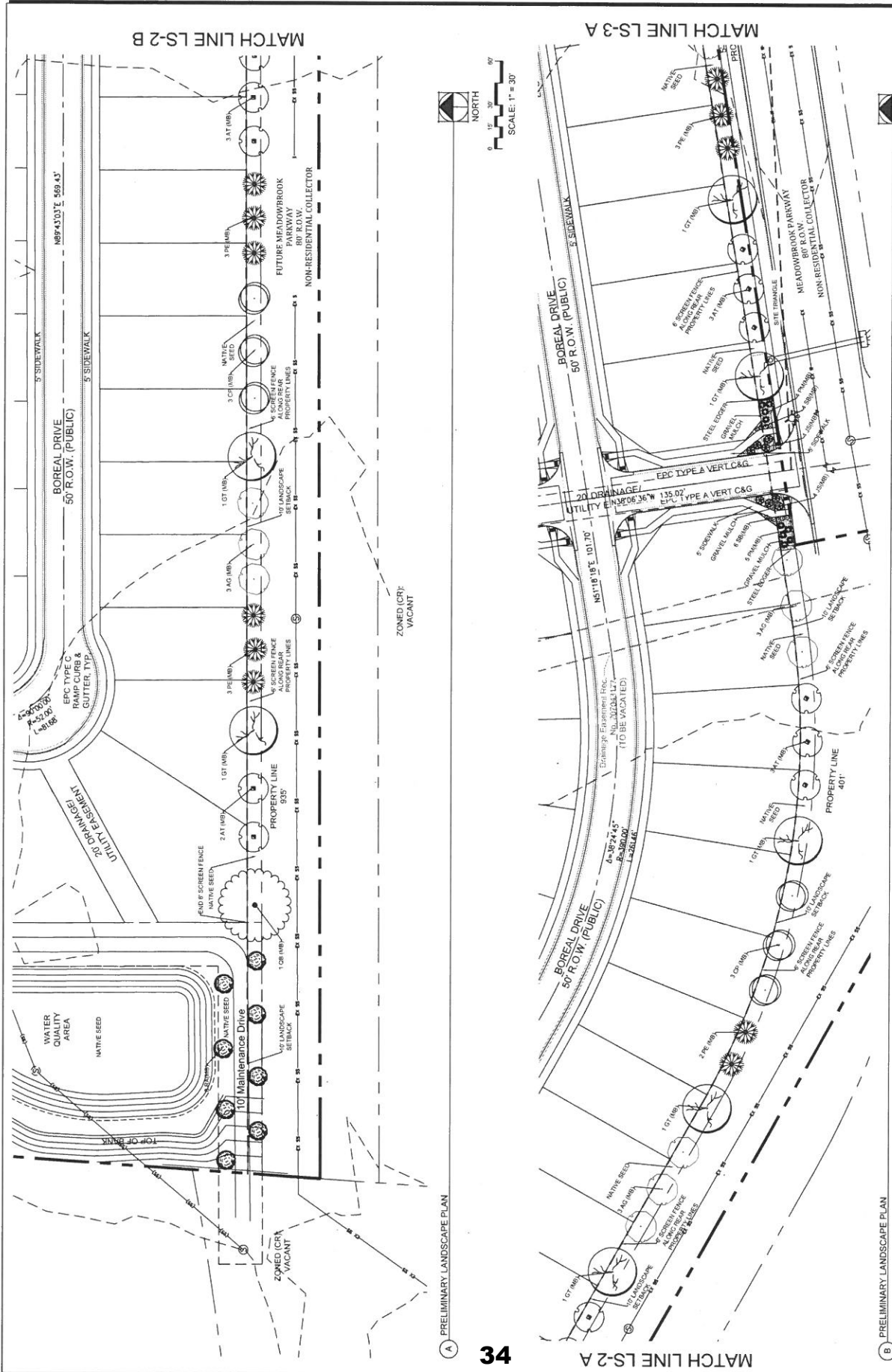
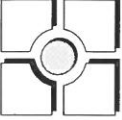
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals
- And Many Others

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.

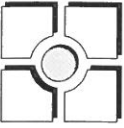
Visual Assessment: Currently, detached single-family detached houses are approved for use on this site with a density of 4-6 DU/ Acre. The proposed single family density as illustrated on the plans is quite a bit less at 3.22 DU/ Acre and will therefore visually reduce the density. This plan will continue 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.

DESIGNED	JBA	01.16.17
DRAWN	JBA	01.16.17
CHECKED	JLH	01.16.17
PROJECT NUMBER: 3507.01		
SCALE: AS NOTED		

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
3					
4					
5					
6					



Project File Number:



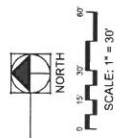
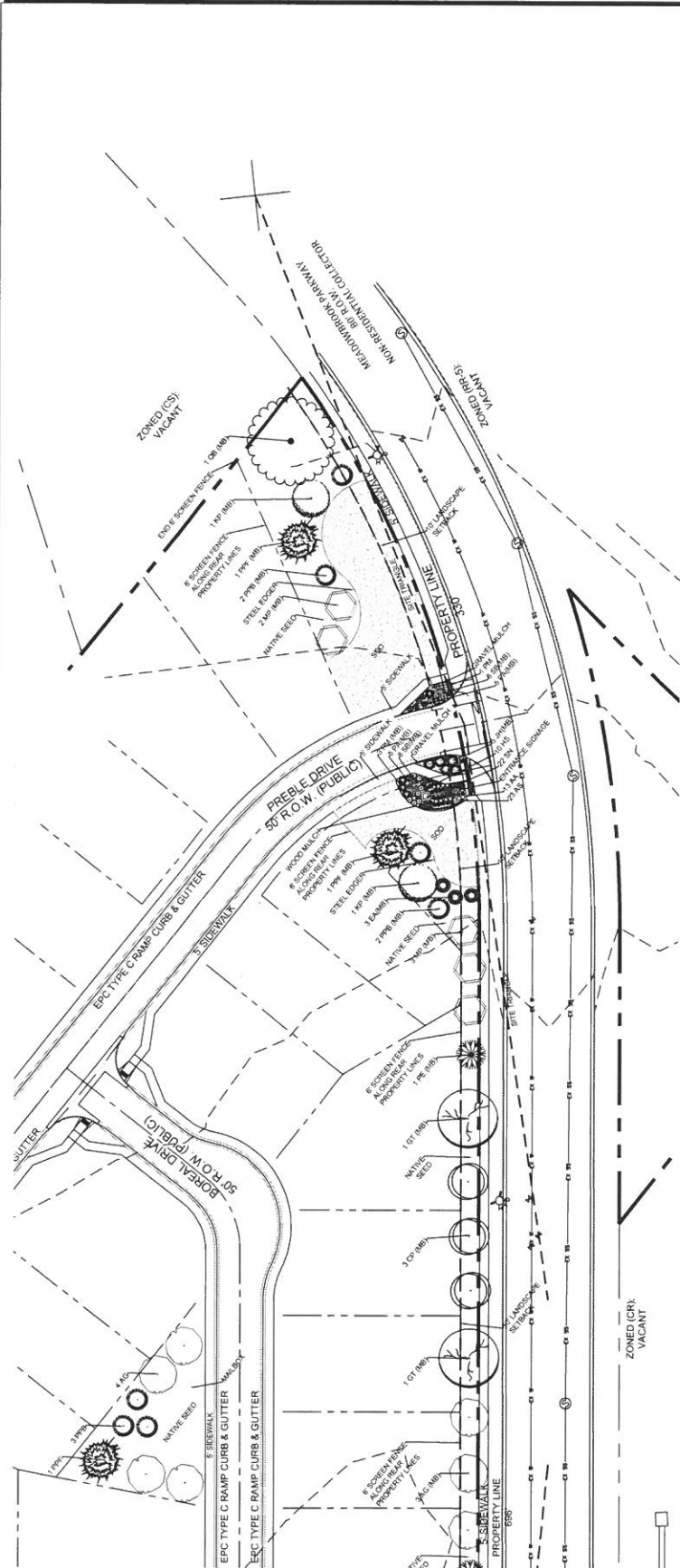
THOMAS & THOMAS
ARCHITECTS
1111 1/2 N. 1st St.
Suite 100
Colorado Springs, CO 80901
719.575.1111
www.thomasandthomas.com

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1					
2					
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5					
6					

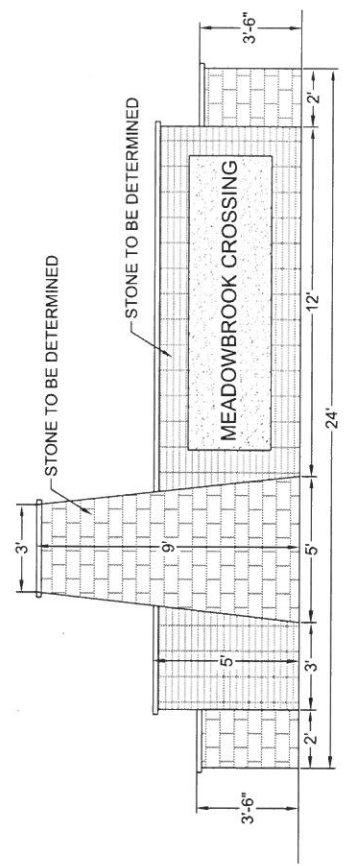
DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
JMA	JMA	JMA	1507.01	AS NOTED

MEADOWBROOK CROSSING
Colorado Springs, CO
PRELIMINARY LANDSCAPE PLAN

LS 3 3 of 3

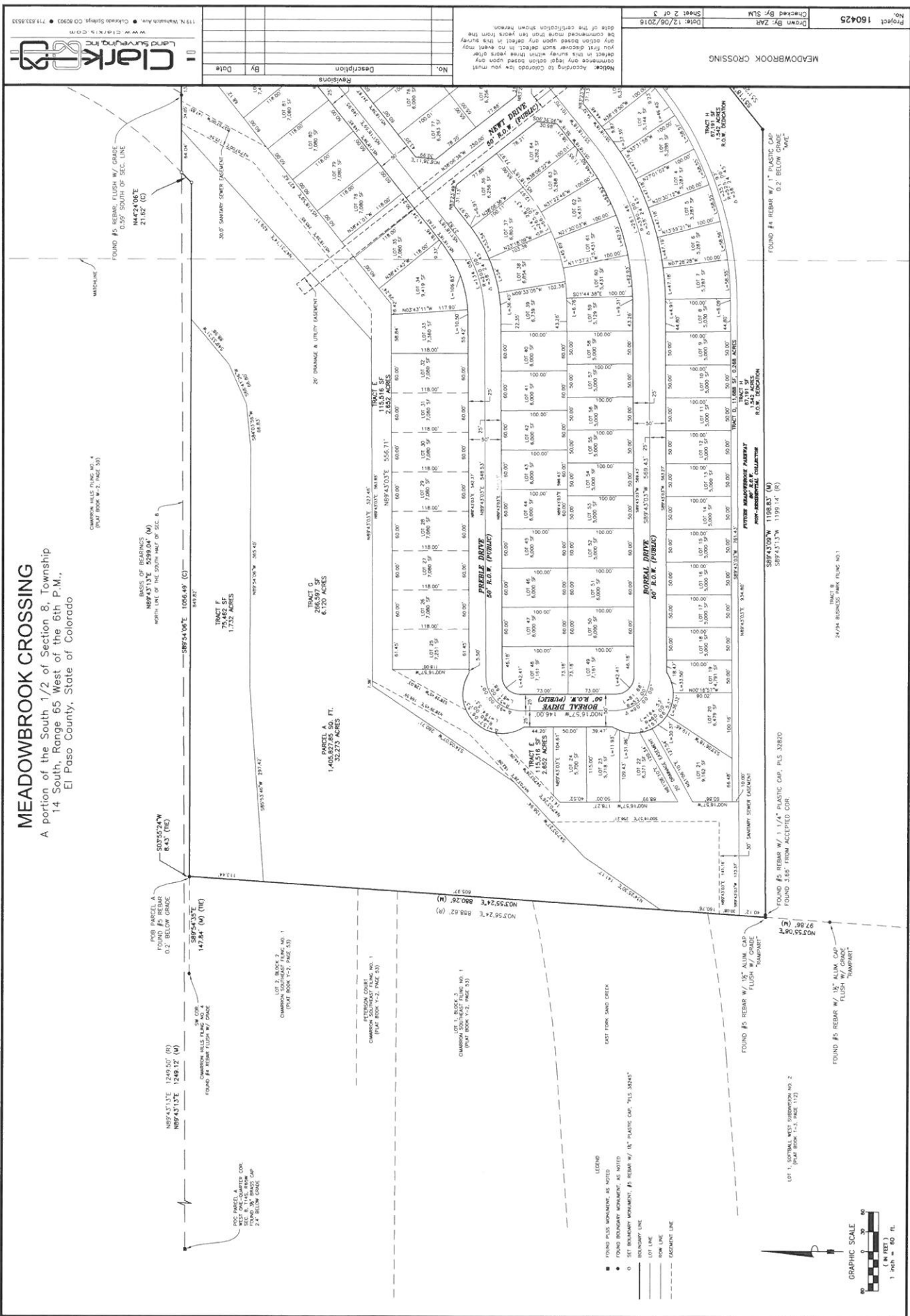


A PRELIMINARY LANDSCAPE PLAN



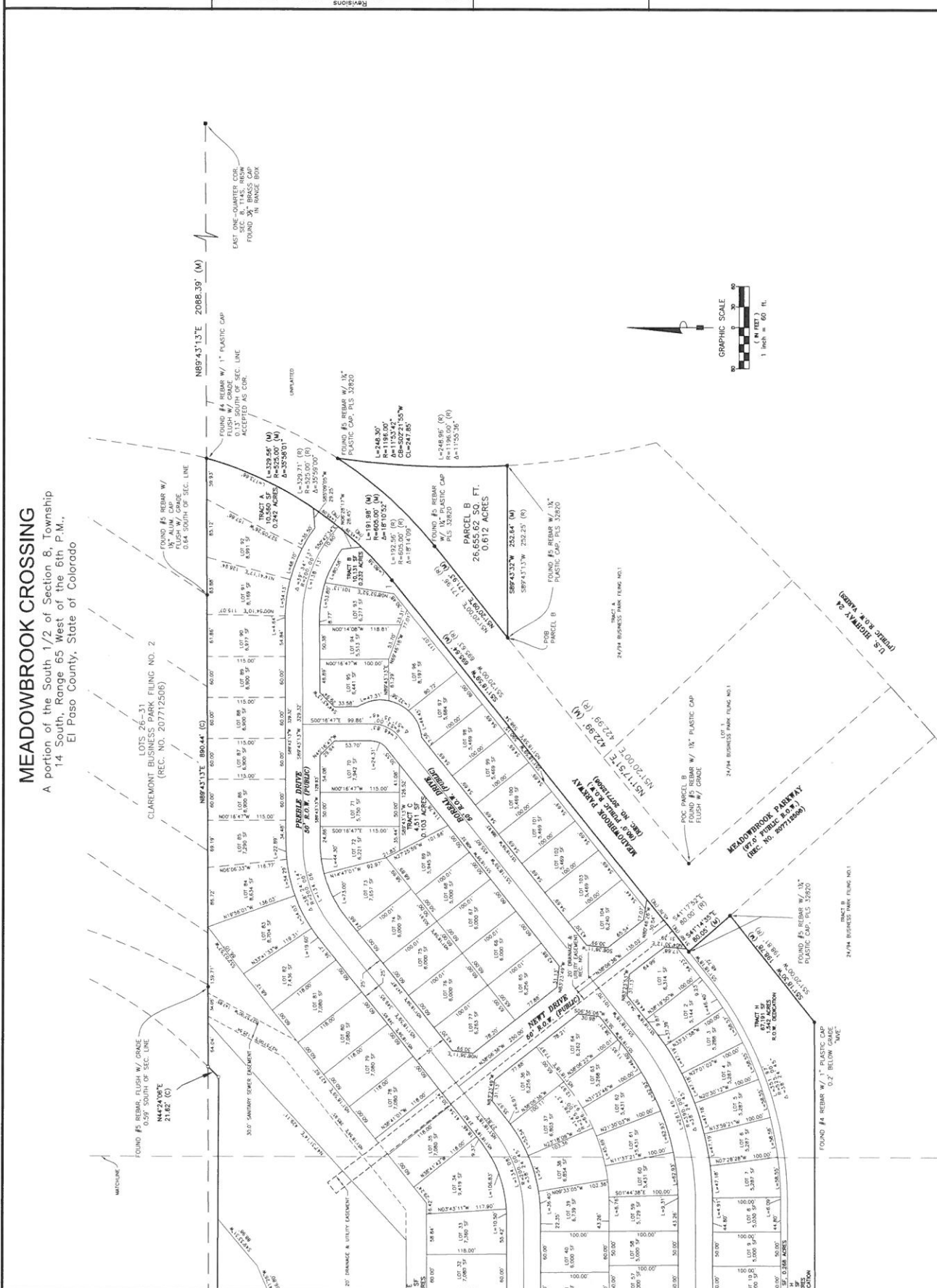
B ENTRANCE SIGNAGE-CONCEPT DESIGN

Project File Number:



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



<p>Project 160425</p> <p>Drawn By: ZAR</p> <p>Checked By: SLM</p> <p>Date: 12/06/2016</p> <p>Sheet 3 of 3</p>	<p>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 be commenced more than ten years from the date of the certification shown hereon.</p>	<p>Revisions</p> <table> <tr> <th>No.</th> <th>Description</th> <th>By</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Description	By	Date					<p>Land Surveying, Inc.</p> <p>110 N. Main Street, Suite 100, Denver, CO 80202</p> <p>www.land-surveying.com</p> <p>719.333.3333</p>
No.	Description	By	Date								

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Advisory Board Membership

Agenda Date: February 8, 2017

Agenda Item Number: #7 - A

Presenter: Tim Wolken, Director
Community Services Department

Information: X **Endorsement:**

Background Information:

Please find attached the current Park Advisory Board roster.

As indicated, the second terms of Judi Tobias and Shirley Gipson will end in May, 2017 and they are not eligible for reappointment. Jane Dillion and Bob Falcone's first terms will end in May, 2017. Both are eligible for reappointment for a second term.

Recommended motion:

Information item

Park Advisory Board

Last Name	First Name	Term Started	Current Term Start	Term End	Notes
Rainville	Alan	5/17/2016		5/1/2019	District 4
Dillon	Jane	4/22/2014		5/1/2017	District 4
Gipson	Shirley	9/1/2011	5/1/2014	5/1/2017	District 3
Hayes	Terri	4/16/2013	5/1/2016	5/1/2019	District 1
Nichols	Ann	5/31/2012	3/1/2015	5/1/2018	District 3
Melendez	Julia	1/26/2016		5/1/2018	District 1
Falcone	Bob	12/30/2014		5/1/2017	District 5
Weaver	Todd	5/17/2016		5/1/2019	District 2
Tobias	Judith	11/29/2011	5/1/2014	5/1/2017	District 2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Annual City / County Park Advisory Board Meeting

Agenda Date: February 8, 2017

Agenda Item Number: #7 - B

Presenter: Tim Wolken, Director
Community Services Department

Information: X **Endorsement:**

Background Information:

The City of Colorado Springs and El Paso County Park Advisory Boards annually conduct a joint meeting to provide updates and discuss collaborative projects.

The 2017 meeting is scheduled for Wednesday, March 8, 2017 at 11:30 a.m. The meeting is tentatively scheduled at the Deerfield Community Center, 4290 Deerfield Hills Road.

The County Park Advisory Board meeting will be conducted immediately following the joint Park Advisory Board meeting.

Recommended motion:

Information item

**El Paso County Parks
2017 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Upgrade BCNC Exhibits	Todd Marts	High	Bid Phase
FCNC Cultural History Exhibit	Nancy Bernard	Medium	Fundraising Phase
County Fair SWOT Analysis Projects	Todd Marts	Medium	
Fairgrounds Staff Cross-Training	Stacy Reavis	Medium	
Implement "Wildlife Explorers" Program	Mary Jo Lewis	High	
Fountain Creek Nature Center 25th Anniversary	Nancy Bernard	Medium	
Expand County Fairgrounds Equestrian Events	Stacy Reavis	High	
Develop a Junior Docent Program	Ian Wilson	Low	
Develop a Social Media Plan	Ian Wilson	Low	
Create a "Nature Buddies" Program	Maria Petkash	Medium	
Develop a Volunteer Recruitment Plan	Todd Marts	Medium	
Develop a Pollinator Festival	Mary Jo Lewis	Medium	
Water-Wise Perennial Garden Kit Sales Program	Mary Jo Lewis	Medium	
Expand Halloween Events at Fairgrounds Programs	Stacy Reavis	Low	
Update the Environ education school programs	Mary Jo Lewis	Low	
Park Operations Division	Project Manager	Priority	Status
Complete irrigation renovation plan	Brad Bixler	Medium	
Complete Rainbow Falls security plan	Brad Bixler	High	
Develop individual park operation plans	Brad Bixler	Medium	
Convert security officer to park ranger	Brad Bixler	High	
Review / update Grinnell Boulevard agreement	Brad Bixler	Low	
Planning Division	Project Manager	Priority	Status
Widefield Community Park Master Plan	Ross Williams	High	Public Input Phase
Continue Culturally Modified Tree Study	Ross Williams	Medium	
Kane Ranch Master Plan	Ross Williams	Low	
Fountain Creek Greenway Project	Ross Williams	Low	
Establish a Regional Open Space Committee	Elaine Kleckner	High	
Rock Island Trailhead Improvements	Ross Williams	Low	
Develop a Park Planning Criteria Manual	Jason Meyer	Low	
Update the Urban Park Grant Guidelines	Elaine Kleckner	Low	
Establish a Planning Division Internship Program	Elaine Kleckner	Medium	
Update ARC / GIS Programs	Ross Williams	Low	
Elephant Rock Open Space Master Plan	Ross Williams	Low	
Elephant Rock Open Space Purchase	Elaine Kleckner	High	Purchasing Phase
Capital Improvement Projects	Project Manager	Priority	Status
Pinerias Open Space - Phase 1	Elaine Kleckner	High	Bid Phase
Rainbow Falls Recreation Area	Elaine Kleckner	High	Bid Phase
Black Forest Regional Park Improvements	Jason Meyer	High	Bid Phase
Flood Recovery Projects	Jason Meyer	High	Bid Phase
Maxwell Street Streambank Protection	Elaine Kleckner	Medium	
Fairgrounds Improvements	Tasha Brackin	High	Bid Phase
Christian Open Space Trail	Jason Meyer	High	Design 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	Medium	Planning Phase
Ceresa Park Improvements	Brad Bixler	High	Construction Phase
Widefield Community Park Improvements	Ross Williams / PO	Low	
New Santa Fe Regional Trail Improvements	Jason Meyer	Medium	
Falcon Regional Park Improvements	Elaine Kleckner	Low	
FRRP Restroom Building Roof Replacements	Randy Smith	High	Bid Phase
Community Outreach	Project Manager	Priority	Status
Complete County Fair Sponsorship Program	Dana Nordstrom	High	
Partners in the Park Program	Dana Nordstrom	Medium	
Expand Friends Groups	Dana Nordstrom	Medium	
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	High	
Establish a National Trails Day Event	Christine Burns	Medium	
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 January 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	\$ 29,194	\$ 150,806		\$ 20,816
County Fair / Fairgrounds		\$ 257,800	1,985	\$ 255,815		55,737
Total		\$ 437,800	\$ 31,179	\$ 406,621		\$ 76,553
<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		\$ 65,000		
Partners in the Park Program	Park Operations	\$ 30,000	\$ 5,000	\$ 25,000		\$ 5,000
Trust for County Parks	Park Operations	\$ 10,000		\$ 10,000		\$ 4,526
Nature Center Fundraising	Nature Center Support	\$ 25,000		\$ 25,000		
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000		\$ 40,000		\$ 50,000
Parks Annual Campaign	Parks Operations	\$ 5,000		\$ 5,000		
			\$ -			
Total		\$ 175,000	\$ 5,000	\$ 47,011		\$ 59,526
<u>Grant Funds</u>						
Great Outdoor Colorado - Habitat Restoration Grant	Jones Park	\$ 75,000				\$ 250,000
		\$ 75,000				

	2017			2016	2016
		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<u>Parks Facility Reservations</u>					
<u>January</u>					
<u>Bear Creek Regional Park</u>					
Archery Lanes					
Athletic Fields					
Pavilions					
Trails		1	675	1	500
Vendor					
Tennis Courts					
Vita Course					
Meeting Room		26	289	14	172
<u>Black Forest Regional Park</u>		1	10		
Athletic Fields					
Pavilions					
Vendor					
Tennis Courts					
<u>Falcon Regional Park</u>					
Baseball Fields					
<u>Fountain Creek Regional Park</u>					
Athletic Fields					
Pavilions					
Trails					
Disc Golf Course		1	90		
Vendor					
<u>Fox Run Regional Park</u>					
Athletic Fields					
Gazebo					
Warming Hut					
Pavilions					
Trails				1	6
<u>Homestead Ranch Regional Park</u>					
Pavilions					
Athletic Fields					
Trails					
<u>Palmer Lake Recreational Area</u>					
Palmer Lake Santa Fe Trail					
<u>New Santa Fe Trail</u>					
Monument Trail Head New Santa Fe Trail					
Baptist Road Santa Fe Trail					
AFA Santa Fe Trail					
Vendor					
<u>Paint Mines Trail</u>					
<u>Rock Island Trail</u>					
<u>Black Forest Section 16</u>					
Total Park Facility Reservations		29	1064	16	678

<u>Fairgrounds Facility Reservations</u>		<u>2017</u>			<u>2016</u>		
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	
January		17	463		8	220	
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Total		17	463		8	220	
<u>Fairgrounds Facility Reservations</u>		<u>2017</u>			<u>2016</u>		
<u>January</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>		
<u>Swink Hall - Fairgrounds</u>							
Fair Corporation Meeting		2	10	1	8		
FAB Meeting		1	31	1	15		
Lions Club Meeting		1	20	1	20		
Senior Dinner		1	54	2	147		
COC Meeting		1	18	1	15		
Silver Buckle Banquet		1	50				
Memorial Service		1	200				
<u>Track</u>							
<u>Barns</u>							
<u>Livestock Arena</u>							
Snow & Go Gymkhana		1	16	1	10		
<u>Grounds -</u>							
<u>Whittemore - Fairgrounds</u>							
Calhan Ranch Hand 4-H				1	5		
<u>Exhibit Hall - Fairgrounds</u>							
Fitness Challenge		8	64				
		7					
<u>Arena</u>							
Month Total Fair Facility Reservations		17	463	8	220		

<u>Vandalism Report</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>
<u>Incident</u>				
<u>Volunteerism</u>				
<u>Total for Year</u>	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>
January		132	648	262
February				161
March				260
April				645
May				398
June				418
July				699
August				165
September				519
October				881
November				181
December				139
Totals	20,000 hours	132	648	4728
<u>January</u>		<u>Volunteers</u>	<u>Total Hours</u>	
Parks Advisory Board		9	27	
Fair Advisory Board		14	56	
Fairgrounds Corporation		5	20	
Friends of the Nature Centers		42	285	
Adopt-A-Park / Trail / Volunteer Projects		62	260	
Front Range Community Service		0	0	
Total		132	648	

<u>Programming</u>	Goal	2017			2016	
		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
Totals for Year		19	461	4.96		
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	19	461	4.96	33	1438

<u>January</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>
Winter Survival	BCNC	1	12	4.70
Nature Explorers: The Bear Snores On	BCNC	2	42	5.00
Active Adults Series: Make RV Play Pay	BCNC	1	20	
Sustainability Series: Brewing your own craft beer	BCNC	1	12	4.95
Little Wonders: Ewe Year	BCNC	2	34	5.00
Special Kids, Special Families	BCNC	1	12	
Birthday Party: All About Animals	BCNC	1	12	5.00
Outreach: Cheyenne Mountain Junior High	BCNC	1	50	
Saturday Morning Campfire	FCNC	1	28	5.00
UCCS - Environmental Studies	FCNC	1	39	
2's & 3's Outdoors: The Three Bears	FCNC	1	34	5.00
Fountain Creek Winter Bird Count	FCNC	1	40	
Pikes Peak Birding and Nature Festival Mtg.	FCNC	1	12	
Drawing Wildlife w/Mr. Rick	FCNC	1	17	5.00
Cast Iron Cooking	FCNC	1	25	5.00
Rental: Sierra Club	FCNC	1	60	
Overture Day Group	FCNC	1	12	
TOTALS		19	461	4.96



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

January 2017

General Updates:

1. Facility rental revenue is up by \$8,378 from this time in 2016.
2. There were 29 reservations made in January for a total of \$2,343.

Special Events:

1. The Mile High Disc Golf Club held the first special event of the season. A disc golf tournament at the Widefield Community Park.
2. The Pikes Peak Road Runners held the first running event of the New Year at Bear Creek Regional Park. 600 runners participated in the Winter Series III event which included City and County trails.
3. Thirty eight special event applications have been received so far this year.



COMMUNITY SERVICES DEPARTMENT

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COMMUNITY OUTREACH and GRANTS

Monthly Report – January 2017

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

Community Outreach

1. **Community Outreach:** Staff has supported the Bear Creek Dog Park and the Bear Creek Regional Park Friends Group meetings this month.
2. **Partners in the Park:**
 - Robert & Ellen Hostetler for Fox Run Regional Park: The Hostetler's are founding partners and have been with us supporting Fox Run Regional Park since 2009. Total donation to date: \$40,000.
 - GE Johnson Construction Company for Bear Creek Regional Park: GE Johnson has been a valuable partner supporting Bear Creek Regional Park for the past three years. GE Johnson also constructed a new bridge in the Bear Creek Regional Park in 2013.
 - Heuberger Subaru for Bear Creek Dog Park and Fox Run Dog Park: Heuberger Subaru has supported the Bear Creek Dog Park since 2010 and provided additional support the Fox Run Dog Park starting in 2013. Total donation to date: \$45,000.
 - Gold Hill Mesa is the newest Partner with El Paso County Parks, supporting the Bear Creek Nature Center for the past two years! They are hosting a fundraiser for BCNC April 7, 2017.

Grants

1. El Paso County Parks has been awarded a \$75,000 GOCO Habitat Restoration Grant for Jones Park.
2. El Paso County Parks has been awarded a GOCO Funded Youth Corps Crews grant for six weeks of trail work on Black Forest Area Projects.



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

RECREATION & CULTURAL SERVICES DIVISION
MONTHLY REPORT – JANUARY 2017
SUBMITTED BY: TODD MARTS, DIVISION MANAGER

General

1. Interpretive Volunteer Coordinator Paula Megorden and El Paso County Nature Center Volunteer Eileen Somers, met with a reporter from Gazette's Cheyenne edition to discuss El Paso County Nature Centers Volunteer Orientation on January 28 as well as overall volunteer needs, opportunities, and other upcoming trainings. A comprehensive article about volunteer opportunities and trainings was published in the January 25 edition of the Gazette's Cheyenne Edition. Volunteer Orientation was held on January 28 for nine volunteer candidates.

Projects, Fundraising & Grants:

1. Met with representatives from Bear Creek's Partner in the Park, Gold Hill Mesa. They will host an event at their community center for El Paso County Nature Centers on April 7 that will allow us to raise funds and educate many Gold Hill Mesa residents and other members of the public about the offerings of El Paso County Nature Centers.

Programs & Events:

1. The Fairgrounds is hosting a Casino Royale on February 18. The Roaring 20's themed event will include a Texas Hold 'em tournament, casino games, music, dancing, food and cash bar at Swink Hall.
2. The annual Snow and Go Winter Gymkhana Series has begun with the first successful event held on January 15. Participation was good and had many happy faces. The second event is on February 19th in the large animal barn.
3. The Fitness challenge at the Fairgrounds is continuing to grow. Seventeen members participated last night. The program has an excellent Facebook presence, with the next challenge beginning soon on Tuesday and Thursday evenings in Exhibit Hall.
4. Innovative programs at Bear Creek Nature Center were introduced as part of the Active Adults and Sustainability Series. An informative presentation, "Make RV Play Pay" helped active adults learn how to travel across the United States and serve as campground hosts. The Sustainability Series included Brewing Your Own Craft Beer and

a Winter Survival program. Fox21 News attended and recorded the Winter Survival program and highlighted it in their programming that day.

5. Morning Campfire Program—This innovative program developed as a result of trying to find a solution to so many evening campfire programs that had to be cancelled due to inclement weather. A morning hike concluded with a community campfire, roasting marshmallows and making s'mores; it was a huge hit. Cold, but sunny weather made this a great new winter program that 28 people enjoyed and requested more!
6. Cast Iron Cooking - a second round of this innovative program filled with 25 people who loved learning about care and sustainability of cast iron. The group cooked 3 cast iron dishes in fire pits: pulled pork, corn bread and peach cobbler. While waiting for the food to be done, program participants enjoyed roasting marshmallows around a social fire, ground dried corn and churned butter!
7. Drawing Wildlife with Mr. Rick continues to be a loved program. Our cartoon artist/volunteer led 17 participants in step by step drawing of wetland animals, followed by a staff led hike with stops to draw what was noticed along the trail.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
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Date: February 8, 2017
To: Park Advisory Board
From: Elaine Kleckner, Planning Manager
Subject: Planning Division Monthly Report

ACTION PLAN:

Capital Project Management:

1. Black Forest Regional Park: Planning Division continues to work on recovery projects and is helping coordinate volunteer projects in 2017. Staff is working with Rocky Mountain Field Institute on winter/spring 2017 work associated with the IndyGIVE campaign. Winter work will focus on implementing forest management plan recommendations and drainage improvements, and summer work will focus on soil stabilization and trail decommissioning. RMFI completed 11 work days in January along Milam Road and eastern portion of the park.

Planning for drainage improvements, forest restoration, and an update of the trails master plan commenced in July with consultant assistance from AECOM. The drainage plan was completed in January with recommendations to construct a sediment pond, energy dissipater and other non-engineered improvements in the park. The trails plan work will commence in the first quarter of 2017.

2. Elephant Rock Open Space: \$31,500 was secured from Regional Building Department funds to reach the fundraising goal of \$340,000. Staff has launched the acquisition process. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney is has provided a draft real estate contract for review.

3. Falcon Trailhead Improvements: Trail construction and repair of the railroad bridge was completed in August, 2016. Final payment has been processed. Grant closeout was completed in January.

4. Front Range Trail Extension: Staff completed a cultural survey and obtained SHPO and environmental clearances. A kick-off meeting was held with CDOT and the City of Fountain, and design efforts are underway. Procurement of a construction contractor will occur after site specific plans are finalized.



5. New Santa Fe Regional Trail Improvements: Basic repairs to the trail have been done, but additional work will take place in 2017 using FEMA funds after SHPO and environmental clearances are obtained.

6. Pinerias Open Space: The Planning Division has initiated a design-build process for Phase 1 improvements and completed a Request for Proposals. No proposals were submitted by the November 3 deadline, so the project was rebid as an RFQ for access and parking design services only. Three responses to the RFQ were received and are under staff review. Completion of the design process is anticipated in May, so construction can begin this summer.

7. Rainbow Falls Recreation Area: The second Planning Commission hearing on the Parks Master Plan amendment adding an historic site classification was held on December 20. The Board of County Commissioners certification of the Master Plan amendment and the designation of Rainbow Falls as a historic site occurred on December 27.

2015 FEMA-funded work, resurfacing of a portion of the main trail/service road with road base material, was completed this week with assistance from the Department of Public Works.

Staff prepared an Invitation for Bids (IFB) for the \$345,000 Transportation Enhancement Grant project and it was advertised for the first time this week. Bids are due on March 7, so a contract should be awarded later in March.

8. 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.

2. Fountain Creek Regional Park Master Plan: Planning and Park Operations divisions have launched on implementation of Phase I improvements.

3. Widefield Community Park Master Plan: The Master Plan update process is underway and includes site analysis and needs assessment and development of future improvements, maintenance actions, and management recommendations. Staff is currently working on the draft master plan document, which will be available for public review this month. The next public meeting will be on February 9 from 6-8 pm at the Fountain Creek Nature Center and recommended improvements will be presented. Park Advisory Board review is anticipated in March, with Board of County Commissioners hearing and approval later in the month.

Flood Recovery:

1. 2015 Flood Recovery: Elaine and Jason serve on the County Financial Impact Team that meets twice a month to collaboratively advance projects. Hydrologic and hydraulic analyses and environmental clearances are underway for large projects. Parks and Department

of Public Works in-kind repairs will be competed in the first quarter of 2017 at the Ute Pass Trail. Procurement of a contractor for Black Forest Section 16 and Drake Lake repairs is underway. The Willow Springs design contract was awarded to J3 Engineering.

2. Highway 85/87/Maxwell Street Trailhead Bank Stabilization: The feasibility phase of this US Army Corps of Engineers Section 14 project is nearing the end with completion of the feasibility study/environmental assessment in the first quarter of the year. Construction is planned in 2017-2018. The 35% matching funds (approximately \$945,000) for construction was secured through a CDBG-DR grant and State disaster recovery funds.

3. Upper Fountain Creek Restoration: The USACE is doing a cost-benefit analysis to determine if there is Federal government interest in a Section 205 project in the Rainbow Falls vicinity.

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 by May, 2017.

2. Development Permit Application Reviews: Staff reviewed three development permit applications in January that will be presented to Park Advisory Board on February 8.

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. Both applications were submitted on November 17 and awards should be announced in April 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 is planned on February 22.

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
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PARK OPERATIONS DIVISION MONTHLY REPORT JANUARY, 2017

Operations/Misc. Projects

Homeless Cleaning Agreement – Park Operations has reached an agreement with Keep Colorado Springs Beautiful (KCSB) to help with clean-ups of large homeless camps. The first large clean-up will occur at the end of February. The location of the first clean-up is in the south district near the Maxwell Street Bridge. KCSB is trained in dealing with the legal rights and issues of the homeless before and during a clean-up effort.

Bear Creek Regional Park- Pavilion #1 and #2 Roof Replacement - Completed

Wind Damage to Facilities - Park staff are coordinating with Mary Lucero with Risk Management and Cindy Corsaro who is the manager of Fire/Flood Recovery Manager for the Public Works Department on assessing the damages that occurred during the high winds of January 9th and 10th. The operations supervisor is currently working with contractors in obtaining bids. Approximately 95% of the damages incurred were to the roofs of park facilities. Once bids are obtained and insurance has been approved we will move forward. Scheduling for repairs will begin immediately.

Fairgrounds Construction Projects 2017 - Assisting the Project Coordinator with architectural plan reviews and attending meetings concerning the construction projects for the Fairgrounds in 2017. The IFB for the electrical extension and upgrade of the Owens Indoor Arena has been published with a deadline of February 1st. A dedicated power source for the Indoor arena will greatly relieve the strain and demand on the current electrical system. This will open up new avenues for additional facilities in the future and cut down on many of the electrical nuisance issues that occur during events.

Fox Run Restroom Roof Replacement - The budgetary bids have been received for replacing the wood shake shingles with metal roofs on the Oak and Pine Meadow restrooms. Due to the fact that the restrooms did incur wind damage caused by the January wind storms, there is a possibility that these roofs may be covered under the insurance policy. It is against code to replace wooden shake shingles with the same material and any repairs would not be



warrantied. Regardless of insurance coverage, these roofs will be replaced before the heavy use season starts this spring.

Widefield Park Renovation - Staff is currently coordinating with Brandon Bernard, Project Manager for the Widefield Water District. Widefield Water will install a new booster 12" water supply line through the middle of Widefield Park in the months to come. Staff is coordinating with Ross Williams/Planning Division in obtaining a budgetary quote for the renovation of the Widefield restroom.

Capital Assets - Staff is coordinating with Craig Ross in Finance on tracking and recording park capital assets.

Central District

Bear Creek Regional Park - The Central District team has faced much adversity throughout the month of January. Staff was plagued with illness, unusually strong winds, and several snow events. The high winds damaged several pavilion roofs, the Bear Creek Nature center roof, and toppled several trees within the park and downtown facilities. Many hours were spent with debris clean-up throughout the District and staff hopes to have clean-up efforts completed by the middle of February. Staff dedicated much needed time to make facility improvements to the Bear Creek maintenance shop and equipment yard. Staff has been busy organizing, cleaning, and inventorying equipment and tools.

Staff replaced a broken flag pole in the Veterans Memorial. The flag was damaged during the recent high winds.

The east trail system of Bear Creek Regional Park was host a cross country event for the Pikes Peak Road Runners which had a turnout of 600 runners. The group stated that the trail system was in great condition.

Bear Creek Dog Park - The Park continues to experience extremely high use and as a result much time is spent with general maintenance task such as trash/waste removal and restroom cleaning.

Staff completed construction of the Ron Buchanan Memorial pavilion and is now working on installing a memorial stone in Ron's memory.

Rainbow Falls - The recreational area is currently closed for bridge repairs and FEMA flood recovery efforts. Staff spent several hours cleaning and removing trash from the area.

Ute Pass Trail System - Several vehicles are using the trail head for illegal overnight parking. Staff is working with Parks security to resolve the issue.

Jones Park - No maintenance to report.

Downtown Properties - Parks recently hired a new PM III to fill the position vacated by Nathan Robinson. Nathan was recently promoted to district supervisor for the North District. The position was awarded to Steven Rodbourn. Steven has a strong background in horticulture and several years of leadership experience.

Staff is currently heavily involved in debris clean-up from recent wind storms. Staff continues to perform annual pruning responsibilities and should be finished in the next few weeks, weather permitting.

Training - Staff attended bucket truck certification training.

East District

Fairgrounds - Staff completed work on replacing all of the rotting wood in the horse stalls and horse runs. Staff removed and replaced twenty five rotting 2"x8" and 2"x10" boards in the horse runs. Staff replaced the wood with treated lumber. Staff removed the rotten plywood that was used to enclose the south end of the horse stalls. Staff has secured any loose boards with screws instead of nails. Staff plans to repaint the runs as well as the stalls in the spring. Once the stalls have been repainted staff will number each of the stalls to better identify them during fair.

Staff was notified of issues with the outdoor arena speakers not working correctly. The speakers in place were outdated horns, not necessarily speakers. Staff had extra speakers that were removed and replaced when upgrades were completed on the grandstands sound system. Staff replaced all of the old horns, surrounding the outdoor arena, with the newer community speakers. The speaker replacement has resolved the issues and the system seems to be working great.

During the 2016 Fair, staff was approached by the Livestock Committee regarding the sound system in the Livestock Arena building. The committee asked about adding additional speakers to serve the new beef pavilion constructed last year. Staff reviewed the system and found that a few of the speakers were outdated and did not work properly. Staff had three of the community speakers left after finishing the outdoor arena project. Staff added two of the community speakers to the north side of the Livestock Arena Building to serve the kids that have their animals stalled in the new beef pavilion. Staff also added a speaker to the west side of the arena building to serve the kids that are stalled in the old beef barns. In order to run the updated speakers staff replaced an amplifier in the sound system at the announcer's booth in the arena building. The system has had a major overhaul and is working better than in years past.

Staff inventoried all of the tools and materials in the storage room located in the Livestock Arena building. Staff has organized all of the plumbing and electrical parts in a set of bins. This will assist in efficiency by having all of the pieces for a set project in one location. This will also allow staff to know what materials need to be purchased.

Staff completed a fencing project that has been under way since the fall 2016. Staff created a bullpen area for the stockpiling of material and storage of tractor attachments. This will clean up the area east of the race track and allow room for the expansion of the warm up, practice arena. Staff will now build bins using mafia block and make some adjustments to allow for proper drainage.

Livestock Pavilion- Staff held an invitation for bid meeting with local electrical contractors. Several contractors attended the meeting and staff is awaiting next steps. The goal is to have phase two electrical upgrades for the new expansion completed prior to the 2017 Fair.

Rock Island Regional Trail- Staff completed another year of the annual Christmas tree recycling program. Staff teamed up with the North District to complete chipping operations at the Baptist Rd. site as well as the Rock Island Regional Trail site. All trees have been chipped and free mulch is available at the Rock Island Regional Trail Trailhead.

Staff received a new park sign for Rock Island Trailhead. The Central District staff fabricated a new metal sign post to hang the new sign. The East District staff members painted the post and are waiting on a decent weather spell to install.

Staff continues to monitor the trash receptacles at the Rock Island Trailhead. On-site staff noticed someone had crashed into the concrete fence that runs along the perimeter of the parking lot. Staff replaced broken post and rails.

Paint Mines Interpretive Park - Staff continues to maintain trash cans and the restroom at Paint Mines. Staff is monitoring the caves and the hoodoo formations for any sign of fires. Since the last report there have not been any other campfires noticed. Staff has replaced a broken trash crib that had been run over by a vehicle.

Homestead Ranch Regional Park - Staff has completed repairs to the broken hand rail from the floating dock. Staff welded new rails to replace bent and broken rails. Staff has begun cleaning out a storage container in the parking lot of Homestead Ranch. Staff hauled two loads back to the fairgrounds from the park. Staff hopes to use the storage container for fertilizer, seed and ice melt.

Falcon Regional Park - Staff has plans to install two additional benches at Falcon Regional Park. Staff received and erected the benches. Staff will pour the concrete pad, weather permitting, and install the benches when the concrete has cured.

North District

General Info – Staff received a donated string trimmer from Bill Heeter, a Cathedral Pines resident. Staff removed fallen trees from fences and roads from the January 9th wind storm. Staff started to clean out the parks outpost storage area and take inventory of existing parks equipment. Staff received chipper training from a Vermeer representative.

Fox Run Regional Park - Staff continues to monitor pit heaters for proper operation to help prevent the pipes from freezing. Staff repaired damaged road/entrance to the Fox Run Dog Park. Staff completed the following: staining picnic tables, signs etc. throughout the park and trails, moved and installed new air compressor for the shop, insurance survey and documentation for fallen trees from wind storm. Staff removed snow from impervious surfaces and continues to winter prune park vegetation. Staff completed the assembly and replacement of wood picnic tables with rubber metal tables.

Black Forest Regional Park – Staff is assisting and coordinating with Rocky Mountain Field Institute (RMFI) on chipping slash piles during fire mitigation project throughout the month of January. Staff removed two trees that fell across park trails and removed snow from impervious surfaces. Staff removed fallen trees that were compromising park boundary fences. Staff continues to monitor the restroom heaters to help prevent pipes from freezing. Staff removed fallen trees from fences and roads from the wind storm on January 9th and completed annual repair and maintenance on park signage (painting and sealing acrylic).

Staff repaired the broken log bridge near the athletic field and continues to winter prune park vegetation.

Pinerias Open Space - Insurance survey and documentation completed for fallen trees from the wind storm.

Palmer Lake – Staff continues to monitor pit heaters for proper operation to help prevent pipes from freezing. Yearly repair and maintenance completed on park signage (painting and sealing acrylic) Staff continues with trash collection.

Baptist Road Trail Head – Staff successfully completed two weeks of the annual Christmas Tree Recycling program, to include chipping trees, and providing the public with free mulch. Staff contacted the Department of Transportation (DOT) and a landscape company about dead trees. Staff winter watered trees in the DOT yard to prevent further tree loss. Staff continues to monitor pit heaters for proper operation to help prevent pipes from freezing. Staff continues with trash collection.

Section 16 Trail Head – Staff continues with trash collection. Yearly repair and maintenance on park signage (painting and sealing acrylic) was completed.

Ice Lake Trail Head – Staff continues with trash collection. Staff removed a fallen tree from the trail. Insurance survey and documentation completed for fallen trees from the wind storm.

South District

General Overview and Staffing - Staff continued routine maintenance throughout the district. Staff continued to make progress on Ceresa Park projects. The District experienced heavy wind damage throughout. Winds of 101 mph were measured in the district. Staff spent over 200 man hours cleaning up debris and damaged trees. Staff estimates more than 1,000 man hours remain to finish clean-up from wind storms. Staff cut out a tree that fell from County property onto the Widefield Sanitation's fence.

Equipment - Staff continued routine maintenance and snow equipment checks. Fleet did a good job of repairing an equipment trailer and auger quickly. Fleet made repairs to equipment while staff waited. Fleet repaired a fuel line leak on 971(truck) and had it back in service within one week.

Fountain Creek Regional Park – Staff completed routine maintenance. Staff met with Planning staff and Pikes Peak Urban Gardens to discuss the implementation of a Community Garden, which was identified as a need in the Master Plan.

FCRP experienced mild damage from the wind storms. Majority of the damage was broken limbs and small twigs that were scattered throughout the park.

The Environmental Division and the Office of Emergency Management (OEM) stationed two roll-off dumpsters at the park to provide the public a place to dispose of spoiled food, stemming from extended power outages caused by the storm.

Staff performed winter watering for newly planted trees and the new turf field.

FC Nature Center – Staff conducted routine maintenance. The Nature Center roof and one Wildlife Observation Pavilion had shingle damage.

Willow Springs – Staff completed routine maintenance. Status on the bridge repair has not changed; still awaiting the claim process.

Staff dropped six trees that received heavy damage from the wind. Randy Feidler, a regular volunteer at Willow Springs, spent 40 hours cleaning up tree debris. Randy has been a tremendous help at Willow Springs.

Ceresa Park – Park renovations are nearing completion. Ninety-five percent of the project is completed. Staff will complete the remaining 5% in February 2017. The pouring of three concrete foundations (structure support for swing set frame), basketball goal and court expansion were completed. Staff added playground safety mulch, sometimes referred to as fibar, to both the new and existing playgrounds.

Ceresa experienced minor damage during the wind storms. All new trees fared well through the storm.

Staff performed winter watering for the new trees.

Widefield Park – Staff conducted routine maintenance. The Pikes Peak Disc Golf Club conducted a weekend tournament.

Widefield received minor damage from the storm.

Stratmoor Valley Park – Staff conducted routine maintenance.

Stratmoor received extensive damage from the wind storms. Majority of the damage was broken branches and limbs. The whole park was littered with limbs.

Maxwell Trailhead – Staff conducted routine maintenance. Staff began the process to remove homeless camps north of the trailhead. Keep Colorado Springs Beautiful estimates a start date to remove the camps in the late February.

Clear Springs Ranch – Staff conducted routine maintenance. Clear Spring received wind damage in the form of one blown over tree and a few roof shingles torn off the pavilion roof.

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

Other - Staff performed weekly routine equipment maintenance. Staff performed snow removal for Fountain Creek Senior Center, East DMV and B-Street Bridge.