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

Park Advisory Board

Meeting Agenda

Wednesday, January 11, 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
5.	Citizen Comments / Correspondence on Items Not On the Agenda (limited to five minutes unless extended by Chair)	Chair	
6.	Development Applications		
	North Bay at Lake Woodmoor PUD Development Plan / Preliminary Plan / Final Plat	Ross Williams	Endorsement

Item		Presenter	Recommended Action
7.	Information / Action Items		
	A. Lorson Ranch Urban Park Development Updates	Jason Meyer	Information
	B. 2017 Sunshine Act Memorandum	Tim Wolken	Endorsement
	C. National Recreation and Park Association - Wildlife Explorers Program	Mary Jo Lewis	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the December 14, 2016
El Paso County Park Advisory Board Meeting
Centennial Hall
Colorado Springs, Colorado*

Members Present:

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

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
Nancy Bernard, Fountain Creek Nature Center Superv.
Mary Jo Lewis, Bear Creek Nature Center Superv.

Absent: Todd Weaver, Terri Hayes

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: Shirley Gipson made a motion to approve the meeting agenda. Ann Nichols seconded the motion. The motion carried 7 - 0.
3. Approval of Minutes: Judi Tobias made a motion to approve the November 9, 2016 meeting minutes. Jane Dillon seconded the motion. The motion carried 7 - 0.

4. Introductions and Presentations:

Bob Falcone, Chair, presented Sara Kay with the 2016 Volunteer of the Year award for her significant volunteer contributions for the Fountain Creek Nature Center, its programs and services.

5. Citizen Comments / Correspondence:

None

6. Development Applications:

None

7. Information / Action Items:

A. El Paso County Nature Center – 2016 Special Events Report

Nancy Bernard, supervisor of the Fountain Creek Nature Center and Mary Jo Lewis, supervisor of the Bear Creek Nature Center presented the 2016 special events reports.

Nancy Bernard highlighted the Fountain Creek Family Fun Day, the 3rd Annual Girl Scout Day, the Pumpkin Carving Party & Jack-o-Lantern Trail and the 2nd Annual Pikes Peak Birding & Nature Festival. Mary Jo Lewis highlighted the Happy Trails Fundraiser, 40th Anniversary Celebration, 3K Bear Fun Run & Walk and Bear Creek by Candlelight event.

B. Bear Creek Garden Association Facility Use Agreement

Tim Wolken provided an overview of the proposed 2017 – 2021 facility use agreement with the Bear Creek Garden Association (BCGA) to manage the Charmaine Nymann Community Garden. The Garden Association provides 104 garden plots for public use. In addition to growing vegetables for personal use, the BCGA designates plots to grow produce which it donates to local non-profit organizations. John Poyzer, BCGA board member, thanked El Paso County Parks for fostering a great working relationship with the gardeners and encouraged the Board to endorse the use agreement.

Shirley Gipson moved to endorse the Facility Use Agreement with the Bear Creek Garden Association to manage the Charmaine Nymann Community Gardens through December 31, 2021. Jane Dillon seconded the motion. The motion carried 7-0.

C. 2017 Action Plan

Tim Wolken presented the Action Plan which outlines objectives to be completed in 2017. Wolken and Brad Bixler addressed questions by the Board regarding the new full-time Park Ranger position which will provide security services for the County park system and also lead wildlife management or interpretive classes.

Judi Tobias moved to endorse the 2017 Action Plan. Ann Nichols seconded the motion. The motion carried 7-0.

8. Monthly Reports:

9. Board/Staff Comments:

Bob Falcone inquired about the Elephant Rock Open Space. Elaine Kleckner stated that funding has been secured and the acquisition process has been launched to include obtaining the Title report and a Phase 1 Environmental Assessment. Surveying work and appraisals are also in progress. It is anticipated the purchase will be completed in the first quarter of 2017.

10. Adjournment: **The meeting adjourned at 2:17 p.m.**

Judi Tobias, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: North Bay at Lake Woodmoor PUD Development Plan / Preliminary Plan / Final Plat

Agenda Date: January 11, 2017

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by N.E.S., Inc., on behalf of Lake Woodmoor Holdings, Inc., of the North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan and Final Plat. The site is located northeast of Monument, just north of Lake Woodmoor near the intersection of Deer Creek Road and Woodmoor Drive. The property consists of 7.23 acres, with 28 residential townhome lots and 5 tracts and is currently zoned R-4, however, a PUD Development Plan/Preliminary Plan rezone is being processed concurrently.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Jackson Creek Regional Trail, Cherry Creek Regional Trail, and Highway 105 Bicycle Route are all located 0.75 mile south of the property, while the existing New Santa Fe Regional Trail is located 0.75 mile to the west of the property. North Bay at Lake Woodmoor does not lie within any candidate open space area.

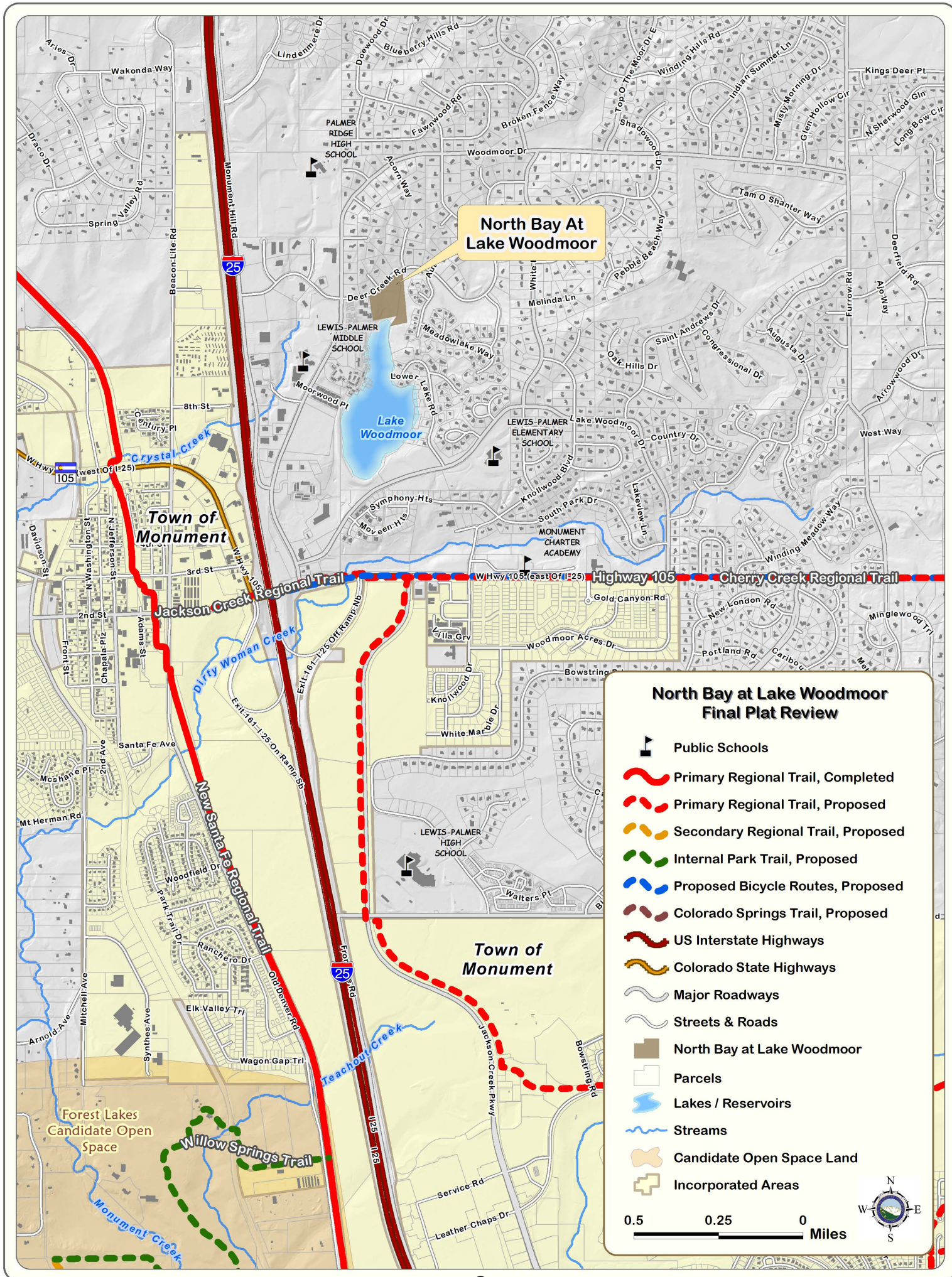
The North Bay at Lake Woodmoor PUD Development Plan/Preliminary Plan shows 4.55 acres of open space/landscape area, thus providing for 63% open space within the development. As no trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below.

Recommended Motion (PUD Development Plan / Preliminary Plan):

Recommend 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.

Recommended Motion (Final Plat):

Recommend 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.



Development Application Permit Review



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

January 11, 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:	North Bay at Lake Woodmoor PUD Development Plan / Preliminary Plan	Application Type:	PUDSP
DSD Reference #:	PUDSP-16-004	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	7.23
Lake Woodmoor Holdings, LLC	N.E.S., Inc.	Total # of Dwelling Units	28
1755 Telstar Drive	Andrea Barlow	Gross Density:	3.87
Suite 211	619 North Cascade Avenue, Suite 200	Park Region:	2
Colorado Springs, CO 80920	Colorado Springs, CO 80903	Urban Area:	1

Existing Zoning Code: **R-4** Proposed Zoning: **PUD**

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: 1
0.0194 Acres x 28 Dwelling Units = 0.543 acres	Neighborhood: 0.00375 Acres x 28 Dwelling Units = 0.11 acres
	Community: 0.00625 Acres x 28 Dwelling Units = 0.18 acres
	Total: 0.29 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 1
\$407.00 / Unit x 28 Dwelling Units= \$11,396.00	Neighborhood: \$101.00 / Unit x 28 Dwelling Units = \$2,828.00
	Community: \$156.00 / Unit x 28 Dwelling Units = \$4,368.00
	Total: \$7,196.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend 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.

Park Advisory Board Recommendation:

Development Application Permit Review



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

January 11, 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:	North Bay at Lake Woodmoor Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-16-021	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	7.23
Lake Woodmoor Holdings, LLC	N.E.S., Inc.	Total # of Dwelling Units	28
1755 Telstar Drive	Andrea Barlow	Gross Density:	3.87
Suite 211	619 North Cascade Avenue, Suite 200	Park Region:	2
Colorado Springs, CO 80920	Colorado Springs, CO 80903	Urban Area:	1

Existing Zoning Code: **R-4** Proposed Zoning: **PUD**

REGIONAL AND URBAN PARK REQUIREMENTS

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

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Regional Parks: **2**
0.0194 Acres x 28 Dwelling Units = 0.543 acres

Urban Density: ☒ (2.5 units or greater / 1 acre)
 Urban Parks Area: **1**
 Neighborhood: **0.00375 Acres x 28 Dwelling Units = 0.11 acres**
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 Total: **0.29 acres**

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Regional Parks: **2**
\$407.00 / Unit x 28 Dwelling Units = \$11,396.00

Urban Parks Area: **1**
 Neighborhood: **\$101.00 / Unit x 28 Dwelling Units = \$2,828.00**
 Community: **\$156.00 / Unit x 28 Dwelling Units = \$4,368.00**
 Total: **\$7,196.00**

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend 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.

Park Advisory Board Recommendation:

NORTH BAY AT LAKE WOODMOOR

LETTER OF INTENT

NOVEMBER 2016

RECEIVED VERSION
DEC 06 2016 7

OWNER/APPLICANT:

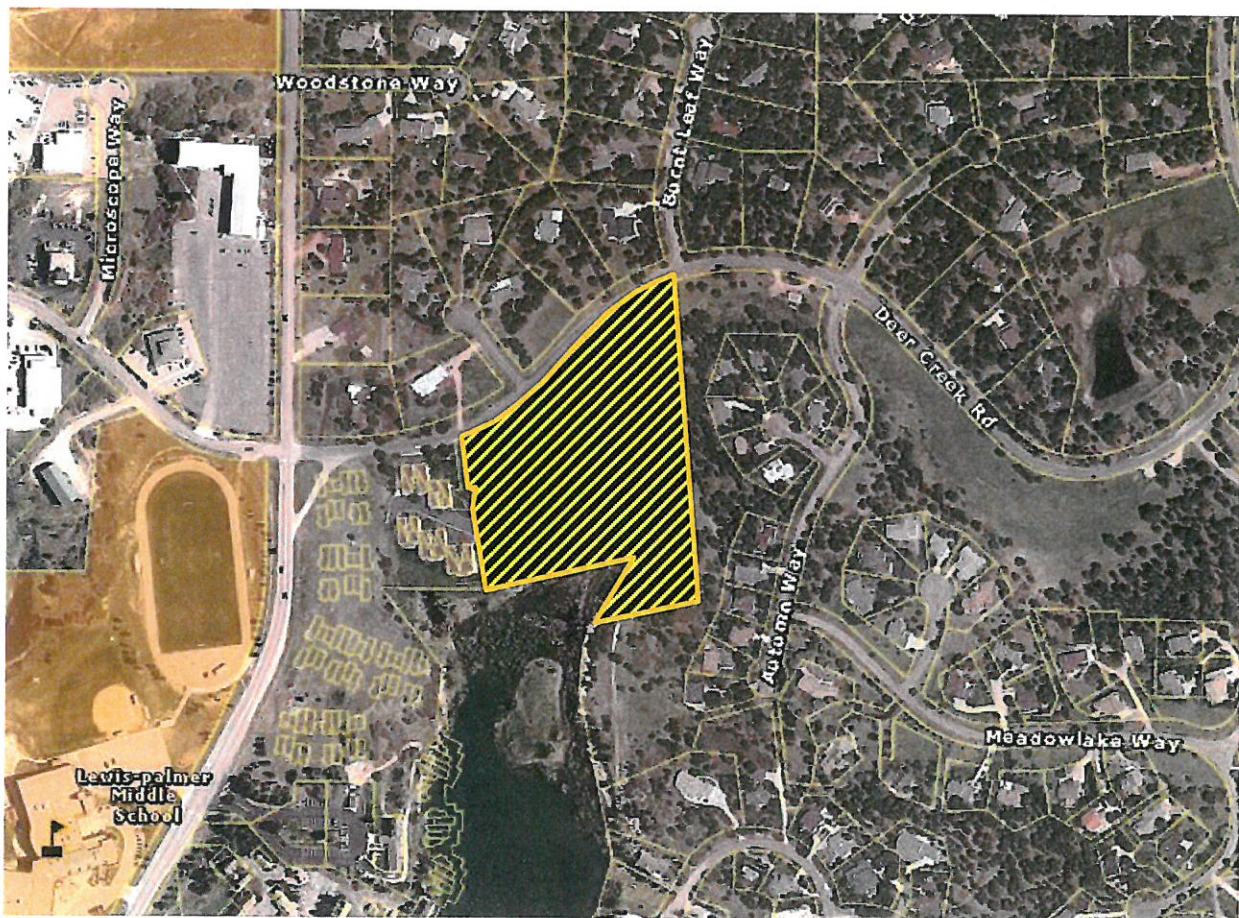
Lake Woodmoor Holdings LLC
1755 Telstar Drive, Suite 211
Colorado Springs CO 80920

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, Colorado 80903

LOCATION

North Bay at Lake Woodmoor is located southeast of the intersection of Woodmoor Drive and Deer Creek Road. Deer Creek Road forms the northern boundary of the property and Lake Woodmoor lies to the south. To the west is The Cove at Woodmoor condominium development and to the east is an open and forested common area owned by the Woodmoor Improvement Association (WIA), beyond which is Lake Woodmoor single-family residential neighborhood. The site comprises approximately 7.23 acres.



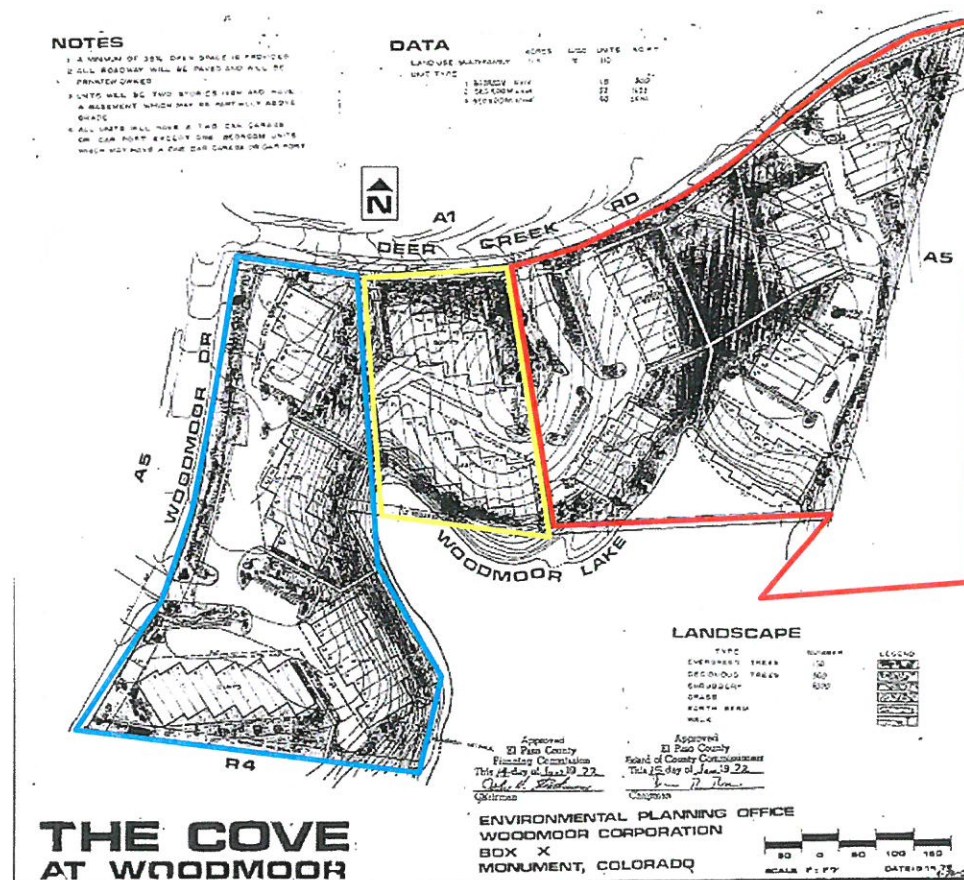
REQUEST

Lake Woodmoor Holdings LLC requests approval of the following applications:

1. A Rezone from R-4 (Planned Development District – Obsolete) to PUD (Planned Unit Development District);
2. A Preliminary/PUD Development Plan for North Bay at Lake Woodmoor for a 28 unit townhome development on 7.23 acres, at a gross density of 3.87 dwelling units per acre and a maximum height of 30 feet; and
3. A Final Plat for North Bay at Woodmoor for 28 lots and 5 tracts on 7.23 acres.

HISTORY

The property is part of a larger parcel for which a Development Plan was approved in 1972. The approved plan proposed 110 townhomes on 11.4 acres; a density of 9.6 dwelling units per acre. In 1974, two acres were platted for 20 Condominium units at The Cove at Woodmoor, which lies immediately west of the subject property (yellow). In 1979, four acres to the west of the Cove at Woodmoor were platted as the Waterside Condominiums (blue), which accounted for a further 40 units of the 110 units originally approved. The remaining 5.4 acres of the 1972 plan is part of the current PUD application site and would have accommodated the remaining 50 units approved by the 1972 Plan (red).



SITE DESCRIPTION

The site comprises undulating grassland with scattered trees and more substantial wooded areas along the eastern and southern boundaries.

The central part of the site is within the floodplain and there are wetland areas in the northeast corner of the property and adjacent to Lake Woodmoor.

A number of informal trails currently cross the site providing access to the lake.



There is an existing utility road off Deer Creek Road that provides access to the lift station in the southeast corner of the site.

The dense wooded tract along the eastern boundary of the site that is owned by the WIA provides a substantial buffer to the existing single-family residential neighborhood beyond.

Adjacent to the site's western boundary is The Cove at Woodmoor Condominium development. The western section of the site includes part of the access road and parking area for condominiums. The right to use this area for such purposes is provided by a non-exclusive access easement.



PROJECT JUSTIFICATION

PUD rezoning

The property and the wider area to the south, west, and east are zoned R-4, which is an obsolete zoning for Planned Development. Any new development proposal for the property requires a rezoning.

It is proposed to rezone the property to PUD as this is the current equivalent of the old R-4 zoning and is therefore compatible with the surrounding R-4 zoning. The PUD zoning also allows for flexibility in the dimensional and design standards needed to accommodate the proposed townhome product and enables the protection of the floodway and wetlands areas.

The proposed PUD District zoning is consistent with the approval criteria set forth in Section 4.2.6.D of the LDC as follows:

1. The application is in general conformity with the Master Plan;

The site lies within the Woodmoor Sub-Area of the Tri-Lakes Area Comprehensive Plan and is identified for medium density residential development. At a gross density of 3.87 dwelling units per acre, the project complies with this land use designation.

2. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.

3. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

The proposed townhome development is consistent with the existing R-4 zoning and the previously approved Development Plan for the property and is therefore a suitable use for the property. The townhome development is harmonious with the existing and proposed uses surrounding the property, which comprise condominiums to the west and single-family residential to the east.

4. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

The proposed PUD zoning for a townhome development will provide an appropriate transition between the less dense single-family residential to the east, and the more dense townhome development to the west. There is a substantial tree buffer between the site and the single-family residential to the east.

- 5. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;**

The bulk of the proposed townhomes and the associated landscaping and buffering are compatible with the surrounding area.

- 6. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;**

The natural features on the site have been preserved wherever possible and incorporated into the site design. The wetland areas have been preserved. A Conditional Letter of Map Revision (CLOMR) has been requested from FEMA for the realignment of the flood way.

- 7. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;**

The development includes a large central open space and walking trails have been incorporated.

- 8. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;**

All necessary utility and fire protection commitments have been obtained. The traffic report demonstrates that the development is within the capacity of existing roads.

- 9. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;**

The development conserves environmental features and provides interconnected open space and trails.

- 10. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;**

There are no mineral rights owners on this property.

- 11. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and**

No deviations are requested.

- 12. The owner has authorized the application.**

Yes.

Preliminary/PUD Development Plan

The Preliminary/PUD Development Plan proposes the construction of 28 townhomes in a combination of duplexes, triplexes and fourplexes at a gross density of 3.87 dwelling units per acre. This is significantly less dense than the approved 1972 plan. The maximum height of the buildings is 30 feet and each unit will have a two car garage. An additional 27 parking spaces are provided within the development.

The Preliminary Plan zoning is consistent with the approval criteria set forth in Section 7.2.1.D.2.e of the LDC as follows:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

The site lies within the Woodmoor Sub-Area of the Tri-Lakes Area Comprehensive Plan and is identified for medium density residential development. At a gross density of 3.87 dwelling units per acre, the project complies with this land use designation.

2. The subdivision is consistent with the purposes of this Code;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. This proposed townhome development will provide new and affordable housing opportunities that will benefit the citizens of El Paso County.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The subdivision design standards are met. There is no approved sketch plan.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

A sufficient water supply is available as demonstrated in the Water Resources and Wastewater Treatment Report prepared by Kiowa Engineering Corporation and through the water supply commitment from Woodmoor Water & Sanitation District.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;

Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by Kiowa Engineering Corporation.

6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

These matters are addressed in the Geotechnical Report prepared by CTL Thompson Inc.

7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

These matters are addressed in the Drainage Report prepared by Kiowa Engineering Corporation

8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

The project is divided by the floodway into two halves that will be accessed via individual private streets off Deer Creek Road. The eastern section of the site will be served by a dead end road that serves 14 units and continues to provide utility access to the lift station. The remaining 14 units in the western section of the development will be served via a loop road that utilizes the existing access road for the condominiums. As part of this development it is proposed to resurface and stripe the parking area which will provide a more efficient parking configuration.

9. The proposed subdivision has established an adequate level of compatibility by

1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

A substantial part of this project will remain as open space and serve as an amenity for residents. It is not proposed to provide public access to the floodway area but new trail connections are proposed that will continue the public access to the lake area.

2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;

Appropriate provision is made in this regard given the context of the site and surrounding area.

3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

Landscaping is included to buffer the development from adjacent uses where appropriate.

4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

As part of this application, a revised flood way is proposed and the wetland areas will be protected from development impact. This contrasts with the 1972 approved development which proposed a more extensive development of the site. A detailed analysis of the natural features, wildlife and wetlands is provided in the accompanying ECOS environmental report.

5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The Traffic Report by LSC Transportation Consultants Inc. demonstrates that the development will not materially impact existing levels of service on surrounding County Roads. The reports relating to water supply, wastewater treatment and drainage

demonstrate that there will be no negative impact on the levels of service of County services and facilities

10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

There are numerous utilities and utility easements that cross this site and a number of these are to be relocated to facilitate the development project, as depicted on the accompanying utility plans. Water and sanitary sewer service is to be provided by Woodmoor Water and Sanitation District and Mountain View Electric Association Inc. and Black Hills Energy will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal.

11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

The site lies within the Tri-Lakes Monument Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision meets the applicable sections of these parts of the Code.

Final Plat

A Final Plat is submitted for 28 lots and 5 tracts, two of which are for private streets. The Final Plat accords with the approval criteria set forth in Section 7.2.1.D.3.f of the LDC, which are broadly the same as those for the Preliminary Plan referenced above. The additional criteria are that the Final Plat should be consistent with the Preliminary Plan, which it clearly is, and that any off site impacts are addressed in a Subdivision Improvement Agreement (SIA). The SIA will be submitted after the first round of review comments so that any additional requirements can be taken into account. Similarly CC&Rs will be submitted after the first round of review comments.

ACCOMPANYING REPORTS:

The following Reports are submitted to support this application:

Geotechnical Report by CTL Thompson Inc.

Traffic Report by LSC Transportation Consultants Inc.

Final Drainage Report by Kiowa Engineering Corporation

Water Resources and Wastewater Treatment Report by Kiowa Engineering Corporation

Environmental Report by ECOS Ecosystems Services LLC

NORTH BAY AT LAKE WOODMOOR
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN

SITE DATA

OWNER/APPLICANT: Lake Woodmoor Holdings LLC
1755 Telstar Drive, Suite 211
Colorado Springs, CO 80920

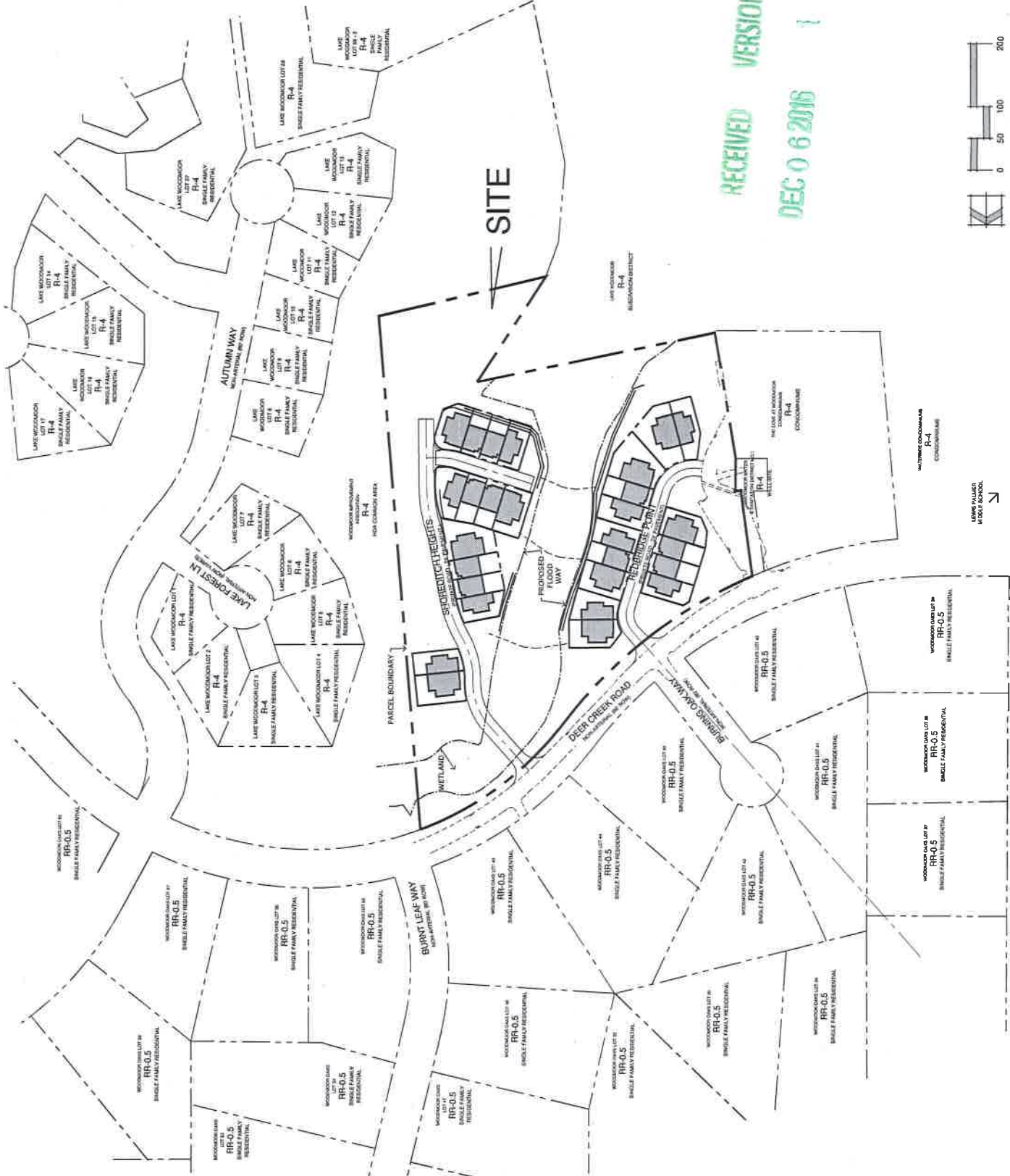
Tax ID Number: 7111400007, 7111404111
Area: R-4
Current Zoning: PUD
Proposed Zoning: PUD
Current Land Use: Vacant
Proposed Land Use: Townhomes; 81,039 S.F., 25.7%
Private Roads, Circulation, & Parking: 35,647 S.F., 22.6%
Open Space: 196,203 S.F., 62.9%

Number of Units: 28
Density: 3.87 DU/AC
Building Height: 30' Max.
Lot Setbacks: 30' Max.

- Front: 6' Minimum,
3' Minimum to Covered Porch
- Side: 7' Minimum,
3' Minimum to Covered Porch
- Rear: 15' Minimum,
5' Minimum to Covered Porch

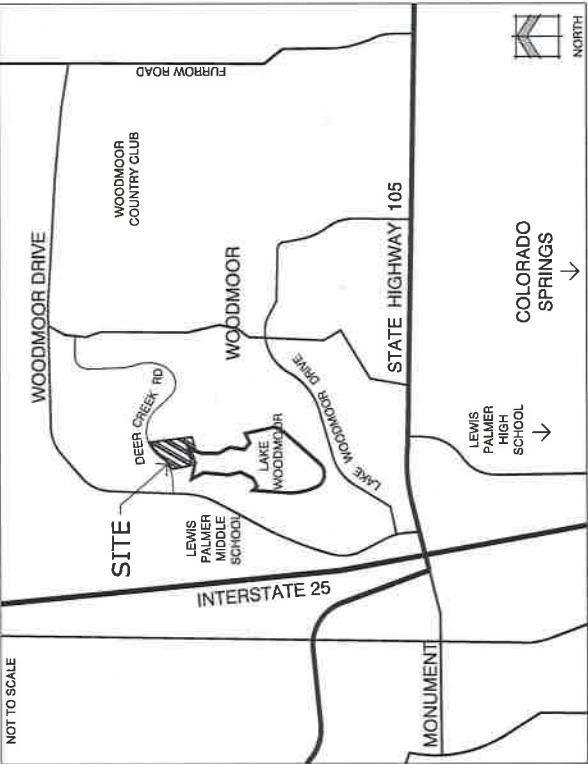
GENERAL NOTES

1. See Final Landscape Plan for proposed buffering and screening from surrounding properties.
2. Facilities and common area landscape will be maintained by North Bay at Lake Woodmoor Home Owners Association.
3. This site is within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0276F, effective March 17, 1987.
4. Existing gravel parking located in the non-inclusive access easement and used by The Cove Condominiums will be re-paved and stippled per development plan.
5. Parking within the boundaries of the property and not accessed directly off of the access easement will only be for the use of the residents of North Bay at Lake Woodmoor and their guests.
6. Proposed trails on the property will be available for use by the public.



ADJACENT OWNERSHIP MAP

VICINITY MAP



LEGAL DESCRIPTION

THOSE PORTIONS OF THE COVE AT WOODMOOR RECORDED JUNE 26, 1972 IN PLAT BOOK V2 AT PAGE 59 AND OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY, MONUMENTED AT ITS NORTHERLY END WITH A REBAR & CAP, PL S 26.82 AND AT ITS SOUTH END WITH A #4 REBAR. SAID LINE BEARS SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST.

BEGINNING AT THE NORTHWEST CORNER OF LAKE WOODMOOR RECORDED NOVEMBER 22, 1968 IN PLAT BOOK V2 AT PAGE 93; THENCE SOUTH 78 DEGREES 28 MINUTES 37 SECONDS WEST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 80.53 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE SOUTH 76 DEGREES 53 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID LINE 270.50 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 20 088802;

THENCE NORTH 33 DEGREES 16 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY LINE 196.00 FEET TO THE SOUTHEAST CORNER OF SAID COVE AT WOODMOOR;

THENCE SOUTH 78 DEGREES 28 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID COVE AT WOODMOOR AND ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 20 088802 A DISTANCE OF 381.79 FEET TO THE SOUTHEAST CORNER OF THE COVE AT WOODMOOR CONDOMINIUMS RECORDED DECEMBER 19, 1974 IN PLAT BOOK 1 AT PAGE 79 (THE FOLLOWING FOUR COURSES ARE ALONG THE EASTERLY LINE OF SAID COVE AT WOODMOOR CONDOMINIUMS);

1) NORTH 09 DEGREES 11 MINUTES 13 SECONDS WEST, 20.02 FEET;

2) NORTH 00 DEGREES 23 MINUTES 42 SECONDS EAST, 50.00 FEET;

3) NORTH 89 DEGREES 36 MINUTES 18 SECONDS WEST, 8.32 FEET;

4) NORTH 07 DEGREES 40 MINUTES 16 SECONDS WEST, 133.33 FEET TO THE SOUTHERLY LINE OF DEER CREEK ROAD, THE SAME BEING THE NORTHERLY LINE OF SAID THE COVE AT WOODMOOR.

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 174 DEGREES 04 MINUTES 14 SECONDS, FOR AN ARC LENGTH OF 377.86 FEET (THE CENTER OF SAID CURVE BEARS NORTH 13 DEGREES 04 MINUTES 14 SECONDS WEST) TO A POINT OF REVERSE CURVE,

THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 506.69 FEET, FOR AN ARC LENGTH OF 285.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.23 ACRES OF LAND, MORE OR LESS.

County Certification

This zoning request to PUD has been reviewed and found to be complete and in accordance with the _____ (date) approving the PUD and all applicable El Paso County regulations.

Chair, Board of County Commissioners
Director, Development Services Department

Clerk and Recorder Certification

I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ a.m./p.m. and was recorded per Reception No. _____

El Paso County Clerk and Recorder

SHEET INDEX

- Sheet 1 of 12: Site Details
- Sheet 2 of 12: Development Plan
- Sheet 3 of 12: Preliminary Grading & Erosion Control Plan
- Sheet 4 of 12: Master Facilities Plan
- Sheet 5 of 12: Landscape Plan
- Sheet 6 of 12: Building Elevations
- Sheet 7 of 12: Building Elevations
- Sheet 8 of 12: Building Elevations
- Sheet 9 of 12: Building Elevations
- Sheet 10 of 12: Building Elevations
- Sheet 11 of 12: Building Elevations
- Sheet 12 of 12: Building Elevations



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0267
www.nescolorado.com
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NORTH BAY
AT LAKE
WOODMOOR

PARCEL E

DEER CREEK RD
MONUMENT, CO 80132

DATE: 11-15-2016
PROJECT MOR: A. BAILOW
PREPARED BY: K. MARSHALL

PUD
DEVELOPMENT
PLAN

DATE: REV: DESCRIPTION

SITE DETAILS

1
1 of 12



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NORTH BAY
AT LAKE
WOODMOOR
PARCEL E

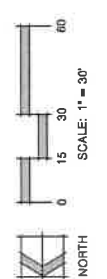
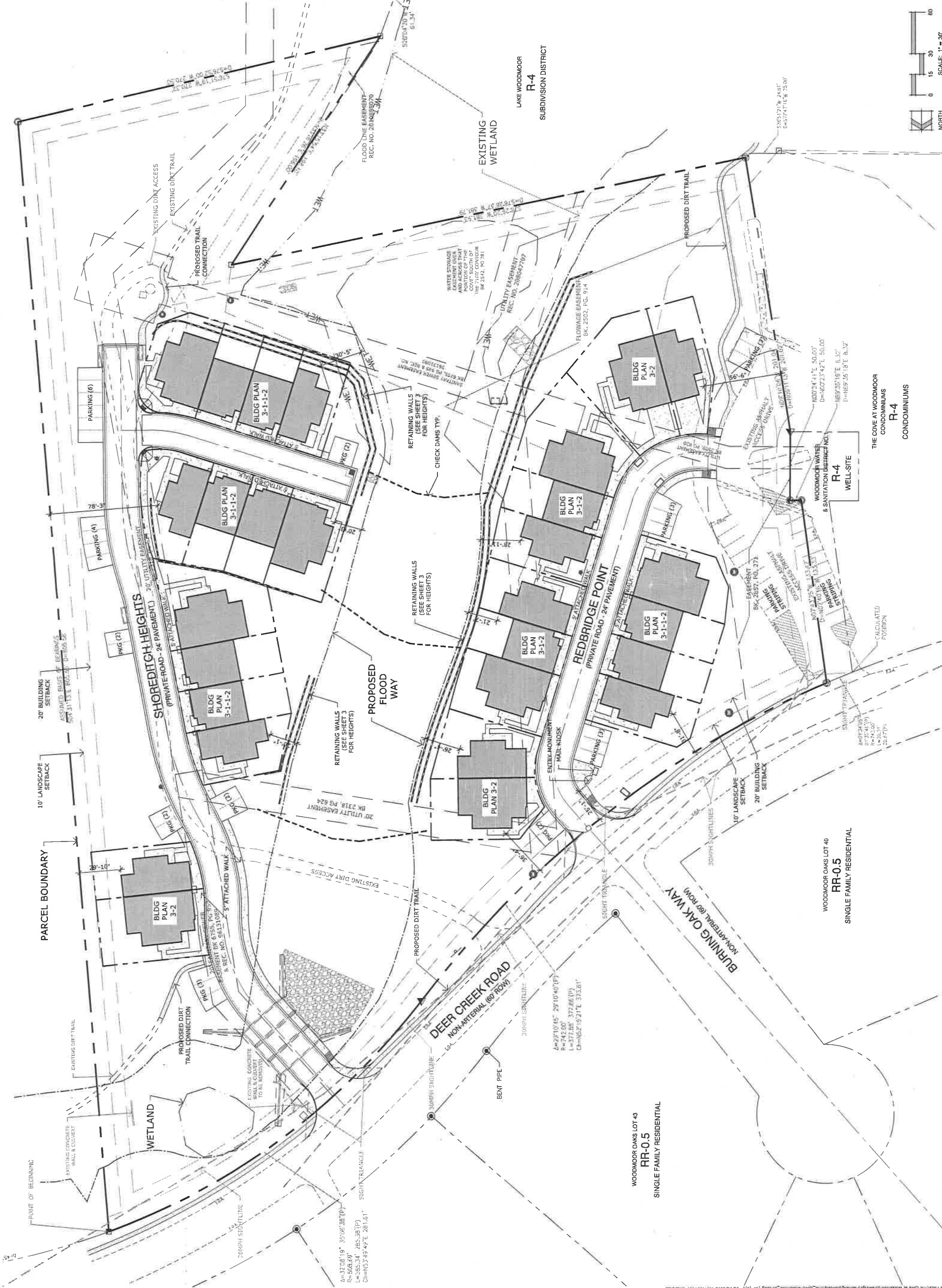
DEER CREEK RD
MONUMENT, CO 80132

DATE: 11-15-2016
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

PUD
DEVELOPMENT
PLAN

DEVELOPMENT
PLAN

2 of 12

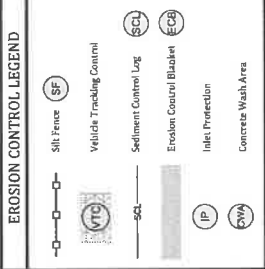


THE COVE AT WOODMOOR
CONDOMINIUMS
R-4
CONDOMINIUMS

WOODMOOR OAKS LOT 40
RR-0.5
SINGLE FAMILY RESIDENTIAL

WOODMOOR OAKS LOT 43
RR-0.5
SINGLE FAMILY RESIDENTIAL

P:\16\1616\The Cove at Woodmoor\Drawings\Planning\Development\The Cove\Development_Plan.dwg (DWG) 11/15/2016 10:49:14 AM K. Marshall



1. All wet/dry investigation required of this construction shall be completed in accordance with all applicable sections of the Project Specification and Soil Investigation Report (Geotechnical Report).
2. All excavations shall be planned and executed such that the excavation shall be backfilled adjacent to any of the structures to be built with the same material as the original soil, and which shall be backfilled adjacent to any of the structures to be built with the same material as the original soil.
3. The Contractor shall be responsible for the removal and hauling of such materials to a suitable disposal area. Costs associated with the removal of such materials shall be paid for as itemized in the Project Specifications.
4. Excavation shall become the property of the Contractor and shall be disposed of at the Contractor's expense. The cost of disposal shall be included in the bid.
5. Water shall be used to pack (fill) the excavation with a material that is suitable for the intended use of the excavation. The material shall be placed in the excavation in layers not exceeding 12 inches (1 foot) in thickness. The material shall be compacted in layers not exceeding 12 inches (1 foot) in thickness. The material shall be compacted in layers not exceeding 12 inches (1 foot) in thickness.
6. The Contractor shall be responsible for the removal and hauling of such materials to a suitable disposal area. Costs associated with the removal of such materials shall be paid for as itemized in the Project Specifications.
7. The Contractor shall be responsible for the removal and hauling of such materials to a suitable disposal area. Costs associated with the removal of such materials shall be paid for as itemized in the Project Specifications.
8. The Contractor shall be responsible for the removal and hauling of such materials to a suitable disposal area. Costs associated with the removal of such materials shall be paid for as itemized in the Project Specifications.
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18. The Contractor shall be responsible for the removal and hauling of such materials to a suitable disposal area. Costs associated with the removal of such materials shall be paid for as itemized in the Project Specifications.
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20. The Contractor shall be responsible for the removal and hauling of such materials to a suitable disposal area. Costs associated with the removal of such materials shall be paid for as itemized in the Project Specifications.
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23. The Contractor shall be responsible for the removal and hauling of such materials to a suitable disposal area. Costs associated with the removal of such materials shall be paid for as itemized in the Project Specifications.
24. The Contractor shall be responsible for the removal and hauling of such materials to a suitable disposal area. Costs associated with the removal of such materials shall be paid for as itemized in the Project Specifications.



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Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

NORTH BAY AT LAKE WOODMOOR

PARCEL E

DEER CREEK RD
MONUMENT, CO 80132

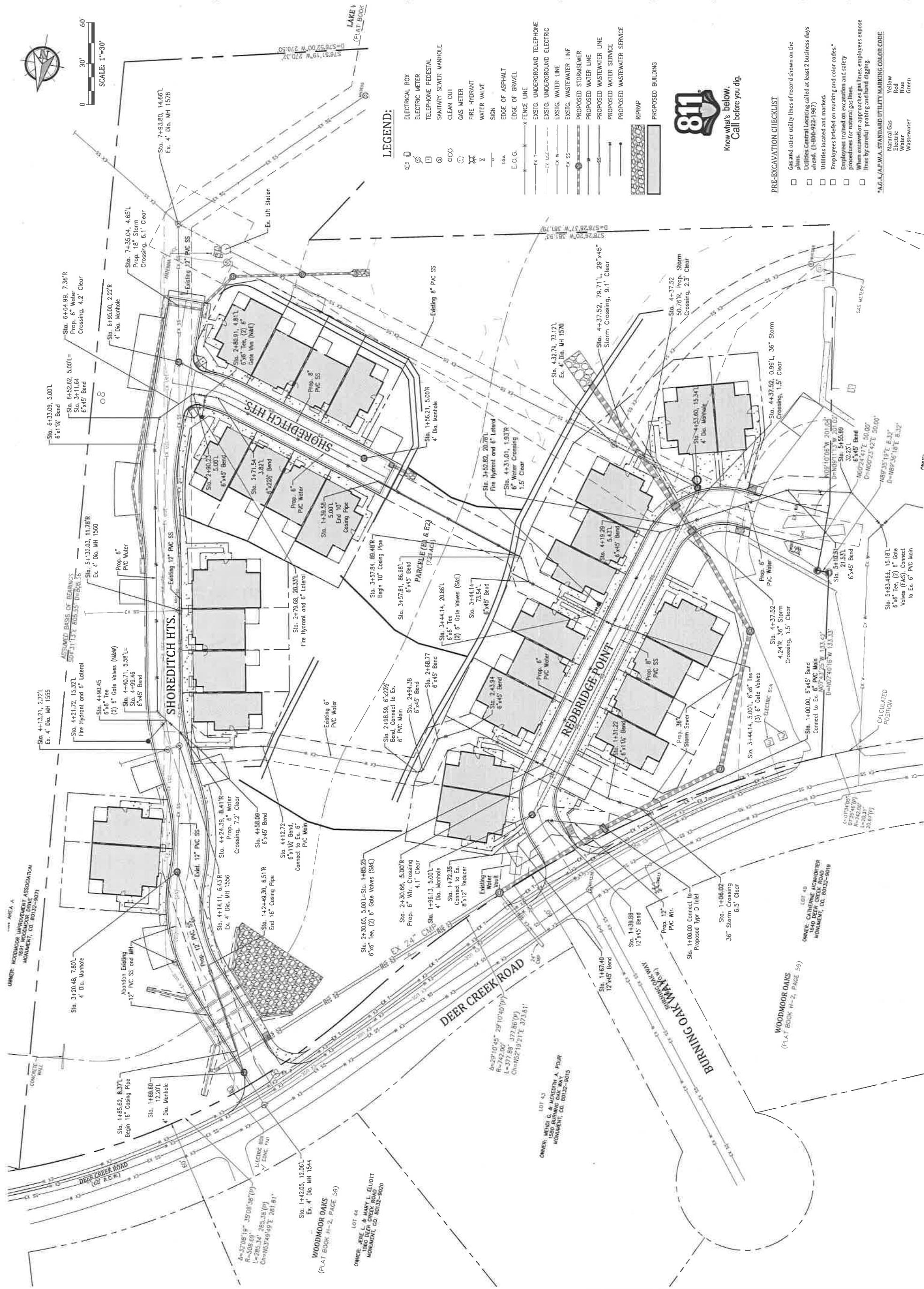
DATE: 11-09-2016
PROJECT NO: 15073-XX-TRNG
PREPARED BY: ARK

PUD DEVELOPMENT PLAN

DATE	BY	DESCRIPTION

MASTER FACILITIES PLAN

4
4 OF 12



- PRE-EXCAVATION CHECKLIST**
- ☐ Gas and other utility lines of record shown on the plans.
 - ☐ Utilities Central Locating called at least 2 business days ahead. (1-800-922-1987)
 - ☐ Utilities located and marked.
 - ☐ Employees briefed on marking and color codes.*
 - ☐ Employees trained on excavation and safety procedures for natural gas lines.
 - ☐ When excavation approaches gas lines, employees expose lines by careful probing and hand digging.
- *A.S.A./A.P.W.A. STANDARD UTILITY MARKING COLOR CODE**
- | | |
|-------------|--------|
| Natural Gas | Yellow |
| Electric | Red |
| Water | Blue |
| Wastewater | Green |



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NORTH BAY
AT LAKE
WOODMOOR

PARCEL E

DEER CREEK RD
MONUMENT, CO 80132

DATE: 11-09-2016
PROJECT MGR:
PREPARED BY:

PUD
DEVELOPMENT
PLAN

LANDSCAPE PLAN

5
5 OF 12



EXISTING PLANT KEY

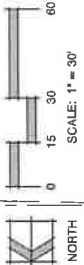
EXISTING EVERGREEN TREE TO RETAIN	39
EXISTING DECIDUOUS TREE TO RETAIN	13
EXISTING DECIDUOUS SHRUB TO RETAIN	24

GROUND COVER KEY

SYMBOL	NOTES	QTY
	TURF GRASS	2,549 sf
	NATIVE SEED	28,717 sf
	SHRUB BED	3,277 sf
	RIVER ROCK 1 1/2" River Rock	877 sf
	GRAVEL	5,872 sf
	COBBLE ROCK	1,787 sf
	3" TRIANGULAR COBBLE	

THE COVE AT WOODMOOR
CONDOMINIUMS
R-4
CONDOMINIUMS

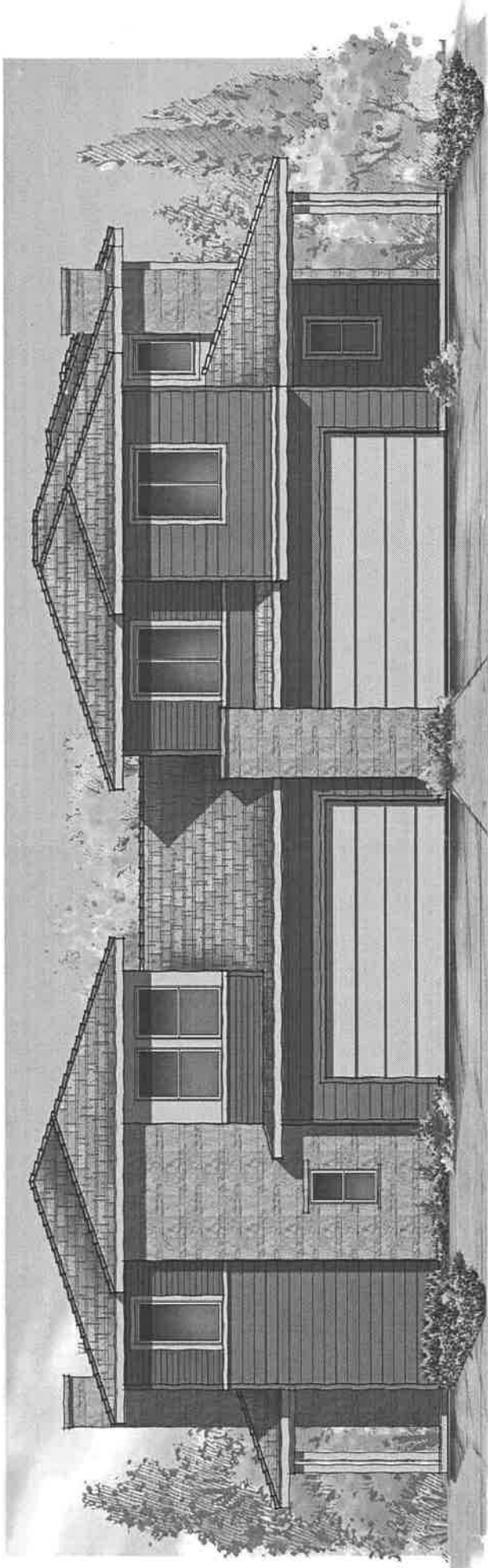
WOODMOOR OAKS LOT 40
RR-0.5
SINGLE FAMILY RESIDENTIAL



NORTH BAY AT LAKE WOODMOOR

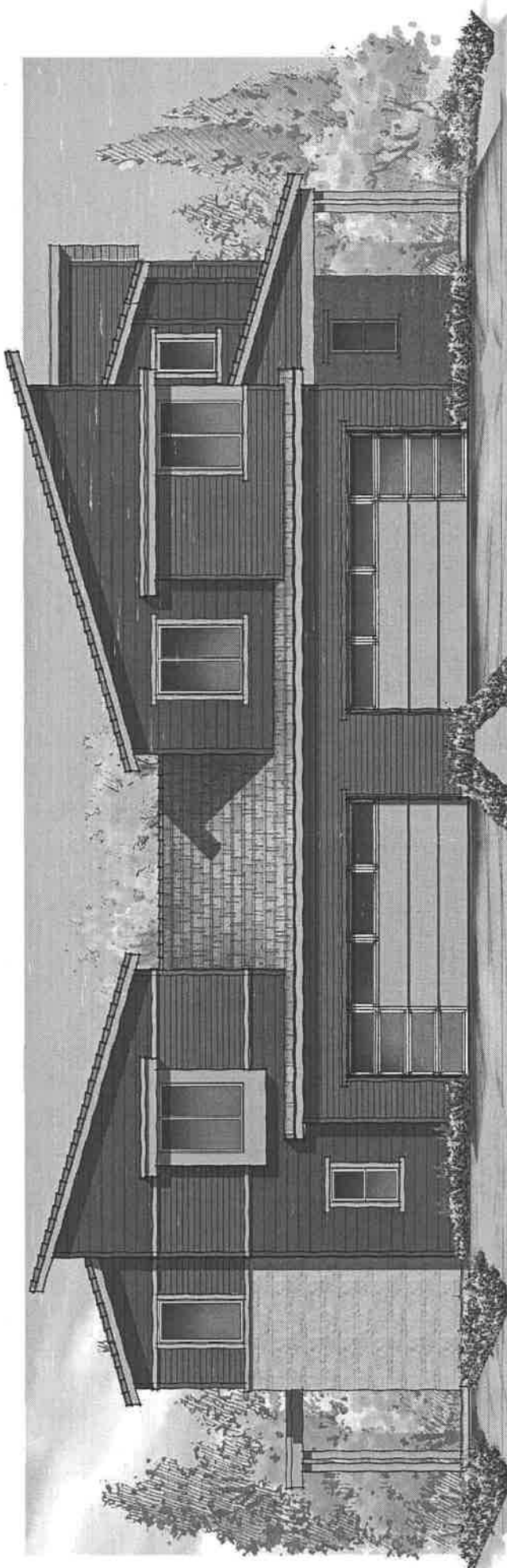
EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN



FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

Sheet 7 of 12



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california // 2943 pullman st. suite A
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3-2 DUPLEX | FRONTS

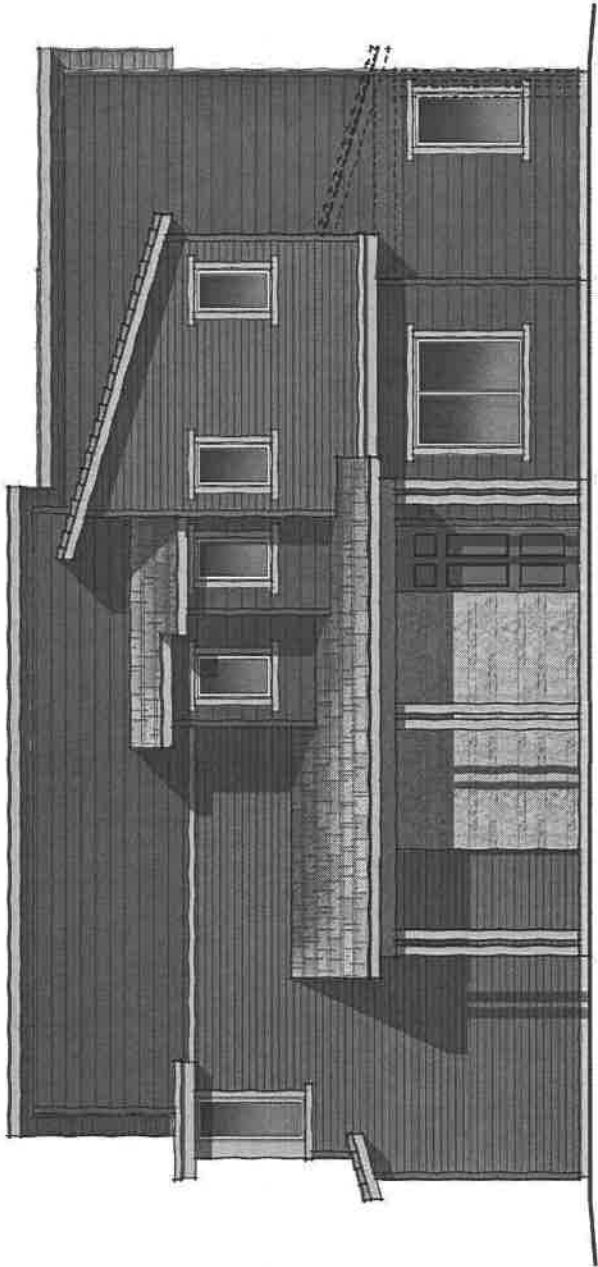
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COLORADO SPRINGS, COLORADO

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.
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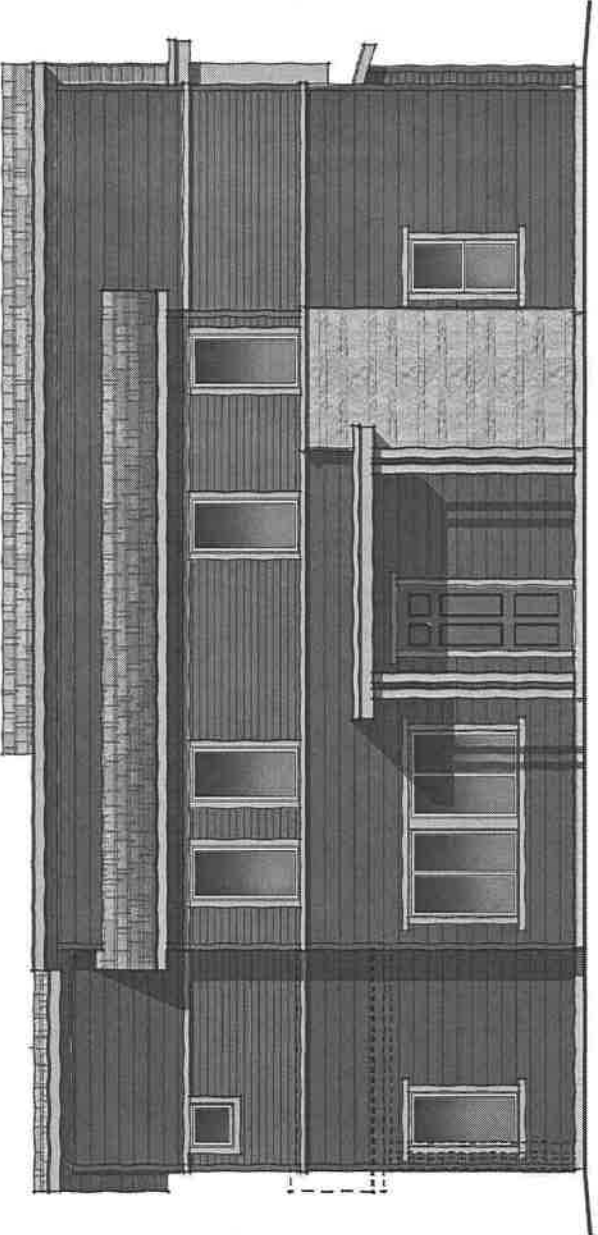


NORTH BAY AT LAKE WOODMOOR
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN



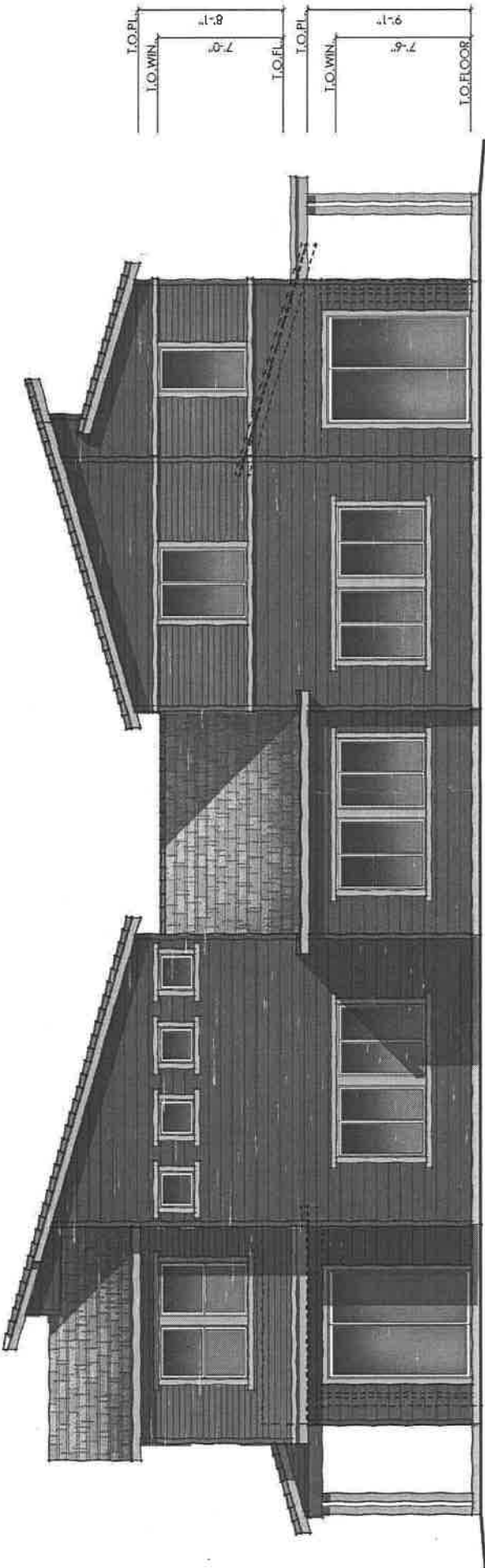
RIGHT ELEVATION 'B'

SCALE: 1/4" = 1'-0"



LEFT ELEVATION 'B'

SCALE: 1/4" = 1'-0"



REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

- MATERIAL NOTES**
- ASPHALT ROOF SHINGLES
 - 8" CEMENTITIOUS HORIZONTAL SIDING
 - 4" CEMENTITIOUS HORIZONTAL SIDING
 - WOOD TRIM
 - WOOD POSTS
 - CULTURED STONE VENEER

09.07.16

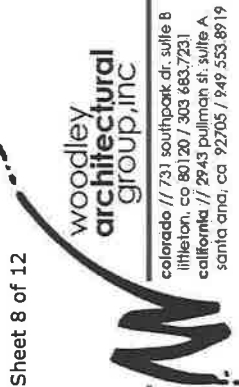


3-2 DUPLEX | CONCEPT ELEVATIONS 'B'

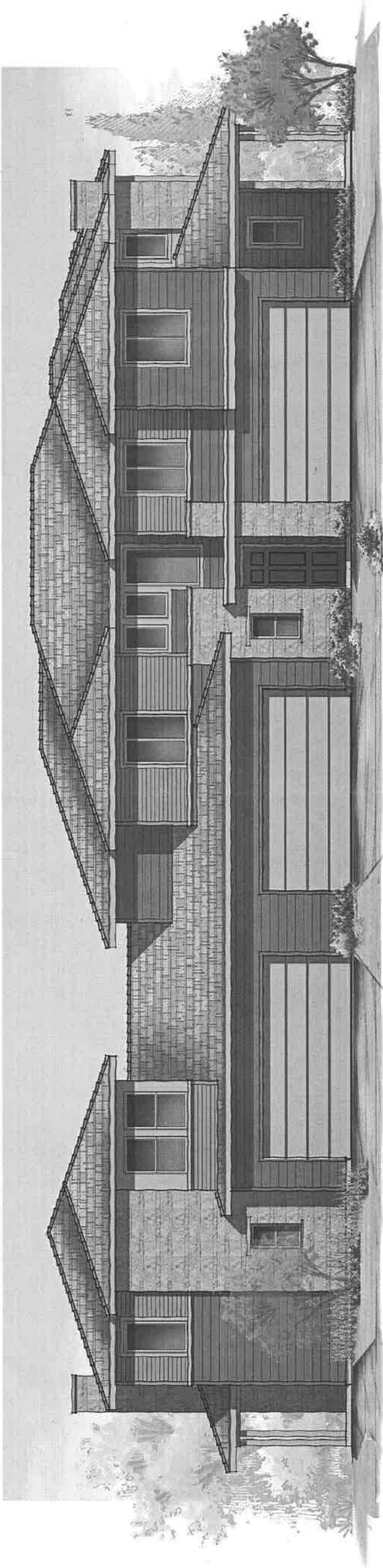
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COLORADO SPRINGS, COLORADO

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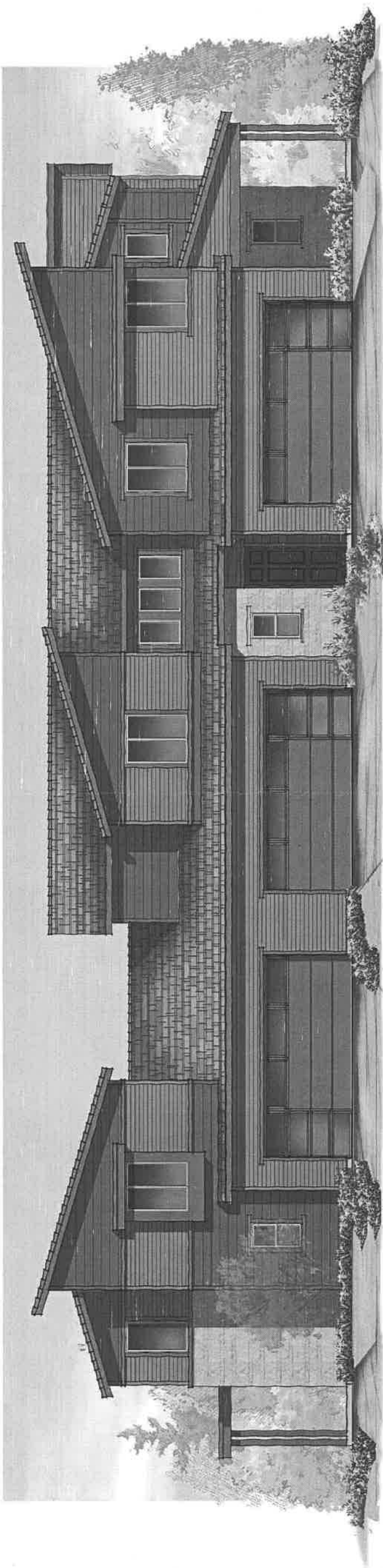


NORTH BAY AT LAKE WOODMOOR
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN



FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

09.07.16



3-1-2 TRIPLEX | FRONTS
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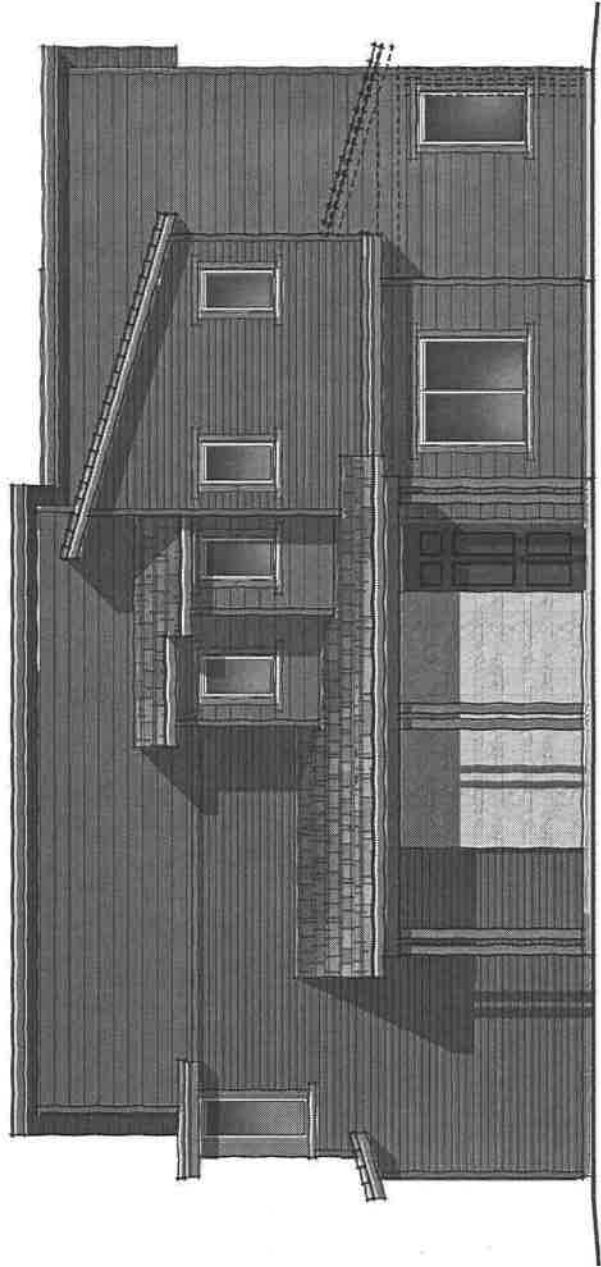
Sheet 9 of 12

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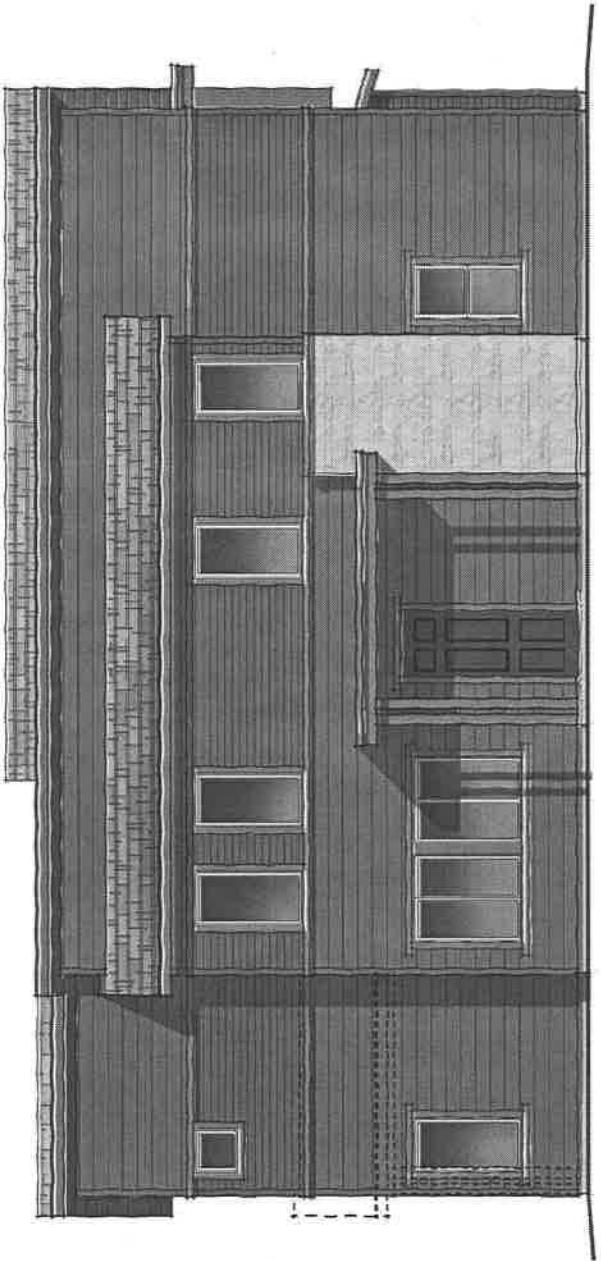
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california // 2943 pulman st. suite A
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NORTH BAY AT LAKE WOODMOOR
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN



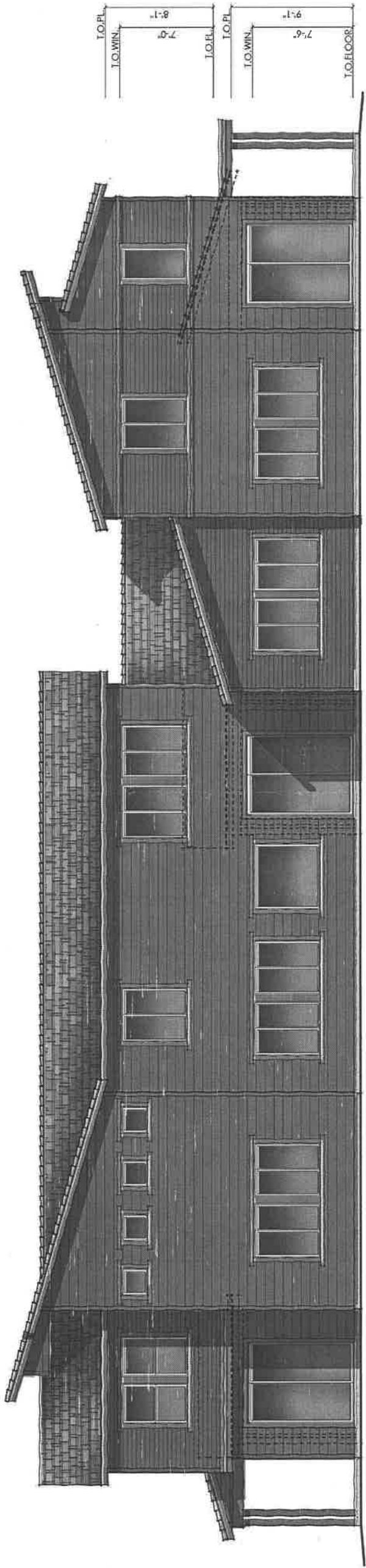
RIGHT ELEVATION 'B'

SCALE: 1/4" = 1'-0"



LEFT ELEVATION 'B'

SCALE: 1/4" = 1'-0"



REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

- ASPHALT ROOF SHINGLES
- 8" CEMENTITIOUS HORIZONTAL SIDING
- 4" CEMENTITIOUS HORIZONTAL SIDING
- WOOD TRIM
- WOOD POSTS
- CULTURED STONE VENEER

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3-1-2 TRIPLEX | CONCEPT ELEVATIONS 'B'

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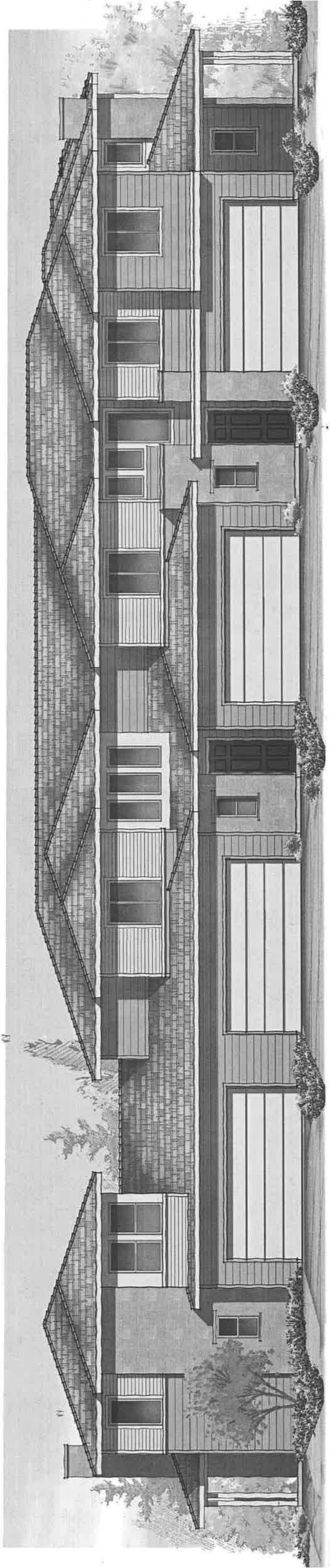
Sheet 10 of 12

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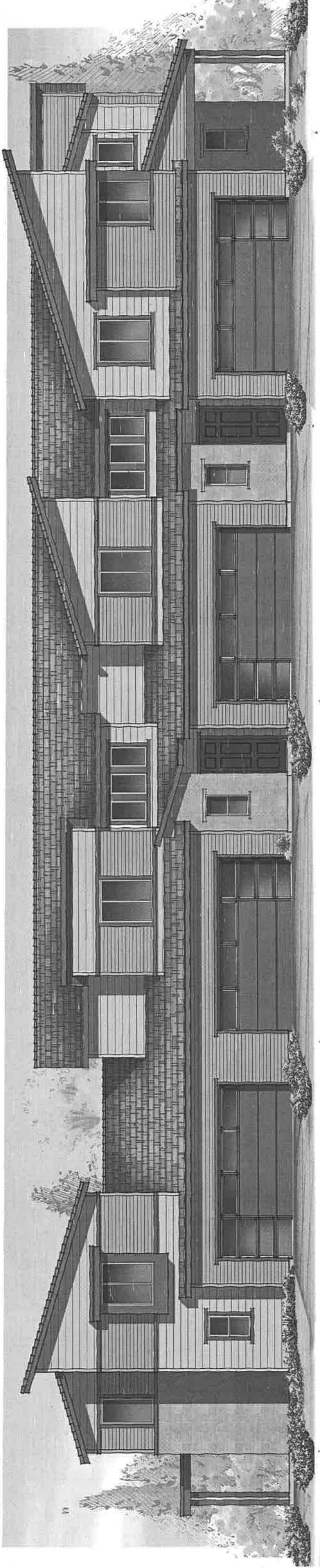
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california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919

NORTH BAY AT LAKE WOODMOOR
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN



FRONT ELEVATION 'A'

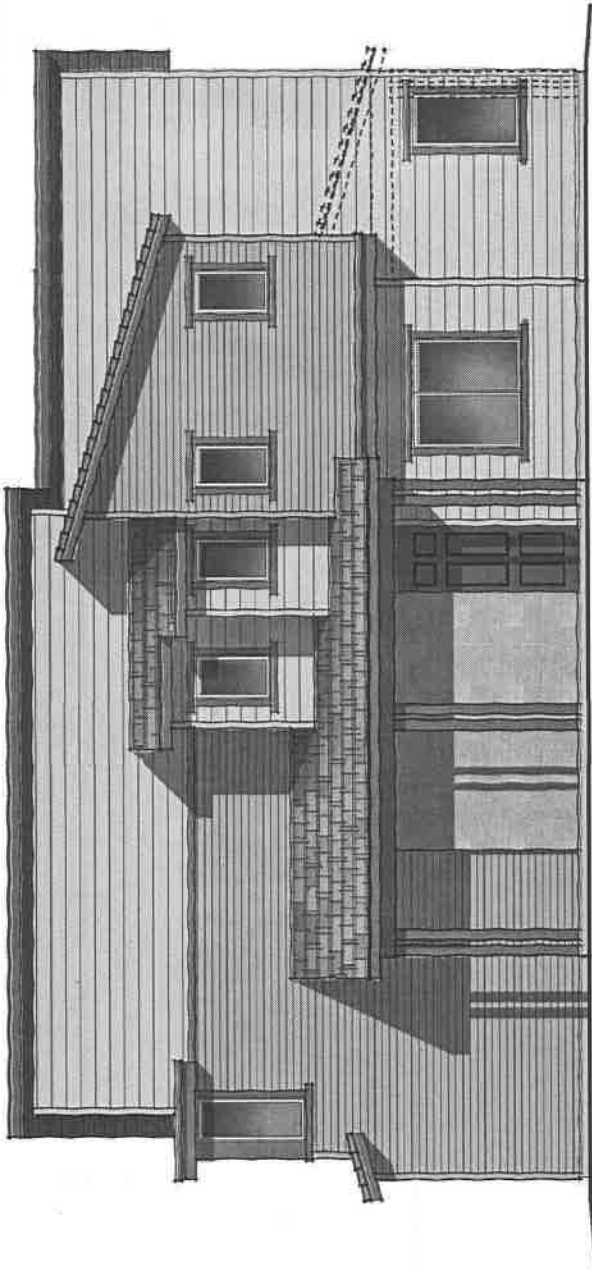
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FRONT ELEVATION 'B'

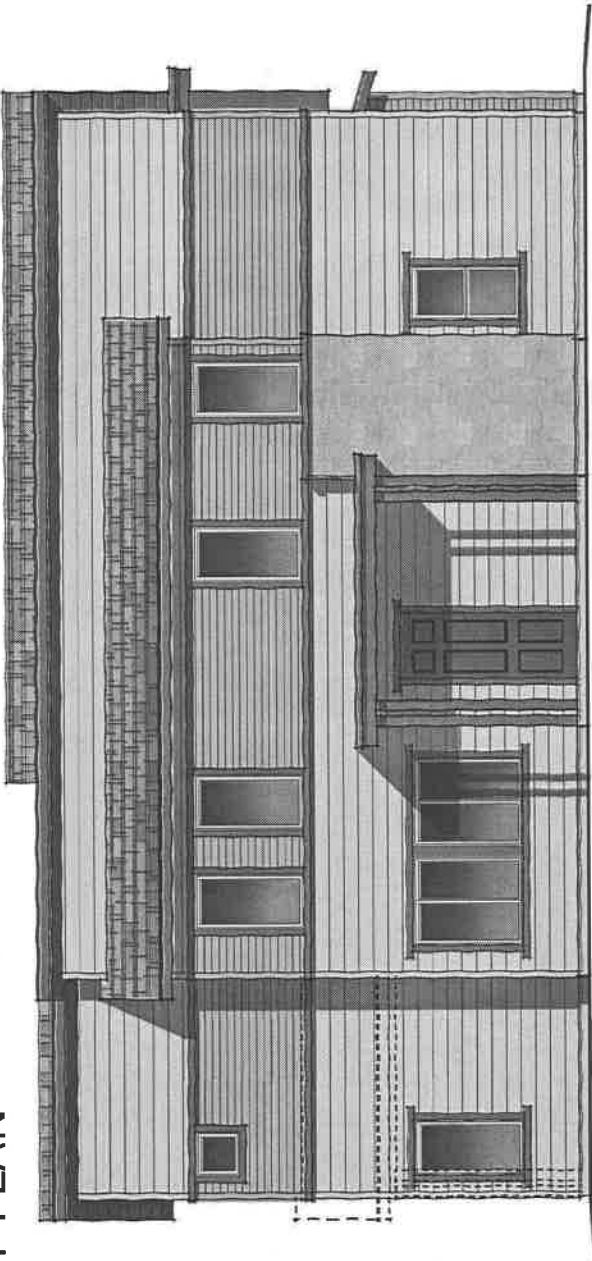
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NORTH BAY AT LAKE WOODMOOR
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN



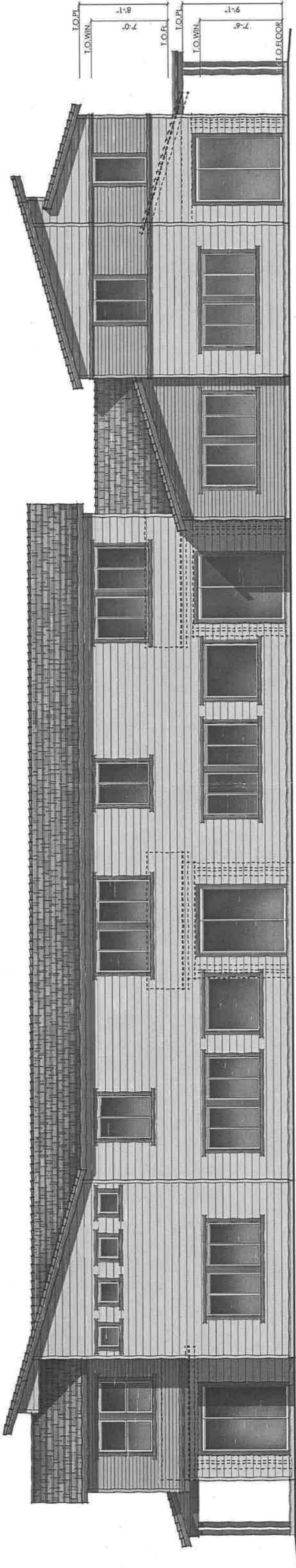
RIGHT ELEVATION 'B'

SCALE: 1/4" = 1'-0"



LEFT ELEVATION 'B'

SCALE: 1/4" = 1'-0"



REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

- MATERIAL NOTES**
- ASPHALT ROOF SHINGLES
 - 8" CEMENTITIOUS HORIZONTAL SIDING
 - 4" CEMENTITIOUS HORIZONTAL SIDING
 - WOOD TRIM
 - WOOD POSTS
 - CULTURED STONE VENEER

09.07.16



3-1-1-2 FOUR PLEX | CONCEPT ELEVATIONS 'B'

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COLORADO SPRINGS, COLORADO

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NORTHBAY AT LAKE WOODMOOR FINAL PLAT

A REPLAT OF A PORTION OF THE COVE AT WOODMOOR TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PLAT NOTES CONTINUED:

TRACT A IS FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, PUBLIC ACCESS AND DRAINAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY _____.

TRACT B IS FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, PUBLIC ACCESS AND DRAINAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY _____.

TRACT C IS FOR PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, PUBLIC ACCESS AND DRAINAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY _____.

TRACT D IS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY _____.

TRACT E IS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY _____.

14. THE APPROVAL OF THIS REPLAT VALUATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY MAS CIVIL CONSULTANTS, INC. FOR EITHER OWNERSHIP OR INTERESTS IN REAL ESTATE. THE PARCEL IS SHOWN EXCEPT AS SHOWN HEREIN. THE NUMBERS USED BELOW CORRESPOND WITH SCHEDULE B - SECTION 2 EXCEPTIONS OF SAID TITLE COMMITMENT.

1. - 6. M&S CIVIL CONSULTANTS INC. DID NOT ADDRESS THESE ITEMS.

7. THE PROPERTY IS SUBJECT TO (a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER.

A. THE PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN PATENT OF THE UNITED STATES OF AMERICA

9. THE PROPERTY IS SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED APRIL 10, 1951, IN BOOK 1290 AT PAGE 233. SAID EASEMENT WAS TRANSFERRED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN DEED RECORDED APRIL 26, 1952 IN BOOK 1337 AT PAGE 155.

10. THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORTHEUORE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, ANY, BASED UPON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, ANCESTRY, OR SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SEXUAL ORIENTATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED JUNE 28, 1963 IN BOOK 1963 AT PAGE 796 AND APRIL 10, 1964 IN BOOK 2006 AT PAGE 457.

11. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF PERMANENT EASEMENT BY THE WOODMOOR CORPORATION TO THE WOODMOOR WATER AND SANITATION DISTRICT NO. 1 RECORDED NOVEMBER 12, 1969 IN BOOK 2318 AT PAGE 624.

12. THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORTITUDE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, NATIONAL ORIGIN, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION MAY BE ENFORCED BY A COURT OF COMPETENT JURISDICTION. ESTIMATES IN COLUMBIANA RECORDS MAY 1972 IN BOOK 268 AT PAGE 279 AND PARAGRAPH 212. ESTIMATES IN COLUMBIANA RECORDS MAY 1972 IN BOOK 268 AT PAGE 279 AND PARAGRAPH 212. ESTIMATES IN COLUMBIANA RECORDS MAY 1972 IN BOOK 268 AT PAGE 279 AND PARAGRAPH 212.

11.3. THE PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF THE COVE AT WOODMOOR RECORDED JUNE 20, 1972 UNDER RECEPTION NO. 894467 IN PLAT BOOK V2 AT PAGE 59.

PLAT NOTES CONTINUED:

14. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT GRANTED TO THE WOODMOOR WATER AND SANITATION DISTRICT #1 RECORDED JULY 5, 1972 IN BOOK 2502 PAGE 914.

15. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS, AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT GRANTED TO THE WOODMOOR WATER AND SANITATION DISTRICT #1 RECORDED JULY 28, 1972 IN BOOK 2509 PAGE 820.

16. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT GRANTED TO THE WOODMOOR WATER AND SANITATION DISTRICT #1 RECORDED NOVEMBER 29, 1972 IN BOOK 44-2 AT PAGE 781.

17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BYE-LAWS, OBLIGATIONS AS SET FORTH IN BY LAWS OF THE ABOVE CONDOMINIUM ASSOCIATION RECORDED DECEMBER 19, 1974 IN BOOK 2723 AT PAGE 956.

18. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT GRANTED BY GREAT FALLS PROPERTIES, INC. RECORDED SEPTEMBER 7, 1976 IN BOOK 2857 AT PAGE 268.

19. THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORECLOSURE OR REVERTER CLAUSE, BUT IMPOSING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON AGE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN ANY APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 07, 1976, IN BOOK 2857 AT PAGE 271.

20. THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 18, 1977 IN BOOK 2941 AT PAGE 577. SAID DISTRICT IS NOW KNOWN AS THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT AS EVIDENCED BY THE INSTRUMENTS RECORDED JUNE 14, 2011 UNDER RECEPTION NO. 2110537746 AND JULY 1, 2011 UNDER RECEPTION NO. 2110640088.

21. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 79-349, LAND USE 169 CONTAINED IN INSTRUMENT RECORDED DECEMBER 13, 1979 IN BOOK 3261 AT PAGE 816.

222. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AS SET FORTH IN THE EASEMENT DEED FROM JAY R. LEVY IRREVOCABLE EXEMPTION EQUIVALENT TRUST DATED JULY 7, 1988 TO KAB-PANKEV, LIMITED LIABILITY COMPANY RECORDED JUNE 09, 1994 IN BOOK 6465 AT PAGE 52.

23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS, AS SET FORTH IN THE EASEMENT DEED FROM JACK G. SHAFTER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DAN KUBBY, DECEASED TO KAB-PANKE^Y, LIMITED COMPANY RECORDED JUNE 09, 1994 IN BOOK 6465 AT PAGE 60.

22A. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, DUTIES AND OBLIGATIONS CONTAINED IN THAT EASEMENT DEED FROM EDWIN EARL HONSMAN, AS TRUSTEE UNDER AGREEMENT WITH EDWIN EARL HONSMAN AS TRUSTOR DATED MARCH 30, 1993 TO AB-BANKNEY, LIMITED LIABILITY COMPANY RECORDED JUNE 9, 1999 IN BOOK 0463 AT PAGE 68.

235. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, DUTIES AND OBLIGATIONS CONTAINED IN THAT EASEMENT DEED FROM RICHARD J. BEBE, AS TRUSTEE OF THE TRUST AGREEMENT CREATED ON JANUARY 4, 1982 TO KAB-PANKEY, LIMITED (LIABILITY COMPANY RECORDED JUNE 9, 1994 IN BOOK 6465 AT PAGE 77).

26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, DUTIES AND OBLIGATIONS CONTAINED IN THAT EASEMENT DEED FROM EDWIN L. CANTER TO KAB-PANKY, LIMITED LIABILITY COMPANY RECORDED JUNE 9, 1994 IN BOOK 6455 AT PAGE 84.

PLAT NOTES CONTINUED:

27. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, DUTIES AND OBLIGATIONS CONTAINED IN THAT EASEMENT DEED FROM ROBERT L. HOWSAM, JR. TO KAB-PANKEY, LIMITED LIABILITY COMPANY RECORDED IN JUNE 9, 1994 IN BOOK 6465 AT PAGE 91.

28. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY AS GRANTED TO WOODMONT WATER AND SANITATION DISTRICT NO. 1 IN INSTRUMENT RECORDED OCTOBER 31, 1995, IN BOOK 6755 AT PAGE 949, RECORDED OCTOBER 31, 1995, IN BOOK 6755 AT PAGE 949, AND IN INSTRUMENT RECORDED OCTOBER 27, 1995 IN BOOK 6753 AT PAGE 408.

29. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY AS GRANTED TO WOODMOOR WATER AND SANITATION DISTRICT NO. 1 IN INSTRUMENT RECORDED OCTOBER 31, 1995, IN BOOK 6753 AT PAGE 953 AND OCTOBER 11, 1996 UNDER RECEPTION NO. 96131089.

30. THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORTUNEOR OR SEXUAL ORIENTATION, FAMILY STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, RACE, CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, OR SEX. SOURCE OF INCOME, ASSETS OR EARNINGS, STATE OR FEDERAL LAWS, EXCEPTED TO THE EXTENT THAT SAID SOURCE OF INCOME, ASSETS OR EARNINGS ARE PROHIBITED BY SUCH LAWS.

31. THIS INSTRUMENT WAS RECORDED ON SEPTEMBER 16, 1998, UNDER RECEPTION NO. 9914653-34. PARTICIPATION IN CONJUNCTION THEREWITH RECORDED ON SEPTEMBER 23, 2008, UNDER RECEPTION NOS. 200813484-46 AND 20813484-47.

31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY AS GRANTED TO WOODMOOR WATER AND SANITATION DISTRICT NO. 1 RECORDED OCTOBER 11, 1996, UNDER RECEPTION NO. 96131090.

32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, DUTIES AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 99-399 RECORDED OCTOBER 20, 1999. UNDER RECEPTION NO. 99163142 AND RESOLUTION NO. 02-394 RECORDED NOVEMBER 7, 2002 AT RECEPTION NO. 202195447 AND RECORDED JANUARY 23, 2003 AT RECEPTION NO. 203015803.

3.3. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN FLOOD LINE EASEMENT AGREEMENT FROM KAB-PANKEY LIMITED LIABILITY COMPANY TO WOODMOOR WATER AND SANITATION DISTRICT NO. 1 RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088807, SUPPLEMENTED FIRST AMENDMENT THERETO RECORDED JULY 28, 2009 UNDER RECEPTION NO. 201087237.

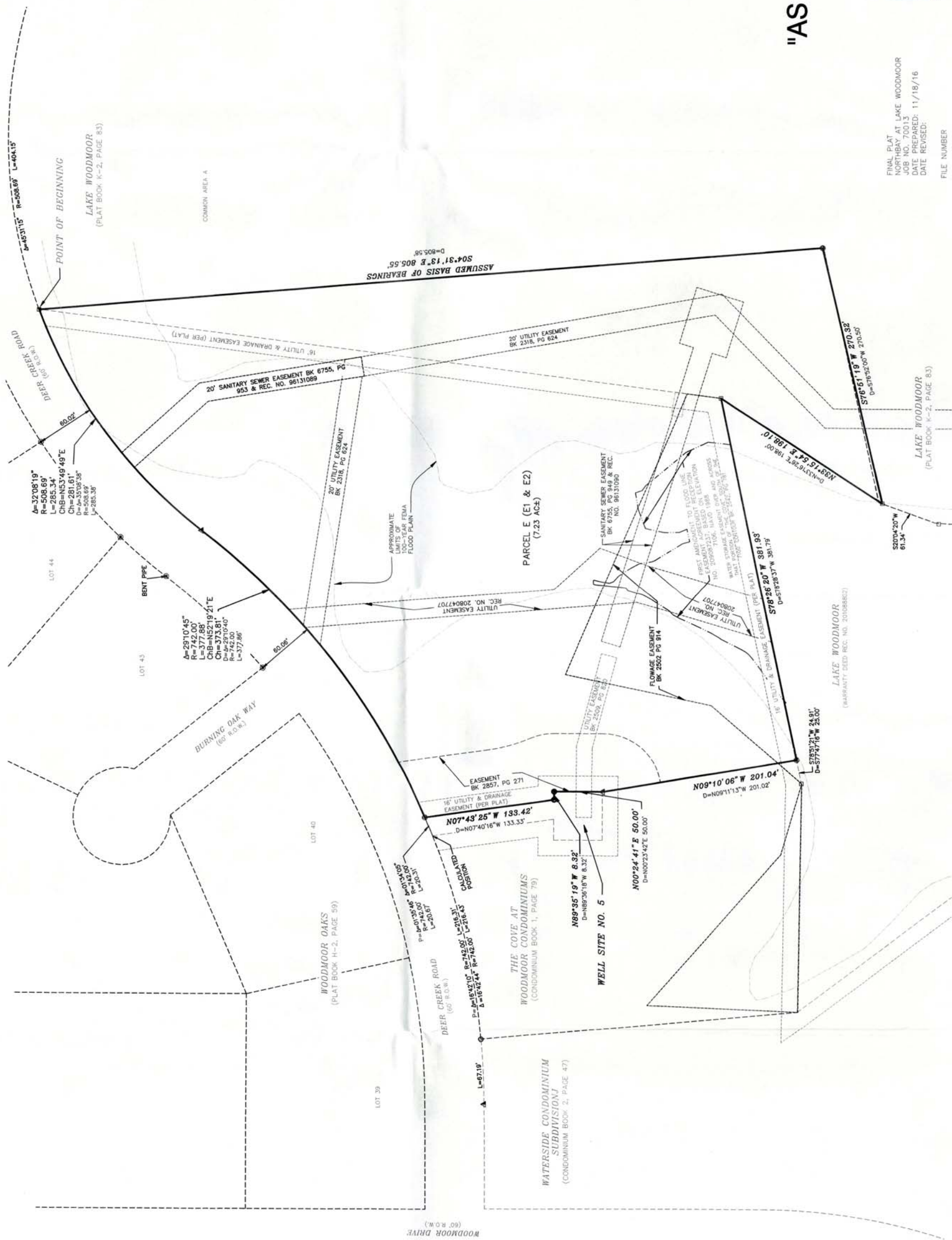
34. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, DUTIES AND OBLIGATIONS CONTAINED IN THE LANE WOODMOOR EXCHANGE AGREEMENT AS SHOWN BY MEMORANDUM OF AGREEMENT RECORDED JUNE 28, 2001 AT RECEPTION NO. 20108880. WATER ALLOCATION NOTICES IN CONJUNCTION THEREWITH RECORDED DECEMBER 5, 2006 UNDER RECEPTION NO. 206776423, DECEMBER 8, 2008 UNDER RECEPTION NO. 206178645 AND FEBRUARY 13, 2013 UNDER RECEPTION NO. 215071915.

35. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT GRANTED TO THE WOODMOOR WATER AND SANITATION DISTRICT NO. 1 RECORDED APRIL 28 2008 UNDER RECEPTION NO. 208047707.

36. THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE WOODMOOR WATER AND SANITATION DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 31, 2014 UNDER RECEPTION NO. 214120304.

NORTHBAY AT LAKE WOODMOOR FINAL PLAT

A REPLAT OF A PORTION OF THE COVE AT WOODMOOR TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



"AS PLATTED"



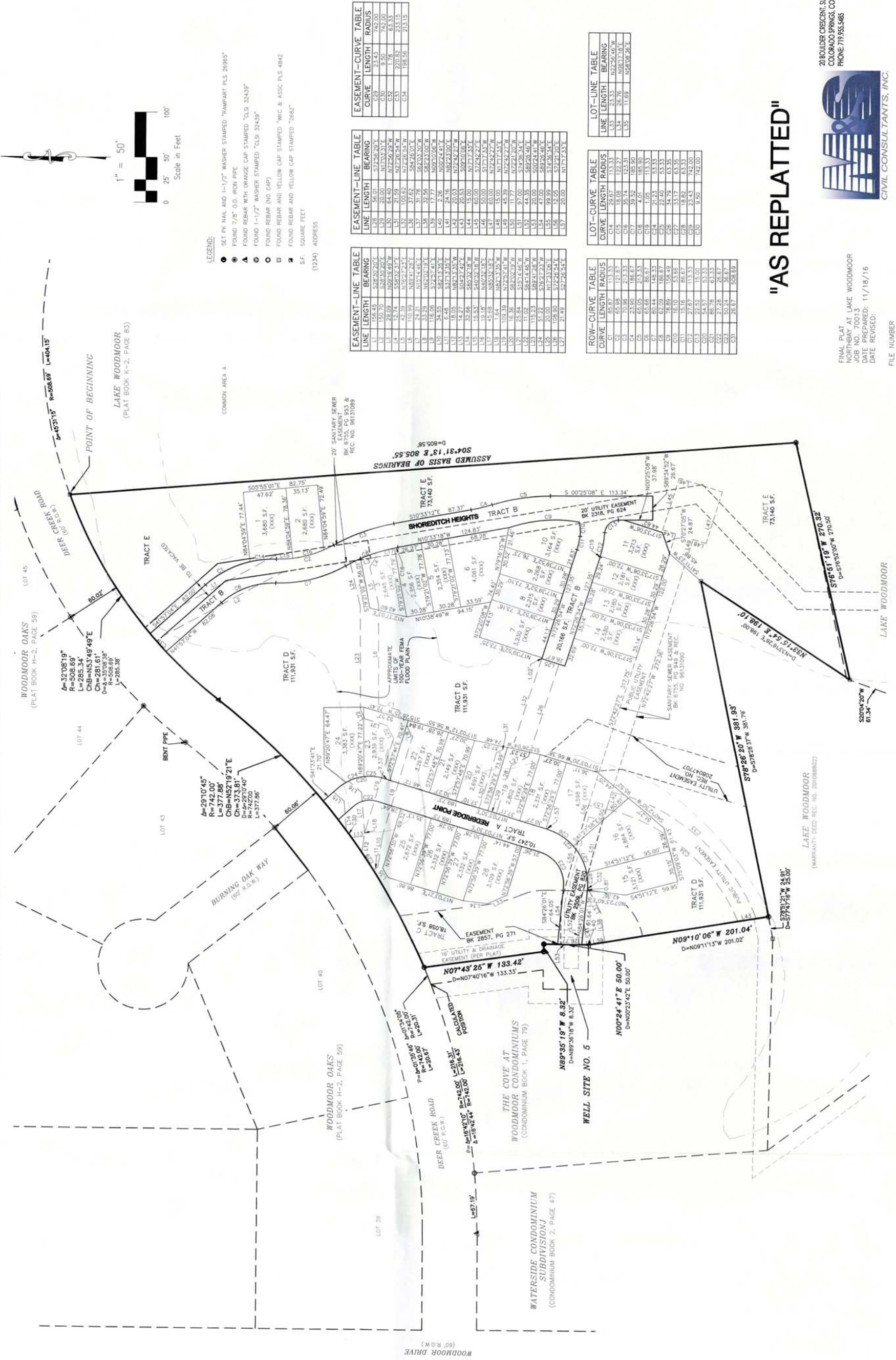
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FINAL PLAT
NORTHBAY AT LAKE WOODMOOR
JOB NO. 70013
DATE PREPARED: 11/18/16
DATE REVISED:
FILE NUMBER

NORTHBAY AT LAKE WOODMOOR

FINAL PLAT

A REPLAT OF A PORTION OF THE COVE AT WOODMOOR TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



"AS REPLATTED"



20 BOLDER CREST, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE 719.555.5485

FINAL PLAT
NORTHBAY AT LAKE WOODMOOR
JOB NO. 70013
DATE PREPARED: 11/18/16
DATE REVISED:

FILE NUMBER

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Lorson Ranch Urban Park Development Updates

Agenda Date: January 11, 2017

Agenda Item Number: #7 - A

Presenter: Jason Meyer, Project Manager

Information: X **Endorsement:**

Background

At a recent Park Advisory Board meeting, it was requested that staff provide an update on the development of urban park opportunities within the Lorson Ranch development.

The El Paso County Land Development Code requires developers provide regional park land, or fees in lieu of land for regional park purposes at the time of recording the final plat for any residential subdivision. Additionally, if densities are above 2.5 dwelling units per acre, urban park lands or fees in lieu of land for urban park purposes are also required. 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.

A primary mission of El Paso County Parks includes the development of regional parks that are generally above 200 acres with recreational resource values of regional and community significance. County Parks also recognizes and supports the development of smaller neighborhood parks, trailheads, and recreation areas within El Paso County.

The first priority for the use of park development fees is to support of the development of parks, trails and open space owned and managed by El Paso County in order to provide adequate park facilities to address population growth from new housing developments. In addition, El Paso County has developed several innovative programs to encourage the construction of urban park opportunities throughout El Paso County. The Urban Park Grant Program was established in March of 2007 and provides the opportunity for cities, towns, school districts, metropolitan districts, special districts, and non-profit organizations in El Paso County to apply for a grant to develop urban parks. Finally, we also participate in park land agreements that provide urban park fee credit to a developer if an urban park opportunity is constructed within the respective development.

Please find below the support El Paso County has provided to Lorson Ranch to develop urban park opportunities in their development:

<u>Park</u>	<u>Year</u>	<u>Support</u>	<u>Amount</u>
Regional Trail	2012	Park Lands Agreement / credit	\$66,661*
Meadows Filing #2	2012	Park Lands Agreement / credit	\$20,492
Pioneer Landing #1	2014	Urban park grant	\$25,000

Meadows – Filing #3 2015	Urban park grant	\$25,000
	Total	\$137,153

* Regional park fee credit

East Meadows Park - Phase II

Upon completion of East Meadows Park - Phase I, County Parks was approached by the developer whether additional funding could be provided to support the construction of East Meadows Park - Phase II, which includes the construction of an athletic field. Parks staff recommended that Lorson Ranch apply for an urban park grant to support the construction of the athletic field.

The developer has also inquired whether we 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 responded that we attempt to avoid providing urban park fee credit from a respective PUD for a park development in another PUD. This is a challenge to track and we prefer the benefit of the credit be utilized for park development in the same PUD. Staff further indicated that the developer consider pursuing urban park fee credit for Pioneer Landing – Filing #2 for the development of an urban park in this PUD. This recommendation aligns with the Park Advisory Board endorsement of June 11, 2016:

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

The pros and cons of considering urban park fee credit for Pioneer Landing – Filing #2 to support the athletic field development in Meadows Filing #3 includes the following:

Pros

1. The credit will provide additional financial support for the construction of the athletic field at East Meadows Park. The athletic field is a desired park amenity within Lorson Ranch.

Cons

1. Establishes a precedent of using credit in one PUD to support a park development in another PUD. This may be complicated to track for County Parks and Planning and Community Development Department staff.

2. The benefit of the credit is not used for an urban park opportunity in the respective PUD.

3. Consolidating urban park fee credits across PUDs could result in less urban park opportunities being constructed that are not within walking distance for area residents.

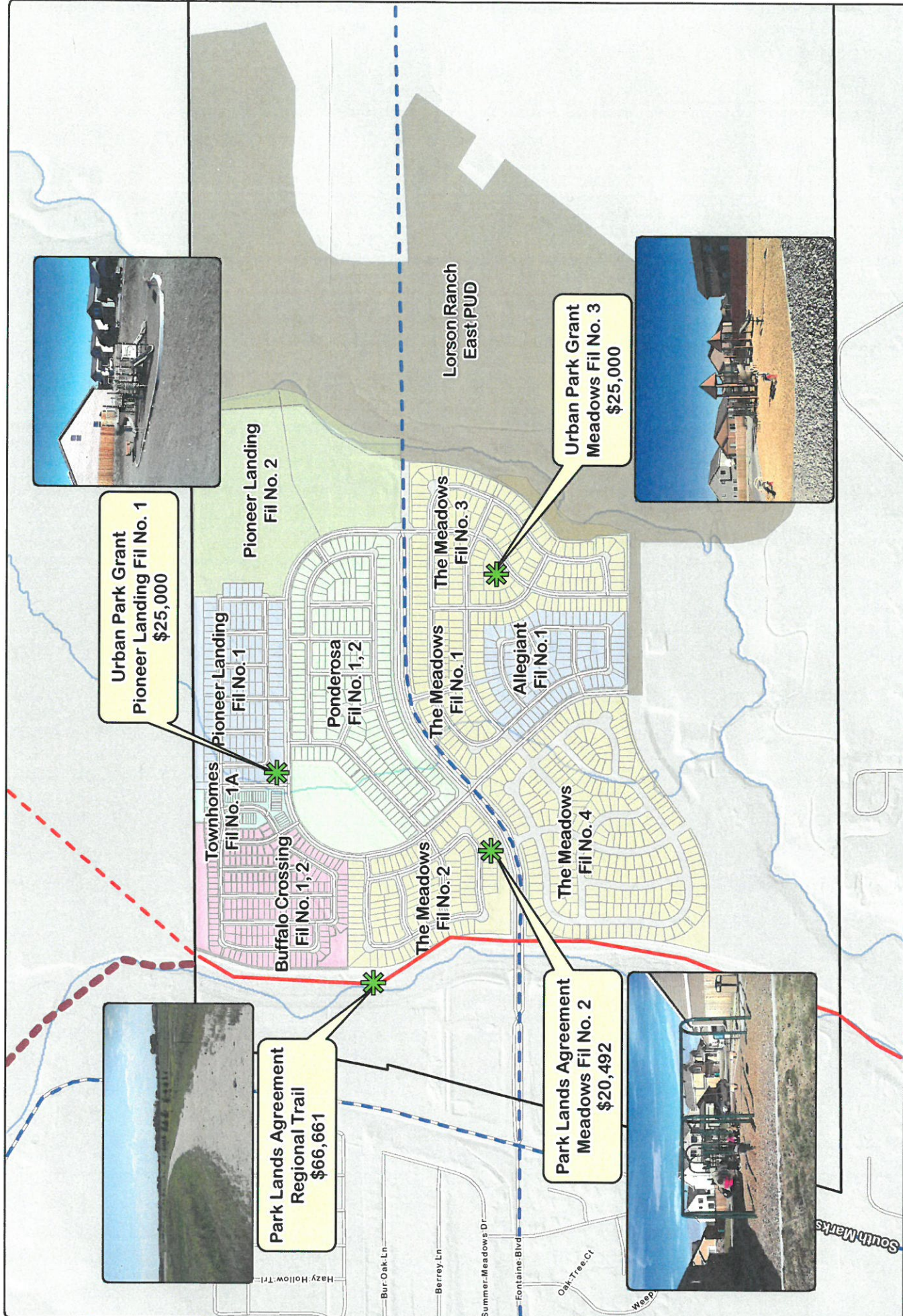
Staff would appreciate Park Advisory Board input on this proposal.

Lorson Ranch East Parks / Open Space

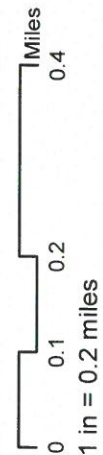
Please find attached a concept plan for future urban park development in Lorson Ranch East PUD. As indicated, three tot lots / playgrounds are planned within the PUD.

Recommended action:

Information only



LORSON RANCH PARK EXHIBIT
COMMUNITY SERVICES DEPARTMENT
EL PASO COUNTY



LORSON RANCH EAST PARKS & OPEN SPACE

TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 225.76 X .10= 22.58 ACRES
 TOTAL OPEN SPACE PROVIDED IS 21.7%= 48.95 ACRES



CONCEPTUAL PLAYGROUND IDEA
 FOR AGES 5-12



CONCEPTUAL PLAYGROUND IDEA
 FOR AGES 5-12



CONCEPTUAL PLAYGROUND IDEA
 FOR AGES 2-5



CONCEPTUAL PLAYGROUND IDEA
 FOR AGES 5-12



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2017 Sunshine Act Memorandum
Agenda Date: January 11, 2017
Agenda Item Number: #7 - B
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement:** X

Background Information:

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act, the Park Advisory Board annually endorses a memorandum at the January meeting that addresses the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

Please find enclosed the draft memorandum for consideration and / or endorsement.

Recommended Motion:

Move to endorse the 2017 Sunshine Act Memorandum.

MEMORANDUM

TO: Vicki Ratterree, Clerk to the Board Manager

FROM: Tim Wolken, Director of Community Services

RE: 2017 Sunshine Act Memorandum
Park Advisory Board / Park Fee Advisory Committee

DATE: January 11, 2017

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act (Sunshine Act), the following information addresses whereby each county Board or Commission shall notify the Clerk to the Board Manager of the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

The Director of Community Services, or his designee, shall be responsible for ensuring that appropriate notice of Park Advisory Board (PAB) and the Park Fee Advisory Committee (PFAC) meetings. The respective agendas will be displayed on the county's official bulletin board located at Centennial Hall, 200 South Cascade, Colorado Springs, Colorado and will be posted on the County's website. Notice will be given in the form of an agenda which will state the date, time, and place of the respective meetings as required by the Sunshine Act.

The Director of Community Services, or his designee, shall serve as the official custodian of the PAB and PFAC meeting minutes. The record of all meeting minutes will be on file at the Community Service Department, 2002 Creek Crossing, Colorado Springs, Colorado, 80905, and are available at this location for public review and will be posted on the website.

This procedure for compliance with the Sunshine Act for the 2017 calendar year was endorsed by the El Paso County Park Advisory Board at their meeting on January 11, 2017.

Please contact me if you have questions or need additional information.

**El Paso County Park Advisory Board
Agenda Item Summary Form**

Agenda Item Title: National Recreation & Park Association – Wildlife Explorers Program

Agenda Date: January 11, 2017

Agenda Item Number: #7 - C

Presenter: Mary Jo Lewis, Bear Creek Nature Center Supervisor

Information: X **Endorsement:**

Background

Wildlife Explorers is an initiative by the NRPA (National Recreation and Park Association) in cooperation with the National Wildlife Federation and Cornell Lab of Ornithology. It is a curriculum guide that includes activities to get youth outdoors and interacting with and observing nature. It is “a fun nature program for kids who do not have much experience with nature and the outdoors that is operated through recreation centers in urban areas.”

In recent years, children are spending less time outside. Outdoor, nature-based experiences are critically important for the development and care of healthy minds and bodies. Children in urban areas often suffer from lack of outdoor experiences, where open spaces are less prevalent. Wildlife Explorers seeks to address this by providing fun, positive outdoor experiences to increase their comfort and attitude about spending time in nature.

NRPA is offering \$30,000 in grant funding, provided by the U.S. Environmental Protection Agency and Applied Materials, to help park and recreation agencies implement Wildlife Explorers.

Program

This is an ideal opportunity for El Paso County's Bear Creek Nature Center to connect with an urban audience that is less comfortable and familiar with nature than those that typically participate in programming on-site at the nature center. We are partnering with El Paso County's Salvation Army Red Shield After-School Program to bring the Wildlife Explorers programming to an elementary-aged group of students in an urban setting.

Bear Creek Nature Center Staff will visit the Red Shield After-School Program once a week for 6 consecutive weeks in the spring of 2017 to implement Wildlife Explorers programming. We will utilize the Salvation Army Community Center as well as several city parks. The culmination of the program will involve Bear Creek staff assisting the Red Shield students with an improvement project in which they will plant pollinator gardens and construct bird boxes at the Salvation Army Community Center site.

El Paso County Nature Centers will donate their time to provide the Wildlife Explorers program at no cost to the Red Shield After-School students. The cost is minimal, and Bear Creek Nature Center can utilize their existing resources to implement the program.

Recommended action:

Information only

**El Paso County Parks
2016 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Upgrade BCNC Exhibits	Todd Marts	High	Fundraising Phase
FCNC Recycled Bottle Exhibit	Nancy Bernard		Completed
FCNC Cultural History Exhibit	Nancy Bernard	Medium	Fundraising Phase
County Fair Improvements	Todd Marts		Completed
40th Anniversary Celebration - BCNC	Todd Marts		Completed

Park Operations Division	Project Manager	Priority	Status
Update Park Operations Manual	Brad Bixler		Completed
Park Security Officer Expanded Duties	Brad Bixler		Completed
Expand Forest Management Program	Brad Bixler		Completed
Park Operations Software Upgrade	Brad Bixler		Completed
Install BC Dog Park Memorial	Kyle Melvin		Completed
Re-open New Santa Fe Regional Trail	Tim Wolken		Completed
Expand Training Program Schedule	Brad Bixler		Completed

Planning Division	Project Manager	Priority	Status
FC Regional Park Master Plan Update	Ross Williams		Completed
Widefield Community Park Master Plan Update	Ross Williams	High	Public Input Phase
Culturally Modified Tree Studies	Ross Williams		Completed
Fountain Creek Greenway Project	Elaine Kleckner	Low	

Capital Improvement Projects	Project Manager	Priority	Status
Pineries 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	Drainage Study Phase
Falcon Regional Park Development	Elaine Kleckner		Completed
Falcon Trailhead Improvements	Jason Meyer		Completed
Flood Recovery Projects	Elaine Kleckner	High	Bid Phase
Maxwell Street Streambank Protection	Elaine Kleckner	Medium	
USACE Section 205 Project	Elaine Kleckner	Low	
Christian Open Space Trail	Jason Meyer	High	Planning Phase
County Fairground Improvements	Tasha Brackin		Completed
Fountain Creek Regional Park Improvements	Ross Williams	High	Construction 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
Bear Creek Regional Park Improvements	Brad Bixler		Completed

Open Space Projects	Project Manager	Priority	Status
Elephant Rock	Elaine Kleckner	High	Purchasing Phase

Community Outreach	Project Manager	Priority	Status
County Fair Sponsorships	Dana Nordstrom		Completed
Partners in the Park	Dana Nordstrom		Completed

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

Community Services Department Parks / Recreation & Cultural Services Divisions December 2016 Monthly Report									
<u>Facility Revenue Totals To Date</u>		2016				2015			
		Budget	Current	Balance					Totals to Date
Parks Facility Reservation Revenue		\$ 145,000	\$ 183,927	\$ (38,927)					\$ 175,254
County Fair / Fairgrounds		\$ 295,651	300,848	\$ (5,197)					329,891
Total		\$ 440,651	\$ 484,775	\$ (44,124)					\$ 505,145
<u>Fundraising Revenue</u>		2016				2015			
	Purpose	Goal	Amount	Balance					Totals to Date
County Fair Sponsorships	Fair Operations	\$ 65,000	\$ 80,050	\$ (15,050)					\$ 76,250
Partners in the Park Program	Park Operations	\$ 30,000	\$ 25,000	\$ 5,000					\$ 30,000
Trust for Community Parks	Park Operations	\$ 15,000	\$ 26,564	\$ (11,564)					N/A
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 50,497	\$ (25,497)					\$ 45,811
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 50,000	\$ (10,000)					\$ 40,000
Parks Annual Campaign	Park Operations	\$ 5,000		\$ 5,000					N/A
Regional Building Donation	Park Related Projects	\$ -		\$ -					N/A
Total		\$ 180,000	\$ 232,111	\$ 47,011					\$ 192,061
<u>Grant Funds</u>									
CO Water Conservation Board	Jones Park								\$ 250,000
CO Dept of Natural Resources	Fuels Mitigation Grant	\$ 41,750							
Great Outdoors Colorado - Local Parks Outdoor Rec	Fairgrounds Improvements	\$ 275,000							
Colorado State Trails	Ute Pass Regional Trail	\$ 150,000							
Western Native Trout Initiative	Jones Park	\$ 3,000							
Department of Local Affairs	Fairgrounds Improvements	\$ 25,000							
Great Outdoors Colorado Habitat Restoration	Jones Park	\$ 75,000							
Total		\$ 569,750							\$ 250,000
<u>Parks Division Reservations</u>		2016				2015			
Year to Date		Rentals	Attendance	Evaluation		Rentals	Attendance		
January		16	678	N/A		16			745
February		20	647	N/A		21			221
March		20	201	N/A		15			302
April		111	3259	4.3		149			5188
May		326	14908	4.3		332			14595
June		479	20438	4.13		393			19723
July		491	22365	4.15		413			22505
August		385	23342	4.2		383			27048
September		334	17895	4.34		336			22093
October		170	20526	4.22		143			20166
November		28	2487	N/A		24			1241
December		29	1167	N/A		15			603
Total		2409	127913	4.23		2240			134430

	2016			2015		
		Rentals	Attendance	Rentals	Attendance	
<u>Parks Facility Reservations</u>						
<u>December</u>						
<u>Bear Creek Regional Park</u>						
Archery Lanes						
Athletic Fields						
Pavilions						
Trails						
Vendor						
Tennis Courts						
Vita Course						
Meeting Room		24	421	10	103	
<u>Black Forest Regional Park</u>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<u>Falcon Regional Park</u>						
Baseball Fields						
<u>Fountain Creek Regional Park</u>						
Athletic Fields						
Pavilions		3	240	3	300	
Trails		1	500	2	200	
Disc Golf Course						
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields						
Gazebo						
Warming Hut						
Pavilions						
Trails						
<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>		1	6			
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>						
<u>Total Park Facility Reservations</u>		29	1167	15	603	

<u>Fairgrounds Facility Reservations</u>		<u>2016</u>			<u>2015</u>		
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	
January		9	240		8	530	
February		13	347		15	539	
March		9	194		17	541	
April		17	3124		21	2070	
May		12	3338		17	2353	
June		16	3908		19	3801	
July		7	29,908		7	33,272	
August		12	3582		12	3665	
September		12	7723		12	2928	
October		15	3361		16	3393	
November		13	291		9	194	
December		13	618		8	712	
Total		148	56634		161	53998	
<u>Fairgrounds Facility Reservations</u>		<u>2016</u>			<u>2015</u>		
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>		
<u>Swink Hall - Fairgrounds</u>							
Fair Corporation Meeting			0	1	4		
FAB Meeting		Cancelled		1	21		
Lions Club Meeting		Cancelled	20	1	20		
Senior Dinner		1	95	1	80		
COC Meeting		1	18	1	17		
Lions Club Community Christmas		1	350	1	350		
Race Banquet				1	200		
<u>Track</u>							
<u>Barns</u>							
<u>Livestock Arena</u>							
Snow & Go Gymkhana				1	20		
<u>Grounds -</u>							
<u>Whitemore - Fairgrounds</u>							
<u>Exhibit Hall - Fairgrounds</u>							
Fitness Challenge		9	135				
<u>Arena</u>							
Month Total Fair Facility Reservations		13	618	8	712		

<u>Vandalism Report Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>	
Graffiti	2016	Rainbow Falls	2016 Total	\$ 5,040	
Graffiti	2015	Rainbow Falls	2015 Total	\$ 3,988	
<u>Volunteerism</u>					
			2016	2015	
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours
January		262	1271	401	1607
February		161	2345	42	1642
March		260	2,206	155	1,031
April		645	4,268	996	4,591
May		398	2592	303	3,087
June		418	3,016	324	2,124
July		699	6717	538	6630
August		165	1938	279	2807
September		519	3279	298	3657
October		881	4101	691	5965
November		181	2113	182	1644
December		139	1755	110	733
Totals	20,000 hours	4728	35,601	4319	35,518
			2016		
December		Volunteers	Total Hours		
Parks Advisory Board		9	27		
Fair Advisory Board		14	704		
Fairgrounds Corporation		5	20		
Friends of the Nature Centers		68	320		
Adopt-A-Park / Trail / Volunteer Projects		43	684		
Front Range Community Service		0	0		
Total		139	1,755		

Programming	Goal	2016			2015		
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	
January		33	1438	5.00	28	687	
February		26	836	4.97	42	1642	
March		50	1028	4.98	51	1014	
April		179	3665	4.97	129	3796	
May		210	4579	4.93	160	3467	
June		102	3384	4.95	92	2559	
July		67	1,903	4.96	89	2,732	
August		41	1,608	4.96	50	2,030	
September		105	3,073	4.97	94	3,595	
October		71	3,061	4.97	141	3,286	
November		23	645	4.94	39	889	
December		21	1,190	4.98	25	1,334	
Totals	800 / 21,000	928	26410	4.97	940	27031	
December		Programs	Attendance	Evaluation			
Bear Creek by Candlelight	BCNC	1	450				
Sustainability Series: Spinning Yarn	BCNC	1	12	5.00			
Birthday Party: Bumble Bees	BCNC	1	28	5.00			
Nature Explorers: Reindeer, Elk & Moose	BCNC	2	25	5.00			
Jingle Bell Walk & Pictures with Santa	BCNC	1	12	5.00			
Christmas Bird Count	BCNC	1	12				
Little Wonders: Nature Hike with Santa	BCNC	2	33	5.00			
Special Kids, Special Families	BCNC	1	12				
Outreach: Festival of Lights at Pioneers Museum	BCNC	1	383				
Sunshine Adult Daycare	BCNC	1	12				
Nature Adventures: Rascally Raccoons	FCNC	1	23	5.00			
Crabtree Memorial	FCNC	1	30				
2's & 3's Outdoors: Eyes & Ears	FCNC	1	12	5.00			
Nature Hike with Santa	FCNC	1	44	4.80			
Horse-drawn Wagon Rides	FCNC	3	60	5.00			
Christmas Bird Count	FCNC	1	30				
Cheyenne Village	FCNC	1	12				
TOTALS		21	1190	4.98			



COMMISSIONERS
SALLIE CLARK, CHAIR
DARRYL GLENN, VICE CHAIR

PEGGY LITTLETON
MARK WALLER
DENNIS HISEY

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

December 2016

General Updates:

1. Facility rental revenue is up by \$8,673 from this time in 2015.
2. There were 29 reservations made in December for a total of \$990.00.

Special Events:

1. One of our last events of the year was the 8th annual "Jungle Bell 5K" fundraiser run organized by the YMCA of the Pikes Peak Region. The event brought 500 runners wearing reindeer antlers, ugly sweaters and Santa suits to Fountain Creek Regional Park.
2. 14 local event organizers have already submitted their 2017 event requests. Among them are again large-scale community events like the Colorado Springs Down Syndrome Association "Buddy Walk", and "Pawtoberfest".



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COMMUNITY OUTREACH and GRANTS

Monthly Report – December 2016

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

Community Outreach

1. **Community Outreach:** Staff has accepted membership on the 2017 Fountain Creek Watershed, Flood Control and Greenway District, Citizens Advisory Group.
2. **Partners in the Park:** We would like to thank our 2016 Partners in the Park Sponsors: GE Johnson Construction Company, Heuberger Motors, Subaru, Gold Hill Mesa and Bob & Elli Hostetler.

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 – DECEMBER 2016
SUBMITTED BY: TODD MARTS, DIVISION MANAGER

Projects, Fundraising & Grants:

1. The Year End Campaign has raised \$2,220 from Colorado Gives, \$1,051 from the nature center PayPal donate button, \$3,175 from the mailer donation for a total of \$6,446.00.

Programs & Events:

1. The first Saturday of Nature Hikes with Santa and Horse-drawn Wagon rides went great! 44 people participated in the interactive reading of 'Twas the Night Before Christmas and then spent time discovering the Gifts that Nature Gives on the hike. Approximately 60 people enjoyed the jingle bells of the Suffolk Punch Draft horses, creek interpretation and singing Christmas carols on the wagon rides. Unfortunately, the second Saturday was cancelled due to extremely low temperatures and blizzard-like conditions.
2. Annual special event, Bear Creek by Candlelight, was held the evening of December 2nd. This was the 10th year for this annual Holiday tradition. Twenty-one volunteers assisted, chili dinner was supplied by Texas Roadhouse and musical entertainment was provided by Fountain Creek bluegrass band, Pepper Grass. Despite cold temperatures and snowy roads, 450 people attended, raising \$650 for new exhibits at Bear Creek Nature Center.
3. Bear Creek Nature Center staff attended Festival of Lights Family Fun Day at the Pioneers Museum. We provided activities as well as information about the program offerings of both Bear Creek and Fountain Creek Nature Centers. By being a part of this popular, well-attended event, we were able to connect with 380 community members of all ages.
4. Staff offered two consecutive days of both Little Wonders and Nature Explorers programs for preschool-aged children. All sessions had high attendance and both sessions of Little Wonders "Nature Hike with Santa" were filled to capacity.
5. Partnered with the Friends of Bear Creek Dog Park for 'Jingle Bell Walk & Pictures with Santa Paws', held December 17th at Bear Creek Dog Park. Despite heavy snowfall and frigid temperatures, people and their dogs braved the elements to meet Santa and get treats (for people and dogs) that were provided by numerous sponsors.



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
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Date: January 11, 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 to outline winter/spring 2017 work associated with the IndyGIVE campaign. Winter work will focus on implementing forest management plan recommendations and drainage improvements, while summer work will focus on soil stabilization and trail decommissioning.

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 will be completed in January. 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 later 2016. The County Attorney is developing the real estate contract to present to the sellers.

3. Falcon Trailhead Improvements: Trail construction and repair of the railroad bridge was completed in August, 2016. Final payment has been processed. Staff ordered a new identification sign and will close out the grant by January 31.

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. The new due date for submittals is January 17.
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.

Primitive trails were completed with 2013 FEMA funds. 2015 FEMA-funded work will be completed with assistance from the Public Works Department in the first quarter of the year.

Staff has prepared an Invitation for Bids for the Transportation Enhancement Grant project and plans to initiate procurement of a general contractor as soon as possible.

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. Major Transportation Corridors Plan Update: Planning Staff is served on the project team. The Plan update was certified by Board of County Commissioners on December 15 along with approval of the new fee schedule.
4. Widefield Community Park Master Plan Update: The Master Plan update process is underway and includes site analysis and needs assessment and development of a plan with future improvements, maintenance actions, and management recommendations. The online survey concluded on October 9. The first public meeting was held on October 20. Staff is currently working on the draft master plan document.

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. Purchase orders have been received from the State/FEMA for most projects. Procurement of contractors is underway for the smaller projects. Grant agreements will be provided for large projects following completion of hydrologic and hydraulic analyses and other clearances. Parks and DPW in-kind repairs will

be competed in the first quarter of 2017 at Ute Pass Trail and Rainbow Falls. Black Forest Section 16 and Drake Lake procurement of a contractor 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 USACE Section 14 project is nearing the end with completion of the feasibility study/environmental assessment in early 2017. 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: There was one development permit application in January for PAB review: North Bay at Lake Woodmoor.

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.

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 DECEMBER, 2016

Operations/Misc. Projects

Bear Creek Regional Park- Pavilion #1 and #2 Roof Replacement - Trafton Roofing is nearly complete with the replacement of the two pavilion roofs. All shingles were removed and 90% of the roofing was replaced as of 12/30/16 with a solid weather roof.

Black Forest- Pavilion Column Repair: Allen Builders has completed the work. All damaged columns have been replaced.

Black Forest, Bear Creek Terrace and Ceresa Park Playgrounds: Replacement playground equipment has been ordered and has arrived. Staff did not receive an invoice and is working to get this before the end of 2016 so the items can be paid with the 2016 budget.

2017 projects – Staff is beginning to collect quotes to repair several pavilion roofs at Fox Run Regional Park and is getting prices for potential small pavilion roof repairs at Bear Creek Regional Park to determine how much work can be done with 2017 project funds.

Central District

Bear Creek Regional Park- December has been a challenging month for Central staff as they had to deal with high wind and several significant snow events, and being without a PM III for the last two weeks of 2016. The damaging winds blew over three large trees, and scattered debris throughout the park. The high winds scattered trash in the natural areas and caused damage to several sections of fence. Staff spent extra time on tree and trash removal.

Staff repaired a large light pole and replaced the light fixture after a careless driver knocked the entire light from its base. Despite these challenges, Central staff maintained a high level of customer service and completed several critical projects.

Equestrian Course – Staff, along with several volunteers, completed the pond obstacle within the newly designed Equestrian Skills Course. Staff used over 100 tons of trail material to construct several hundred foot of new trail leading to and surrounding the new obstacle.

Staff also aided volunteers with adding a new bench and picnic table to the obstacle area. Staff recently completed a parking sign plan that has been submitted to the Penrose Event Center for approval. Upon approval, equestrian enthusiasts will be able to park on Penrose property adjacent to the pond obstacle.

Staff continues to clean and sort materials and equipment in the maintenance yard. Improvements have allowed staff to maximize storage space and improve efficiency when finding tools.

Bear Creek Dog Park- The Park continues to experience extremely high use and as a result much time is spent on general maintenance tasks such as trash/waste removal and restroom cleaning. Staff constructed three new agility obstacles and installed them into the agility course. Staff also excavated 2in of sediment from the agility course and added 45 tons of grey breeze to improve aesthetics and function of the area. Staff constructed and installed two new bag dispenser boxes to replace old, heavily worn boxes.

Buchanan Memorial - 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. Staff added a "No Trespassing" sign so that the sheriff could write a ticket if they visit the area. Staff also constructed a small fence to block the opening to the Contactor's gate that allowed people to simply walk into the park. The Security Officer has increase visits to 2x per day.

Downtown Properties- Staff have been performing routine maintenance for all 16 facilities, including but not limited to mowing, weed management, trash collection, and fall clean-up efforts. Staff is currently involved with pruning efforts and finished installing Christmas lights throughout the downtown complex. Staff has been busy with debris removal from recent high winds.

East District

Fairgrounds- Staff started work on a winter projects list. Staff re-caulked all of the restroom facilities throughout the fairgrounds. Staff burnished Swink Hall's large floor. The fairgrounds hosted the final Senior Dinner of 2016 for the over 55 club. Staff was then able to deep clean the kitchen in Swink Hall and burnish the floor.

Goat Barns - Staff rebuilt three of the goat barn doors. Staff recently noticed that two of the doors were in disrepair and presented a safety hazard to 4-H users. Staff purchased lumber to make miscellaneous repairs to the barns at the fairgrounds. Staff has taken measurements for the replacement of the doors currently hanging on the poultry barn. Staff would like to frame the current opening to make the entry way smaller. Staff is communicating with the CSU Extension office to ensure that there are not unintended issues for poultry barn users.

Livestock Pavilion- Staff is moving forward with electrical options for the new livestock building extension.

Rock Island Trail- Staff is prepared to begin the installation of the trail surface needed to repair the washout located near Judge Orr Rd. The Parks Department has held discussions with the Public Works Department to discuss a contract closeout needed for the contractor. In the meantime staff will install two inches of class 6 trail base material to mitigate any muddy conditions that may be present prior to project completion. Staff setup all of the signage and corral panels for Treecycle 2016-17. Staff worked with the Environmental Division and the welding shop at the Akers facility to have a new donation collection post fabricated. Staff installed the new post the week of December 19th. Staff looks forward to another positive year working with our partners to benefit the El Pomar Youth Sports Foundation.

Paint Mines- Staff continues to maintain trash cans and the restroom at the Paint Mines. Staff will continue to monitor the trail throughout the winter months. Recently staff was notified of an issue occurring within Paint Mines Park. One of the frequent visitors to the park contacted the District Supervisor with concerns of fires being started in one of the caves near the unique formations. The District Supervisor notified the Parks Department Manager as well as the Parks Security Officer. Staff will continue to monitor the situation and relay any pertinent information to the Manager and Security officer. Staff will take further action if the issue continues.

Homestead Ranch- Staff continues to perform trash and snow removal at the park throughout the winter months. While onsite, staff noticed that someone had broken three of the rails off of the floating dock on the pond. Staff ran wire and caution tape in place of the rails and are gathering the necessary materials to make repairs. Staff notified the Parks Manager and Security Officer about the vandalism. Staff will complete the repairs within the first week of 2017.

Falcon Regional Park- Staff continues to collect trash and remove snow from the park. Staff has researched fencing options to better secure the park. Staff contacted two fencing contractors and has priced the material necessary to complete in house. Work will be completed in 2017 using staff to reduce cost.

North District

New Supervisor – Nathan Robinson was hired as the new North District Supervisor. Nathan is a graduate of the University of Colorado at Colorado Springs with a degree in Geography and Environmental Studies. Nathan has geographic information system (GIS) mapping experience which will help us with mapping out the north district irrigation systems. Nathan was an active volunteer during college having volunteered for the Colorado School for the Deaf and Blind, the Ellicott Wildlife Rehabilitation Center and the Division of Wildlife to name a few. After College Nathan worked for Sanborn mapping working with ARC Map, Arc Catalog, and Arc scene to edit and provide quality checks on geodatabases, imagery and shape files.

Nathan also worked at the Broadmoor Hotel (A five star hotel) as an irrigation technician and was responsible for maintaining 26 irrigation clocks with 50 zones per clock in a high pressure environment. Nathan started as a seasonal employee for the Recreation Division at the Fountain Creek Nature Center and then for the parks division. He excelled in both seasonal positions and as a result has been promoted multiple times. Nathan was instrumental in mapping out many of the irrigation systems in the Central District. One of Nathan's greatest skills is his ability to work as part of a team and his positive interactions with others. Nathan believes in collaboration, a team oriented attitude and having the heart of a teacher and willingness of a servant.

Fox Run Regional Park – Staff started to clean and remove old materials in maintenance shop, organized irrigation materials, secured small power equipment in main building, cleaned and reduced materials in outbuildings and cold storage, as well as clean and organize the maintenance yard during bad weather.

General Info – Staff continues grading roads and parking lots when weather permits. Staff started removing dead brush and small trees near high profile areas. Staff replaced broken split rail fence. Staff removed old transformers from the pump station near Fox Run Gazebo.

Staff rescheduled with El Paso County Department of Transportation, Maintenance crew, to remove 2 dead trees in the active use area of Oak Meadows that were a potential threat to the restroom structure. Staff continues erosion repairs to the drainage ditches along the main road at Pine Meadows.

Staff repositioned and cemented into place boulders then cleaned out the stream bed that runs between the ponds. Staff continues with trash collection and restroom cleaning. Staff continues with landscape bed maintenance and pine needle cleanup as time and weather allows. Staff continues to monitor pit heaters for proper operation to help prevent pipes from freezing.

Black Forest Regional Park General Info - Staff continues to monitor the Public Water System on a daily basis to ensure the public's safety.

Staff started removing fallen brush slash piles and small trees near high profile areas.

Staff met with John Anderson and scheduled Culturally Mortified Tree Proposal (CMT) assessment.

Planned and coordinated future fire mitigation, erosion control, chipping, and project plans with RMFI.

Confirmed park property lines to ensure private residence fence was not on public land.

Staff removed fallen trees from high windstorm in high profile areas, started removing fallen trees off of county parks boundary line fences.

Staff continues with trash collection and restroom cleaning. Staff continues with landscape bed maintenance and pine needle cleanup as time and weather allows. Staff continues to monitor the backroom and restroom heaters to help prevent pipes from freezing.

Palmer Lake – Staff continues to monitor pit heaters for proper operation to help prevent pipes from freezing. Staff continues with trash collection.

Baptist Road Trail Head – Staff is winter watering stressed spruce and pine trees to prevent winter kill and set up a Christmas tree recycling station and collecting trees for chipping.

South District

General Overview and Staffing - Staff continued routine maintenance throughout the district. Staff continued snow removal equipment maintenance. Staff continues to make progress on FCRP and Ceresa Park projects. Staff continues to make repairs to vandalized county property such as broken split rail fences, graffiti and damaged parking lot surfaces. Staff completed

winter tree maintenance projects such as watering and tree wrapping. Staff began more shop renovation projects intended to improve efficiency. Staff is in the process of developing an in-house training room in place of the breakroom. Training aides will be incorporated into the staff break area so staff can continue to focus on quality control and skill improvements.

Equipment - Staff continued routine maintenance and snow equipment checks. Fleet did a good job of repairing the plow trucks quickly. Staff turned in two plow trucks for maintenance and service. Fleet completed the work within 5-7 workdays.

Fountain Creek Regional Park – Staff completed routine maintenance. Five Star Automation completed repair of the sensor controls for the Public Water System. The system is back to normal operation. Port-a-pots are still being provided by the park division for public use until staff is confident that the well controls are functional over a period of time.

Vandalism – FCRP restroom was severely damaged with graffiti on the inside. Staff is in the process of finding paint to match the walls.

Staff has removed the pond aerator and stored it for the winter.

FCRP hosted 2 more large Cross Country running events, both of which had over 500 runners and 1,000 spectators.

FC Nature Center – Staff conducted routine maintenance. The center hosted holiday events, including the “Jingle Bell Run” and “Horse drawn Ride with Santa”.

Willow Springs – Staff completed routine maintenance. Status on the bridge repair has not changed. The bridge repair is still awaiting the claim process. Access is closed and barricaded off. Parking lot surface continue to be damaged by vandals spinning vehicles around and picnic tables being thrown out onto the ice. Staff is building table anchors to re-secure the tables. Vandals also spray painted the outside of the restroom.

Ceresa Park – Park renovations are nearing completion. Ninety percent of the project is completed. Staff will complete the remaining 10% in 2017. Staff needs to hire a contractor to pour three concrete structural supports for the swing set frame. Staff will also use the same concrete contractor to pour an extra slab of cement to increase the playing area and set the basketball goal to ten feet. With 2017 funds staff will purchase and plant four small shrubs at the entrance to the park and finish with minor cleanup and stump removal.

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

Maxwell Trailhead – Staff conducted routine maintenance. Staff continues to battle illegal dumping and homeless camps in this area. Staff toured the various homeless camps and is working with authorities and Keep Colorado Springs Beautiful to formulate a plan to properly manage the removal of these camps, while aiding the occupants in finding proper shelter.

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.