## Community Services Department

Park Operations ~ PLANNING ~ CSU Extension ~ COMMUNITY OUTREACH Environmental Services ~Veterans Services ~Recreation/Cultural Services

## Park Advisory Board

## Meeting Agenda

Wednesday, June 14, 2017 - 1:30 p.m.
Centennial Hall, 200 S. Cascade, Colorado Springs, CO

| Item | Presenter | Recommended <br> 1. Call Meeting to Order | Chair |
| :--- | :--- | :--- | :--- |

6. Development Applications

| A.Carriage Meadows South at Lorson <br> Ranch - Final Plat | Jason Meyer | Endorsement |
| :--- | :--- | :--- | :--- |
| B.Hannah Ridge at Feathergrass Filing <br> No. 3 Final Plat | Ross Williams | Endorsement |
| C. Hannah Ridge at Feathergrass Filing | Ross Williams | Endorsement |
| No. 4 Final Plat |  |  |

## Item

D. Meadowbrook Crossing Preliminary Plan and Final Plat
E. The Beach at Woodmoor PUD

Development Plan / Preliminary Plan / Filing No. 1 Final Plat

## 7. Information / Action Items

A. FEMA Project Update
B. Jones Park Update
C. Rainbow Falls Historic Site Updates
8. Monthly Reports
9. Board / Staff Comments
10. Adjournment

Recommended

Action

## Presenter

Ross Williams Endorsement

Ross Williams Endorsement

Jason Meyer Information
Tim Wolken Information
Tim Wolken / Todd Information Marts

Staff

Information

Minutes of the May 10, 2017
El Paso County Park Advisory Board Meeting
Centennial Hall
Colorado Springs, Colorado

Members Present:<br>Bob Falcone, Chair<br>Ann Nichols, $1^{\text {st }}$ Vice Chair<br>Jane Dillon, $2^{\text {nd }}$ Vice Chair<br>Terri Hayes, $3^{\text {rd }}$ Vice Chair<br>Judi Tobias, Secretary<br>Julia Sands de Melendez<br>Shirley Gipson<br>Todd Weaver<br>Alan Rainville

Staff Present:
Tim Wolken, Community Services Director
Elaine Kleckner, Planning Manager
Todd Marts, Recreation/Cultural Services Manager
Sabine Carter, Administrative Services Coordinator
Ross Williams, Park Planner

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: Terri Hayes made a motion to approve the meeting agenda. Judi Tobias seconded the motion. The motion carried 8-0.
3. Approval of Minutes: Ann Nichols made a motion to approve the April 12, 2017 meeting minutes. Shirley Gipson seconded the motion. The motion carried 8-0.
(Todd Weaver joined the meeting at 1:33p.m.)
4. Introductions and Presentations:

Tim Wolken announced that the Board of County Commissioners has appointed Edmund Hartl and Anne Schofield to the Park Advisory Board. Both members will begin their terms in June, 2017.

## A. Judi Tobias and Shirley Gipson Resolution

Chair Bob Falcone read resolutions and presented awards to Judi Tobias and Shirley Gipson for their years of leadership and dedicated services on the Park Advisory Board.

## 5. Citizen Comments / Correspondence:

Tim Wolken introduced Commissioner Stan VanderWerf to the Park Advisory Board and Commissioner VanderWerf made comments regarding his professional background and his interest in supporting the County Park system.

## 6. Development Applications:

## A. Rockwood Minor Subdivision, Review 2

Ross Williams provided an overview of the Rockwood Minor Subdivision, Review 2 and answered questions by the Board.

Terri Hayes recommended to the Planning Commission and Board of County Commissioners that approval of the Rockwood Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of $\$ 1,221$. Jane Dillon seconded the motion. The motion carried 9-0.

## B. The Retreat at TimberRidge PUD Rezone/Development Plan

Ross Williams provided an overview of The Retreat at TimberRidge PUD Rezone/Development Plan and answered questions. Bob Falcone expressed his concern that the proposed park is in the flood plain. Ross Williams stated that that is a common occurrence that parks are located in flood plain versus home construction. Terri Hayes also expressed her concern that this is an active flood plain and has consistent flooding concerns. It was suggested that staff work with the developer to possibly relocate the park. Elaine Kleckner stated that staff can flag the concern and bring it back up to the developer during the various planning stages. Judi Tobias had a concern regarding endangered species on the property. Ross Williams stated that all environmental studies have been completed and the developer is in compliance. Todd Weaver inquired if there was concern from the developer regarding a buffer/easement along the proposed regional trail. Ross Williams indicated that he is not aware of any concerns.

Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge PUD Rezone/Development Plan include the following conditions, to be implemented on all forthcoming preliminary plans and final plats: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on forthcoming final plats; and (2) require fees in lieu of land dedication for regional park purposes. The amount of $\mathbf{\$ 1 9 6}, 174$ was calculated for informational purposes and is based upon the preliminary lot layout and will be adjusted as preliminary plans and final plats are submitted. The applicant may apply for an urban park grant to facilitate the construction of a neighborhood park. Shirley Gipson seconded the motion. The motion carried 9-0.

## 7. Information / Action Items:

## A. Rainbow Falls Historic Site Restoration Project Update

Tim Wolken provided an update on the Rainbow Falls Historic Site. The proposed renovation project will be delayed due to the need to re-bid the project due to the bids exceeding available funding. Elaine Kleckner indicated that the scope of the renovation project will be reviewed to determine any potential saving.

The site will open to the public on June $3{ }^{\text {rd }}$ with scheduled days and hours. A permanent gate will be installed to include posted signs with operational hours and rules. Staff and /or volunteers will be on site during the open hours. An informational booth will also be installed along with upgraded cameras that will monitor the site.

CDOT has provided $\$ 100,000$ to support a proposed art project on the bridge which will feature the history with Rainbow Falls.

A clean-up day is scheduled for June $3^{\text {rd }}$ at 9 am that will be hosted by the Manitou Environmental Citizens Action.

Todd Marts announced that a volunteer handbook is being developed that will be used by volunteers and staff. The handbook will include operational information and the historic, cultural and environmental background of Rainbow Falls.

## B. Elephant Rock Open Space Purchase Update

Elaine Kleckner presented a general update on the Elephant Rock Open Space property acquisition process. The next steps include obtaining the title commitment, finalizing the conservation easement, seeking approval of the sales agreement by the Board of County Commissioners, closing on the sale, and recording the updated conservation easement. She also presented a concept plan of potential improvements.

## C. 2017-18 Officer Elections

Bob Falcone conducted the 2017-18 officer elections for the Park Advisory Board.
Terri Hayes moved to accept the following slate of candidates for the 2017 - $\mathbf{1 8}$ year:

Chairperson -<br>Vice Chairperson -<br>Bob Falcone<br>Ann Nichols<br>Second Vice Chairperson - Jane Dillon<br>Third Vice Chairperson - Terri Hayes<br>Secretary -<br>Julia Sands de Melendez

## Alan Rainville seconded the motion. The motion carried 9-0.

## 8. Monthly Reports:

Jane Dillion commented on the positive media coverage of the grand opening of the equestrian skills course.

Bob Falcone congratulated Todd Marts and his Nature Center team for winning the Gazette's 'Best Of' for the best field trip.

Bob Falcone thanked staff for the Park Advisory Board tour that was conducted on May 6, 2017 which reviewed properties in the south district.
9. Board/Staff Comments:

Tim Wolken announced that National Trails Day will be conducted on June 3, 2017. Commissioner VanderWerf is sponsoring a proclamation at the June 1 Board of County Commissioners meeting. Some of the activities will include a hike with Commissioner VanderWerf, trail repairs at Fountain Creek and Fox Run Regional Park, and a Rainbow Falls Historic Site clean-up.

## 10. Adjournment: The meeting adjourned at 2:48 p.m.

Judi Tobias, Secretary

# El Paso County Parks <br> Agenda Item Summary Form 

Agenda Item Title: Carriage Meadows South at Lorson Ranch - Final Plat

Agenda Date:
August 14, 2017
Agenda Item Number: \#6-A
Presenter:
Jason Meyer, Project Manager

## Information:

Endorsement: X

## Background Information:

Request by Lorson, LLC for approval of Carriage Meadows South at Lorson Ranch Final Plat. The development is zoned PUD and is located south of Fontaine Boulevard and east of Marksheffel Road. The proposed development totals 106.64 acres and includes 235 single-family lots on 34.84 acres, future commercial/utility tracts totaling 21.61 acres, several tracts of open space totaling 34.02 acres, and right of way totaling 16.17 acres. This application is in conformance with the Lorson Ranch Sketch Plan amendment approved by the County on April 21, 2016, and the Carraige Meadows South at Lorson Ranch PUD/Preliminary Plan approved by the County on April 4, 2017.

The applicant is proposing a dedication of open space that would exceed the $10 \%$ minimum requirement by providing 34.02 acres, or $32 \%$ of the site, as open space. This includes 14 tracts and includes the main stem of Jimmy Camp Creek, two detention facilities, and a 35 foot wide tract along the southern boundary.

The Parks Master Plan shows regional trails and bicycle routes within the vicinity of this project. Specifically, the Jimmy Camp Creek Primary Regional Trail, Fontaine Boulevard Road Route and South Marksheffel Road Route. The portions of the Jimmy Camp Creek Trail and Fontaine Boulevard Road Route in the vicinity of this project exist. Additionally, the South Marksheffel Road Route will be accommodated within road right-of-way and installed as part of future road improvements.

The previously approved PUD/Preliminary Plan drawings show the Jimmy Camp Creek Trail but it is not shown on the Final Plat drawings. Therefore, Park staff recommends that Final Plat drawings show the regional trail along the eastern edge of Jimmy Camp Creek, and dedication of the 25 -foot wide regional trail easement within Tract E and F to the County for regional trail purposes.

The letter of intent included language that there are no proposed recreational facilities within Carriage Meadows South at this time. However a future trail may be developed though Tract D along the southern boundary that may also connect to the Jimmy Camp Creek Trail. Park staff encourages the applicant to provide urban recreational opportunities, and to continue to develop a system of connected trails throughout Lorson Ranch for the benefit of the residents within the project area.

Park staff recommends fees in lieu of land for regional park purposes in the amount of $\$ 95,645$ and urban fees in the amount of $\$ 60,395$.

## Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch Final Plat include the following conditions: (1) A 25 -foot wide public trail easement shall be provided and shown on the final plat for a Regional Trail along the eastern edge of Jimmy Camp Creek; (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$95,645 and urban fees in the amount of $\$ 60,395$.

## Development Application Permit Review

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

June 14, 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.


## FEE REQUIREMENTS

Regional Parks: 4
$\mathbf{\$ 4 0 7 . 0 0}$ / Unit x 235 Dwelling Units=\$95,645.00

Urban Parks Area: 4
$\begin{array}{lrr}\text { Neighborhood: } & \$ 101.00 \text { / Unit } \times 235 \text { Dwelling Units }= & \$ 23,735.00 \\ \text { Community: } & \$ 156.00 \text { / Unit } \times 235 \text { Dwelling Units }= & \mathbf{\$ 3 6 , 6 6 0 . 0 0} \\ & & \$ 60,395.00\end{array}$
Total:

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:
Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch Final Plat include the following conditions: (1)A 25 -foot wide public trail easement shall be provided and shown on the final plat for a Regional Trail along the eastern edge of Jimmy Camp Creek; (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$95,645 and urban fees in the amount of $\$ 60,395$.
Park Advisory Board Recommendation:


## LETTER OF INTENT

- SUBDIVISION NAME: Carriage Meadows South at Lorson Ranch Final Plat is situated to the east of Marksheffel Road, south of Fontaine Boulevard, and west of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 106.64 acres. This final plat incorporates the entire preliminary plan area.
- OWNERIAPPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS: Owner = Lorson LLC; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)
Engineering Consultant = Core Engineering Group, $150041^{\text {st }}$ Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
- REQUEST AND JUSTIFICATION: Carriage Meadows South at Lorson Ranch Final Plat is based on the previously submitted and approved Carriage Meadows South at Lorson Ranch PUD/Preliminary Plan (PUDSP-16-002)

1. Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. - Carriage Meadows South is in compliance with the approved sketch plan and adjacent residential development
2. Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. Development is within the sketch plan area and will be surrounded by future residential development in accordance with the Overall Development and Phasing Plan (PUD-05-003)
3. Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible. - Buffers are provided per the PUD/Preliminary Plan
4. Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions. Carriage Meadows South is in response to the market demand for single family residential lots

- EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC: Existing facilities consist of existing sanitary sewer on the south side of Lorson Ranch, watermain in Fontaine Boulevard, and watermain in Marksheffel Road. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications, and two detention/WQ ponds to serve the site. All proposed facilities will be in accordance with El Paso County design standards.
- WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION: Deviation DEV-16-013 for Lorson Boulevard road classification has been approved.
- THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION: The Final Plat conforms to the PUD zone approved for this site.
- TOTAL NUMBER OF ACRES IN THE REQUESTED AREA: Carriage Meadows South at Lorson Ranch comprises of 106.64 acres.
- TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE: 235 Single Family Residential Dwelling Units on 69.34 acres (3.4 Du/ Acre). We did not include future development tracts for calculating density.
- NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED: None.
- APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL ANDIOR COMMERCIAL USES: None.
- NUMBER OF MOBILE HOME UNITS AND DENSITIES: None.
- TYPICAL LOT SIZES (Length and width): Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.)
- APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK: Final Plat = 106.64 acres. Open Space, detention $=34.02$ acres ( $32 \%$ of 106.64 acres ). This includes two detention pond tracts and Jimmy Camp Creek
- TYPE OF PROPOSED RECREATIONAL FACILITIES: Public sidewalks will be constructed along all interior roads and on Lorson Boulevard. All open space tracts will be maintained by the Lorson Ranch Metropolitan District.
- IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED? This plat will be for the entire Carriage Meadows South at Lorson Ranch
- HOW WATER AND SEWER WILL BE PROVIDED? Provided through the Widefield Water \& Sanitation District
- PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES: The proposed use is Residential Single Family.
- AREAS OF REQUIRED LANDSCAPING: Open space tracts will be revegetated to pre-development condition
- PROPOSED ACCESS LOCATIONS: Proposed access will be from Fontaine Boulevard/Carriage Meadows Drive and Marksheffel Road/Lorson Boulevard.
- TRAFFIC IMPACT FEE: This final plat for Lorson Ranch will be included in the El Paso County PID and will pay the associated fee.
- MAILBOX LOCATION: Carriage Meadows South at Lorson Ranch will utilize two centralized location (cluster) for mailboxes which is shown on the construction drawings. The mailbox clusters will be located within the street ROW and an agreement for maintenance of said cluster by Lorson Ranch Metropolitan District will be also be included with this final plat application.
- SCHOOL SITE DEDICATION: Dedication of a school site has been completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfy the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. A separate 100' access tract (Tract I) is platted and follows the future alignment of Fontaine Boulevard. Tract I will provide interim access to the school site until Fontaine Boulevard is constructed and platted as ROW. The access tract will be permanently platted as right-of-way when the first plat East of the East Tributary of Jimmy Camp Creek is prepared and recorded.










## CARRIAGE MEADOWS SOUTH AT LORSON RANCH

A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW $1 / 4$ ) OF
SECTON 23 , TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO
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## El Paso County Parks

## Agenda Item Summary Form

Agenda Item Title: Hannah Ridge at Feathergrass Filing No. 3 Final Plat
Agenda Date: June 14, 2017
Agenda Item Number: $\quad$ \#6 - B
Presenter: Ross Williams, Park Planner
Information: Endorsement: X

## Background Information:

Request for approval by M.V.E., Inc., on behalf of Feathergrass Investments, LLC, for Hannah Ridge at Feathergrass Filing No. 3 Final Plat, consisting of 39 single-family residential lots and open space tracts on 8.31 acres, with a minimum lot size of 5,000 square feet. The property is zoned PUD, and is located near the intersection of Constitution Avenue and Akers Drive.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route is located approximately 0.50 mile east of the project site. The City of Colorado Springs' Rock Island Trail is located approximately 550 feet west and north of the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located 1.25 miles to the southeast of the project site.

No open space dedication is proposed within Hannah Ridge at Feathergrass Filing No. 3 Final Plat. However, as part of the Hannah Ridge at Feathergrass Preliminary Plan/PUD Development Plan, which was approved by the Board of County Commissioners in 2013, open space dedication totaled 11.80 acres, meeting the minimum $10 \%$ open space land dedication requirement. These open space tracts include a 3.07-acre open space parcel for wetlands, a 5.38 -acre parcel for a park site, and a 1.33-acre drainage corridor. A trail is proposed within the drainage corridor and park site to create connectivity between the open space parcels. The development plans also indicated a number of smaller open space tracts within the subdivision to provide connections to the aforementioned Rock Island Trail.

As no trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of $\$ 15,873$ and urban park fees in the amount of $\$ 10,023$.

## Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 3 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of $\$ 15,873$ and urban park fees in the amount of $\$ 10,023$.


## Development Application Permit Review

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

June 14, 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.


## FEE REQUIREMENTS

Regional Parks: 2
\$407.00 / Unit x 39 Dwelling Units= \$15,873.00

Urban Parks Area:
Neighborhood:
Community:
Total:

3
\$101.00 / Unit x 39 Dwelling Units $=\$ 3,939.00$ \$156.00 / Unit x 39 Dwelling Units =
$\$ 6,084.00$
$\$ 10,023.00$

## ADDITIONAL RECOMMENDATIONS

## Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 3 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of $\$ 15,873$ and urban park fees in the amount of $\mathbf{\$ 1 0 , 0 2 3}$.

March 30, 2017

## LETTER OF INTENT Hannah Ridge at Feathergrass Filing No. 3 Final Plat

## Owner:

Feathergrass Investments, LLC
4715 N. Chestnut Street
Colorado Springs, CO 80907
Kenny Driscoll
(719)-593-8367

## Applicant / Consultant:

M.V.E., Inc.

1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736

Attn: Dave Gorman

## Site Location Size and Zoning:

The site is $8.31 \pm$ acres located in the South one-half of Section 32, Township 13 South, Range 65 West of the 6th P.M. In El Paso County, Colorado. The property is zoned PUD. The proposed subdivision is a replat of Tract FF, Hannah Ridge at Feathergrass Filing No. 1 as recorded under Reception Number 214713468 of the records of El Paso County, Colorado. The property is El Paso County Tax Schedule No. 53324-03-007 located north of Constitution Avenue, west of Akers Drive and south of the Rock Island Trail right of way.
The site location, size and zoning of the proposed Hannah Ridge at Feathergrass Filing No. 3 is identical to Phase 3 of the amended Hannah Ridge at Feathergrass Preliminary Plan (SP-13-006), approved by the El Paso County Board of County Commissioners by Resolution Number 13-427 and recorded under Reception Number 213127098. The site is located just west of Hannah Ridge at Feathergrass Filing No. 2 which was recorded under Reception Number 216713822 on July 28, 2016.

## Request and Justification:

The request is for approval of the Final Plat of Hannah Ridge at Feathergrass Filing No. 3, which consists of Phase 3 as shown on the approved Hannah Ridge at Feathergrass Preliminary Plan. This Final Plat will create 39 single-family lots along with public street rights-of-ways including the westerly extensions of both Hunter Jumper Drive and Winslow Park Drive from Hannah Ridge at Feathergrass Filing No. 2. The proposed subdivision contains 8.31士 acres of land.

The proposed Final Plat is the third phase of developing the Hannah Ridge at Feathergrass site in accordance with the approved Hannah Ridge at Feathergrass Preliminary Plan. Development will also be in accordance with the approved Hannah Ridge at Feathergrass PUD Plan. The PUD Guidelines, with which the development will conform, are recorded under Reception Number 208091456.

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450•e-mail mve@mvecivil.com

Letter of Intent - Hannah Ridge at Feathergrass Filing No. 3 Final Plat
March 30, 2017
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The proposed development will provide necessary residential housing lots at lower mid-range pricing. The future park \& open space acreage, mixed lot widths allowing for varied residential structure plans, improved provisions for site access, adequate provisions for drainage and utilities and continued build-out of the approved amended Preliminary and PUD plan will enhance the public health, safety and general welfare within this portion of El Paso County.
The owner understands and agrees to Conditions of Approval including payment of School Fees, payment of Park Fees, payment of Drainage and Bridge Fees, and escrow of contribution to the future Constitution Avenue and Hannah Ridge Drive. The fees and escrow will be paid at time of plat recording.
This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code.

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan. The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following relevant policies from the Policy Plan as they specifically relate to this request: Policy 6.1.3 - Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. Policy 6.1.4 - Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services. Policy 6.2.1 - Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities. Policy 6.2.11 - Encourage compatible physical character, density and scale in existing neighborhoods.
The proposed subdivision is consistent with the surrounding residential zoned properties to the north, east and west. The proposed subdivision is adjacent to and is the logical extension of the recently platted Hannah Ridge at Feathergrass Filing No's 1 and 2. A pre-cast wall along the southern boundary of the site will mitigate the impacts to the residential development within this plan from the proposed multi-family and commercial land uses to the south. The proposed subdivision is the continuation of the ongoing Hannah Ridge at Feathergrass development with similar lot sizes and densities as the completed phases of Hannah Ridge as well as existing residential development in the immediate vicinity. The site is not contained within any Small Area Plans of the County. The proposed subdivision plat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity. The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.
2. The subdivision is in substantial conformance with the approved preliminary plan.

The proposed Final Plat is consistent and in conformance with the previously approved 2013 Preliminary Plan Amendment for the Hannah Ridge at Feathergrass development.
3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
The proposed Final Plat is prepared in accordance with all applicable subdivision design standards.

## M.V.E., Inc. • Engineers • Surveyors <br> 1903 Lelaray Street, Suite $200 \bullet$ Colorado Springs, CO $80909 \bullet$ Phone 719-635-5736 <br> Fax 719-635-5450•e-mail mve@mvecivil.com

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.
The site is contained within the service area of Cherokee Metropolitan District and the District has agreed to serve the property. The Owner has secured water rights for the district, which are reserved for use in this development. The Office of the State Engineer has reaffirmed adequate water supply for the last two Final Plat applications contained within the operable Preliminary Plan.
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. §30-28133(6)(b)] and the requirements of Chapter 8 of this Code.
The site is contained within the service area of Cherokee Metropolitan District District and the District has agreed to serve the property. The sanitary sewer mains to serve the proposed site will be extended from mains already constructed in Filing No.'s 1 and 2, which were approved by the District.
6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].
A soils report has been prepared for the site and the owner will comply with the recommendations of the report.
7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28133(3)(c)(VIII)] and the requirements of this Code and the ECM.
The Hannah Ridge at Feathergrass development has planned a comprehensive drainage system that continues to be developed as each project phase is constructed. Filing No. 3 will add adequate drainage improvements necessary to serve this subdivision as well as the future phases of the project. The drainage improvements will be consistent with the operable Drainage Basin Planning Study (DBPS), The Master Development Drainage Plan (MDDP) for Hannah Ridge at Feathergrass, the Preliminary Drainage Report and the Final Drainage Reports for each subdivision filing.
8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.
Each proposed lot on the site will access a public street and benefit from multiple exit and entry points available for the safety of the future residents, including routes to Hannah Ridge Drive and Constitution Avenue, Winslow Park Drive to Akers Drive, and Hunter Jumper Drive to Akers Drive.
9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Hannah Ridge at Feathergrass Filing No. 3 is located within two fire protection districts, the Cimarron Hills Fire Department on the west and the Falcon Fire Protection District on the east. Fire Hydrant locations for the site are being reviewed and approved by both fire departments. Water and Sanitary Sewer infrastructure is being provided by the developer in accordance with Cherokee Metropolitan District standards. The completed development will include natural open space and a park area. Transportation is provided by the adjacent existing and proposed roadway system.
10. The final plans provide evidence to show that the proposed methods for fire protection comply
M.V.E., Inc. • Engineers • Surveyors

1903 Lelaray Street, Suite $200 \bullet$ Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450•e-mail mve@mvecivil.com

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with Chapter 6 of this Code.
Hannah Ridge at Feathergrass Filing No. 3 is located within two fire protection districts, the Cimarron Hills Fire Department on the west and the Falcon Fire Protection District on the east. The water main system is designed to provide adequate fire flows at the site as reviewed by Cherokee Metropolitan District. Fire Hydrant locations for the site are being reviewed and approved by both fire departments.
11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.
Offsite transportation and drainage impacts are considered and mitigated by the recommendations of the Final Drainage Report and updated Traffic Impact Study. The owners of the subdivision have constructed Akers Drive and made necessary turn lane improvements on Constitution Avenue. The developer will contribute to escrow funds for a traffic signal at Hannah Ridge Drive and Constitution Avenue. Furthermore, the developers will pay the required Road Impact Fee upon obtaining individual residential building permits.
12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SLA so the impacts of the subdivision will be adequately mitigated.
The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.
13. The subdivision meets other applicable sections of Chapter 6 and 8.

The subdivision meets the requirements of the Land Development Code and previous subdivision plat filings were approved by the BOCC in 2014 and 2016.
14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. $\S\{34-1-302(1)$, et seq.]. No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

## Existing and Proposed Facilities:

Existing offsite roads include Constitution Avenue ( $160^{\prime}$ row) to which this developer has made previous improvements, Akers Drive ( $80^{\circ}$ row) constructed by this owner/developer in cooperation with El Paso County. Other existing facilities include the storm drain line along the north side of Constitution Avenue, the box culvert crossing of Constitution Avenue at Akers Drive and various utility line stub-outs in Akers Drive and Constitution Avenue that were previously constructed by this owner/developer.
Existing facilities provided in Hannah Ridge at Feathergrass Filing No. 1 include portions of Hunter Jumper Drive ( $60-80^{\prime}$ row), Winslow Park Drive ( $60^{\prime}$ row), Equine Court ( $60^{\prime}$ row) and all of Farrier Court ( $50^{\prime}$ row) as well as the associated mainline utilities and utility services for the lots. Storm drainage and stormwater quality facilities were also been provided.
Existing facilities provided in adjacent Hannah Ridge at Feathergrass Filing No. 2 include a portion of Hunter Jumper Drive ( $60-80^{\prime}$ row), a portion of Winslow Park Drive ( $60^{\prime}$ row), all of Half Chaps Court ( $60^{\prime}$ row), and a portion of Hannah Ridge Drive ( $60^{\prime}-90^{\prime}$ row) as well as the associated mainline utilities and utility services for the lots. Storm drain in Hannah Ridge Drive and Half Chaps Court, the Hanna Ridge Drive concrete box culvert, and stormwater quality facilities were also provided.

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Proposed facilities for Filing No. 3 include a portion of Hunter Jumper Drive ( $60^{\prime}$ row), a portion of Winslow Park Drive ( $60^{\prime}$ row), a portion of Grand Prix Court ( $50^{\prime}$ row), and all of Horsemanship Court ( 50 ' row). Filing No. 3 facilities will include the associated mainline utilities and utility services for the lots. The major storm drain line that will convey the Sand Creek Tributary 6 storm flows south to the Constitution Avenue channel will be constructed along with storm drain lines in Hunter Jumper Drive and the necessary stormwater quality facilities. These new facilities will be connected to the recent improvements of Filing No. 2 as appropriate. All improvements will be in compliance with the approved PUD, Preliminary Plan and El Paso County engineering criteria.

## TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES:

The gross area of the Filing 3 Residential Tract is $8.31+/-$ acres and will contain 39 Single Family Units. An area of $5.40+/$ - acres will be single-family residential lots. Street rights-of-way take up the remaining $2.91+/$ acres . The average lot size for the 39 lots is 6,036 square feet (sf.). The gross density of the said Filing No. 3 is $4.7+/$ - units per acre, while the net density, subtracting out the areas of street rights-of-way and landscape tracts is $7.2+/$ - units per acre.

## TYPICAL LOT SIZE:

The proposed subdivision exhibits a mixture of 50 feet wide and 60 feet wide lots. The typical Single Family Residential lot size is 50 feet wide by 100 feet deep. The minimum lot area in Hannah Ridge at Feathergrass Filing No. 3 is 5,000 s.f. A significant portion of lots are larger, ranging up to 8,439 sf.

## APPROXIMATE ACREAGE AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE:

No land contained within Hannah Ridge at Feathergrass Filing No. 3 is being set aside for open space. However, Tract F, Hannah Ridge at Feathergrass Filing No. 1 is adjacent on the east side. This tract consists of open space to be used as drainage overflow route and corridor leading to the future park tract to be developed north of Winslow Park Drive during future phase 5. An additional natural open space is located north of the future park. All the proposed land uses and open spaces are in accordance with the approved Preliminary Plan.

## PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:

Hannah Ridge at Feathergrass Filing No. 3 represents the 39 lots as the third phase of the eight phases for the single family residential development shown in the preliminary plan. The phasing began on the east side of the site between Hunter Jumper Drive and Winslow Park Drive at Akers Drive as Filing No. 1 (2014) and is proceeding from east to west (2013-2017); then to the east side in the area of Akers Drive and Under Saddle Street (2018-2019), then to the west side and finally the north central portion (20182020). The park will be constructed as part of Phase 5 residential construction (2018-2019). Other open space tracts will be developed with the adjacent residential phases as they occur. Multi-family phases along Constitution Avenue shall be designed and constructed approximately 2017-2019. Commercial phases are to be designed and developed approximately 2017-2020.

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## UTILITIES - WATER AND SEWER:

Water and sewer will be provided by Cherokee Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer has purchased water rights and transferred these right to Cherokee Metropolitan District, which has in turn reserved this water for use in the Hannah Ridge at Feathergrass development. The developer will construct all street, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easements per El Paso County design standards. Cherokee Metropolitan District will provide maintenance of proposed water and sewer system.

## FIRE PROTECTION:

The Hannah Ridge at Feathergrass property is located in two fire protection districts, the Cimarron Hills Fire Department on the west and the Falcon Fire Protection District on the east. The boundary between the two is located through Hannah Ridge at Feathergrass Filing No. 3, extending to the north and south.

## PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:

Single-family parcels are located the east and north of the site. There is an existing single-family neighborhood located to the west and northwest on the opposite side of the Rock Island Trail. The parcels south of Hunter Jumper Drive is zoned for multi-family residential development. Densities of this proposal are comparable to densities to the existing surrounding subdivisions. This subdivision provides for a pre-cast ornamental wall and landscaping located along the north side of Hunter Jumper Drive as a buffer with the multi-family property to the south as noted on the PUD plan.

## LANDSCAPING AND BUFFERING:

Frontage of Hunter Jumper Drive will be landscaped in accordance with the approved PUD plan. Landscape trees will be planted and a pre-cast concrete wall will be constructed along the north side of Hunter Jumper Drive which will serve as the required buffer to the multi-family and commercial zones to the south.

Regarding the Hannah Ridge development as a whole, significant open space and landscaping will be provided. The future park and open space parcels will be landscaped. The northeastern portion and southern portion ending at the commercial boundary will be designed to be native grassland parks with natural trails. The central park parcel will be more formalized with landscaping and recreational amenities. Street right-of-ways and entries will also be landscaped as indicated on the PUD Plan. The landscaping, wall and open space tracts are to be installed by the Developer of the project and will be maintained by The Communities at Feathergrass Homeowners Association, an existing HOA.

## PROPOSED ACCESS LOCATIONS:

All access locations already exist at the surrounding streets with with curb cuts and have been previously identified by El Paso County. A full movement access is proposed at Akers Drive/Under Saddle Street., A 3/4 movement intersection exists at Winslow Park Drive/Akers Drive as well as the Hunter Jumper Drive/Akers Drive intersection. A Full Movement intersection exists at Akers Drive/Constitution Avenue.

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A Full Movement access at Hannah Ridge Drive/Constitution Avenue is being completed as part of Filing No. 2 construction and a $3 / 4$ movement at Shawnee Drive/Constitution Avenue is planned for Filing No. 4. A Traffic Impact Study update of the proposed development is provided with this application.

## TRAFFIC IMPACT FEES:

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). The fee per Single-family Detached dwelling in the 10 -mil PID is $\$ 923.00$. This fee will be paid at the time of building permit issuance. The Hannah Ridge at Feathergrass property is also contained within the Constitution Heights Metropolitan District and lots subject to traffic impact related building permit fees pursuant to a 2009 IGA. The fee in Hannah Ridge at Feathergrass is $\$ 637.15$ per single-family residential lot to be paid at the time of building permit issuance. However, the lots in Hannah Ridge at Feathergrass are also eligible for credit in the El Paso County Road Impact Fee Program as established by El Paso County Resolution Number 12389. The credit is designed to offset the contribution mandated by the IGA as well as amounts already contributed to the County's transportation system in the form of road construction and dedication of right of way for portions of Constitution Avenue and Akers Drive by the developer.
A summary of the fees for each single-family lot in the subdivision is provided below:
The development enters Public Improvements District No. 2 (the 10 mil PID) and is subject to the requirements thereof. The developer will pays the $\$ 923.00$ Fee to El Paso County pursuant to the 2009 IGA and Resolution 12-389. The The County will reimburse Pikes Peak Rural Transportation Authority from this fee payment. The accrual and use of any credits in the El Paso County Road Impact Fee Program is governed according to Resolution 12-389.
Should County staff or officials require more information. Please use the contact information below to reach me.

Very truly yours,
M.V.E., Inc.

Coutr. Y onn
David R. Gorman, P.E.
DRG:cwg




## El Paso County Parks

## Agenda Item Summary Form

## Agenda Item Title:

Hannah Ridge at Feathergrass Filing No. 4 Final Plat
Agenda Date:
June 14, 2017
Agenda Item Number: \#6-C
Presenter: Ross Williams, Park Planner
Information: Endorsement: X

## Background Information:

Request for approval by M.V.E., Inc., on behalf of Feathergrass Investments, LLC, for Hannah Ridge at Feathergrass Filing No. 4 Final Plat, consisting of 52 single-family residential lots and open space tracts on 10.12 acres, with a minimum lot size of 5,000 square feet. The property is zoned PUD, and is located near the intersection of Constitution Avenue and Akers Drive.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route is located approximately 0.75 mile east of the project site. The City of Colorado Springs' Rock Island Trail is located immediately adjacent the western boundary of the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located 1.35 miles to the southeast of the project site.

Only minor open space dedication, comprised of two parcels for Rock Island Trail access, is proposed within Hannah Ridge at Feathergrass Filing No. 4 Final Plat. At 0.17 acres in size, these parcels total $2 \%$ of open space within the filing. However, as part of the Hannah Ridge at Feathergrass Preliminary Plan/PUD Development Plan, which was approved by the Board of County Commissioners in 2013, open space dedication totaled 11.80 acres, meeting the minimum $10 \%$ open space land dedication requirement. These open space tracts include a 3.07 -acre open space parcel for wetlands, a 5.38 -acre parcel for a park site, and a 1.33-acre drainage corridor. A trail is proposed within the drainage corridor and park site to create connectivity between the open space parcels. The development plans also indicated a number of smaller open space tracts within the subdivision to provide connections to the aforementioned Rock Island Trail.

As no trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of $\$ 21,164$ and urban park fees in the amount of $\$ 13,364$.

## Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 4 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of $\$ 21,164$ and urban park fees in the amount of $\$ 13,364$.


## Development Application Permit Review

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

June 14, 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.


## FEE REQUIREMENTS

Regional Parks: 2
\$407.00 / Unit x 52 Dwelling Units= \$21,164.00

Urban Parks Area:
Neighborhood:
Community:
Total:

3
$\$ 101.00$ / Unit x 52 Dwelling Units $=\$ 5,252.00$ $\$ 156.00$ / Unit x 52 Dwelling Units $=\$ 8,112.00$
\$13,364.00

## ADDITIONAL RECOMMENDATIONS

## Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Hannah Ridge at Feathergrass Filing No. 4 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of $\$ 21,164$ and urban park fees in the amount of $\$ 13,364$.

April 17, 2017

# LETTER OF INTENT <br> Hannah Ridge at Feathergrass Filing No. 4 Final Plat 

Owner:<br>Feathergrass Investments, LLC<br>4715 N. Chestnut Street<br>Colorado Springs, CO 80907<br>Kenny Driscoll<br>(719)-593-8367<br>\section*{Applicant / Consultant:}<br>M.V.E., Inc.<br>1903 Lelaray Street, Suite 200<br>Colorado Springs, CO<br>(719) 635-5736<br>Attn: Dave Gorman

## Site Location Size and Zoning:

The site is $10.12 \pm$ acres located in the Southwest one-quarter of Section 32, Township 13 South, Range 65 West of the 6th P.M. In El Paso County, Colorado. The property is zoned PUD. The proposed subdivision is a replat of Tract GG, Hannah Ridge at Feathergrass Filing No. 1 as recorded under Reception Number 214713468 of the records of El Paso County, Colorado. The property is El Paso County Tax Schedule No. 53323-16-002 located north of Constitution Avenue, west of Akers Drive, south of the Rock Island Trail right of way at the northerly extension of Shawnee Drive from Constitution Avenue.

The site location, size and zoning of the proposed Hannah Ridge at Feathergrass Filing No. 4 is identical to Phase 4 of the amended Hannah Ridge at Feathergrass Preliminary Plan (SP-13-006), approved by the El Paso County Board of County Commissioners by Resolution Number 13-427 and recorded under Reception Number 213127098. The site is located just west of Hannah Ridge at Feathergrass Filing No. 2, recorded under Reception Number 216713822 on July 28, 2016 and Hanna Ridge at Feathergrass Filing No. 3, which is currently under consideration in the El Paso County Land Development process under separate application.

## Request and Justification:

The request is for approval of the Final Plat of Hannah Ridge at Feathergrass Filing No. 4, which consists of Phase 4 as shown on the approved Hannah Ridge at Feathergrass Preliminary Plan. This Final Plat will create 52 single-family lots along with public street rights-of-ways including the westerly extensions of both Hunter Jumper Drive and Winslow Park Drive from Hannah Ridge at Feathergrass Filing No. 3. The proposed subdivision contains $10.12 \pm$ acres of land.

The proposed Final Plat is the fourth phase of developing the Hannah Ridge at Feathergrass site in accordance with the approved Hannah Ridge at Feathergrass Preliminary Plan. Development will also be in accordance with the approved Hannah Ridge at Feathergrass PUD Plan. The PUD Guidelines, with which the development will conform, are recorded under Reception Number 208091456.
The proposed development will provide necessary residential housing lots at lower mid-range pricing. The future park \& open space acreage, mixed lot widths allowing for varied residential structure plans, improved provisions for site access, adequate provisions for drainage and utilities and continued build-out of the approved amended Preliminary and PUD plan will enhance the public health, safety and general welfare within this portion of El Paso County.
The owner understands and agrees to certain Conditions of Approval including payment of School Fees, payment of Park Fees, payment of Drainage and Bridge Fees, and escrow of contribution to the future Constitution Avenue and Hannah Ridge Drive traffic signal. The fees and escrow will be paid at time of plat recording.
This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code.

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan. The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following relevant policies from the Policy Plan as they specifically relate to this request: Policy 6.1.3 - Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. Policy 6.1.4 - Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services. Policy 6.2.1 - Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities. Policy 6.2.11 - Encourage compatible physical character, density and scale in existing neighborhoods.
The proposed subdivision is consistent with the surrounding residential zoned properties to the north, east and west. The proposed subdivision is adjacent to and is the logical extension of the recently platted Hannah Ridge at Feathergrass Filing No's 1, 2 and 3. A pre-cast wall along the southern boundary of the site will mitigate the impacts to the residential development within this plan from the proposed multi-family and commercial land uses to the south. The proposed subdivision is the continuation of the ongoing Hannah Ridge at Feathergrass development with similar lot sizes and densities as the completed phases of Hannah Ridge as well as existing residential development in the immediate vicinity. The site is not contained within any Small Area Plans of the County. The proposed subdivision plat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity. The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.
2. The subdivision is in substantial conformance with the approved preliminary plan.

The proposed Final Plat is consistent and in conformance with the previously approved 2013 Preliminary Plan Amendment for the Hannah Ridge at Feathergrass development.
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3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
The proposed Final Plat is prepared in accordance with all applicable subdivision design standards.
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.
The site is contained within the service area of Cherokee Metropolitan District and the District has agreed to serve the property. The Owner has secured water rights for the district, which are reserved for use in this development. The Office of the State Engineer has reaffirmed adequate water supply for the last three Final Plat applications contained within the operable Preliminary Plan.
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. §30-28133(6)(b)] and the requirements of Chapter 8 of this Code.
The site is contained within the service area of Cherokee Metropolitan District District and the District has agreed to serve the property. The sanitary sewer mains to serve the proposed site will be extended from mains already constructed in Filing No.'s 1, 2 and 3, which were approved by the District.
6. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)].
A soils report has been prepared for the site and the owner will comply with the recommendations of the report.
7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28133(3)(c)(VIII)] and the requirements of this Code and the ECM.
The Hannah Ridge at Feathergrass development has planned a comprehensive drainage system that continues to be developed as each project phase is constructed. Filing No. 4 will add adequate drainage improvements necessary to serve this subdivision as well as the future phases of the project. The drainage improvements will be consistent with the operable Drainage Basin Planning Study (DBPS), The Master Development Drainage Plan (MDDP) for Hannah Ridge at Feathergrass, the Preliminary Drainage Report and the Final Drainage Reports for each subdivision filing.
8. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.
Each proposed lot on the site will access a public street and there are multiple exit and entry points available for the safety of the future residents. Hannah Ridge Filing No. 4 will provide the northerly extension of Shawnee Drive from Constitution Avenue. This extension will contribute to improved safety of existing Hannah Ridge residents and help to properly distribute traffic to and from the overall development. Access also includes routes to Hannah Ridge Drive and Constitution Avenue, Winslow Park Drive to Akers Drive, and Hunter Jumper Drive to Akers Drive.
9. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.
The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's
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office currently provides police protection for the site and surrounding area. Hannah Ridge at Feathergrass Filing No. 4 is located within two fire protection districts, the Cimarron Hills Fire Department on the west and the Falcon Fire Protection District on the east. Fire Hydrant locations for the site are being reviewed and approved by both fire departments. Water and Sanitary Sewer infrastructure is being provided by the developer in accordance with Cherokee Metropolitan District standards. The completed development will include natural open space and a park area. Transportation is provided by the adjacent existing and proposed roadway system.
10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.
Hannah Ridge at Feathergrass Filing No. 4 is located within two fire protection districts, the Cimarron Hills Fire Department on the west and the Falcon Fire Protection District on the east. The water main system is designed to provide adequate fire flows at the site as reviewed by Cherokee Metropolitan District. Fire Hydrant locations for the site are being reviewed and approved by both fire departments.
11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.
Offsite transportation and drainage impacts are considered and mitigated by the recommendations of the Final Drainage Report and Traffic Impact Study update Memo. The owners of the subdivision have constructed Akers Drive and made necessary turn lane improvements on Constitution Avenue. The developer will also make improvements to Constitution Avenue due to the addition of the Shawnee Drive intersection. The developer will contribute to escrow funds for a traffic signal at Hannah Ridge Drive and Constitution Avenue. Furthermore, the developers will pay the required Road Impact Fee upon obtaining individual residential building permits.
12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SLA so the impacts of the subdivision will be adequately mitigated.
The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.
13. The subdivision meets other applicable sections of Chapter 6 and 8.

The subdivision meets the requirements of the Land Development Code and previous subdivision plat filings were approved by the BOCC in 2014 and 2016.
14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]. No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

## Existing and Proposed Facilities:

Existing offsite roads include Constitution Avenue ( $160^{\prime}$ row) to which this developer has made previous improvements, Akers Drive ( $80^{\prime}$ row) constructed by this owner/developer in cooperation with El Paso County. Other existing facilities include the storm drain line along the north side of Constitution Avenue, the box culvert crossing of Constitution Avenue at Akers Drive and various utility line stub-outs in Akers Drive and Constitution Avenue that were previously constructed by this owner/developer. Hannah Ridge at Feathergrass Filing No. 4 will also include additional improvements to Constitution Avenue at the proposed Shawnee Drive intersection.

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Letter of Intent - Hannah Ridge at Feathergrass Filing No. 4 Final Plat
April 17,2017
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Existing facilities provided in Hannah Ridge at Feathergrass Filing No. 1 include portions of Hunter Jumper Drive ( $60-80^{\prime}$ row), Winslow Park Drive ( $60^{\prime}$ row), Equine Court ( $60^{\prime}$ row) and all of Farrier Court ( $50^{\prime}$ row) as well as the associated mainline utilities and utility services for the lots. Storm drainage and stormwater quality facilities were also been provided.
Existing facilities provided in adjacent Hannah Ridge at Feathergrass Filing No. 2 include a portion of Hunter Jumper Drive ( $60-80^{\prime}$ row), a portion of Winslow Park Drive ( $60^{\prime}$ row), all of Half Chaps Court ( $60^{\prime}$ row), and a portion of Hannah Ridge Drive ( $60^{\prime}-90^{\prime}$ row) as well as the associated mainline utilities and utility services for the lots. Storm drain in Hannah Ridge Drive and Half Chaps Court, the Hanna Ridge Drive concrete box culvert, and stormwater quality facilities were also provided.
Facilities provided in Filing No. 3 include a portion of Hunter Jumper Drive ( $60^{\prime}$ ' row), a portion of Winslow Park Drive ( $60^{\prime}$ row), a portion of Grand Prix Court (50' row), and all of Horsemanship Court ( 50 ' row). Filing No. 3 facilities included the associated mainline utilities and utility services for the lots, the major storm drain line that conveys the Sand Creek Tributary 6 storm flows south to the Constitution Avenue channel, and storm drain lines in Hunter Jumper Drive and the necessary stormwater quality facilities.
Proposed facilities for Filing No. 4 include the westerly portion of Hunter Jumper Drive ( $60^{\prime}$ ' row), the westerly portion of Winslow Park Drive ( $60^{\prime}$ row), all of Shawnee Drive ( $60^{\prime}$ ' row) from Constitution Avenue to Winslow Park Drive, and a portion of Pony Club Lane ( $50^{\prime}$ row). Filing No. 4 facilities will include the associated mainline utilities and utility services for the lots, storm drain facilities in Shawnee Drive and the necessary stormwater quality facilities. These new facilities will be connected to the recent improvements of Filing No. 3 as appropriate. All improvements will be in compliance with the approved PUD, Preliminary Plan and El Paso County engineering criteria.

## TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES:

The gross area of the Filing 3 subdivision is $10.12+/$ - acres and will contain 52 Single Family Units. An area of $6.51+/$ - acres will be single-family residential lots. Trail Access Tracts will contain $0.17+/$ - acres and street rights-of-way take up the remaining $3.44+/$ - acres. The average lot size for the 52 lots is 5,453 square feet (sf.). The gross density of the said Filing No. 4 is $5.1+/$ - units per acre, while the net density, subtracting out the areas of street rights-of-way and trail access tracts is $8.0+/$ - units per acre.

## TYPICAL LOT SIZE:

The proposed subdivision exhibits a mixture of 50 feet wide and 60 feet wide lots. The typical Single Family Residential lot size is 50 feet wide by 100 feet deep. The minimum lot area in Hannah Ridge at Feathergrass Filing No. 4 is 5,000 s.f. A significant portion of lots are larger, ranging up to 6,645 sf.

## APPROXIMATE ACREAGE AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE:

Two tracts are being platted in the subdivision for use as trail access to the adjacent and extensive Rock Island Trail, which is owned and maintained by the City of Colorado Springs. These tracts consist of 0.17 acres or $2 \%$ of Filing No. 4. The two tracts will be open space and be owned and maintained the Communities at Feathergrass HOA. The Preliminary Plan has provisions for a future park tract to be developed north of Winslow Park Drive during future phase 5 with additional natural open space located

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north of the future park. All the proposed land uses and open spaces are in accordance with the approved Preliminary Plan.

## PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:

Hannah Ridge at Feathergrass Filing No. 4 represents the 52 lots as the fourth phase of the eight phases for the single family residential development shown in the preliminary plan. The phasing began on the east side of the site between Hunter Jumper Drive and Winslow Park Drive at Akers Drive as Filing No. 1 (2014) and is proceeding from east to west (2013-2017); then to the east side in the area of Akers Drive and Under Saddle Street (2018-2019), then to the west side and finally the north central portion (20182020). The park will be constructed as part of Phase 5 residential construction (2018-2019). Other open space tracts will be developed with the adjacent residential phases as they occur. Multi-family phases along Constitution Avenue shall be designed and constructed approximately 2017-2019. Commercial phases are to be designed and developed approximately 2017-2020.

## UTILITIES - WATER AND SEWER:

Water and sewer will be provided by Cherokee Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer has purchased water rights and transferred these right to Cherokee Metropolitan District, which has in turn reserved this water for use in the Hannah Ridge at Feathergrass development. The developer will construct all street, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easements per El Paso County design standards. Cherokee Metropolitan District will provide maintenance of proposed water and sewer system.

## FIRE PROTECTION:

The Hannah Ridge at Feathergrass property is located in two fire protection districts, the Cimarron Hills Fire Department on the west and the Falcon Fire Protection District on the east. The boundary between the two is located just east of the Hannah Ridge at Feathergrass Filing No. 4 property, extending to the north and south.

## PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:

Single-family parcels are adjacent to the site on the east and north. Existing single-family residential development exist to the west and northwest on the opposite side of the adjacent Rock Island Trail. Multi-family parcels are adjacent to the south, separated by Hunter Jumper Drive. Densities of this proposal are comparable to densities to the existing surrounding subdivisions. This subdivision provides for a pre-cast ornamental wall and landscaping located along the north side of Hunter Jumper Drive as a buffer with the multi-family property to the south as noted on the PUD plan.

## LANDSCAPING AND BUFFERING:

Frontage of Hunter Jumper Drive will be landscaped in accordance with the approved PUD plan. Landscape trees will be planted and a pre-cast concrete wall will be constructed along the north side of Hunter Jumper Drive which will serve as the required buffer to the multi-family and commercial zones to the south.

Regarding the Hannah Ridge development as a whole, significant open space and landscaping will be provided. The future park and open space parcels will be landscaped. The northeastern portion and southern portion ending at the commercial boundary will be designed to be native grassland parks with natural trails. The central park parcel will be more formalized with landscaping and recreational amenities. Street right-of-ways and entries will also be landscaped as indicated on the PUD Plan. The landscaping, wall and open space tracts are to be installed by the Developer of the project and will be maintained by The Communities at Feathergrass Homeowners Association, an existing HOA.

## PROPOSED ACCESS LOCATIONS:

Two access locations already exist at the surrounding streets with with curb cuts and have been previously identified by El Paso County. A full movement access is proposed at Akers Drive/Under Saddle Street., A $3 / 4$ movement intersection exists at Winslow Park Drive/Akers Drive as well as the Hunter Jumper Drive/Akers Drive intersection. A Full Movement intersection exists at Akers Drive/Constitution Avenue. A Full Movement access at Hannah Ridge Drive/Constitution Avenue was completed as part of Filing No. 2 construction. Hannah Ridge at Feathergrass Filing No. 4 will provide a new $3 / 4$ movement intersection at Shawnee Drive/Constitution Avenue. A Traffic Impact Study update memo for the proposed development is provided with this application.

## TRAFFIC IMPACT FEES:

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). The fee per Single-family Detached dwelling in the 10 -mil PID is $\$ 923.00$. This fee will be paid at the time of building permit issuance. The Hannah Ridge at Feathergrass property is also contained within the Constitution Heights Metropolitan District and lots subject to traffic impact related building permit fees pursuant to a 2009 IGA. The fee in Hannah Ridge at Feathergrass is $\$ 637.15$ per single-family residential lot to be paid at the time of building permit issuance. However, the lots in Hannah Ridge at Feathergrass are also eligible for credit in the El Paso County Road Impact Fee Program as established by El Paso County Resolution Number 12389. The credit is designed to offset the contribution mandated by the IGA as well as amounts already contributed to the County's transportation system in the form of road construction and dedication of right of way for portions of Constitution Avenue and Akers Drive by the developer.

A summary of the fees for each single-family lot in the subdivision is provided below:
The development enters Public Improvements District No. 2 (the 10 mil PID) and is subject to the requirements thereof. The developer will pays the $\$ 923.00$ Fee to El Paso County pursuant to the 2009 IGA and Resolution 12-389. The The County will reimburse Pikes Peak Rural Transportation Authority from this fee payment. The accrual and use of any credits in the El Paso County Road Impact Fee Program is governed according to Resolution 12-389.

## M.V.E., Inc. • Engineers • Surveyors

1903 Lelaray Street, Suite 200•Colorado Springs, CO 80909 • Phone 719-635-5736 Fax 719-635-5450•e-mail mve@mvecivil.com

Letter of Intent - Hannah Ridge at Feathergrass Filing No. 4 Final Plat
April 17,2017
Page 8

Should County staff or officials require more information. Please use the contact information below to reach me.

Very truly yours,
M.V.E., Inc.


David R. Gorman, P.E. DRG:cwg




## El Paso County Parks

## Agenda Item Summary Form

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

Agenda Date: June 14, 2017
Agenda Item Number: \#6-D
Presenter: Ross Williams, Park Planner
Information: Endorsement: X

## Background Information:

Request for approval by Thomas \& Thomas on behalf of Meadowbrook Crossing, LLC, for Meadowbrook Crossing Preliminary Plan and Final Plat, consisting of 114 singlefamily residential lots and open space tracts on 32.27 acres. The property is zoned RS5000, and is located at the intersection of East Highway 24 and Meadowbrook Parkway.

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

Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. However, the proposed plat contains 498,305 square feet or 11.44 acres of open space, which is $35.5 \%$ of the total project area. The plan does show a future dog park in Tract $F$ whose development is contingent on available future funding and construction of a bridge across the East Fork of Sand Creek.

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

Staff recommends fees in lieu of land dedication for regional park purposes in the amount of $\$ 46,398$ and urban park fees in the amount of $\$ 29,298$.

## Recommended Motion (Preliminary Plan):

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

## Recommended Motion (Final Plat):

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


## Development Application Permit Review

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

June 14, 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.


## FEE REQUIREMENTS

Regional Parks: 2
\$407.00 / Unit x 114 Dwelling Units= \$46,398.00

Urban Parks Area:
Neighborhood:
Community:
Total:

5
\$101.00 / Unit x 114 Dwelling Units $=\$ 11,514.00$ \$156.00 / Unit x 114 Dwelling Units =
\$17,784.00
\$29,298.00

## ADDITIONAL RECOMMENDATIONS

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

## Development Application Permit Review

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

June 14, 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.


## FEE REQUIREMENTS

Regional Parks: 2
\$407.00 / Unit x 114 Dwelling Units= \$46,398.00

Urban Parks Area:
Neighborhood:
Community:
Total:

5
\$101.00 / Unit x 114 Dwelling Units $=\$ 11,514.00$ \$156.00 / Unit x 114 Dwelling Units =
\$17,784.00
\$29,298.00

## ADDITIONAL RECOMMENDATIONS

## Staff Recommendation:

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

## Meadowbrook Crossing Letter of Intent

## Preliminary Plan and Final Plat



VICINITY MAP

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

## Developer:

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

## Planners:

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

## Civil Engineers:

Kiowa Engineering Corporation
1604 South $21^{\text {st }}$ Street
Colorado Springs, CO 80904
Phone: (719) 630-7342

## Traffic Engineers:

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

## Site Location, Size, Zoning:

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

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

The Preliminary Plan and Final Plat shows the detailed design of the single-family detached residential community and describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for development. The site plan includes

114 new single family lots located on 32.273 acres resulting for a density of 3.53 DU/Acre.

## Request \& Justification:

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

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

The proposed community is designed to function for both automobile and pedestrian circulation as well as provide connectivity to natural resources and open space around the East Fork of Sand Creek that moves through the site. The proposed streets within the site will have grades around $1 \%$ and drain to the southwest corner of the site. The Preliminary Plan proposes 231,708 SF of open space or $16.5 \%$ of the total acreage. This open space and water quality area will form a natural buffer to adjacent land uses to the North, West, and a small area at the East access point. Along the zone boundary to the northeast, a dedicated buffer is not being provided that would simply create an unusable tract of land. Instead, the residential lots along this boundary have an increased depth of approximately 15 ' that will effectively function as a buffer. As part of this buffer between the residential and commercial uses, landscape will be required to be provided by the homeowners enforceable at time of occupancy. In addition, along the street frontage of Meadowbrook Parkway a $10^{\prime}$ landscape setback with an additional 5' no build area has been provided along this non-residential collector roadways. This total 15 ' buffer with landscaping meets the approval criteria of the rezone. The site layout for the development provides lots size minimums measuring 50' $x 100^{\prime}(5,000 \mathrm{sq} \mathrm{ft})$, with some lots larger in size. Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Lots located along curved street sections and knuckles typically have adjusted widths to
accommodate for the curves. There are no industrial or commercial sites proposed with this project.

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

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

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

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

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

## Types of Proposed Recreational Facilities:

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

## Total Number of Industrial or Commercial Sites:

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

## Traffic and Proposed Access Locations:

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

There is a request for a deviation to adjust the centerline tangent length between the two broken back curves at the western portion of the property from the required 200' minimum (ECM Section 2.3.3.F.3) to the proposed 146' as illustrated on the drawings. This area of the site contains several constraints that cannot be mitigated. These constraints include the location and width of Meadowbrook Parkway; the location of the Sand Creek and its improvements; and the location of the 30' Sanitary Sewer Easement running parallel with the creek. All of these constraints combined narrow and limit the amount of developable area in this portion of the site. As a result the 200' minimum tangent length is not achievable given the available width. The lot sizes are as small as they can be in order to remain buildable and affective. In addition, the lack of available width prevents the ability to completely line the street with units as shown on the drawings. This shortened roadway tangent will not be a high traffic area nor will it become a through way as only a handful of homes are served by this loop road. This deviation would not be detrimental to the health, safety, or welfare of the residents.

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

## Phasing Plan:

The Meadowbrook Crossing Preliminary Plan and Final Plat will be developed in one phase due to the economies of scale with respects to construction of access points, utility service, drainage, landscape and all other improvements.

## Areas of Required Landscaping:

The proposed development does not require any landscaping except for the buffer plantings as required by the rezoning approval criteria. As mentioned above, along the zone boundary to the northeast a dedicated buffer is not being provided. This would simply create an unusable tract of land sandwiched between two uses. Instead, the residential lots along this boundary have an increased depth of approximately 15 ' that will effectively function as a buffer. As part of this buffer between the residential and commercial uses, landscape will be required to be provided by the homeowners enforceable at time of occupancy.

Along Meadowbrook Parkway (Non-Residential Collector, $80^{\prime}$ ROW), the development provides a $10^{\prime}$ landscape setback with an additional $5^{\prime}$ no build area. This total of a $15^{\prime}$ buffer will help the approval criteria of the rezone. As part of the buffer, a 6' concrete and landscape plantings are being provided. Landscape plantings are being provided at 1 Tree for every 20 linear feet of frontage.

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

All open space and streetscape plantings will be owned and maintained by the Meadowbrook Crossing Metropolitan District. Individual lot landscaping will be the lot owner's responsibility.

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

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

## Water and Wastewater Services:

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

## Master Plan for Mineral Extraction:

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

## Proposed Services:

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

## Impacts associated with the Preliminary Plan and Final Plat:

Floodplain: Portions of this site are located within a designated FEMA floodplain along the Northern boundary as determined by the flood insurance map, community map number '08041C0752F' effective date March 17, 1997. A LOMR has been submitted for the area that is currently impacting lots located along the southern banks of the creek. The LOMR process will study and ultimately revise the mapped floodplain through this site. There is an existing LOMR to the Northeast of the site, Case No. 06-08-B137p effective date of revision December 13, 2006. See attached LOMR for this project.

## Wetlands:



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

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

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

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

## Vegetation, Wildlife Habitats and Migration Routes:

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

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

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

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

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



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# El Paso County Park Advisory Board 

## Agenda Item Summary Form

| Agenda Item Title: | The Beach at Woodmoor PUD Development Plan / Preliminary <br> Plan / Filing No. 1 Final Plat |
| :--- | :--- |
| Agenda Date: | June 14, 2017 |
| Agenda Item Number: | \#6-E |
| 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 Beach at Woodmoor PUD Development Plan/Preliminary Plan and Filing No. 1 Final Plat. The site is located northeast of Monument, immediately southeast of Lake Woodmoor near the intersection of Lower Lake Road and Lake Woodmoor Drive. The property consists of 12.32 acres, with 35 residential townhome lots and 8 tracts and is currently zoned R-4 and RR-5, 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 0.25 mile south of the property, while the existing New Santa Fe Primary Regional Trail is located 0.75 mile to the west of the property. The Beach at Woodmoor does not lie within any candidate open space area.

The Beach at Woodmoor PUD Development Plan/Preliminary Plan shows 2.675 acres of open space/landscape area, thus providing for $21.7 \%$ 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 The Beach at 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 $\$ 14,245$ and urban park fees in the amount of $\$ 8,995$.

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

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Beach at Woodmoor Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of $\$ 14,245$ and urban park fees in the amount of $\$ 8,995$.


Community Services Department
Park Operations ~ Planning ~ Recreation/Cultural Services
June 14, 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.


## FEE REQUIREMENTS

Regional Parks: 2
\$407.00 / Unit x 35 Dwelling Units= \$14,245.00

| Urban Parks Area: | $\mathbf{1}$ |  |
| :--- | :--- | :--- |
| Neighborhood: | $\mathbf{\$ 1 0 1 . 0 0}$ / Unit x $\mathbf{3 5}$ Dwelling Units $=$ | $\mathbf{\$ 3 , 5 3 5 . 0 0}$ |
| Community: | $\mathbf{\$ 1 5 6 . 0 0}$ / Unit x $\mathbf{3 5}$ Dwelling Units $=$ | $\mathbf{\$ 5 , 4 6 0 . 0 0}$ |
| Total: |  | $\mathbf{\$ 8 , 9 9 5 . 0 0}$ |

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:
Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Beach at 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 $\$ 14,245$ and urban park fees in the amount of $\$ 8,995$.

## Development Application Permit Review

 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.

## FEE REQUIREMENTS

Regional Parks: 2
\$407.00 / Unit x 35 Dwelling Units= \$14,245.00

Urban Parks Area:
Neighborhood:
Community:
Total:

1
\$101.00 / Unit x 35 Dwelling Units $=\$ 3,535.00$ \$156.00 / Unit x 35 Dwelling Units =
\$5,460.00
$\$ 8,995.00$

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:
Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Beach at Woodmoor PUD Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of $\$ 14,245$ and urban park fees in the amount of $\mathbf{\$ 8 , 9 9 5}$.

## THE BEACH AT WOODMOOR

## LETTER OF INTENT

MAY 2017

## 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

The Beach at Woodmoor is located southeast of the Lake Woodmoor and west of Lewis-Palmer Elementary School. Lake Woodmoor Drive bisects the property and Lower Lake Road forms the eastern boundary of the northern parcel. The property is currently vacant, undeveloped land comprising 12.317 acres.

To the north of the site are residential lots of varying size, from 6,900 sf up to 25,600 sf. Most of the lots are vacant and there is only one home immediately adjacent to the site. To the east is Lower Lake Road, beyond which is a small residential cul-de-sac with 10 residential lots ranging from 11,300 sf to 29,600 sf and a mix of two-story and single-story ranch homes. Along the southern boundary of the site are 11 residential lots ranging from $8,600 \mathrm{sf}$ to $19,300 \mathrm{sf}$, three of which are vacant. These properties are all one-story ranch homes and there is a concrete wall between these properties and the site.


## Request

Lake Woodmoor Holdings LLC requests approval of the following applications:

1. A Rezone from R-4 (Planned Development District - Obsolete) and RR-5 (Rural Residential - 5 acre lots) to PUD (Planned Unit Development District);
2. A Preliminary/PUD Development Plan for The Beach at Woodmoor for a 35 single-family lots on 12.317 acres, at a gross density of 2.84 dwelling units per acre and a maximum height of 30 feet, including PUD modifications; and
3. A Final Plat for The Beach at Woodmoor Filing No. 1 for 35 lots and 8 tracts on 12.317 acres.

## History

The part of the property north of Lake Woodmoor Drive was zoned R-4 (Planned Development District) in 1972. The zoning is now obsolete and any new development will require a rezoning. There is no record of a development plan approval in the El Paso County files. However, the attached Certificate of Amendment declaring the Woodmoor Beach and other properties subject to the restrictive covenants of the Woodmoor Corporation makes reference to "individual townhouses, condominiums and apartments". The fact that the Woodmoor Beach property was platted as a single lot in June 1972 also suggests an intent to follow up with a townhome/condominium plat.

## Site Description

The 8.126-acre part of the site north of Lake Woodmoor Drive is relatively flat but slopes down in the northwest corner toward the lake. This northwest corner also contains the only trees on the property, a mix of pine and oak trees, but is otherwise characterized by native prairie grassland.


There are existing utilities and drainage facilities with associated easements running along the western boundary of the northern parcel adjacent to the lake. There is an existing utility road off Lake Woodmoor Drive that provides access to the pump station for the lake and the utilities that run along
the edge of the lake. A large spillway to the lake is located adjacent to the southwest boundary of the site.

A boat access driveway and ramp to the lake runs along the northern boundary of the property from Lower Lake Road to the Lake Woodmoor. The 10 -foot boat access easement was originally granted to Woodmoor Water \& Sanitation District in 2009 and was updated in 2015 by the current owners.


The southern 4.191-acre parcel is similarly a generally flat native prairie grassland area, with the exception of a natural drainageway running through the eastern section of the property. A sanitary sewer line cuts underneath Lake Woodmoor Road and occupies the western tip of the southern parcel. The easement associated with this utility does not match the location of the actual utility and will be vacated and realigned with the replat of the property.


## Project Description

The project proposes 35 single family lots. 23 of these lots will be located on the larger 8.126-acre parcel to the north of Lake Woodmoor Drive. These lots will be served by a new street, Coronado Beach Drive, connecting from Lake Woodmoor Drive in the southwest corner of the parcel to Lower Lake Road on the eastern edge of the parcel. The southern 4.191-acre parcel will include 12 lots with access off Lake Woodmoor Drive in the form of a short hammerhead street, Captiva Beach Lane. This hammerhead design has been vetted and approved by the Tri-Lakes Monument Fire Marshal and a letter confirming this is attached to the Fire Protection Report. As a permanent hammerhead turnaround does not conform to the County's Engineering Criteria Manual, a PUD Modification has been included to address this.

All homes will have a 2-car garage and a driveway that accommodates two parking spaces. Parking is also permitted on the street. The sidewalk along Coronado Beach Drive will form part of the Woodmoor trail network, as requested by the Woodmoor Improvement Association.


The lots range in size, with the minimum lot size being $7,200 \mathrm{sf}$. The lots are general $60^{\prime}$ wide by $120^{\prime}$ feet, but some lots have additional width to compensate for a slightly shallower depth. It has been verified that all the lots can accommodate one or more of the potential models offered by the prospective builder. Lots 15,16 and 23 have reduced rear yard setbacks and lot 35 has a reduced side setback, as these lots have the benefit of an additional 10' landscape setback adjacent to Lake Woodmoor Drive.

The requested maximum height is $30^{\prime}$, which is standard for a single-family residential zoning. The product proposed by the prospective homebuilder are all single-story ranch with basement/walk-out basement, which would all be much less than $30^{\prime}$ high.

There are three areas proposed for detention and water quality within the site. These areas, as well as the proposed landscaping, will be owned and maintained by The Beach at Woodmoor Home Owners Association. The existing boat access easement along the northern boundary is to be retained within a separate tract. The area adjacent to the Lake that includes various utility easements are also to be maintained within a separate tract. A 30' wide drainage is easement is also included for the existing drainageway running between lots 24 and 25 and lots 28 and 29 in the southern parcel. Tracts are also provided for entry signs and mail boxes. Access to lots 35 and 26 are via access easements over the adjacent lots.

## Project Justification

## PUD rezoning

The northern parcel of the site is zoned R-4 (Planned Development), as is the wider area to the north and east, including Lake Woodmoor. The southern parcel is zoned RR-5 (Rural Residential, 5 acre lots) together with the adjacent elementary school. Immediately to the south is PUD (Planned Unit Development) zoning and to the southeast RR-0.5 (Rural Residential, $1 / 2$ acre lots).


The R-4 zoning is now obsolete and 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 and PUD zoning. The PUD zoning also allows for flexibility in the dimensional and design standards needed to accommodate the proposed single-family product while ensuring the protection of the drainage way to the southeast and accommodating the various easements that encumber the property.

## PUD Modifications:

PUD Modifications are requested for the following:

## a. (ECM Section 2.3.8) Permanent hammerhead turnaround

The use of a permanent hammerhead turnaround will allow for a more efficient design and will help with the goal of retaining natural features. This is an identified purpose of PUD zoning. The Tri-Lakes Monument Fire Department has approved the hammerhead turnaround for emergency vehicle accessibility.

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 proposed residential subdivision satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The site lies within the Woodmoor Sub-Area of the Tri-Lakes Area Comprehensive Plan and almost the entirety of the sub-area is identified as medium density residential development on the TriLakes Area Concept plan. This development is consistent with the intent of the Comprehensive Plan as it is similar in density to the surrounding residential development and of a lower density then the previously intended townhome/condominium development on the property.
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 compiles 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. The project proposes similar density to the surrounding area and continues the Woodmoor trail system. The project also offers additional housing choice and lot size variety.
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 single-family development is harmonious with the land uses surrounding the property, which primarily comprise similar single-family residential.

The Geotechnical Report prepared by CTL Thompson Inc. indicates that no geologic hazards were identified that preclude development of the site. The geological conditions that exist include expansive bedrock, shallow groundwater, regional issues of seismicity and naturally occurring radioactive materials. These can all be mitigated with engineering design and construction methods commonly used in the area, such as spread footing foundations and slab-on-grade floors, as well as minimizing irrigation of landscaping to reduce problems associated with expansive soils.
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;
There is no detrimental use to use relationship. The proposed PUD zoning for single-family residential is compatible with the existing single-family areas to the north, east and south. The lots sizes are within the range of those in the surrounding residential neighborhoods.
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 proposed single-story ranch style units are similar to and compatible with the surrounding residential neighborhoods.
6. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
There are no such unique features on the site. The Environmental Report prepared by ECOS Ecosystems Services LLC concludes that the natural vegetation is not significant and there are no jurisdictional waters or wetland habitat.
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 area adjacent to the Lake has been preserved in a tract and access to the lake is available via the boat ramp access. As requested by the Woodmoor Improvement District, the sidewalks within the development will form part of the trail network around the Woodmoor area.
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 area adjacent to the Lake has been preserved in a tract and access to the lake is available via the boat ramp access. The Environmental Report prepared by ECOS Ecosystems Services LLC concludes that the development of the site would reduce the wildfire potential of the site (which is currently low) and would help to remove and control noxious weeds.
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 Deviations are included to address the proposed intersection spacing.
12. The owner has authorized the application.

Yes.

## Preliminary Plan

The Preliminary Plan 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 almost the entirety of the sub-area is identified as medium density residential development on the TriLakes Area Concept plan. This development is consistent with the intent of the Comprehensive Plan as it is similar in density to the surrounding residential development and of a lower density then the previously intended townhome/condominium development on the property.
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. The project proposes similar density to the surrounding area and continues the Woodmoor trail system. The project also offers additional housing choice and lot size variety.
3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
The subdivision design standards are met, subject to the requested PUD modification and deviation requests. There is no approved sketch plan for this property.
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 a 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 and through the wastewater treatment commitment from Woodmoor Water \& Sanitation District.
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)]; The Geotechnical Report prepared by CTL Thompson Inc. indicates that no geologic hazards were identified that preclude development of the site. The geological conditions that exist include expansive bedrock, shallow groundwater, regional issues of seismicity and naturally occurring radioactive materials. These can all be mitigated with engineering design and construction methods commonly used in the area, such as spread footing foundations and slab-on-grade floors, as well as minimizing irrigation of landscaping to reduce problems associated with expansive soils.
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, the grading and erosion control plan, and the construction drawings for stormwater facilities, all 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;
All residential lots, except lots 26 and 35 , will have direct access to public streets. Lots 26 and 35 will have the right of access via an access easements across adjacent lots. Access to Lake Woodmoor will be maintained via the Boat Access Easement granted to Woodmoor Water \& Sanitation District. The existing gravel access road within the utility easement will be contained within a tract that is accessible from the public street to allow ongoing maintenance of the utilities and pump station facilities for Lake Woodmoor. All other tracts required for drainage and utilities will be accessible by public streets.
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;
The area adjacent to the Lake has been preserved in a tract and access to the lake is available via the boat ramp access.
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. The plan was designed to minimize cost of transportation and utility infrastructure improvements.
3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;
No transition is required as adjacent land uses are compatible. Street landscaping is provided to enhance the attractiveness of the development.
4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and A detailed analysis of the natural features, wildlife and wetlands is provided in the accompanying ECOS environmental report. This confirms that there are no environmentally sensitive areas on the site, with particular reference to wetland habitats, and protected/endangered wildlife and plant species.
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; 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 service commitment letter from the District 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, subject to the requested PUD modification and deviation requests.

## Final Plat

A Final Plat is submitted for The Beach at Woodmoor Filing No. 1 for 35 lots and 8 tracts for utilities, drainage, landscaping, signage, mailboxes and public access to the lake. All tracts will be owned and maintained by The Beach at Woodmoor Home Owners Association. 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). An SIA is included with the submittal which addresses the off-site improvements required by the proposed subdivision.

## 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

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## CERTIFICATE OF AMENDMENT OF FILING

THIS IS TO CERTIFY that the Certificate dated April 28 , .372 filed on May 4, 1972 in Book 2486, Page 679 in the office $:$ County Recorder, El Paso County, Colorado, wherein The soodmoor Corporation, a Colorado corporation, stated it was the owner of the following subdivisions filed with the County of El-Paso but not yet recorded: WOODMOOR DUNES, WOODMOOR PENINSULA, HOODMOOR COVE and WOODMOOR BEACH; and whereby said corporaticn feclared that the Declaration of Covenants, Conditions and Restrictions filed on July 12, 1971 in Book 2421, Page 214 in the vfice of the County Recorder, El Paso County, Colorado, applied io said four subdivision and to all lots contained therein. his is to further certify that said Declaration of Covenants, ionaitions and Restrictions provides that said Declaration may be amended by a recorded instrument in writing signed by not less than $90 \%$ of the lot owners.

This is to further certify that The Woodmoor Corporation is :ie owner of all the lots and all land contained in the above sferenced subdivisions.

It is hereby declared that said Declaration of Covenants, Conditions and Restrictions, Insofar as Woodmoor Dunes, Woodmoor peninsula, Woodmoor Cove and Woodmodr Beach are concerned, arfe hereby amended as follows:

1. ARTICLE $V$, Sections 1,2 and 3 are hereby deleted and the following are substituted therefor: .
"Section 1. Buileing Type and Occupancy. Ali lots shall = known and described as residential tracts and shall be used only or Residences. No building shall be allowed or erected on any uract in said subdivision except a kesidence provided that no such building shall exceed two and one-half. (2 1/2) stories in height. All porches, storage areas, garden houses, etc. must be attached to said dwelling house and be constructed so as to constitute one building only except that one ancillary building in keeping rith the overall architecture of scheme of the dwelling will be vermitted provided that it is included both as to design and loca:ion on a plan submitted to the Committee.
"Section 2. Dwelling Size. Individual townhouses; condominiums and apartments shall occupy a floor area of actually and fully enclosed building of not less than five hundred (500) square feet. Balconies, open porches and garages are not included in such minimum footage. No fences may be built outside building setback lines without written permission of the Comittee.
"Section 3. Building Iocation. Location of any building in said subdivisions shall be governed by the zoning ordinances af the County of El Paso, State of Colorado, applicable to said subdivision."
2. ADD new Section 15 as foillows:

Section 15. Party Wall and Common Roof: Each wall which is duilt as part of the original construction of the homes upon the lots

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and placed on the dividing line between the Lots shali constitute a Party Wall and to the extent not inconsistent with the provisions of this Article, the general rules of law regarding Party Walls and of liability for property damage due to regligent or willful acts or omissions shall apply thereto.
(1) The cost of reasonabie repair and maintenance of tine Party wall shall be shared by the Owners who make use of the wall in proportion to such use.
(2) If a Darty wall is destroved or damaged by fire or other casualty, any onner who has used the kall may restore it and if the other Owners fiereafter make use of the Wail; they shall contribute to the cost of restoration thereof in proportion to such use without orejudice, however, to the right of any such owners $t 0$ call for a larger contribution from the others dnder any rule of law regazdinc liability for seofigent or willful acts or omissions.
(3) iotritistanding any other provisions of this Axticle, an Owner who by his negligent or willful act causes the farty Wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.
(4) : The right of any Owner to contribution from any other owner under this Article shall be appurtenant to the land and shall pass to owner's successors in title.
(5) In the event of any dispute arising concerning a party Wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision of Ehe majority of all the arbitrators shali be final and conclusive of the question involved.

THE HOCDMOOR CORPORATION


The foregoing Certificate of Amendment of Filing was acknowledged before me this 5th day of May, 1972, by John A. Thompson, Executive Vice President, and John J. Wilkinson,




THE BEACH AT WOODMOOR FILING NO. 1
PRELIMINARY / PUD DEVELOPMENT PLAN $\frac{\text { SITE DATA }}{\text { ownerapallcanti }}$

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LEGAL DESCRIPTION






DEVELOPMENT GUIDELINES:






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THE BEACH AT WOODMOOR FILING NO. 1






ICINITY MAP




 CLERK AND RECORDER:

STATE OF COLORADO)

BY: $\overline{\text { CHUCK BroERNAN, EL PASO COUNTY CLERK AND RECORDER }}$ $\frac{\text { RECORDING: }}{\text { STATE OF COLORADO }}$






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THE BEACH AT WOODMOOR FILING NO. 1 A REPLAT OF "THE BEACH AT WOODMOOR", PLAT BOOK V2, PG 57, TOGETHER WITH A TRACT OF LAND IN
THE NORTH HALF OF SECTION 14, TOWNSHP 11 SOUTH, RANGE 67 WEST, OF THE GTH P.M., EL PASO
COUNTY, STATE OF COLORADO COUNTY, STATE OF COLORADO




# El Paso County Park Advisory Board 

## Agenda Item Summary Form

Agenda Item Title: FEMA Project Updates<br>Agenda Date: June 14, 2017<br>Agenda Item Number: \#7-A<br>Presenter: Jason Meyer, Project Manager<br>Information: X Endorsement:

## Background Information:

Flooding in 2015 caused serious damages to El Paso County parks and trails, including Black Forest Section 16 and Drake Lake Natural Areas. At Section 16 damages included erosion to the parking lot and 1.5 miles of trail. At Drake Lake damages included erosion of the parking lot, picnic pads, trails, and wetlands.

Planning Division staff worked with Federal Emergency Management Agency (FEMA) representatives to develop scopes of work to complete the necessary repairs. \$68,025 from FEMA, coupled with $\$ 22,675$ in County funds was used to complete the repairs at both locations.

The repairs at Black Forest Section 16 were completed between February-May. Tasks included minor grading and resurfacing of 7,930 linear feet of trail, culvert installation, and parking lot resurfacing. A french drain and piping was installed at the parking lot to mitigate future damages.

The repairs at Drake Lake were completed in May and included parking lot grading and resurfacing, resurfacing 650 linear feet of trail, repairs to the picnic pad, and removing sediment from the wetland area. A small retaining wall adjacent to the parking lot was installed to mitigate future sediment deposition into the wetland area.

Photos of the project will be presented to the Park Advisory Board in June.

# El Paso County Park Advisory Board 

Agenda Item Summary Form

Agenda Item Title: Jones Park Update<br>Agenda Date: June 14, 2017<br>Agenda Item Number: \#7-B<br>Presenter: Tim Wolken, Director<br>Community Services Department<br>Information: X Endorsement:

The City of Colorado Springs deeded the 1,200 acre Jones Park site to El Paso County in January, 2015. El Paso County participated with the United States Forest Service and the City of Colorado Springs in the completion of a National Environmental Policy Act (NEPA) process. The assessment findings included trail modifications and erosion control improvements needed at Jones Park to address Bear Creek water quality issues related to the greenback cutthroat trout that is currently listed as threatened on the federal Endangered Species List. The proposed improvements are funded by $\$ 240,000$ from voter approved 1A funds, $\$ 250,000$ from a Colorado Water Conservation Board grant, $\$ 75,000$ Great Outdoors Colorado grant, and \$3,000 Western Native Trout Initiative grant.

Please find below several recent updates regarding the Jones Park project:

1) The Forest Service and El Paso County are collaborating on the re-routing of Trail 667 within the Bear Creek Watershed. The trail re-routing will include the construction of approximately five miles of new trail and the decommissioning of approximately 2.5 miles of trail. To complete the work, the County and Forest Service collaborated on contracting with Trails Unlimited, an enterprise group through the Forest Service which completes a variety of complex trail projects throughout the United States each year, as the trail re-route impacts both County and Forest Service property. The overall project budget is $\$ 374,000$ with El Paso County contributing $\$ 190,127$. EPC funding will support the construction of approximately three miles of trail and closure of two miles of trail within Jones Park. A majority of the work was completed in 2016 with Trails Unlimited returning in June, 2017 to complete the remainder of the project.
2) With the completion of the trail re-route project described in \#1, the stakeholders plan to host a grand opening of the new trail on July 22. We will provide additional details on the grand opening in the coming weeks.
3) The National Environmental Protection Act (NEPA) action includes decommissioning approximately 2.5 miles of trail within Jones Park to address the requirements of the National Environmental Protection Act (NEPA) action that was completed in 2016 to address erosion issues that impact the federally threatened greenback cutthroat trout. The trail decommissioning work will be reviewed once the
greenback cutthroat trout is delisted. Due to their extensive experience completing trail construction and decommissioning work within the Bear Creek Watershed and their familiarity with the NEPA process that led to this trail decommissioning project, the County's Procurement and Contracts Division has recommended Rocky Mountain Field Institute (RMFI) as a sole source for this project. The Board of County Commissioners will consider and / or approve the RMFI contract at their meeting on June 27.
4) The conveyance documents included the County placing a conservation easement over Jones Park. The County has completed the conservation easement with the Palmer Land Trust.
5) County Parks was fortunate to receive a $\$ 3,000$ grant from the Western Native Trout Initiative (WNTI) small grants programs. The funds will be used to design, purchase and install 20 directional signs and 2 interpretive panels incorporating educational information designed to show the relationship of the Greenback Cutthroat Trout and its aquatic habitat to the surrounding ecosystems and recreational opportunities within Jones Park. The signs will be installed in 2017.
6) El Paso County received a $\$ 75,000$ Habitat Restoration Grant from Great Outdoors Colorado to improve the greenback cutthroat trout habitat in Bear Creek within Jones Park. The work will include existing pool habitats being deepened, excess sediment being removed, and pool habitat will be reconstructed to transport sediment and maintain pool depths for optimal conditions for the trout. The project will also include the repair of creek banks to reduce the amount of sediment that is entering the creek. County Parks has contracted with Fin-Up Habitat Consultants to complete the project plan in 2017. The improvements will be completed in 2018.

## Recommended Action

Information only

# El Paso County Park Advisory Board <br> <br> Agenda Item Summary Form 

 <br> <br> Agenda Item Summary Form}

| Agenda Item Title: | Rainbow Falls Historic Site Update |
| :--- | :--- |
| Agenda Date: | June 14, 2017 |
| Agenda Item Number: | \#7-C |
| Presenter: | Tim Wolken, Director <br> Community Services Department |
|  | Todd Marts, Recreation / Cultural Services Division <br> Manager <br> Community Services Department |
| Information: X | Endorsement: |

## Background

Rainbow Falls is a five-acre site located west of the Manitou Springs city limits and bordered by U.S Highway 24 and Manitou Avenue. The site was owned privately and had fallen into disrepair due to significant vandalism and graffiti issues.

The Manitou Environmental Citizens Action (MECA) initiated community cleanups in 2006 and contacted El Paso County for assistance. Under the leadership of former County Commissioner Sallie Clark, El Paso County partnered with MECA on additional cleanups and initiated discussions with the property owner regarding the potential transfer of the Rainbow Falls to the County. The County assumed ownership of the site in 2010 and classified the site as a recreation area which is open dawn to dusk yearround.

The County formed the Rainbow Falls Coalition in 2011 that consists of the following stakeholders:

El Paso County
City of Manitou Springs
Manitou Environmental Citizens Action (MECA)
Trails and Open Space Coalition
Fountain Creek Restoration Committee
Fountain Creek Watershed, Flood Control and Greenway District
Colorado Department of Transportation
The Coalition meets on a monthly basis to plan Rainbow Falls improvements, ongoing cleanups, security efforts, and community education programs.

A master plan for Rainbow Falls was completed in 2011 and it has guided the improvements over the past six years.

Rainbow Falls experienced major flooding in 2013 that resulted in the Colorado Department of Transportation (CDOT) completing a number of significant repairs including bank stabilization, access road / main trail improvements, and installation of grade control structures in the creek. The County completed flood repairs to the access road / main trail and parking area with FEMA assistance in 2015 and 2016. CDOT also completed Manitou Avenue Bridge repairs in 2016. The bridge is directly adjacent to the Falls.

The Park Advisory Board endorsed and the Planning Commission approved the addition of a historic site designation in the County Parks Master Plan in December, 2016. The Board of County Commissioners consented to the addition of the historic site designation in the Park Master Plan and designated Rainbow Falls as an historic site on December 27, 2016.

El Paso County secured a Transportation Enhancement grant in 2013 for $\$ 308,000$ for Rainbow Falls improvements. The grant is coupled with $\$ 77,000$ of local funds for a project budget of $\$ 385,000$. The planned improvements include the completion of a service road / trail to the Falls, plaza with seating walls at the base of the Falls, parking lot improvements, bank stabilization and improved drainage, bridge across Fountain Creek, other trail improvements, and park amenities. The County bid the improvement project in the spring, 2017 but unfortunately, all bids exceeded available resources. The project will be re-bid in the fall, 2017.

## Updates

1) The Manitou Environmental Citizens Action hosted a Rainbow Falls cleanup on Saturday, June 3. Approximately 40 volunteers participated and completed trash pickup, painting projects, and other improvements.
2) Staff is completing the following improvements to assist with the overall operation of the Rainbow Falls Historic Site:
a) Installing a permanent parking lot gate and fences which is scheduled to be completed by mid-June.
b) Installing an information booth that will be used for staff / volunteers and storage of materials / supplies. The booth will be installed in June.
c) Upgrading the parking lot camera which will be viewed in real time by County Security.
d) Update the main sign to include "Rainbow Falls Historic Site".
3) The site opened for the summer on Saturday, June 3 at 10 am and will be open on Fridays, Saturdays, Sundays and Mondays from 10am to 4pm through August.

Please find below notes from staff / volunteers that were present over the first weekend:
a) 280 residents / tourists visited the site on Sunday, June 4. Most were locals who saw on the news that the site is now open.
b) $\quad 170$ residents / tourists visited the site on Monday, June 5. Most were on vacation from out of state with approximately $1 / 3$ locals. Many were very happy to see the site open again and enjoyed the atmosphere.
c) Quote from staff on Monday "There were a surprising number of people who did not support the removal of the graffiti, or at least did not understand why we would want to remove it. Most people supporting the graffiti felt the graffiti was an historic feature."
d) The number of visitors overwhelmed the parking area at times.
e) Suggest signage along the bridge that states the hours, trespassing, and vandalism be added.
f) Suggest staff / volunteers have walkie talkies.
g) One arrest was made due to vandalism.
4) The Colorado Department of Transportation (CDOT) has provided \$100,000 to support a proposed art project on the bridge to feature the history of Rainbow Falls while helping to control vandalism / graffiti issues. As the bridge has a historic designation, the County and CDOT are exploring opportunities for potential art projects that will be permitted. Once determined, County Parks will consider applying for a State Historical Fund Grant in the fall, 2017 to supplement the CDOT Funds.

## El Paso County Parks

2017 Action Plan

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


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




| Fairgrounds Facility Reservations | 2017 |  |  | 2016 | 2016 |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Year to Date | Rentals | Attendance | Evaluation | Rentals | Attendance |
| January | 17 | 463 |  | 8 | 220 |
| February | 15 | 260 |  | 13 | 355 |
| March | 19 | 512 |  | 9 | 194 |
| April | 17 | 3720 |  | 17 | 3124 |
| May | 16 | 3519 |  | 12 | 3413 |
| June |  |  |  |  |  |
| July |  |  |  |  |  |
| August |  |  |  |  |  |
| September |  |  |  |  |  |
| October |  |  |  |  |  |
| November |  |  |  |  |  |
| December |  |  |  |  |  |
|  |  |  |  |  |  |
| Total | 84 | 8474 |  | 59 | 7306 |
|  |  |  |  |  |  |
| Fairgrounds Facility Reservations |  |  | 20 |  |  |
| May | Rentals | Attendance | Rentals | Attendance |  |
| Swink Hall - Fairgrounds |  |  |  |  |  |
| Fair Corporation Meeting | 1 | 5 | 1 | 5 |  |
| FAB Meeting | 1 | 26 | 1 | 21 |  |
| Lions Club Meeting | 1 | 20 | 1 | 20 |  |
| Senior Dinner | 1 | 50 | 1 | 54 |  |
| COC Meeting | 1 | 10 | 1 | 18 |  |
| Calhan School Testing | 2 | 20 |  |  |  |
| Bolduc - Wedding Reception | 1 | 75 |  |  |  |
|  |  |  |  |  |  |
| Track |  |  |  |  |  |
| Race | 1 | 2073 | 2 | 2800 |  |
| Buck for the Fallen Bull Riding | 1 | 850 |  |  |  |
| Barns |  |  |  |  |  |
|  |  |  |  |  |  |
| Livestock Arena |  |  |  |  |  |
| Swine Tag In | 1 | 50 |  |  |  |
| Sheep, Goat, Swine Weigh In | 1 | 125 | 1 | 125 |  |
| Ring of Success Show |  |  | 1 | 250 |  |
| Grounds - |  |  |  |  |  |
| North Parking Lot - Loyalty Day Parade staging | 1 | 100 |  |  |  |
|  |  |  |  |  |  |
| Whittemore - Fairgrounds |  |  |  |  |  |
| 4H Rabbit Ralley | 1 | 50 |  |  |  |
|  |  |  |  |  |  |
| Exhibit Hall - Fairgrounds |  |  |  |  |  |
| 4H MQA/PQA | 1 | 20 |  |  |  |
| Livestock Comm. Meeting |  |  | 1 | 20 |  |



| Programming | Goal | 2017 |  |  | 2016 | 2016 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Totals for Year |  | Programs | Attendance | Evaluation | Programs | Attendance |
| January |  | 19 | 461 | 4.96 | 33 | 1438 |
| February |  | 32 | 1104 | 4.97 | 26 | 836 |
| March |  | 34 | 706 | 4.96 | 50 | 1028 |
| April |  | 112 | 3819 | 4.99 | 179 | 3665 |
| May |  | 214 | 4089 | 4.83 | 210 | 4579 |
| June |  |  |  |  |  |  |
| July |  |  |  |  |  |  |
| August |  |  |  |  |  |  |
| September |  |  |  |  |  |  |
| October |  |  |  |  |  |  |
| November |  |  |  |  |  |  |
| December |  |  |  |  |  |  |
| Totals | 800 / 21,000 | 411 | 10179 | 4.94 | 498 | 11546 |
| May | Facility | Programs | Attendance | Evaluation |  |  |
| Discover Bear Creek | BCNC | 12 | 212 | 5.00 |  |  |
| Habitat | BCNC | 7 | 187 | 5.00 |  |  |
| Incredible Insects | BCNC | 28 | 416 | 4.98 |  |  |
| Colorado Wildlife Detectives | BCNC | 8 | 123 | 5.00 |  |  |
| Foothills Field Experience | BCNC | 16 | 382 | 5.00 |  |  |
| Wildlife Explorers | OUTREACH | 5 | 70 |  |  |  |
| Overture Day Program | BCNC | 1 | 18 |  |  |  |
| Aiken Audubon Board Meeting | BCNC | 1 | 20 |  |  |  |
| Bear Den Rental Memorial Service | BCNC | 1 | 60 |  |  |  |
| Birthday Party: Predators | BCNC | 1 | 19 |  |  |  |
| Kid's Quarterly: Water \& Fire | BCNC | 1 | 17 |  |  |  |
| Volunteer Orientation | BCNC | 1 | 12 |  |  |  |
| Active Adults: Birding Photography Workshop | BCNC | 1 | 15 |  |  |  |
| Outreach: Colorado Springs Children's Water Fest | BCNC | 7 | 165 |  |  |  |
| Special Needs Adult Group | BCNC | 2 | 20 |  |  |  |
| Connecting with Community | BCNC | 1 | 15 |  |  |  |
| Mountain Tots | BCNC | 1 | 10 |  |  |  |
| CAPA (CO Activities Professional's Assoc)Program \& Hik | BCNC | 1 | 11 |  |  |  |
| KAAUM Adult Develop Disabilities | BCNC | 1 | 18 |  |  |  |
| Pikes Peak Birding Fest: Flammulated Owls Talk | BCNC | 1 | 15 |  |  |  |
| Pikes Peak Birding Fest: Wild Things (PPCC) | BCNC | 1 | 17 |  |  |  |
| Pikes Peak Birding Fest: Insects \& Spiders | BCNC | 1 | 30 |  |  |  |
| Pikes Peak Birding Fest: Dinosuar/ Bird Connection | BCNC | 1 | 10 |  |  |  |
| Pikes Peak Birding Fest: Raptor ID | BCNC | 1 | 50 |  |  |  |
| Nature Explorers: Cougars \& Coyotes | BCNC | 1 | 41 | 4.00 |  |  |
| Chapel Hills Church Preschool | BCNC | 1 | 36 |  |  |  |
| Kids at Home Preschool | BCNC | 1 | 19 |  |  |  |
| Little Wonders: Wide Mouthed Frog | BCNC | 1 | 51 | 5.00 |  |  |
| Birthday Party: Care of Muggle Creatures (Harry Potter) | BCNC | 1 | 17 |  |  |  |
| Scout: Girl Scouts Geocaching Badge | BCNC | 1 | 10 |  |  |  |



## COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES<br>MONTHLY REPORT<br>Sabine Carter, Administrative Services Coordinator<br>Debra Reid, Administrative Supervisor

## May 2017

## General Updates:

1. Facility rental revenue is up by $\$ 19,142$ from this time in 2016.
2. There were 396 reservations made in May for a total of $\$ 29,745.50$.

## Special Events:

1. The New Santa Fe Regional Trail was host to" Pack for the Platte", a unique and challenging fundraiser benefiting the Coalition for the Upper South Platte and its Wildfire suppression and mitigation program. Instead of a 5 K run, participants were required to carry 45 pound backpacks for 3 miles, within 45 minutes, which is also known as the Pack Test.
2. Super Sonic Dogs held a dog Frisbee competition at Fox Run Regional Park in May. This was a great event for novice and expert dogs \& teams but unfortunately the event was cut short due to rain.
3. The Kokopelli Kids tail running series held their annual running events at Bear Creek Reginal Park again. This 3-part series introduces kids, pre-school through $8^{\text {th }}$ grade, to the sport of trail running.
4. Kids on Bikes started their annual bike camps at Bear Creek Regional Park as well. These camps are held several times a week until the end of July. The bike
camps are designed to give kids an opportunity to develop overall bicycling and mountain bike skills and to explore the local trail systems.
5. The Summit Ministries also started day camps at Bear Creek Regional Park. Close to 100 kids come to Bear Creek Terrace for a few hours in the afternoons to enjoy field games and lunches.
6. The Cub Scout Pack 67 received permission for an overnight camping event at the Fallen Timbers area of Fox Run Regional Park. 40 kids took place is this exciting outing.
7. Several churches, local companies and families were approved for special event permits to include bounce houses and other inflatables into their functions.

## Community Services Department

PARK OPERATIONS $\sim$ PLANNING $\sim$ CSU EXTENSION $\sim$ COMMUNITY OUTREACH Environmental Services ~Veterans Services ~Recreation/Cultural Services

## COMMUNITY OUTREACH and GRANTS <br> Monthly Report - May 2017

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

## Community Outreach

## 1. Outreach

- Fountain Creek Watershed, Flood Control and Greenway District, Citizens Advisory Group participated at the Fountain Creek Family Fun Day.
- Concerts in the Park are kicking off June 21st at Bear Creek Regional Park. Please join us for a night of fresh air and jazz. Attached is this summer's schedule.
- Staff coordinated three volunteer events this month at Bear Creek Regional Park and two at Fox Run Regional Park.
- We currently have thirty active Adopt-a-Park/Trail groups


## 2. Friends Groups

- Staff met the Friends of Homestead Ranch and coordinated a Concert in the Park with a performance by Alicia Archibald and Friends; concert to be held on Saturday, June $10^{\text {th }}$ from $6 \mathrm{pm}-8 \mathrm{pm}$.
- The Friends of Bear Creek Dog Park continues to grow, volunteer and financially support the park.


## 3. El Paso County Fair

Great news! Tobacco Education Prevention and Partnership have signed on to be our 2017 County Fair Presenting Sponsor! County Fair Sponsorship has now passed the \$65,000 goal by $\$ 16,000$. Staff is now focused on marketing and VIP Reception. Please "Save the Date" for our Grand Opening and VIP Reception, July 15 ${ }^{\text {th }}$ starting at 2:30 pm.

## 4. Partners In The Park

FedEx partnered with Rocky Mountain Field Institute to plant over 50 pine trees in Black Forest Regional Park.

## Grants

1. If you have an interest working with us on researching grant opportunites and/or writing grants to support park projects, please call Christine Burns at 520-6996.


Commissioners
Darryl Glenn (President)
Mark Waller (Presidnet Pro Tempore)

COLORADO
Stan VAnderWerf
LONGINOS GONZALEZ, JR.
PegGy Littleton

COMMUNITY SERVICES DEPARTMENT<br>Park Operations ~ Planning ~ CSU Extension ~ Community Outreach Environmental Services ~Veterans Services ~Recreation/Cultural Services

Recreation \& Cultural Services Division
Monthly Report - May 2017
Submitted by: Todd Marts, Division Manager

## General

1. The Fair and Events Complex hosted Buck for The Fallen, a fundraiser for the Flying Wheels Foundation to benefit the families of fallen or critically injured police officers in the Colorado area. The event hosted bull riders, bronc riders and mutton busters from across the state and the nation. Approximately 600 people were in attendance as well as great vendors and Mountain Country Radio did a live remote broadcast.

## Projects, Fundraising \& Grants:

1. First ever Teen Junior Docent Training - Eight stellar teens applied and interviewed, and were trained and scheduled on May 25 to provide interpretive demonstrations throughout the summer. The goals of this program are to: provide teens meaningful training and service opportunities other than as nature camp and special event aides; provide a continuum of opportunities at Fountain Creek Nature Center for kids from toddlers through high school with services and opportunities for nature connection which may entice them to enter the profession after college; create more personal contacts with park visitors during their park visit without increasing staff duties, and to provide interpretive/learning opportunities for park visitors on three topics: Cattails are the Swamp Superhero; Yuccas are the Pharmacy of the Landscape, and Wild About Wildlife-skins, skulls, scat and tracks. At the training, staff introduced Jr. Docents to interpretive techniques and gave hands-on lessons on uses of yucca (soap from root \& leaves, making paint brushes and cordage), uses of cattails (a plant water filter, a grocery store, and how to weave mats and other objects), and that getting to know wildlife is like getting to know your neighbors. Come see them in action this summer outside in front of the nature center!
2. Bear Creek Nature Center led a program for annual CAPA (Colorado Activities Professional Association) meeting. CAPA members work as activities coordinators for senior citizens. Program participants learned about the many opportunities for programming available at El Paso County Nature Centers, including Bear Creek's 'Active Adults' program series. They also enjoyed a guided hike that showcased the beautiful areas that can be accessed along Bear Creek's wheelchair-accessible trails. In appreciation for the program, CAPA donated $\$ 150$ to the Friends of El Paso County Nature Centers.


## Programs \& Events:

1. Fountain Creek Family Fun Day-384 citizens including 222 free military had an outdoor blast exploring the nature trail with over 20 activity stations, tractor drawn wagon rides (a new attraction) and free pizza from the Fountain Papa Murphy's Pizza to add to the fun. This annual event was delivered by 5 staff, 18 Nature Center Volunteers and 10 Colorado Springs Utilities volunteers. Activities and partners: Dinosaur Resource Center, Miller Family tractor rides, face painting, pond critters, puppet shows, solar oven s'mores, old fashioned games, bug hat craft, birding with Colorado Parks \& Wildlife, Fairy Market \& Home Building, Bug Sweeps, obstacle course, kite building, big bugs, Bestway MRF recycling superhero and Geocaching.
2. Pikes Peak Birding and Nature Festival-The third annual Pikes Peak Birding and Nature Festival was another successful festival with approximately 160 registrants and 32 festival offerings from field trips, to seminars, a festival mixer and keynote event. Fountain Creek Nature Center was the hub for registration preparation, volunteer training, festival mixer, early morning field trip meeting place on Saturday and Sunday and photography and insect seminars.
3. First ever Women's Nature Retreat- 12 women deeply enjoyed and luxuriated in nature connection activities, built a medicine wheel, received nature names in a nature naming ceremony, enjoyed a silent hike, mindfulness practiced in Magic Spots in the woods, wrote poetry, journaled, ate lunch from Panera Bread, did nature crafts, enjoyed chair massages from our partner Peak Spa and Wellness of Fountain, yoga from our partner Yoga Journeys of Colorado Springs, and concluded with a fire ceremony. On their evaluations, several participants labeled this as the "First, Bi-Annual Spring Women's Nature Retreat" suggesting another retreat in the fall! Some comments were: "This was a fabulous program. There was a perfect balance of individual and group activities. I like how everything was presented as optional...structured well, but laid back. Thank you!" "Learned that a group of women can bond together." "Set up a $2^{\text {nd }}$ retreat." "Only way to improve this day is having a chocolate dessert!" "Great retreat-I would definitely attend again!"
4. First ever Children's Water Festival—EPC Nature Centers partnered with over 20 area agencies including Pikes Peak Community College, Colorado Springs Utilities, Colorado Parks \& Wildlife, School District 11 and more to finally bring a long anticipated Children's Water Festival to the community. The nature centers provided an interactive game about water and plants followed by a macro-invertebrate pond study to 7 schools during the day with over 500 students. The impact of this festival will be felt for years to come as more school districts commit to the activity.
5. A busy school field trip schedule was maintained through the month of May and students served ranged from pre-school through $6^{\text {th }}$ grade. Bear Creek staff and volunteers led 70 field trip groups that served 1425 participants and earned $\$ 4392$ in revenue. Program evaluations for the month averaged 4.99 out of 5 .
6. Kid's Quarterly program held on Friday evening of May 12 earned $\$ 200$ in revenue for El Paso County Nature Centers. Children who participated enjoyed education about water and fire as well as dinner and a campfire. Parents were enthused about the opportunity to enjoy a night out while their children could partake in a night of outdoor education and fun. Bear Creek will offer another evening Kid's Night out in the fall of 2017.
7. Bear Creek's Active Adults Program Series offered a Spring Birding Photography Workshop at Fountain Creek that was filled to capacity with 15 participants and earned $\$ 150$ for El Paso County Nature Centers. Local photographer Mike Pach led this workshop to look for spring migrants and help participants hone in on techniques for photographing birds. Mr. Pach is leading a photography workshop in each season of the year as part of the Active Adults Series. These have been successful programs, as both the 2017 winter and spring workshops were filled to capacity with waiting lists. The next workshop will be on June 23, where participants will photograph the Night Sky at El Paso County's Paint Mines Interpretive Park.

# COMMUNITY SERVICES DEPARTMENT <br> Park Operations ~ Planning $\sim$ CSU Extension $\sim$ Community Outreach Environmental Services ~VETERANs Services ~Recreation/Cultural Services 

| Date: | June 14, 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: Staff is working with Rocky Mountain Field Institute on winter/spring 2017 work associated with the IndyGIVE campaign. Winter/spring work focuses on implementing forest management plan recommendations and drainage improvements, and summer work will focus on soil stabilization and trail decommissioning. RMFI has completed 18 workdays so far in 2017.

The drainage plan by AECOM was completed in January with recommendations to construct a sediment pond, energy dissipater and other non-engineered improvements in the park. Staff is developing the IFB package to procure a contractor. Staff has also initiated an update of the Black Forest Regional Park Master Plan Trails Plan.
2. Elephant Rock Open Space: The acquisition process is underway. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing should occur approximately 45 days from the execution date. Staff is working with Palmer Land Trust to revise the conservation easement agreement and has worked with an environmental contractor to complete an update of the baseline study.
3. Pineries Open Space: The County selected Wilson \& Company to perform Phase 1 final design work and held a kick-off meeting in March. $30 \%$ design plans were reviewed by staff in early May, and refinements are in process. A public meeting to review design plans and trail alignments will be held on June 8 from 6-8 pm at The Lodge at Cathedral Pines. Completion of construction documents is anticipated in June, so construction can begin this summer on the access road, trailhead and trails. Staff marked trail corridors in May and will finish in June.
4. Rainbow Falls Historic Site: 2015 FEMA-funded work, resurfacing of a portion of the main trail/service road with road base material, was completed with assistance from the Department of Public Works.


Staff prepared an Invitation for Bids (IFB) for the \$345,000 Transportation Enhancement Grant project, and bids were due on March 7. Two bids were received, both considerably over budget. CDOT has advised that the County will need to rebid the project, and Parks has elected to wait until the fall, when contractors are more available and physical conditions are less challenging. In the meantime, Parks is evaluating different bridge options and has reopened the park for the summer.
5. Ute Pass Regional Trail: The County received a State Trails grant to construct approximately $2 / 3$ mile of trail between Ute Pass Elementary School and Winnemucca Road. Staff is initiating a design/build process with development of a scope of work as SHPO and environmental clearances are being processed. Staff continues to support the Ring the Peak Trail and is coordinating advocacy with TOSC, City Parks and the State.

## Planning:

1. City of Colorado Springs Bicycle Master Plan: Planning Staff is serving on the Technical Advisory Committee for the update of the plan.
2. Fountain Creek Regional Park Master Plan: Planning and Park Operations divisions have launched on implementation of Phase I improvements. The dog park and Cottonwood Meadows parking lot and trails RFP was published in June.
3. Widefield Community Park Master Plan: The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks is waiting for news regarding Community Development Block Grant award.
4. Elephant Rock Open Space Master Plan: Staff has initiated preliminary work, such as base map development, in preparation for the master plan process.
5. Regional Open Space Committee: As proposed in the County Strategic Plan, the Planning Division coordinated the formation of a regional open space group, and the first meeting was held on May 18. The purpose is to share information and build partnerships to collectively advance open space conservation projects.

## Flood Recovery:

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

## OTHER:

1. Culturally Modified Tree Project: The Pineries Open Space Culturally Modified Tree Assessment has been completed. The Black Forest Regional Park CMT Assessment is underway and expected to be completed by June, 2017.
2. Development Permit Application Reviews: Staff reviewed seven development permit applications in May and early June, including five that will be presented to Park Advisory Board on June 14.
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 EI Paso County Parks' use of GIS for data collection, operational, and planning applications. Planning staff received a software upgrade in 2016. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.
5. Grants for Capital Projects: Planning Staff wrote a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space for funding in 2017. The GOCO Board awarded both grants. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, on which a decision will be made in June/July.
6. Groundwater Quality Study: The Board of County Commissioners endorsed initiation of a monitoring effort. Next steps include re-establishing the Committee and developing a scope of work and funding package for monitoring. A stakeholder meeting was held on February 22. Approval of bylaws and appointment of members is scheduled for June 20.
7. Internships: The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having intern(s) on board in 2017.
8. Website: Staff has updated Planning pages to comply with ADA recommendations. New pages and content are created as new projects are initiated.

## COMMUNITY SERVICES DEPARTMENT

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

Park Operations Division Monthly Report MAY, 2017

## Operations/Misc. Projects

Insurance Claims Update - The replacement of damaged roofs from the high windstorms that occurred in January are still proceeding. The roof replacement for the Widefield restroom and the roof that covers the Crews Gulch trail under 85/87 have been replaced. Trafton Roofing has been doing a spectacular job installing the new metal roofs on some of the parks oldest structures.

At Bear Creek, Trafton Roofing Inc. has completed the roof replacement on pavilions \#7 and \#8. They will also have pavilion \#4 and \#5 completed by June $2^{\text {nd }}$. This will complete all Bear Creek Park pavilion roof replacements. These pavilions have been slated for roof replacements for many years, but due to budget constraints it was not possible to address these concerns.

The Bear Creek restroom is also approved for a new metal roof. With the heavy use of the park season approaching, scheduling may be a challenge.

The Baptist Trailhead restroom has also been approved for replacement with a completion date of early June.

The county is anticipating the approval of the roof replacement for Palmer Lake restroom, the pavilion at Clear Springs Ranch, and the repairs of the Warming Hut and Wedding Gazebo roofs at Fox Run Regional Park.

The County has also received approval for the wind screen replacement at the Bear Creek tennis courts. These screens have been ordered and should be in by late June. A new claim was submitted for the damage to court \#6 at Bear Creek. We are still waiting on approval. Estimates for repair from Evergreen Tennis Courts have been received. Parks is hopeful that insurance will cover the repairs. Just a reminder, the surface material on court \#6 became dislodged in a smaller wind storm in February causing the court to be non-usable. The damage could not be claimed along with the initial wind damage from January.

The maintenance bridge at Willow Springs is also waiting on approval from AIG (County's insurance carrier) on whether the County will be able to replace or repair the damage around the bridge. The bridge itself was examined by AIG engineering representatives and found to be structurally stable. The question the county is waiting on is: will the insurance cover any of the required engineering for the bridge replacement or repair?

Fountain Creek Regional Park Irrigation Upgrade - The repairs have been completed on the control system for the irrigation pump system that feeds the irrigation at Duckwood. The Variable Frequency Drive unit failed last month after the initial start-up of the system. This unit
had reached its lifetime for this type of device. Luckily Mother Nature cooperated in keeping everything green until the system was back on-line.

Widefield Restroom Renovation Project - The renovation of the Widefield Community Park restroom is off to a great start with the installation of two new skylights, one in each restroom and a new roof. This was done in conjunction with the roof replacement that was covered by an insurance claim to save on cost. This coming month staff will be meeting with the county's ADA specialist to determine if the restroom meets ADA compliance. Furthermore, staff is collecting cost on lighting and plumbing upgrades.

Fairgrounds Owens Arena Electrical Improvements - The contractor Sedlak Electric is proceeding with installing a dedicated 800 amp service for the Owens Indoor Arena that will free up the electrical load on the Grandstands. This will also supply power to the new cattle pavilion and will be a great asset for the Fair. This improvement has been much needed in helping avoid overloads during the peak demands of the Fair. This project is anticipated to be completed before the start of the Fair in July.

Park Headquarters Skylight Replacement - Approval has been given for the replacement of the skylight at PHQ. This is the original skylight and has been leaking on and off for over 20 years. Trafton Roofing Inc. came in with the lowest bid at $\$ 7200.00$. The Skylight was ordered on May $25^{\text {th }}$. It will take 6 to 8 weeks to manufacture. Installation will be scheduled around a weekend to prevent any interruption to office staff and the public.

Fountain Creek Nature Center - Operations staff are investigating the cost of repairing and upgrading the security camera's for the Nature Center. These cameras have been offline since the renovation of the Nature Center. This security is greatly needed with the amount of vehicle break-ins that occur each year.

Bear Creek Maintenance Yard Storm Water Improvements - The BMP filters have been installed to meet EPA compliance. These filters are installed in the two storm water catch basins in the maintenance yard at Bear Creek. The filters are designed to catch any sedimentary materials before reaching the creek.

## Central District

Bear Creek Regional Park - The reservation and mowing season is in full swing and maintenance staff is extremely busy catering to these critical tasks. Weekend pavilions rentals are completely booked and the athletic fields and trail systems are being heavily used. Despite the challenging circumstances Central staff continues to maintain high standards and provide excellent customer service.

Staff recently completed renovation efforts to the Veterans Memorial by adding annual flowers, decorative mulch and adjusting the irrigation system. Staff along with volunteers helped renovate the landscape area along the main entrance to Bear Creek Terrace. A variety of drought tolerant shrubs, perennials and grasses were added to the area.

Staff is currently performing irrigation checks throughout the Park and making necessary repairs. Renovation efforts on field two are complete and staff hopes to have the athletic field open for use in the next couple of weeks.

Equestrian Skill Course - Staff along with volunteer help completed the pond and beginner / intermediate step obstacles. Staff hauled roughly 40 tons of debris from the area and finished trial construction and parking signage installation. The Equestrian Friends Group hosted their Grand Opening on May $6^{\text {th }}$ with much success. The event and course were generously welcomed by the community and various user groups.

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

Tennis Court Damage - Due to damage caused by high winds in late February, administration staff decided to close the Bear Creek tennis courts until repairs can be made. For now only courts \#1 - \#4 are available for play. The county safety specialist conducted a safety survey and found several action items. Staff has completed repairs for findings 7 and 8 and updated the site safety evaluation document to reflect the corrections. We are currently working with a contractor to repair the remaining findings. Staff recently installed a temporary fence blocking courts \#6\#8 and opened court \#5 for pickle ball.

Bear Creek Nature Center - Staff completed renovation efforts to the pollinator garden along the facility's main entrance. The area is much more appealing and will serve as a great resource for pollinating insects.

Staff completed painting efforts to the main entrance of the Nature Center. The area was prepped and painted with an industrial grade wood stain to preserve the structural and aesthetic integrity of the entrance.

Rainbow Falls - Staff spent several hours removing trash throughout the historic site and hired a contractor for graffiti removal. Staff met onsite with contractors to discuss gate and fence installation for the main parking lot.

The Central team is busy preparing the site for reopening on June 3. Law Fence Inc. is currently onsite installing the main entrance gate and fence. Staff ordered a very nice volunteer booth and hopes to finish construction / installation by the middle of June. Staff met onsite with fencing contractors to obtain estimates on securing the recreational area prior to opening in midsummer. Staff extended and reinforced the main entrance gates in hopes of providing better security while the park remains closed.

Bear Creek Dog Park - Our team continues to provide exceptional customer service to this highly used area. Staff spends an average of three hours per day with facility / park cleaning. With the huge influx of visitors staff is simply trying to keep up with emptying trash cans and cleaning restrooms. Other tasks such as mowing, string trimming, and trash policing are being completed as well.

Volunteer Groups - Staff continues to receive great support from Friends groups. Several members of the Equestrian Friends made necessary repairs to the skills course and planted native grass seed in areas that were disturbed during construction efforts.

Many of the Dog Park Friends continue to assist with maintenance tasks including waste removal and stocking bag dispenser stations at the Bear Creek dog park.

Challenger Middle School provided 30 students to assist with decorative mulch installation around the Park Administration building. They are a great group of kids and worked really hard to help beautify the area.

Downtown Facilities - The downtown team is busy charging irrigation systems for all 16 properties. The team is adjusting program schedules while troubleshooting and making repairs as necessary. Staff finished aeration, fertilization, over seeding, and was able to make a selective broadleaf herbicide application to all properties. Shortly after completion of the Pinwheel project a semi-truck drove through a portion of the project area damaging several plants and creating large ruts. Staff finished repairs to the damaged area and hopes to receive payment from those responsible for the damages $\underline{26}$

Ute Pass Trail System - Staff repaired the main information sign within the Interpretive loop near the Star Ranch entrance.

Jones Park - Staff is working in conjunction with the Forest Service to purchase and install trail signage along the 667 Trail corridor through Jones Park. Staff visited the area to assist with alignment of the 667 Trail around Kineo Mountain.

Training- Seasonal staff attended safety and orientation training.

## East District

## Fairgrounds:

Rentals - The Fairgrounds hosted a national race at the El Paso County Raceway, the ASCS Spring Nationals. This event was expected to bring in around 3,000 people. Staff spent an entire week prepping the Fairgrounds for this race. Staff placed mafia blocks along the north side of the sound barrier to free up more space in the pit area. Staff installed several panels to assist with crowd control and delineating the pit area from general admission. Staff added additional bleachers to the north and south side of the Grandstands for additional spectator seating. Staff installed all of the sponsorship signs on the front of the Grandstands.

Early in the month staff set up for an event that raises money for the families of fallen law enforcement officers. The event was called "Buck for the Fallen". It is a bull riding event and each rider wore the name and badge number of a fallen officer. Staff set up additional panels to house all of the bulls and broncs and prepped the arena for the event.

Maintenance - Staff has been researching proper soil types in our arenas in order to improve the footing. The general consensus seems to be somewhere between 20-30\% Clay and 70-80\% sand. Parks Department worked closely with Public Works to have several tons of clean sand delivered to the Fairgrounds. Staff has been able to completely swap out the soil in the indoor arena and we are waiting for the most opportune time to replace the soil in the outdoor arena.

Staff took advantage of the warm weather and was able to begin painting operations on the horse runs. Staff has one run left to paint and we will also add the stickers once this run is complete. Staff will begin painting the horse stalls this month as well.

Rock Island Regional Trail - Staff was able to complete the trail resurfacing project along Rock Island Trail. Staff had to bring in additional fill dirt in order to bring the trail height up to match the existing. Staff then added 2" of class 6 gravel to help with drainage and topped the area with 4 " of trail breeze. Staff was also tasked with completing repairs to the wings on the bridge. Staff added the posts and fastened all new $2 \times 6$ boards.

Homestead Ranch Regional Park - Staff has begun mowing and general maintenance. The park will be host to a Concert in the Park event which is scheduled for June $10^{\text {th }}$.

Falcon Regional Park - Staff purchased a pallet of quick dry material to help make the fields playable after a rain event. Staff received all of the rails that were on back order and we can report that the fencing project at Falcon Regional Park is now complete.

Wind Damage - The contractor received the metal roofing material to complete the wind damage repairs. The contractor was onsite the week of May 22 and finished sheeting the dugout on the north field.

## North District

General Info - All public restrooms have received their yearly water testing of back T's and are now open to the public. All irrigation is charged and on a watering cycle for all parks. We turned off all pit heaters. We conducted a culturally modified tree ring count study with John Anderson in Fox Run Regional Park, Black Forest Regional Park, and the Pineries.
Helped facilitate logistics for College class on Culturally Modified Trees with Ute Elder Dr. Jefferson. Completed playground Inspection Class.

Fox Run Regional Park - Staff graded roads and parking lots. Currently filling large road washouts along the sides of the road and pot holes with class 6 road base to retain the road integrity and structure. Repaired a main line irrigation break south of the Pine Meadows playground. Repaired and replaced broken irrigation and performed a system check and adjustments for better efficiency. Removed snow. Started aerating and fertilizing the Oak Meadows and Pine Meadows athletic field.

Black Forest Regional Park - Wildland Fire Crew cleared trees in Black Forest Reginal Park to reduce wildfire fuels and creating a fire breaks. Augured 50 holes for Fed Ex Arbor day tree planting. RMFI, El Paso County and Fed Ex planted fifty 5 foot trees in the heavily burned scar in Black Forest Regional Park with 15 volunteers. Removed and chipped trees and brush that was left over from RMFI mitigation. We had a water system break at the restrooms and replaced check valve on public potable water system. Repaired and replaced broken irrigation and performed a system check and adjustments for better efficiency. Started aerating and fertilizing Black Forest Regional Park athletic field. Removed snow.

Pineries Open Space - Started removing wood from Mile High Youth Corp project for Phase 1 development of the Pineries.

Section 16 Trail Head - Replaced culvert for new trail building from contractor.
105 Trail Head - Moving extra chip seal from Fox Run and resurfacing the 105 Trailhead to match existing material.

Ice Lake Trail Head - Built a picnic pad at trail head for future volunteer trail head project.

## South District

General Overview and Staffing - The District has welcomed the arrival of two seasonal workers and is in the process of hiring a third.

South District went into full swing with the facility reservation season. May started a little slow but picked up over the last two weekends.

Routine mowing maintenance and irrigation system start-ups and checks have begun. Routine mowing of trail aprons and trailheads has started.

Park Advisory Board tour of the district took place May $6{ }^{\text {th }}$.
Fountain Creek Regional Park - The Park's irrigation system controls are not yet operational. Five Star Automation Inc. is still working to resolve equipment issues. We hope to have water by the first week in June. The new field started more germination but is now suffering stress, as we cannot irrigate. This will most likely push the re-opening of this field to late summer or possibly spring of 2018.

Staff reinstalled the pond aerator.
Department of Wildlife conducted more water testing to determine if the pond could support fish life and become a possible fishing pond.

Fountain Creek Nature Center - Spring programs and events began. Staff supported Nature Center functions by the routine maintenance we provide. Staff is working with facility contractors to get security cameras operational. Staff graded the access road twice in May and brought in material to begin adding new class 6 road base surface.

Willow Springs - Staff continues to do forestry work to thin and improve the overall health of the park. Solar Bee, Inc. re-installed the South pond aerator. Parking lot and roads were graded by park staff. Staff used a large stump grinder to begin the removal of the stumps left behind by forestry work.

Ceresa Park - The park improvements continue to be a much welcomed change by the community. The routine use is up according to local neighbors whom have weighed in and reported usage to park staff. Staff has also noticed more kids enjoying the new amenities (basketball, baseball field and swings).

Widefield Park - The park restroom roof replacement was completed by a local contractor. The roof work was mostly funded through insurance. It had received significant damage from wind storms. Staff began the routine mowing and mowing at the Disc Golf Course. The Master Plan improvements are continuing through the planning stages with projects going for bid in the near future.

Stratmoor Valley Park - Besides routine maintenance, in turf weed control was conducted by staff.

Clear Springs Ranch - Staff completed trail flood repairs and began native mowing. Parking lot and rock islands were weed controlled.


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