



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

STAN VANDERWERF  
LONGINOS GONZALEZ, JR.  
PEGGY LITTLETON

## COMMUNITY SERVICES DEPARTMENT

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

### Park Advisory Board Meeting Agenda

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

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. SBR Racing Minor Subdivision, Rezone, and Special Use Permit	Ross Williams	Endorsement
B. Waterbury Phase 2 Preliminary Plan	Ross Williams	Endorsement
C. Springs at Waterview 2016 Sketch Plan Amendment	Ross Williams	Endorsement



<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>7.</b>	<b>Information / Action Items</b>		
	A. TABOR Ballot Issue Update	Tim Wolken	Information
	B. County Parks Rules and Regulations - Proposed Changes	Tim Wolken	Endorsement
	C. 2018 Facility Use Fee Schedule	Tim Wolken	Endorsement
<b>8.</b>	<b>Monthly Reports</b>	Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		



RECORD OF PROCEEDINGS

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

Members Present:

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

Staff Present:

Tim Wolken, Community Services Director  
Sabine Carter, Administrative Services Coordinator  
Brian Bobeck, Park Operations Division Manager  
Ross Williams, Park Planner  
Todd Marts, Rec. & Cultural Services Division Manager

Absent: Terri Hayes, Alan Rainville

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: Julia Sands de Melendez made a motion to approve the meeting agenda. Ann Nichols seconded the motion. The motion carried 7 - 0.
3. Approval of Minutes: Ed Hartl made a motion to approve the September 13, 2017 meeting minutes. Julia Sands de Melendez seconded the motion. The motion carried 7 - 0.

4. Introductions and Presentations:

Tim Wolken introduced Brian Bobeck as the new Park Operations Division Manager.

5. Citizen Comments

None

6. Development Applications:

**A. Bunting Multifamily Filing No. 1 Final Plat / Vacation and Replat**

Ross Williams provided an overview of the Bunting Multifamily Filing No. 1 Final Plat / Vacation and Replat and addressed questions by the Board.

**Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of the Bunting Multifamily Filing No. 1 Final Plat, Vacation and Replat, include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,256 and urban park fees in the amount of \$2,056. Ed Hartl seconded the motion. The motion carried 7 – 0.**

## RECORD OF PROCEEDINGS

7. Information / Action Items:

None

8. Monthly Reports:

Tim Wolken announced that the 2017 facility use revenue goal of \$180,000 has been met.

9. Board/Staff Comments:

Bob Falcone stated that he was at Bear Creek Regional Park volunteering for trail work with the Manitou Cats Volunteers and Trail Builders. He stated that the group was very pleased with the positive working relationship with County staff.

Anne Schofield stated that she participated on the Pineries Open Space guided hike led by Ross Williams and appreciated the opportunity.

10. Adjournment: **The meeting adjourned at 1:46 p.m.**

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Julia Sands de Melendez, Secretary

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** SBR Racing Minor Subdivision, Rezone, and Special Use Permit

**Agenda Date:** November 8, 2017

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

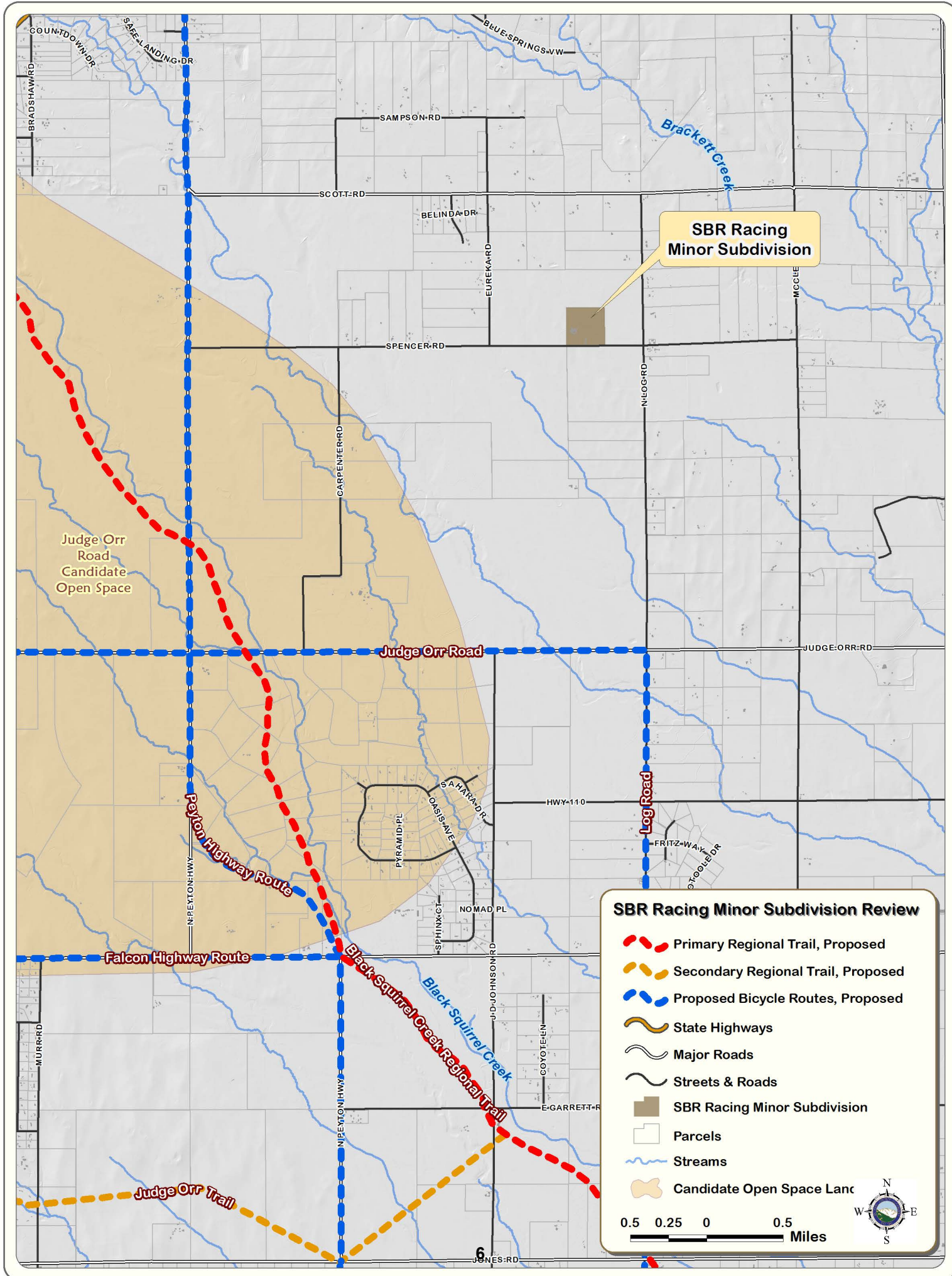
Request for approval by Classic Homes on behalf of Lee Seigel for SBR Racing Minor Subdivision, a two lot minor subdivision totaling 40 acres. The applicant has also requested a concurrent zoning classification change from A-35 to A-5, as well as a special use permit to operate the outdoor amusement center and go-kart racing facility. The property is located on Spencer Road, east of Peyton Highway and north of Judge Orr Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed subdivision. The proposed Judge Orr Road Bicycle Route is located 2 miles south of the project site, while the Peyton Highway Bicycle Routes is located approximately 2.5 miles west of the site. The subject property is not located within any Candidate Open Space, although the Judge Orr Road Candidate Open Space is located approximately 2 miles west of the property.

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

#### **Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of the SBR Racing Minor Subdivision, Rezone, and Special Use Permit include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$814.



# Development Application Permit Review



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

November 8, 2017

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	SBR Racing Minor Subdivision	Application Type: <b>Minor Subdivision</b>
DSD Reference #:	MS-17-003	CSD / Parks ID#: <b>0</b>
		Total Acreage: <b>40</b>
Applicant / Owner:	Owner's Representative:	Total # of Dwelling Units <b>2</b>
Lee Seigel	Classic Homes	Gross Density: <b>0.05</b>
12755 Thiebaud Lane	Shawn Hoch	
Colorado Springs, CO 80908	8605 Explorer Drive, Suite 250	Park Region: <b>4</b>
	Colorado Springs, CO 80920	Urban Area: <b>5</b>

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

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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

### LAND REQUIREMENTS

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

Regional Parks: **4**  
**0.0194 Acres x 2 Dwelling Units = 0.038 acres**

Urban Parks Area:	<b>5</b>	
Neighborhood:	<b>0.00375 Acres x 0 Dwelling Units =</b>	<b>0.00 acres</b>
Community:	<b>0.00625 Acres x 0 Dwelling Units =</b>	<b>0.00 acres</b>
Total:		<b>0.00 acres</b>

### FEE REQUIREMENTS

Regional Parks: **4**  
**\$407.00 / Unit x 2 Dwelling Units= \$814.00**

Urban Parks Area:	<b>5</b>	
Neighborhood:	<b>\$83.00 / Unit x 0 Dwelling Units =</b>	<b>\$0.00</b>
Community:	<b>\$129.00 / Unit x 0 Dwelling Units =</b>	<b>\$0.00</b>
Total:		<b>\$0.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

**Recommend to the Planning Commission and Board of County Commissioners that approval of the SBR Racing Minor Subdivision, Rezone, and Special Use Permit include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$814.**

Park Advisory Board Recommendation:

**Letter of Intent  
Seigel Boys Racing  
Minor Subdivision, Rezone, Special Use  
4/3/17**

<b>OWNER:</b>	Kerry Burt 2066 Sather Drive Colorado Springs, CO 80915	<b>APPLICANT:</b>	Lee Seigel 12755 Thiebaud Lane Colorado Springs, CO 80908
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**CONSULTANT:** Challenger Homes (Shawn Hoch)  
8605 Explorer Drive, Suite 250  
Colorado Springs, Colorado 80920

**SITE LOCATION/SIZE/ZONING:** 21430 Spencer Road  
Calhan, Colorado 80808-9113  
40 Acres, A-35, Agricultural

**REQUEST/JUSTIFICATION:** The request of this petition is to facilitate a land sale of 35-acres of a 40-acre parcel. To accomplish this land sale, the 40-acre parcel must be subdivided to create a five (5) acre lot which will be retained by the current owner. To create a five (5) acre lot, a request to rezone the five (5) acre portion of the property to A-5 is necessary. Additionally, a request to review a special use permit for the 35-acre parcel which houses an existing outdoor amusement center/ go-kart racing track is required to bring the existing outdoor amusement center/ go-kart racing track into conformance with current county standards as the parcel will change from a 40-acre to a 35-acre parcel. These three (3) applications are to be completed concurrently.

**EXISTING/PROPOSED FACILITIES, STRUCTURES, ROADS, ECT.:** Existing facilities located on the 35-acre parcel include the SBR Motorsports Park which utilizes one access off Spencer Road, parking area, a half mile go-kart racetrack, and one framed structure use for the storage of go-karts.  
Existing structures on the 5-acre parcel includes a single-family residence, a well and septic, and a large shed structure.  
There are no proposed facilities, structures, roads, etc. for either parcel.

**WAIVER REQUEST AND JUSTIFICATION:** Modified soils and geology report. No site modification / improvements, earth disturbing activities, or construction operations are being conducted.

**PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** Current zoning is A-35 for the 40-acre parcel; the 35-acre lot will remain A-35. The 5-acre subdivided parcel will require rezoning to A-5.

**TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** 40 acres

**TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** The only residential portion is the 5-acre which has one (1) existing dwelling unit.

**NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** N/A

**APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** N/A

**NUMBER OF MOBILE HOME UNITS AND DENSITIES:** N/A

**TYPICAL MIN. LOT SIZE:** N/A

**TYPE OF PROPOSED RECREATIONAL FACILITIES:** N/A

**CONSTRUCTION PHASES:** N/A

**ANTICIPATED SCHEDULE OF DEVELOPMENT:** N/A

**UTILITIES – WATER AND SEWER:** 5-acre parcel: water is provided via well, Permit Number 115609 and sewer is on Septic.  
35-acre parcel: currently no well or septic for the existing outdoor amusement center/ go-kart racing track; drinking water is provided via bottle and sewer is provided via Porta Potty.

**PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The 35-acre parcel zoned A-35 will have a Special Use Permit for the existing go-kart track. The 5-acre parcel zoned A-5 will be used as Single Family Residence.

**AREA'S OF REQUIRED LANDSCAPING:** N/A

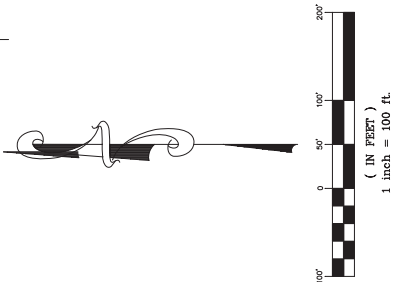
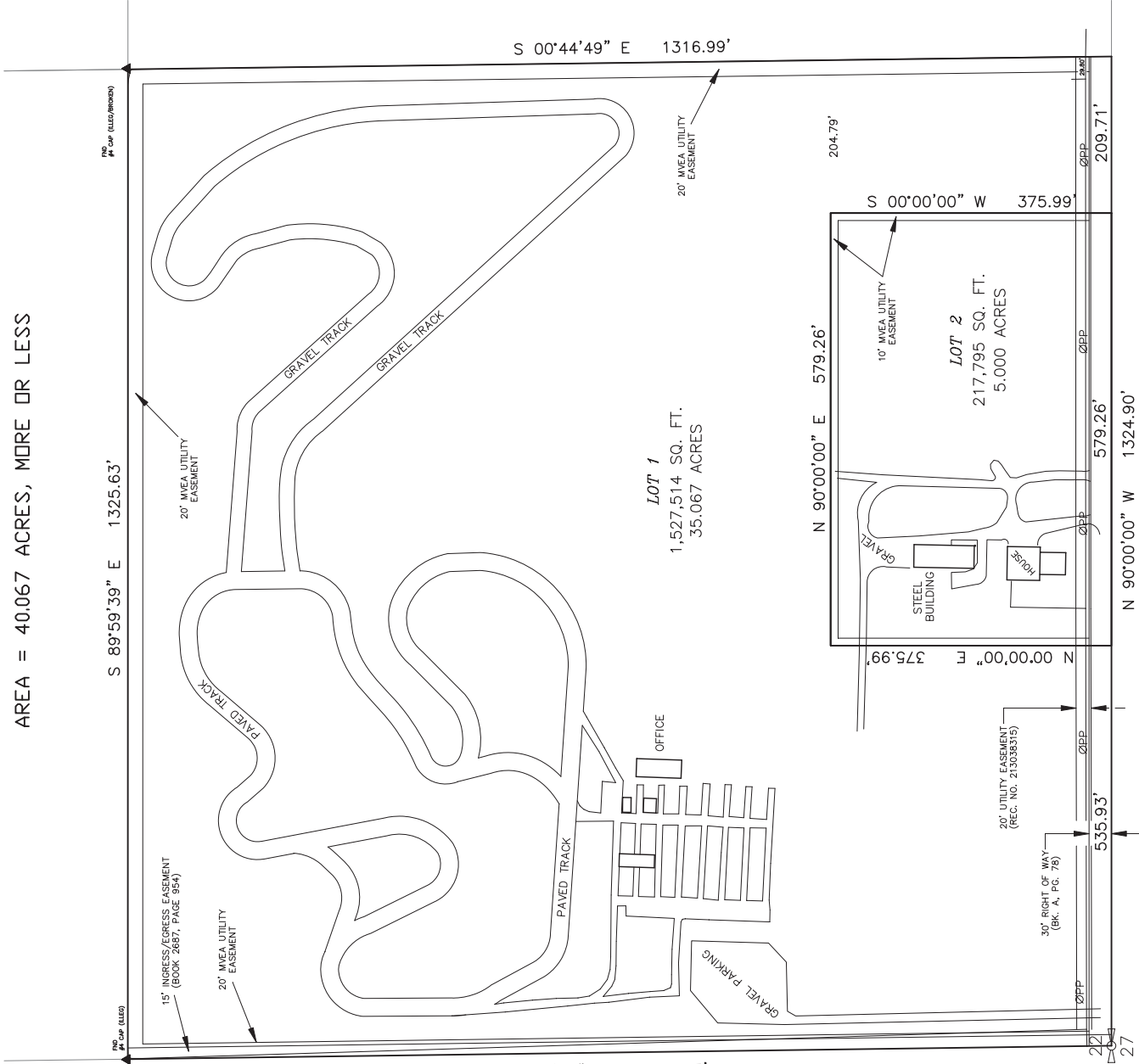
**APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, NOT TO INCLUDE PARKING, DRIVE, AND ACCESS ROADS:** N/A, no site improvements are being made. This Letter of intent is to facilitate the land sale of 35 acres of a 40-acre parcel by subdividing out a 5-acre parcel which needs to be rezoned. All land will stay as is with no earth disturbance or increase in residential density, just the ownership of the 35-acre portion of the 40 acres of land containing the SBR Motorsports Park will change hands from the current land owner to the actual owner of the SBR Motorsports Park.



SBR MOTOR SPORTS FINAL PLAT

A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF SECTION 22  
TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,

AREA = 40.067 ACRES, MORE OR LESS



KNOW ALL MEN BY THESE PRESENTS: THAT KERRY E. BURT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION: THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, ASSUMED TO BEAR N90°00'00"W, A DISTANCE OF 1324.90 FEET.

DEDICATION: THE UNDERSIGNED OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, AS SHOWN ON THE PLAT OF THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "SBR MOTOR SPORTS", EL PASO COUNTY, COLORADO.

OWNER: THAT, THE AFOREMENTIONED HAS EXECUTED THIS INSTRUMENT THIS DAY OF 20 A.D.

BY:

STATE OF COLORADO }  
ss  
COUNTY OF EL PASO }

NOTARY: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20 A.D.

BY:

WITNESS MY HAND AND OFFICIAL SEAL.

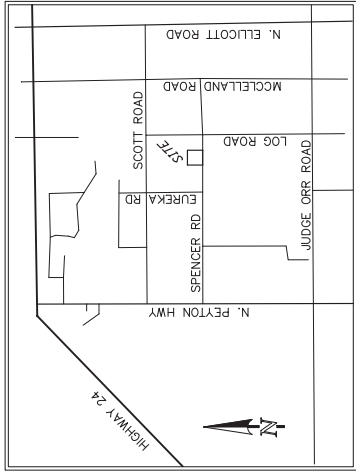
MY COMMISSION EXPIRES:

NOTARY PUBLIC

- GENERAL NOTES:
1. FLOODPLAIN STATEMENT:
- THIS SITE, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, COMMUNITY PANEL NUMBER 08041C 0 F, WITH AN EFFECTIVE DATE MARCH 17, 1997.
4. ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
16. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

LEGEND	
●	SET NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP OR NAIL AND DISK STAMPED "37634"
▲	RECOVERED AS NOTED
	BOUNDARY LINE
	EASEMENT LINE
	FENCE
	OVERHEAD ELECTRIC SERVICE
ØPP	POWER POLE
20 32	QUARTER SECTION CORNER
SF	SQUARE FEET

DATE OF PREPARATION: 3/27/2017  
JOB NUMBER: 17089-01



SURVEYOR'S STATEMENT: THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

SHAWN RICHARDS, PROFESSIONAL LAND SURVEYOR DATE  
COLORADO P.L.S. NO. 37634  
FOR AND ON BEHALF OF EAGLE LAND SURVEYING, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE BROUGHT OR DEFENSE BE ASSERTED IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY APPROVAL: ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "SBR MOTOR SPORTS FINAL PLAT".

MANAGER OF DEVELOPMENT SERVICES DATE  
CITY ENGINEER DATE  
CITY CLERK DATE

CLERK AND RECORDER:  
STATE OF COLORADO }  
ss  
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK \_\_\_\_M. THIS DAY OF 20 A.D., AND IS DULY RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO.

ROBERT C. BALINK, RECORDER

BY:  
DEPUTY  
SURCHARGE:  
SCHOOL FEE:  
BRIDGE FEE:  
PARK FEE:  
DRAINAGE FEE:



A PORTION OF THE SE 1/4 OF SECTION 22,  
TOWNSHIP 12 SOUTH, RANGE 63 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN



SBR MOTOR SPORTS REZONING MAP

ZONING OF A PART OF THE SOUTHEAST 1/4 OF SECTION 22  
TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,

LEGAL DESCRIPTION:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, ASSUMED TO BEAR N80°00'00"W, A DISTANCE OF 1324.90 FEET.

**PARCEL A:**  
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT PARCEL B AS DESCRIBED BELOW.  
CONTAINING A CALCULATED AREA OF 35.067 ACRES.

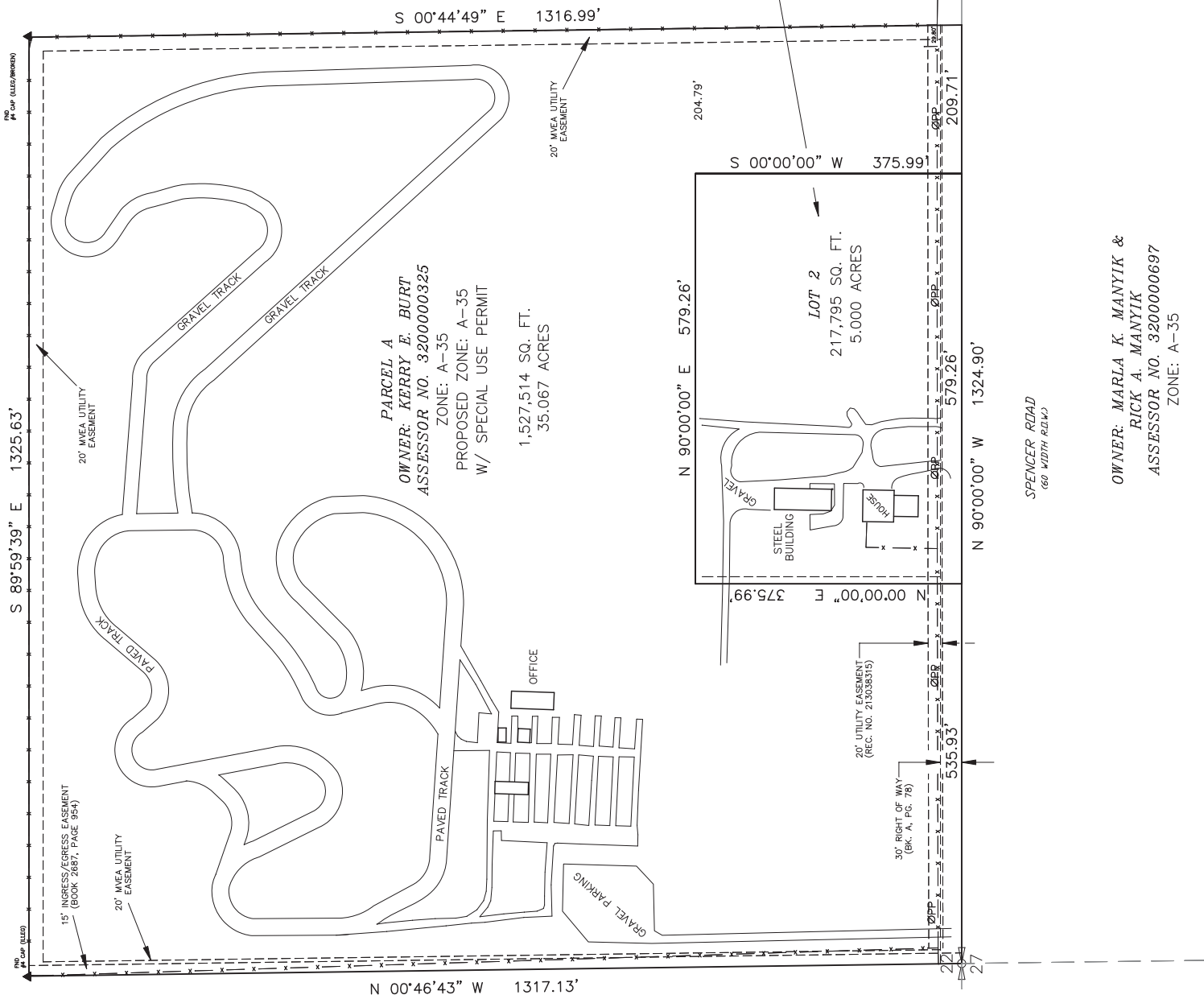
**PARCEL B:**  
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE N 90°00'00" E, ON THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 535.93 FEET TO THE POINT OF BEGINNING; THENCE N 00°00'00" E, A DISTANCE OF 375.99 FEET; THENCE N 90°00'00" E, A DISTANCE OF 579.26 FEET; THENCE S 00°00'00" W, A DISTANCE OF 375.99 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 22; THENCE N 90°00'00" W, ALONG SAID SOUTH LINE, A DISTANCE OF 579.26 TO THE POINT OF BEGINNING.  
CONTAINING A CALCULATED AREA OF 5.000 ACRES.

OWNER: *PETER J. BROMS & LINDA B. BROMS (GUARDIAN)*  
ASSESSOR NO. 32000000324  
ZONE: A-35

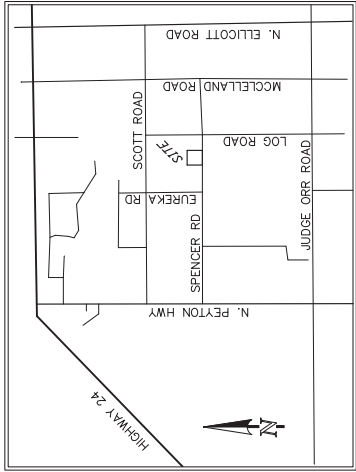
LEGEND

- SET NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP OR NAIL AND DISK STAMPED "37634"
- ▲ RECOVERED AS NOTED
- \_\_\_\_\_ BOUNDARY LINE
- EASEMENT LINE
- x - x - FENCE
- e - e - e - OVERHEAD ELECTRIC SERVICE
- ØPP POWER POLE
- 32 QUARTER SECTION CORNER
- SF SQUARE FEET

OWNER: *BEVERLY J. BLATTSPIELER*  
ASSESSOR NO. 32000000039  
ZONE: A-35



OWNER: *MARLA K. MANYIK & RICK A. MANYIK*  
ASSESSOR NO. 32000000697  
ZONE: A-35



VICINITY MAP:  
N.T.S.

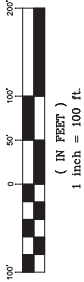
**PETITIONER:** SIEGEL BOYS RACING (LEE SIEGEL – LESSEE)  
21430 SPENCER ROAD  
CALHAN, CO 80808

**INTERESTED PARTIES:** KERRY E. BURT (OWNER)  
21430 SPENCER ROAD  
CALHAN, CO 80808

**PREPARER:** EAGLE LAND SURVEYING, INC.  
2345 ACADEMY PLACE  
SUITE 201  
COLORADO SPRINGS, CO 80909

OWNER: *PETER J. BROMS & LINDA B. BROMS (GUARDIAN)*  
ASSESSOR NO. 32000000324  
ZONE: A-35

PARCEL B  
OWNER: *KERRY E. BURT*  
ASSESSOR NO. 32000000325  
ZONE: A-35  
PROPOSED ZONE: A-5



## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Waterbury Phase 2 Preliminary Plan

**Agenda Date:** November 8, 2017

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request for approval by William Guman & Associates, Ltd., on behalf of 4-Way Ranch Joint Venture, LLC, for Waterbury Phase 2 Preliminary Plan, consisting of 235 single-family residential lots and open space tracts on 80 acres, with a minimum lot size of 6,000 square feet. The property is zoned PUD, and is located near Falcon, at the intersection of Stapleton Road and Eastonville Road, northwest of Highway 24.

The El Paso County Parks Master Plan (2013) shows minimal project impact to open space, park facilities, or trails. The proposed Eastonville Primary Regional Trail is located immediately west of and/or adjacent the project site, to be located on either the east or west side of Eastonville Road. Furthermore, Falcon Regional Park is located 0.35 mile north of the project site. The Rock Island Primary Regional Trail is located 0.30 mile southeast of the project site, while the proposed Curtis Road Bicycle Route is located approximately 0.20 mile south of the site. Falcon High School is located immediately west of the project site, across Eastonville Road.

The Open Space Master Plan of the Parks Master Plan shows that the project site is located partially within the Judge Orr Road Candidate Open Space. Natural resource values include wetland vegetation and wildlife habitat, as well as tallgrass and bluestem grasslands, some species of which are globally vulnerable. Water quality protection is a concern in this area that drains to Black Squirrel Creek. The project would not be in conflict with the plan, as long as operations do not adversely affect water quality or negatively impact surrounding grasslands and wetlands.

The original Waterbury PUD Development Plan, approved in 2012, included 78 acres of dedicated open space, encompassing numerous landscaped areas for pocket parks, a community center, internal trails, regional trail links, detention areas, and streetscapes, totaling 24% of the overall PUD development area. Waterbury Phase 2 Preliminary Plan contains 12 tracts for open space, drainage, and landscaping, totaling approximately 19 acres, or 24% of the original PUD's 78 acres of dedicated open space.

The Letters of Intent included with the 2012 Waterbury PUD Development Plan and the current Waterbury Phase 2 Preliminary Plan application state the following:

*“Any required landscape buffers and setbacks around perimeter of the site and along selected residential roadways will be located with more detailed submittals. Conceptually, as part of the pedestrian walkway system, a Tier 1 Trail Easement is being proposed along Eastonville Road. The proposed trail and pedestrian concepts as shown on the Phase Two Preliminary Plan meets the EPC PUD code requirements and EPC Parks Master Plan as found on the county’s website. The Parks Master Plan indicates the existing Tier 1 Rock Island Regional Trail along HWY 24, a County DOT recommended bicycle lane (8’ paved shoulder on road) along Stapleton Drive, and a Proposed Tier 2 County Regional Trail along Eastonville. All open space and trails integrated into the development will serve as amenities to residents and provide reasonable walking and biking opportunities. The proposed regional trail connection will help establish this as well as internal sidewalks, bike lanes, and trail connectors internal to the development.”*

Furthermore, the Waterbury PUD Development Plan showed and annotated the proposed Eastonville Primary Regional Trail location and the internal regional trail connections along various roadways within the development, connecting the Eastonville Primary Regional Trail in the northwest to the Rock Island Regional Trail in the southeast. However, these trail connection and proposed trail easement are not shown or annotated on the Preliminary Plan.

El Paso County Parks recommends that (1) the applicant designate and provide to El Paso County a 25-foot trail easement along the southeast side of Eastonville Road that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, (2) the easement shall be shown on the Waterbury Phase 2 Preliminary Plan, as well as all forthcoming plans and final plats, and the aforementioned easement be dedicated to El Paso County on the forthcoming final plats, (3) and require fees in lieu of land dedication for regional park purposes in the amount of \$95,645 and urban park fees in the amount of \$60,395, due at the recording of the final plats.

#### **Recommended Motion (Preliminary Plan):**

Recommend to the Planning Commission and Board of County Commissioners that approval of Waterbury Phase 2 Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the southeast side Eastonville Road that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, (2) the easement shall be shown on the Waterbury Phase 2 Preliminary Plan, as well as all forthcoming plans and final plats, and the aforementioned easement be dedicated to El Paso County on the forthcoming final plat(s), (3) require fees in lieu of land dedication for regional park purposes in the amount of \$95,645 and urban park fees in the amount of \$60,395.

## Waterbury Phase 2 Preliminary Plan Review



Public Schools



Primary Regional Trail, Completed



Primary Regional Trail, Proposed



Secondary Regional Trail, Proposed



Proposed Bicycle Routes, Proposed



Candidate Open Space Land



Major Roads



State Highways



Streets & Roads



El Paso County Parks



Waterbury Ph2 Preliminary Plan



Parcels



Streams

0.5 0.25 0 Mile



Waterbury Phase 2 Preliminary Plan

Judge Orr Road  
Candidate Open  
Space

Drake Lake  
Candidate Open  
Space



# Development Application Permit Review



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

**November 8, 2017**

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Waterbury Phase 2 Preliminary Plan	Application Type:	Preliminary Plan
DSD Reference #:	SP-17-008	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	80.00
4-Way Ranch Joint Venture, LLC	William Guman & Associates, Ltd	Total # of Dwelling Units	235
Peter Martz	Bill Guman	Gross Density:	2.94
P.O. Box 50223	731 North Weber Street, Suite 10	Park Region:	2
Colorado Springs, CO 80949	Colorado Springs, CO 80903	Urban Area:	3

Existing Zoning Code: **PUD**                      Proposed Zoning: **PUD**

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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

### LAND REQUIREMENTS

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

Regional Parks: <b>2</b>	Urban Parks Area: <b>3</b>
<b>0.0194 Acres x 235 Dwelling Units = 4.559 acres</b>	Neighborhood: <b>0.00375 Acres x 235 Dwelling Units = 0.88 acres</b>
	Community: <b>0.00625 Acres x 235 Dwelling Units = 1.47 acres</b>
	Total: <b>2.35 acres</b>

### FEE REQUIREMENTS

Regional Parks: <b>2</b>	Urban Parks Area: <b>3</b>
<b>\$407.00 / Unit x 235 Dwelling Units= \$95,645.00</b>	Neighborhood: <b>\$101.00 / Unit x 235 Dwelling Units= \$23,735.00</b>
	Community: <b>\$156.00 / Unit x 235 Dwelling Units = \$36,660.00</b>
	Total: <b>\$60,395.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of Waterbury Phase 2 Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the southeast side Eastonville Road that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, (2) the easement shall be shown on the Waterbury Phase 2 Preliminary Plan, as well as all forthcoming plans and final plats, and the aforementioned easement be dedicated to El Paso County on the forthcoming final plat(s), (3) require fees in lieu of land dedication for regional park purposes in the amount of \$95,645 and urban park fees in the amount of \$60,395.
Park Advisory Board Recommendation:	



*William Guman*  
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal  
Colorado Springs City Councilman 1993-2001  
Colorado Springs Planning Commissioner 1992-1993  
Regional Building Commissioner 1995-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE

731 North Weber Street, Suite 10, Colorado Springs, CO 80903, 719 | 633-9700

<http://www.gumanltd.com/>



**WATERBURY PHASE 2 PRELIMINARY PLAN**  
**LETTER OF INTENT:**

❑ **OWNER/APPLICANT AND CONSULTANT:**

**Owner:** 4 Way Ranch Joint Venture, LLC  
Representative: Peter Martz  
P.O. Box 50223  
Colorado Springs, CO 80949-0223  
Phone: (719) 447-8773

**Consultant/Applicant:** William Guman & Associates, Ltd.  
Representative: Bill Guman  
731 N Weber St., Suite 10  
Colorado Springs, CO 80903  
Phone: (719) 633-9700

**El Paso County Planner:** El Paso County Development Services  
2880 International Circle  
Colorado Springs, CO 80910  
Phone: (719) 520-6300

❑ **TOTAL NUMBER OF ACRES (PHASE 2 AREA ONLY):** 80.00 Acres

❑ **SUBDIVISION DATA:**

The project is approximately 12 miles east of Colorado Springs situated northeast of Falcon, Colorado in eastern El Paso County. The project limits are bounded by Eastonville Road to the west, Stapleton Drive to the south, vacant agricultural land to the north, and an existing rural-residential dwelling unit to the east.

The entire Waterbury site is 322.00-Acres and currently zoned PUD. The Gross Density for

Waterbury Phase Two is 2.94 DU/Acre, and Net Density is 5.23 DU/Acre [The previously approved Zoning and Concept Plan density allowance is 3-5 DU/ Acre, for a maximum number of 1,610 dwelling units). The gross densities vary to allow clustering of smaller lot sizes and denser development intermixed with larger estate-size lots.

No density transfers are proposed for development of Phase Two.

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

The existing land use for Phase Two is vacant and contains multiple drainage ways crossing in various locations as indicated on the DP drawings. The site includes several unimproved dirt roads used for ranching purposes, native stands of vegetation, utility easements, and an existing water line running north-south through the site.

Existing homes on large, multi-acre sites with outbuildings (loafing shed/ stable), driveways, and barns occupy adjacent parcels to the southwest and east of this project. Any existing off-site residences, outbuildings, dirt roads, etc., are scheduled to remain and will not be relocated or removed to accommodate the subject DP.

❑ **REQUEST, JUSTIFICATION AND APPROVAL CRITERIA FOR PRELIMINARY PLAN PHASE TWO:**

Per EPCLDC Section 4.2.6.D, this submittal of Phase Two for the proposed Waterbury Preliminary Plan is to accommodate the proposed uses as identified on the Development Plan drawings. The Phase Two Preliminary Plan addresses objectives of encouraging innovations in residential development, including provisions for multiple dwelling unit product types not previously constructed in the county, including (but not limited to) “traditional neighborhood design” type homes with alley-loaded attached and detached garages. The density mix seeks to accommodate the anticipated growth and demand for a greater variety of residential dwelling types, price ranges, design, and layout within a cohesive master- planned, amenity based community.

The Phase Two proposal incorporates approximately 19.01 Acres (24%) set aside for open space and 15.62 Acres (20%) set aside for street Rights-of-Way. Many of the open space uses, especially within the existing drainages are intended to be preserved, and in some cases improved with internal pedestrian trail corridors, trail linkage to a proposed Tier 1 Trail Easement along Eastonville Road, streetscape plantings, landscape perimeter buffering, open space, drainage facilities, and other public open space uses.

The Waterbury Phase Two Preliminary Plan is in general conformance with the requirements of the El Paso County Land Development Code and *Falcon/ Peyton Small Area Master Plan*. The recently adopted Small Area Master Plan identifies the existing Waterbury development on file as RR-5, Rural Residential; however, the remaining Waterbury property is identified as potential urban density development. The Waterbury development node as indicated in the *Falcon/ Peyton Small Area Master Plan* is envisioned as regional urban development providing open space and transition zones between higher

and lower densities, particularly along the major traffic corridors of Stapleton Drive and Eastonville Road. The Waterbury project is acceptable for urban density development because of current land use patterns in the area and it is a logical extension of urban density growth from the west to US Highway 24. The Waterbury property is specifically referenced in Section 4.4.4 of the small area master plan as an area encouraged for a master-planned, urban density development. The Preliminary Plan is consistent with and follows the recommendations of the *Falcon/ Peyton Small Area Master Plan* with this proposal.

The Preliminary Plan in combination with future subdivision process submittals will satisfy the county's requirements and intent of the PUD code as defined in Section 4.2.6 of the EPC land development code. The proposed residential usage of the Waterbury Phase Two Preliminary Plan is compatible with approved residential development in several nearby and adjacent residential communities, including Meridian Ranch, Woodmen Hills, and Falcon Hills. It is also consistent with the previously approved Phase One Preliminary Plan for Waterbury.

Present and future urbanized growth trends of the greater Falcon area, including Banning Lewis Ranch, Meridian Ranch, Woodmen Hills, and Paint Brush Hills are increasing the quantity of small lot, urban scale communities in Falcon. This trend in urban scale and higher density development and community design is redefining the Falcon area. Traditional agriculturally zoned, large multi-acre lots are no longer the norm for residential development in this vicinity.

The Waterbury project will seek to achieve a high quality of design that complements and enhances the surrounding area while mitigating and minimizing potential impacts. This may be achieved through a coordinated approach to site design and development regulation to include setbacks, pedestrian and vehicular accesses, architectural guidelines, landscape standards, and signage controls. The proposed DP incorporates no-build zones within detention pond areas, landscape buffers, and designated open space tracts. Existing drainage ways will be protected from encroachment of new development, and areas disturbed by new development will be re-vegetated with indigenous plant materials to help restore some of the natural aesthetics presently found throughout the site. As a future amenity-based community, subsequent development plans and guidelines will be created for Waterbury to encourage orderly and quality development throughout.

The 4 Way Ranch Metropolitan District will maintain the proposed open space, pedestrian corridors, and any other future community amenities within Phase Two. Separate Homeowners Associations may also be established to insure compliance with design guidelines and to maintain community facilities such as the private 20' ally rights-of-way established for the rear loaded housing type proposed within the areas of the traditional neighborhood developments.



□ **Approval Criteria for the Phase Two Preliminary Plan:**

In accordance with Chapter 4 of the El Paso County Special Purpose, Zoning Overlay, and Obsolete Districts, the proposed Preliminary Plan of Phase Two for Waterbury advances the stated purposes set forth in this section by the county. The accompanying application for Preliminary Plan approval is in general conformity with the surrounding areas, the approved Preliminary Plan for Waterbury Phase One, and the *Falcon/ Peyton Small Area Master Plan*. The proposed development is in compliance with the requirements of this code and all applicable statutory provisions.

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. In combination with future anticipated Preliminary Plan submittals, the Waterbury Phase Two Preliminary Plan addresses and meets the requirements set forth by the EPC Land Development Code, specifically Section 4.2.6(D).

Areas with unique recreational, aesthetic, or natural features have been identified and are to be preserved and incorporated into the overall design of the project; many of these areas are tentatively designated as open spaces and trails and are integrated into the Preliminary Plan to serve as usable amenities to residents and provide walking and bicycling opportunities.

The proposed Waterbury Phase Two Preliminary Plan will not overburden the capabilities of existing or planned roads, utilities, and other public facilities including but not limited to energy providers, water supply, and sanitation services. All required public services and facilities are readily available and will be provided to support the development when needed.

The Waterbury Phase Two Preliminary Plan provides a neighborhood benefit through contiguity and interconnection of open spaces, conservation of environmental features, harmonious design, and energy efficient site design that are a logical and compatible extension of Waterbury Phase One. 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 present or future extraction of such deposit unless acknowledged by the mineral rights owner.

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 into the **Waterbury Design and Development Guidelines** that accompanies this Development Application.

With specific regard to criteria defined in Section 4.2.6(D) of the El Paso County Land Development Code, the Waterbury Phase Two Preliminary Plan satisfies the following county planning code requirements:

- a) The proposed Preliminary Plan advances the stated purposes set forth in Section 4.2.6(D);
- b) The application is in general conformity with the Master Plan; the Waterbury Phase Two Preliminary Plan is in complete conformity with the previously submitted and Waterbury Development Plan and the Phase One Preliminary Plan approved by El Paso County. No changes in land use, density ratios, and general layout are proposed in the Phase Two Preliminary Plan.
- c) The Waterbury Phase Two Preliminary Plan addresses changes in the character of the overall area by providing for urban density development in an area that no longer is being developed with emphasis on rural development. Recently developed parcels that are immediately adjacent to Waterbury have been previously approved for urban density development by El Paso County, and the proposed Phase Two Preliminary Plan provides for continuous urban density development and continuity with the Waterbury Phase One Preliminary Plan.
- d) The proposed development is in compliance with the requirements of the Land Development 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 Waterbury Phase Two Preliminary Plan is in complete compliance with the Development Code and will not introduce any element that is detrimental to the health, safety, or welfare of present or future inhabitants of El Paso County. No uses or purposes are proposed for Waterbury other than those identified in the previously approved Development Plan that are compatible with the Land Development Code for PUD zoning.
- e) Waterbury is both 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 of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the neighboring area. The proposed Phase Two Preliminary Plan for Waterbury provides for continued development that is in keeping with the PUD character and development of other adjacent communities that have been approved by El Paso County.
- f) 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 on and off-site; Peripheral areas of the development are buffered from adjacent uses with a minimum 25' landscaped setback, pedestrian trails, open space, larger lots, or a combination of these elements. .
- g) The allowed uses, bulk requirements and required landscaping and buffering are appropriate and compatible with the type of development, the surrounding area and the community. The proposed Waterbury Phase Two Preliminary Plan provides significantly more open space than is required by the Land Development Code. At 78 acres, or 24%, the plan provides 43 Acres more open space than the minimum required of 32 acres. The 19 acres of Open Space as provide for in the Waterbury Phase 2 Preliminary Plan accounts for 24% of the 78 acres of Open Space to be provided within the entire Waterbury development at build-out.

- h) Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project; however, no significant historical, cultural, aesthetic, or natural features have been identified within the Waterbury development. Recreational elements include the existing Rock Island Trail link which is located along the Highway 24 frontage of Phase One Preliminary Plan portion of the site. Internal trail corridors and regional trail links are established throughout the Waterbury development and will be designed to connect with existing trail links.
  - i) Open spaces and trails are integrated into the plan to serve as amenities to residents and provide reasonable biking and walking opportunities. Part of the Waterbury amenity package proposed includes improved open spaces, trails, and aesthetic/recreational water elements. Improved public trail links will be provided as indicated on the Phase Two Preliminary Plan to provide interconnectivity to the numerous open spaces, pocket parks, and recreational elements of a new community center. Existing conservation areas and drainage ways will be protected during construction and will be enhanced with pedestrian trail links, seating areas along the trails, and educational trail head kiosks.
  - j) An integral element of the Waterbury Phase Two Preliminary Plan is water. Bodies of water ranging from several hundred square feet to several acres in size are strategically located throughout the development and are indicated on the Phase Two Preliminary Plan. These bodies of water will serve as aesthetic enhancements to the landscape and recreational amenities.
  - k) The proposed development will not overburden the capacities of existing or planned roads, utilities, or 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.
  - l) The proposed development provides a benefit through the provision of interconnected open space, conservation of environment features, aesthetic features and harmonious design, and energy efficient site design.
  - m) 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 future extraction of such deposits unless acknowledged by the mineral rights owner.
  - n) 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 DP and development guidelines.
  - o) The owner has authorized the development.
- **LAND TO BE SET ASIDE AS OPEN SPACE:**  
The proposed Waterbury Phase Two Preliminary Plan contains no known historic, cultural, aesthetic, archaeological, or significant natural features within the planning area. However, the proposed plan does incorporate numerous areas of open space and trail corridors. The Waterbury DP provides for 19.01 acres (24%) of usable open space, landscape easements, and existing drainage ways.

Several acres of open space are located within the existing drainage ways that cross the parcel in various locations as indicated on the Phase Two Preliminary Plan. These open space/ drainage ways will be protected during development and will be enhanced and improved with pedestrian trail links, seating areas along the trails, and educational trail head kiosks.

Any required landscape buffers and setbacks around perimeter of the site and along selected residential roadways will be located with more detailed submittals. Conceptually, as part of the pedestrian walkway system, a Tier 1 Trail Easement is being proposed along Eastonville Road. The proposed trail and pedestrian concepts as shown on the Phase Two Preliminary Plan meets the EPC PUD code requirements and EPC Parks Master Plan as found on the county's website. The Parks Master Plan indicates the existing Tier 1 Rock Island Regional Trail along HWY 24, a County DOT recommended bicycle lane (8' paved shoulder on road) along Stapleton Drive, and a Proposed Tier 2 County Regional Trail along Eastonville. All open space and trails integrated into the development will serve as amenities to residents and provide reasonable walking and biking opportunities. The proposed regional trail connection will help establish this as well as internal sidewalks, bike lanes, and trail connectors internal to the development.

The Phase Two Preliminary Plan proposal allows for several opportunities around the site for future locations of parks and public gathering/ common space. These spaces will create usable pockets for picnic, seating areas, and smaller passive recreational uses. No existing avigation or utility easements limit the type of open space uses that can be incorporated.

Common area landscaping guidelines will be created with future preliminary/ final plat submittals to encourage a unified theme throughout the Waterbury development.

Natural features indicated on the Phase Two Preliminary Plan include several acres of Conservation Easement and other existing features that are scheduled to be preserved.

❑ **SUBDIVISION SERVICES:**

Municipal water services for Waterbury will be provided under the previously established 4 Way Ranch Metropolitan District. Water supply is adequate for the full build-out of the ranch property and meets the requirements of El Paso County. The 4 Way Ranch Metropolitan District will also provide central wastewater service to all portions of the site. Wastewater will be collected and transported to an existing off-site treatment facility.

Two natural gas providers may serve Waterbury. All but a few residential lots will be served by Black Hills Energy who has adequate capacity to serve the site. Colorado Springs Utilities may also be a provider of natural gas. The dividing line of the two service areas runs through the southerly corner of the site. The final lot layout at final platting will determine if the few lots within CSU's service area may be transferred to Black Hills Energy.

The Waterbury development is situated entirely within the Falcon School District No. 49 jurisdiction. The proposed Phase Two Preliminary Plan area will have a beneficial effect on the school district by providing additional tax payers through the residential development. No proposed school sites are proposed to be developed within the Waterbury community. Potential school sites had been reviewed and discussed with Falcon School District officials but the applicant proposes to address District needs with fees in lieu of land. These will be negotiated with the District and Owner/Applicant.

An existing Falcon School District #49 high school is located west of the Phase Two Preliminary Plan area at Londonderry Drive and Eastonville Road.

The development area is under the jurisdiction of the El Paso County Sheriff's Department.

❑ **FIRE PROTECTION SERVICES:**

The Falcon Fire Protection District (FFPD) provides services including fire suppression, fire prevention and education, emergency medical response, code enforcement and hazardous material response. The FFPD currently is a combination of career and volunteer staff and has 21 career firefighter/ emergency medical technicians (EMTs) and 20 volunteer-reserve firefighter/ EMTs. It also supports a reserve emergency medical services program comprised of 13 EMTs who respond to emergency medical calls. All alarm responses are made within an 8 minute average for District 1 and the department operates from five stations for the protection of residents and businesses.

The district's stations include:

- Falcon Fire Headquarters Building, also includes Station 3, located at 7030 Old Meridian Road and is staffed by two Falcon firefighter/EMTs.
- Station 1, the newest station, located at Meridian Ranch Boulevard and Stapleton Drive. It is staffed 24/7 with four firefighters on each of the three shifts.
- Station 2, on North Meridian Road in the north end of the District, is not staffed.
- Station 6, on Jones Road in the south end of the District, is not staffed.

The Waterbury project is located within District 1 approximately 2 miles from the new Station 1 and approximately 3.5 miles from Station 3/ Headquarters.

FFPD has a new insurance rating (ISO) of 5 for all properties located within five road miles of any station and within 1000 feet of a fire hydrant. It has an insurance rating of 7 for all properties located within five road miles of any station but beyond 1000 feet of a fire hydrant; and an insurance rating of 10 for properties located outside the five road mile area. The FFPD is supported by a property tax rate of 5.712 mills.

To help assure timely responses in outlying areas, select volunteers are equipped to respond directly to the scene of an emergency bringing medical supplies, oxygen, and automatic defibrillators. All volunteers are issued their own protective equipment and will frequently report directly to the scene of a fire emergency to provide valuable information to responding firefighters and immediate protective actions as required.

❑ **MINERAL EXTRACTION:**

The El Paso County *Master Plan for Mineral Extraction* identifies the site as being in the Upland Deposits evaluation study area. The Upland Deposit areas contain sand and gravel with silt and clay. These deposits are typically remnants of older streams deposited on topographic highs or bench like features. The purpose of the *Master Plan for Mineral Extraction* is to address mineral resource protection requirements identified in the Preservation of Commercial Mineral Deposits Act of 1973, provide guidance to the county's governing bodies in evaluating land use proposals that involve mineral processing, and to serve as a general reference describing mining in El Paso County. The mineral extraction master plan does not identify the site as having any significant mining resources of note nor is there any existing mining on site. Therefore, the proposed development would not limit or impact any proposed future commercial mineral resource extraction operations.

❑ **DEVIATION REQUESTS:**

Several traffic-related deviation requests were approved by El Paso County for Phase One Preliminary Plan that are relevant to Phase Two:

- A deviation for the intersection spacing within the site along York Street- the south access entry street off of Eastonville Road. The deviation is to allow the first internal intersection to be 220 feet east of the Eastonville intersection (centerline spacing) was approved.
- A deviation for an offset tee intersection configuration for York Street, the project's south site access on Eastonville Road, rather than aligning York Street with Londonderry Drive was approved.
- A deviation to allow a projected ADT of 4,575 vehicles per day on the section of River Head Road just north of Dumont Drive and 3,700 just north of Sunken Meadow Road where the ECM calls for a maximum of 3,000 ADT for Urban Local Roadways was approved.
- A deviation to create a rectangular traffic control device on Wading River Road roughly half way between Eastonville and its terminus at the roundabout to the east. The "major street" entry and departure points on east and west sides of the rectangular feature have been designed based on most of the same design elements used in roundabout design was approved.

A deviation request was also submitted and approved by the El Paso County Department of Transportation on April 21, 2011 (Procedure No. R-FM-051-07. DEV11005) to implement a full-movement intersection at Stapleton Drive and Saybrook Road of Waterbury, Phase One. The new intersection will provide much improved access and circulation to the development areas both north and south of Stapleton Drive as well as provide a controlled crossing for pedestrians into the approved mixed-use commercial center to the south.

- ❑ **TOTAL RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** The overall density for Waterbury is approved at 3-5 DU/ AC, on 322.016 Acres, for a total of 1,610 Units. Density transfers may occur in which specific areas exceed 3-5 DU/ AC so long as the overall density of the project remains at 3-5 DU/ AC. Any density below this cap may be used in subsequent phases.

The proposed Gross Density range for the Waterbury Phase Two Preliminary Plan is 2.94 DU/ Acre (Net Density, less R.O.W., Alley Ways, and Open Space is 5.23 DU/Acre), which allows for a potential of 418 dwelling units allowed. The Phase Two Preliminary Plan submittal indicates 235 dwelling units of varying lot sizes, dwelling unit type, and product mix ratios.

<u>Type of Use</u>	<u>Total Acres</u>	<u>% of Property</u>
Detached Single Family (235 Units)	44.97 AC	56%
Rights-Of-Way	15.62 AC	20%
Private Alley Ways	0.40 AC	<1%
Open Space (all uses)	<u>19.01 AC</u>	<u>24%</u>
<b>Total:</b>	<b>80.00 AC</b>	<b>100%</b>

- ❑ **COMMERCIAL SITES PROPOSED:**  
There are no proposed commercial sites within any portion of the Waterbury Phase Two Preliminary Plan. A development plan recently approved by El Paso County exists immediately south of the proposed DP and provides a mixed-use residential/commercial project. Connections and access will be provided between the Waterbury projects as indicated on the Preliminary Plans.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**  
See the Phase Two Preliminary Plan for general open space areas. More detail design of the landscaped areas, easements, open space, and detention facilities will be provided with Final Plat submittals.
- ❑ **PROPOSED ACCESS LOCATIONS:**  
The Waterbury project is bordered by two major transportation corridors. Stapleton Drive (130' R.O.W.) has recently been constructed from existing Bandanero Drive to US Highway 24, and is the southern boundary of the site. Eastonville Road exists as the project's northwestern boundary. Stapleton Drive will provide access to the development from both

Eastonville Road and US Highway 24.

The primary access into Waterbury Phase Two Preliminary Plan is proposed from the extension of Phase One Saybrook Road. Other primary accesses into the development include River Head Road accessed via Dumont Drive to the southeast and through Wading Brook Road from Eastonville Road to the northwest.

A Traffic Impact Study has been prepared for the entire Waterbury development and is included with this submittal. Refer to the traffic study for detailed analysis of the proposed roadways, classifications, traffic patterns, and ADT.

**END.**



GENERAL NOTES

- There is no proposed construction timeline for Waterbury. The development scheduling and build-out will be based upon market and economic conditions. Development areas may overlap one another allowing constant and continuous growth of the site as market conditions allow. The use of the site shall be in accordance with the approved Waterbury PUD Development Plan. Modifications are subject to review and approval by the El Paso County Board of County Commissioners unless otherwise provided by the EPC Land Development Code.
  - Central Water and Waste Water services to be provided by the 4 Way Ranch Metropolitan District.
  - All tracts are to be owned and maintained by either the 4 Way Ranch Metropolitan District or a Home Owner's Association. Tracts are to be developed in accordance with the approved Waterbury PUD Development Plan. Modifications are subject to review and approval by the El Paso County Board of County Commissioners unless otherwise provided by the EPC Land Development Code.
  - Final trail alignment to be determined in the field based on grade, vegetation, and other existing site features.
  - No residential lots shall have direct access to Stapleton Drive or Eastonville Rd.
  - All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities will be located will be predominately grassland.
  - Stippling will be used to indicate areas where easements set forth in Section 6.2.3 of the El Paso County Land Development Code, as amended, under Section 40.4 of the Clean Water Act (CWA).
  - The project area is located within a designated FEMA floodplain as determined by the Floodplain Insurance Rate Map (FIRM) Panel No. 8041C0575 F, effective date March 17, 1997 and as amended with the Letter of Map Revision (LOMR) Case N. 04-08-001-2P dated March 19, 2004.
  - All mailbox design and locations (including Type 1, Type 2 and or Type 3) as shown are preliminary and final location to be determined by the El Paso County Board of County Commissioners. The El Paso County Board of County Commissioners shall be the final authority on the agreement shall be obtained from the ECOM Administrator to locate either Type 2 or Type 3 mailboxes within the County's right-of-way.
- STREETS**
- All streets shall be named and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, shall be maintained by El Paso County Public Services Department except for landscape areas which shall be maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.
  - All landscaping within the public rights-of-way will be maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association via a Development Agreement, License Agreement or Inter-Governmental Agreement to occur at final platting.
  - All streets are private and to be owned and maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association. Refer to tract table.
  - Per the Waterbury Noise Study (#11422) dated August 14, 2012 performed by LSC Transportation Consultants, noise mitigation elements will not be required as the predicated noise levels will not exceed 67 decibels Leq.

PHASE 2 DEVELOPMENT DATA

EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)			
EXISTING USE: VACANT LAND			
PROPOSED USE: DETACHED SINGLE-FAMILY RESIDENTIAL			
PHASE 2 PRELIMINARY PLAN AREA: 78.38 Acres			
GROSS DENSITY	235 Units		
NET DENSITY (LESS T.O.W., ALLEYWAYS, AND OPEN SPACE)	3.0 D.U./AC	5.1 D.U./AC	
LAND USE TABLE			
TYPE OF USE	# ACRES	% OF PROPERTY	
DETACHED SINGLE FAMILY LOTS (235 UNITS)	46.34 AC	59%	
RIGHTS-OF-WAY	15.62 AC	20%	
PRIVATE ALLEYWAYS	0.40 AC	1%	
OPEN SPACE (ALL USES)	16.02 AC	20%	
TOTAL	78.38 AC	100%	

\*The minimum required open space to be provided will be 78 Acres as indicated on the Waterbury PUD Development Plan approved on January 15, 2013. The 16.02 Acres of Open Space as shown on the Waterbury Phase 2 Preliminary Plan accounts for 21% of the 78 Acres of open space to be provided.

PHASE 2 TRACT TABLE:

TRACT A: (0.13 AC)	LANDSCAPE SETBACK/ FENCING/ SIGNAGE
TRACT B: (0.24 AC)	LANDSCAPE SETBACK/ FENCING/ SIGNAGE
TRACT C: (0.40 AC)	PRIVATE ALLEY-WAY
TRACT D: (0.17 AC)	OPEN SPACE
TRACT E: (4.65 AC)	OPEN SPACE/ TRAIL CORRIDOR/ DRAINAGE/ DETENTION POND
TRACT F: (1.03 AC)	OPEN SPACE/ TRAIL CORRIDOR/ DRAINAGE
TRACT G: (0.83 AC)	OPEN SPACE/ TRAIL CORRIDOR/ DRAINAGE/ DETENTION POND
TRACT H: (0.81 AC)	OPEN SPACE/ TRAIL CORRIDOR/ DRAINAGE
TRACT I: (0.91 AC)	OPEN SPACE/ TRAIL CORRIDOR/ DRAINAGE
TRACT J: (1.35 AC)	OPEN SPACE/ TRAIL CORRIDOR/ DRAINAGE
TRACT K: (0.70 AC)	OPEN SPACE/ TRAIL CORRIDOR/ DRAINAGE
TRACT L: (1.11 AC)	OPEN SPACE/ DRAINAGE
TRACT M: 0.09 AC)	OPEN SPACE/ DRAINAGE

Owner:

4 WAY RANCH JOINT VENTURE, LLC.  
ATTN: Peter Martz  
P.O. Box 50223  
Colorado Springs, CO 80949-0223  
Phone: 719-491-3150

Planner

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Engineer

TERRA NOVA ENGINEERING  
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Colorado Springs, Colorado 80903  
Phone: 719-635-6422

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WATERBURY

Phase 2 Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



EDWARD-JAMES SURVEYING, INC.

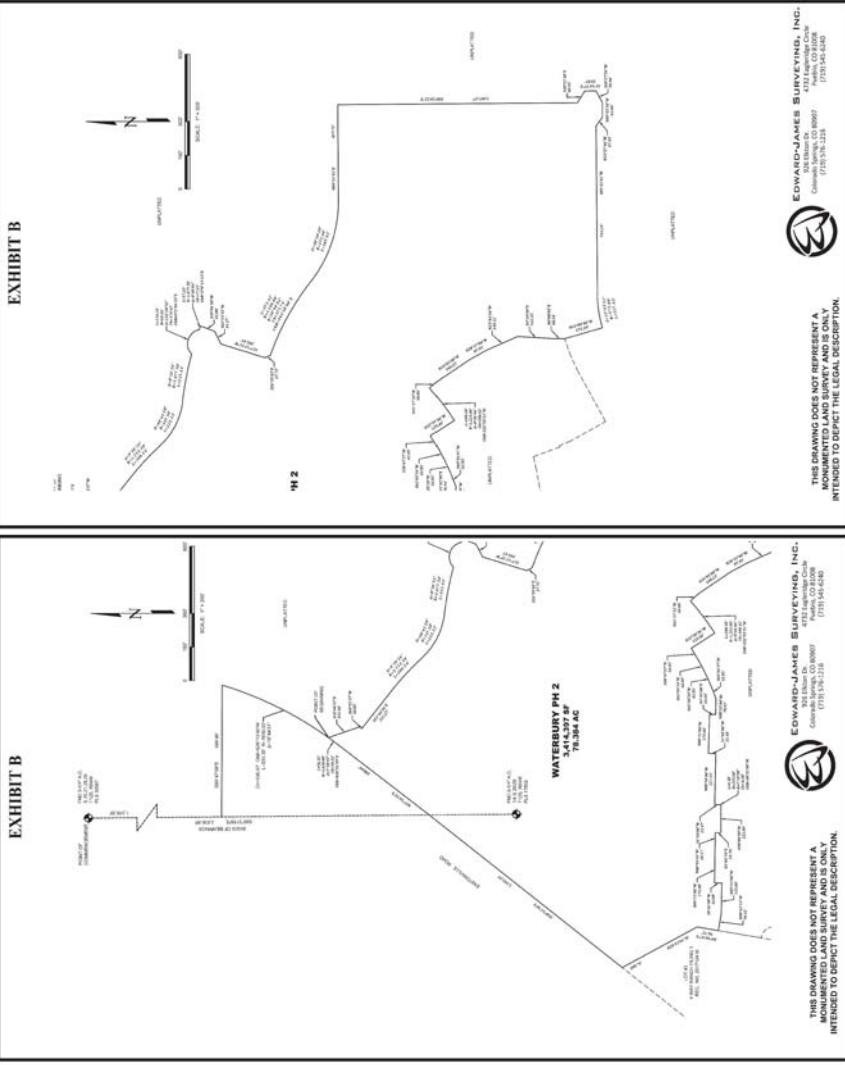
Legal Description:

THENCE N89°33'41"W, A DISTANCE OF 427.71 FEET;  
THENCE S89°26'31"E, A DISTANCE OF 1967.87 FEET;  
THENCE S89°23'48"E, A DISTANCE OF 60.93 FEET;  
THENCE S91°16'37"E, A DISTANCE OF 50.01 FEET;  
THENCE S89°27'34"W, A DISTANCE OF 68.94 FEET;  
THENCE N89°33'34"W, A DISTANCE OF 67.63 FEET;  
THENCE N89°32'46"W, A DISTANCE OF 47.43 FEET;  
THENCE S89°33'41"W, A DISTANCE OF 743.24 FEET TO A POINT OF CURVE;  
THENCE S89°45'00"W, A DISTANCE OF 52.69 FEET;  
THENCE N89°15'00"W, A DISTANCE OF 135.00 FEET, A  
CENTRAL ANGLE OF 15°41'17" FOR A LENGTH OF 197.43 FEET;  
THENCE LEAVING SAID CURVE, N19°09'49"W, A DISTANCE OF 175.19 FEET  
THENCE N07°08'59"E, A DISTANCE OF 48.54 FEET;  
THENCE N07°13'35"W, A DISTANCE OF 162.29 FEET;  
THENCE N02°43'34"W, A DISTANCE OF 149.31 FEET;  
THENCE N02°37'00"W, A DISTANCE OF 87.56 FEET;  
THENCE N04°00'00"W, A DISTANCE OF 168.23 FEET;  
THENCE N41°17'33"W, A DISTANCE OF 60.09 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1252.50 FEET, A  
CENTRAL ANGLE OF 9°10'28" FOR A LENGTH OF 200.54 FEET TO A POINT OF REVERSE CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 317.69 FEET, A  
CENTRAL ANGLE OF 47°41'58" FOR A LENGTH OF 225.5 FEET TO A POINT OF REVERSE CURVE;  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 4177.50 FEET, A  
CENTRAL ANGLE OF 8°19'59" FOR A LENGTH OF 214.5 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 65.26  
FEET, A CENTRAL ANGLE OF 11°02'00" FOR A LENGTH OF 114.4 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF  
1077.50 FEET, A CENTRAL ANGLE OF 10°00'00" FOR A LENGTH OF 17.23 FEET, WHOSE CHORD  
BEARS S17°13'15"E WITH A DISTANCE OF 17.23 FEET;  
THENCE LEAVING SAID CURVE, S09°09'50"W, A DISTANCE OF 65.69 FEET;  
THENCE S52°13'35"W, A DISTANCE OF 65.27 FEET  
THENCE S07°13'35"W, A DISTANCE OF 205.43 FEET;  
THENCE S28°39'43"E, A DISTANCE OF 27.73 FEET TO A POINT ON A CURVE  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF  
581°10'00"E WITH A DISTANCE OF 311.74 FEET TO A POINT OF REVERSE CURVE;  
THENCE ALONG THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 575.69 FEET, A CENTRAL  
ANGLE OF 30°30'20" FOR A LENGTH OF 387.93 FEET;

THENCE S01°10'00"W, A DISTANCE OF 22.47 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 225.00  
FEET, A CENTRAL ANGLE OF 01°10'00" FOR A LENGTH OF 4.58 FEET WHOSE CHORD BEARS  
S07°30'50"W WITH A DISTANCE OF 4.58 FEET;  
THENCE LEAVING SAID CURVE, N09°10'00"W, A DISTANCE OF 125.00 FEET;  
THENCE N01°05'59"E, A DISTANCE OF 24.10 FEET;  
THENCE N01°16'37"E, A DISTANCE OF 60.17 FEET;  
THENCE N89°34'01"W, A DISTANCE OF 67.63 FEET;  
THENCE N89°15'00"W, A DISTANCE OF 175.09 FEET;  
THENCE S09°45'00"W, A DISTANCE OF 52.69 FEET;  
THENCE N89°15'00"W, A DISTANCE OF 135.00  
THENCE N89°15'00"W, A DISTANCE OF 135.00 FEET, A  
CENTRAL ANGLE OF 15°41'17" FOR A LENGTH OF 197.43 FEET;  
THENCE LEAVING SAID CURVE, N19°09'49"W, A DISTANCE OF 175.19 FEET  
THENCE N07°08'59"E, A DISTANCE OF 48.54 FEET;  
THENCE N07°13'35"W, A DISTANCE OF 162.29 FEET;  
THENCE N02°43'34"W, A DISTANCE OF 149.31 FEET TO THE POINT ON THE  
EASTERN RIGHT OF WAY OF EASTONVILLE ROAD;  
THENCE N89°15'30"E ON THE EASTERN RIGHT OF WAY OF EASTONVILLE ROAD, A DISTANCE OF  
1103.29 FEET;  
THENCE N47°34'35"E ON SAID EASTERN RIGHT OF WAY A DISTANCE OF 508.84 FEET TO A POINT  
OF CURVE;  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1584.09  
FEET, A CENTRAL ANGLE OF 01°19'47" FOR A LENGTH OF 54.32 FEET WHOSE CHORD BEARS  
N07°35'19"E WITH A DISTANCE OF 54.32 FEET TO THE POINT OF BEGINNING.  
CONTAINING A CALCULATED AREA OF 3,144.397 SQUARE FEET, OR 70.34 ACRES MORE OR  
LESS.

**LEGAL DESCRIPTION STATEMENT**  
L. JOHATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF  
COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER  
THE PERSONAL SUPERVISION AND CONTROL OF THE SURVEYOR, AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF  
IS CORRECT.

TERRA NOVA ENGINEERING, INC. A REGISTERED PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER  
THE PERSONAL SUPERVISION AND CONTROL OF THE SURVEYOR, AND TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF  
IS CORRECT.





CHECKED: WFG

PRELIMINARY  
PLAN  
OVERALL

9

13 OF SHEETS

[illegible]

200' 400' 600'

SCALE: 1" = 200' - 0"



## EL PASO COUNTY, CO

DRAWN: GEM/GA  
CHECKED: WFG

DATE:	BY:	COMMENTS:

SHEET NO.

OF 13 SHEETS



SCALE: 1" = 60' - 0"



EL PASO COUNTY, CO

CHECKED: WFE

PRELIMINARY  
PLAN

OF 13 SHEETS





EL PASO COUNTY, CO

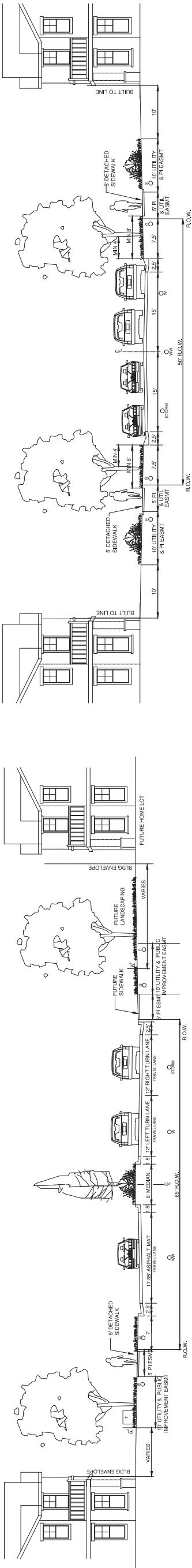
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SHEET NO. 5 OF 13 SHEETS





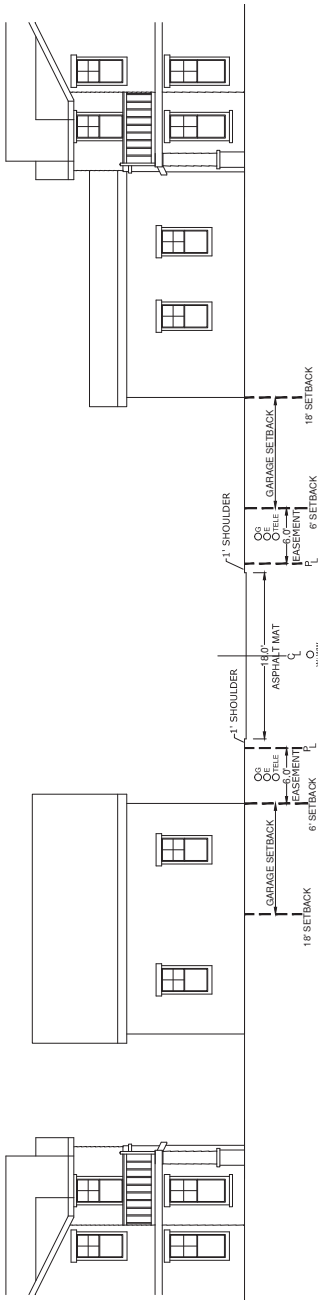


NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION  
(URBAN LOCAL)

(ALL REMAINING ROADS WITHIN WATERBURY PHASE 2 PRELIMINARY PLAN)

Not to Scale

- Street Criteria:
- Street Width: 30' mat
  - Parking: Parallel only, 2 sides
  - Design Volume: 3,000 Vehicles Per Day (VPD)
  - Minimum Horizontal Radius: 200'
  - Design Speed/ Posted Speed: 25/25 MPH
  - Type of Curb/ Gutter: Min 6" Vertical or Ramp

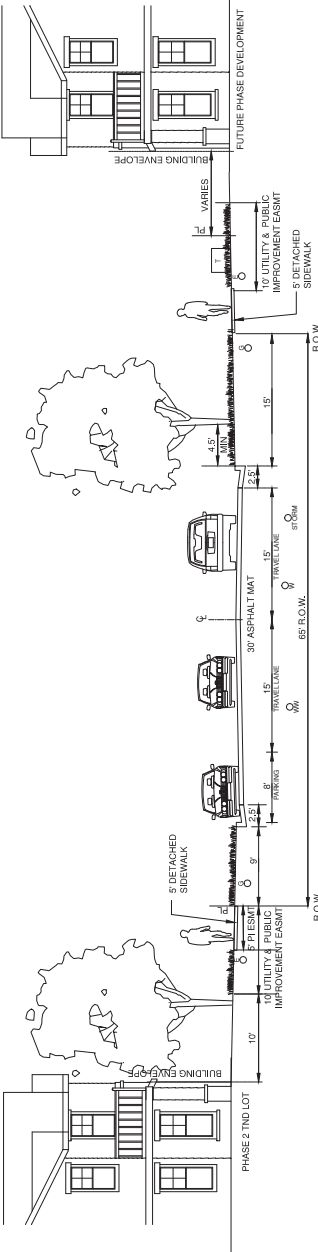


ALLEY 20' R.O.W. (PRIVATE)

Not to Scale

- Alley Criteria:
- Street Width: 16'- 18' asphalt mat
  - Parking: No
  - Type of Curb/ Gutter: None

\*Slope of alley drainage to be either valley, crown, side slope or a combination. Final drainage type to be determined on the final grading plans with future submittals.



COLLECTOR: 65' R.O.W. STREET SECTION  
WITH PARALLEL PARKING FOR TND LOTS

(WADING BROOK RD AND STELLARTON TR.)

Not to Scale

- Street Criteria:
- Street Width: 15' asphalt mat, each direction
  - Median Width: none
  - Parking: 8' Wide Parking Area/ Parallel on TND side only.
  - Design Volume: 14 spaces Wading Brook, 8 spaces Stellarton
  - Minimum Horizontal Radius: 10,000 Vehicles Per Day (VPD)
  - Design Speed/ Posted Speed: 35/ 30 MPH
  - Type of Curb/ Gutter: Min 6" Vertical

**William Guman & Associates, Ltd.**  
Landscape Architecture  
7331 North Weber Street, Suite 10  
Colorado Springs, CO 80903  
719.633.9700 Fax 719.633.4250  
Email: Wguman@aol.com

MEMBER, AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

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PHASE 2 - PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: JULY 31, 2017  
DRAWN: GEM/CA  
CHECKED: WFG

REVISIONS:	
DATE:	BY: COMMENTS:

PRELIMINARY STREET CROSS SECTIONS

SHEET NO. 6 OF 13 SHEETS

SP-13-004

PRELIMINARY PLANT SCHEDULE

SYM COMMON NAME SCIENTIFIC NAME SIZE

DECIDUOUS SHADE AND EVERGREEN TREES

CRG Cottonwood - Rio Grande

CS Colorado Spruce

CSF Colorado Blue Spruce 'Fastigiate'

CSW Colorado Spruce - Weeping

GRT Golden Rain Tree

HL Honeylocust 'Shademaster'

KCT Kentucky Coffee Tree - seedless

MAF Maple - Autumn Fantasy

OR Oak - Bur

OSW Oak - Swamp White

PA Pine - Austrian

PL Pine - Lumber

WC Western Catalpa

WF White Fir

WHB Western Highberry

HCC Hawthorn 'Crimson Cloud'

HWK Hawthorn 'Winter King'

PC Pear - Calery 'Chanticleer'

SB Serviceberry 'Autumn Brilliance'

Fallugia paradoxa

BBS Butterfly Bush - Silver

BMS Blue Mist Spirea 'Dark Knight'

CRL Currant 'Red Lake'

EBB Elderberry 'Black Beauty'

JH Juniper 'Hughes'

NSW Ninebark 'Summer Wine'

PMW Potentilla 'McKay's White'

PPL Plum - Purple-leaved

RB Rose 'Bonica'

RBD Rose 'Bonica'

RRL Rose - Red Knockout

SCFB Sand Cherry 'Fawnite Buttes'

SGF Spiraea 'Goldflame'

SGL Sumac 'Grow Low'

VM Viburnum 'Mojican'

SGS Sporobolus virginicus

GGF Grass - Giant Sycamore

GMG Grass - Maiden

GPDS Grass - Prairie Dropseed

GS Grass - Switch 'Shenandoah'

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WATERBURY

Phase 2 Preliminary Landscape Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LANDSCAPING

1. All landscape areas, pocket parks, open space features, entry walls, community owned fencing, water features and public amenities shall be owned and maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.
2. Internal "Pedestrian" Trail Corridors, and outdoor gathering space as shown are as preliminary and subject to modification pending final outcome of the development plan, any future covenants, and any other rules or criteria applicable to the individual lot owners shall provide low water use landscaping options.
3. Phasing and construction of landscaping is to follow the sequence of lot construction, open space development, and roadway implementation. Street Trees should preferably be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in tree wells installed in pavement or concrete. If placement of street trees within the right-of-way will interfere with utility lines, trees may be planted within the landscaped area of the lot.
4. All landscaping shall meet sight distance visibility requirements.
5. All trees shall meet clear zone requirements from the street and will not infringe on sight distance visibility requirements.
6. Landscape setbacks will be provided along Eastonville Rd. Signage and trail connections may be placed within the landscape setback.
7. All common areas disturbed by grading, if not formally landscaped, shall be seeded with native seed mix.

GENERAL INSTALLATION NOTES:

1. All landscaping shall be maintained in a neat, clean, and healthy condition. Maintenance shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of dead plants, and irrigation of all live landscaping. All replacement plants shall conform to installation specifications.
2. Drawings are diagrammatic; precise placement of components may not be possible as indicated. Consult project architect prior to making random field changes which may alter design intent.
3. Quantities of plants, trees, and shrubs are provided for information only. Quantities shall be determined graphically from the drawings and verified by the contractor in consultation with the landscape architect. Those quantities which can be determined graphically from the drawings will prevail in any case.
4. The contractor is responsible for inspection and verification of all field conditions and resolving conflicts pertaining to dimensions, layout, etc., which may affect the landscape installation. Mobilizing shall be construed as acceptance of conditions.
5. Coordinate all work indicated on these drawings with work of other trades.
6. All trees to have much ring per details.
7. All trees to be maintained around the circumference of all fire hydrants.
8. Erosion control blanket to be applied on all seeded areas on slopes over 25%. See civil drawings for slopes over 25%.
9. Contractor to utilize stockpiled topsoil from grading operation as available. If the amount of topsoil needed to complete final grading is not available, the contractor shall import the amount of soil needed. Fill into the top 6" of soil.
10. All areas to receive soil amendments pending final soil analysis of areas to be landscaped at time of construction documents and landscape installation.

FENCING NOTES:

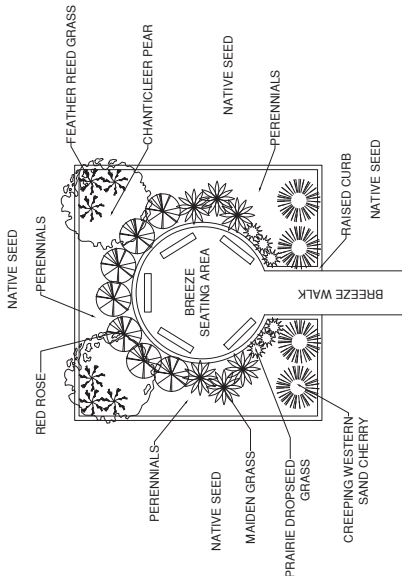
1. Community fencing and walls to be owned and maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.
2. Private residential fencing to be owned and maintained by individual property owners.
3. Wall location to be as shown on the plans and any walls greater than 6' in height shown on the PUD Landscape Plan are not required to meet setbacks.

PEDESTRIAN/ TRAIL NOTES:

1. Final trail layout will be based upon field conditions such as final grading, drainage, and pond/ stream edge details.
2. Phasing and construction of trail corridors is to follow the sequence of lot construction, open space development, and roadway implementation.
3. Trail layout, width, and materials to be determined by the 4 Way Ranch Metropolitan District or a Home Owner's Association.
4. All public regional trails to be maintained by the El Paso County Parks Department.
5. All internal sidewalks and trail corridors to be maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.

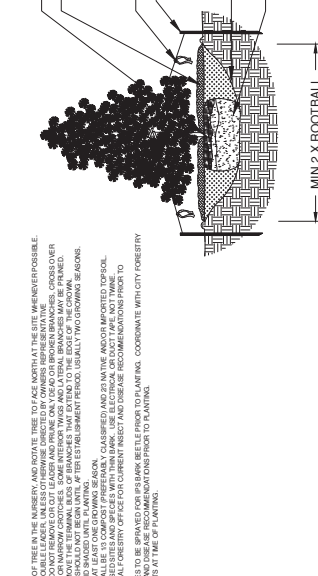
IRRIGATION NOTES:

1. An automatic irrigation system will be provided and designed for all common areas to be owned and maintained by the 4-Way Metropolitan District or Home Owner's Association.
2. Final design of the irrigation system will be provided with landscape construction documents following construction sequencing.
3. Final design of the irrigation system will be provided with landscape construction documents following construction sequencing.
4. Soil, turf, and native seed areas may be irrigated using pop-up spray or gear-driven rotors.
5. All shrub and planting beds will be irrigated using sub-surface drip tubing.
6. The irrigation system, or parts thereof, may utilize non-potable re-used water from the nearby treatment facilities. Use of non-potable water will be incorporated where feasible and practical as it becomes available.

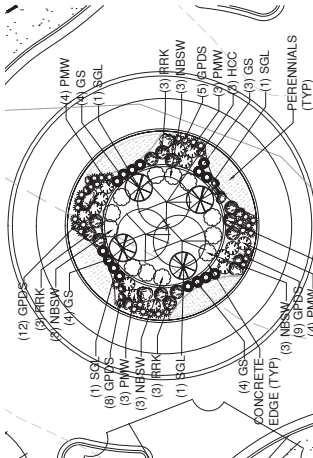


POCKET PARK CONCEPT

(SCALE: 1"=10'-0")



- NOTES:
1. THE NORTH SIDE OF TREE IN THE MURBURY AND NOTICE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
  2. DO NOT REMOVE ANY POSSIBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
  3. BRANCHES AND WEAK OR NARROW BRANCHES, SOME INTERIOR BRANCHES AND LATERAL BRANCHES MAY BE PRUNED.
  4. BRANCHES AND WEAK OR NARROW BRANCHES, SOME INTERIOR BRANCHES AND LATERAL BRANCHES MAY BE PRUNED.
  5. BRANCHES AND WEAK OR NARROW BRANCHES, SOME INTERIOR BRANCHES AND LATERAL BRANCHES MAY BE PRUNED.
  6. BRANCHES AND WEAK OR NARROW BRANCHES, SOME INTERIOR BRANCHES AND LATERAL BRANCHES MAY BE PRUNED.
  7. BRANCHES AND WEAK OR NARROW BRANCHES, SOME INTERIOR BRANCHES AND LATERAL BRANCHES MAY BE PRUNED.
  8. BRANCHES AND WEAK OR NARROW BRANCHES, SOME INTERIOR BRANCHES AND LATERAL BRANCHES MAY BE PRUNED.
  9. BRANCHES AND WEAK OR NARROW BRANCHES, SOME INTERIOR BRANCHES AND LATERAL BRANCHES MAY BE PRUNED.
  10. BRANCHES AND WEAK OR NARROW BRANCHES, SOME INTERIOR BRANCHES AND LATERAL BRANCHES MAY BE PRUNED.
  11. BRANCHES AND WEAK OR NARROW BRANCHES, SOME INTERIOR BRANCHES AND LATERAL BRANCHES MAY BE PRUNED.





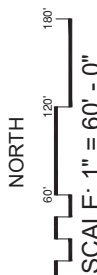
EL PASO COUNTY, CO

CHECKED: WFG

CHECKED: WFG

# PLANTING PLAN

13 OF SHEETS





DATE: JULY 31, 2017
DRAWN: CA
CHECKED: WFG

[illegible]

SHEET NO. 12 OF 13 SHEETS





WATERBURY  
PHASE 2 PRELIMINARY PLAN  
EL PASO COUNTY, CO

DATE: JULY 31, 2017  
DRAWN: CA  
CHECKED: WFG

DATE	BY	COMMENTS

PLANTING  
PLAN

SHEET NO. 13  
OF 13 SHEETS



SYM	COMMON NAME	SCIENTIFIC NAME	SIZE
<b>DECIDUOUS SHADE AND EVERGREEN TREES</b>			
LC	Cottonwood - Rio Grande	Populus fremontii 'Wislizenii'	3"
CS	Colorado Spruce	Picea purgens	10'
CSF	Colorado Blue Spruce 'Fastigiate'	Picea purgens 'fastigata'	8'
CSW	Colorado Spruce - Weeping	Picea purgens 'Pendula'	H6
GRT	Golden Rain Tree	Koeleria paniculata	3"
HL	Honeylocust 'Shademaster'	Gleditsia triacanthos inermis 'Shademaster'	3"
KCT	Kentucky Coffee Tree - seedless	Gymnocladus dioica 'Espresso'	3"
MAF	Maple - Autumn Fantasy	Acer x freemanii 'Autumn Fantasy'	3"
OB	Oak - Bur	Quercus macrocarpa	3"
OSW	Oak - Swamp White	Quercus bicolor	3"
PA	Pine - Austrian	Pinus nigra	10'
PL	Pine - Limber	Pinus flexilis 'Vanderwolf'	10'
WC	Western Catalpa	Catalpa speciosa	3"
WF	White Fir	Abies concolor	10'
WHB	Western Hackberry	Celtis occidentalis	3"
<b>ORNAMENTAL FLOWERING TREES</b>			
HCC	Hawthorn 'Crimson Cloud'	Crataegus laevigata 'Crimson Cloud'	2"
HWK	Hawthorn 'Winter King'	Crataegus 'Winter King'	2"
PC	Pear - Gallery 'Chanticleer'	Prunus callieriana 'Chanticleer'	2"
SB	Serviceberry 'Autumn Brilliance'	Aamelanchier grandiflora 'Autumn Brilliance'	2"























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

### **Agenda Item Summary Form**

**Agenda Item Title:** Springs at Waterview 2016 Sketch Plan Amendment

**Agenda Date:** November 8, 2017

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request for approval by Dakota Springs Engineering on behalf of SWV, LLC, of Springs at Waterview 2016 Sketch Plan Amendment. The site is located southeast of Colorado Springs, south of the intersection of Powers Boulevard / State Highway 21 and Grinnell Boulevard, northwest of Big Johnson Reservoir. Although zoned currently as A-5, the applicant will seek a zoning reclassification to RS-5000 as the project progresses.

The 2013 Parks Master Plan shows the Grinnell Boulevard Secondary Regional Trail running north-south along the east side of Grinnell Boulevard from Powers Boulevard/State Highway 21 to Fontaine Boulevard where it turns east and connects to McCrae Reservoir and Widefield Community Park. From that point, further trail connections can be made to Crews Gulch Regional Trail, Fountain Creek Regional Park, Ceresa Park, and Fountain Creek Regional Trail. Combined, these are vital trail connections in the Fountain Valley area.

The purpose of the Waterview 2016 Sketch Plan Amendment is to modify certain parcels within the Sketch Plan boundary, including those that comprise the Springs at Waterview, from multi-family residential and commercial use to single family residential use and/or reduced commercial uses. The Amendment also serves to update current constructed housing counts and residential densities. When the Sketch Plan Amendment was first reviewed in July 2017, the plans showed the Grinnell Boulevard Secondary Regional Trail on the west side of Grinnell Boulevard, whereas it should be shown on the east side. Furthermore, the Sketch Plan did not display the trail as it continues north of Bradley Road to Powers Boulevard, adjacent to the proposed subdivision. It did, however, show the east-west City of Colorado Springs' Tier III trail along Bradley Road, which turns north and continues northward through the Waterview open space tract west of Grinnell Boulevard.

At that July 2017 meeting, the Park Advisory Board endorsed the following recommendations:

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



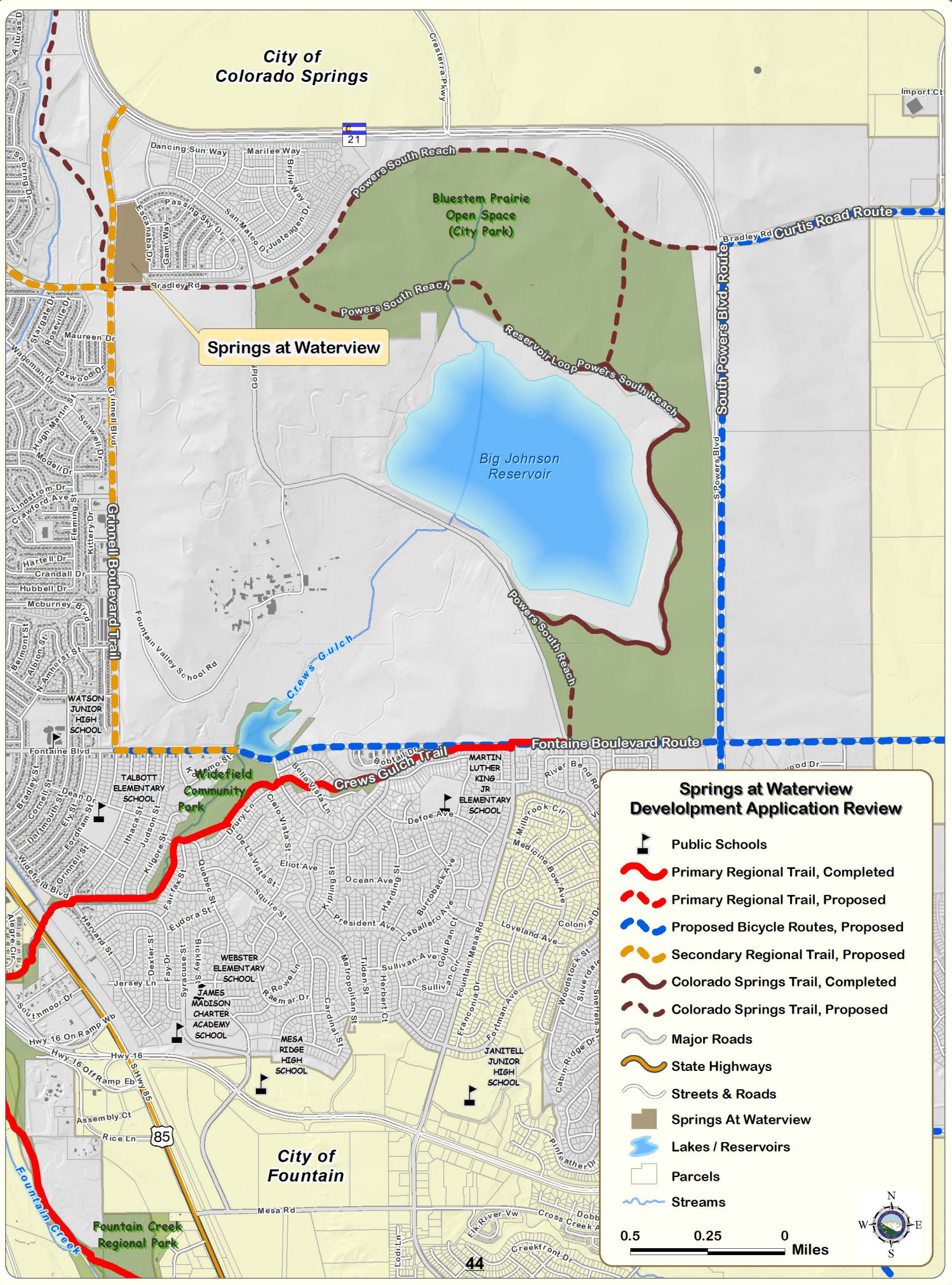
In October 2017, Staff met with the applicant, and a decision was made to show the Grinnell Boulevard Secondary Regional Trail on the east side of Grinnell Boulevard south of Bradley Road, and move it to the west side of Grinnell Boulevard, north of Bradley Road, where it will eventually intersect other proposed City of Colorado Springs and Fountain Mutual Metropolitan District trails. This new alignment, while remaining consistent with the Parks Master Plan and Trails Master Plan, allows the applicant to plat residential lots that will meet the individual parcel square footage requirements of the forthcoming RS-5000 zoning classification.

El Paso County Parks recommends that Springs at Waterview 2016 Sketch Plan (1) display the Grinnell Boulevard Secondary Regional Trail on the east side of Grinnell Boulevard, in its entirety from Fontaine Boulevard to Powers Boulevard, and (2) require fees in lieu of land dedication for regional and urban park purposes upon recording of forthcoming final plats associated with this Sketch Plan Amendment.

**Recommended Motion: Springs at Waterview 2016 Sketch Plan Amendment**

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Springs at Waterview 2016 Sketch Plan Amendment includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the west side of Grinnell Boulevard, north of Bradley Road, that allows for public access, as well as construction and maintenance by El Paso County of a primary regional trail, (2) the easement shall be shown on all forthcoming preliminary plans and final plats, and the aforementioned easement be dedicated to El Paso County on the forthcoming final plat(s), (3) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of the forthcoming final plats.

# City of Colorado Springs



## Springs at Waterview Development Application Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Secondary Regional Trail, Proposed
- Colorado Springs Trail, Completed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Springs At Waterview
- Lakes / Reservoirs
- Parcels
- Streams

0.5 0.25 0 Miles



**Letter of Intent**  
**Springs at Waterview Sketch Plan Amendment**

09/17

**Owners:** Frank W. Howard #2 Limited Partnership, LLLP  
3232 Muirfield Dr.  
Colorado Springs, CO. 80907  
(719) 440-6879

Rankin Holdings LP  
Eugenia M. & Basil E. Trust  
Judy R. Timm  
630 Southpointe Ct, Suite 200  
Colorado Springs, CO 80903

**Applicant:** SWV, LLC  
31 North Tejon St., Suite 500  
Colorado Springs, CO 80903  
(719) 377-0244

CPR Entitlement. LLC  
31 North Tejon St., Suite 500  
Colorado Springs, CO 80903

**Consultant:** Dakota Springs Engineering  
31 North Tejon St., Suite 500  
Colorado Springs, CO 80903  
(719) 227-7388

**Tax Schedule Nos.:** 5507206036, 5500000135

**Site Information:**

The Waterview Sketch Plan was most recently amended in 2013. That amendment addressed changes in access, road classification (changing the classification of Bradley Road between Grinnell Boulevard and Powers Boulevard from Arterial to Collector) as well as some land use changes. This proposed amendment to the Waterview Sketch Plan is focused specifically to the two parcels at the northeast corner of Grinnell Boulevard and Bradley Road; Parcels P-5 and P-6. And the two parcels at the southeast corner of Bradley Road and Powers Boulevard; Parcels P-17 and P-18.

As part of this amendment, all parcels that have completed development have been updated to reflect what was actually constructed. For example, Parcel P-8 proposed development of 253 single family dwelling units, but was actually constructed to be 201

single family dwelling units; Painted Sky at Waterview Filing No. 1 was platted as 127 lots and Painted Sky at Waterview Filing No. 2 was platted as 74 lots. The proposed 253 units was a carry-over from previous Sketch Plan Amendments. This Amendment endeavors to update the plan to reflect actual development.

#### Grinnell and Bradley

Parcels P-5 and P-6 are currently proposed as Multi-Family (12 DU/Acre) and Commercial land uses respectively. The combined legal description of the parcels is as follows:

Parcel A, Waterview Pump Station Subdivision Exemption, an exemption Plat of Tract D of Painted Sky at Waterview Filing No. 1, Recorded June 22, 2015 under Reception No. 215713634, County of El Paso, State of Colorado.

The site lies in Section 7 of Township 15 South, Range 65 West; south of Goldfield Drive, north of Bradley Rd, east of Grinnell Boulevard and west of Escanaba Drive.

This Sketch Plan Amendment proposes that the 15.67 acres be modified from a multifamily residential and commercial use to a single family residential use either attached (duplex) or detached. This amendment would reduce the current Sketch Plan density and eliminate 4 acres of commercial use and allow a use similar and compatible to the existing residential use due east of the subject site, east of Escanaba. Based on this proposed land use, the applicant has acquired the property and commissioned the design of lots, grading utilities, etc. for future residential development.

The property is presently zoned AG and is part of the Waterview Sketch Plan. A Final Plat application, Zoning application and a Preliminary Plan application will be submitted subsequent to the Sketch Plan Amendment application.

#### Powers and Bradley

Parcels P-17 and P-18 are currently proposed as Commercial and Residential uses respectively. The proposed uses identified in the requested Sketch Plan Amendment are still Commercial and Residential uses, however, the acreages have been adjusted primarily due to proposed access locations.

The Commercial area of P-17 includes all of the APZ-1 Airport overlay area as commercial with some additional area to the east included to accommodate the full movement access. Review of the proposed commercial area indicated that the southerly most reaches of the commercial area may be limited as actual commercial use due to the distance from access to Bradley Road. This analysis, coupled with discussions with potential residential developers has led to the inclusion on the Sketch Plan, the possible construction of a Recreation Center on the southerly 5-acres of P-17. Based on discussion with PCD staff the applicant recognizes this may require special approval within the boundaries of the APZ-1 overlay area.

The combined legal description of the parcels is as follows:

LEGAL DESCRIPTION (PARCEL 135B)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9; THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;  
2. THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING TWO (2) COURSES FOLLOW SAID EASTERLY RIGHT-OF-WAY LINE:

3. THENCE N00°29'10"W A DISTANCE OF 3037.92 FEET TO A POINT OF CURVE TO THE RIGHT;  
4. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES FOLLOW SAID SOUTHERLY RIGHT-OF-WAY LINE:

5. THENCE N87°19'53"E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;  
6. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2969.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;  
7. THENCE N74°20'48"E A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;  
8. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'38"E A DISTANCE OF 728.16 FEET;



9. THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 195.25 ACRES, MORE OR LESS.

The proposed Commercial acreage for parcel P-17 has increased due to extending the area east to accommodate the proposed full movement access. Consequently the residential acreage in Parcel P-18 has decreased. The proposed density for parcel P-18 remains the same. However, the projected total number of units have been increased on the Sketch Plan without exceeding the overall cap on residential units originally approved for the Waterview Sketch Plan.

#### Land Use

The following is a comparison between the currently proposed commercial acreages, proposed residential densities and projected dwelling units; the proposed densities and acreages are also reflected on the accompanying Sketch Plan Amendment. The previously approved uses, acreages and densities are reflected in parens.

Sketch Plan Land Uses					
	Land Use	Parcel	Acreage	Density	Units
PHASE I					
	Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
	Park / OS	P-2	23.3 acres		
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
	Single Family Residential (Multi-Family Residential)	P-5	11.1 acres	5-7 DU/AC (8-12 DU/AC)	70 units (137 units)
	Single Family Residential (Commercial)	P-6	4.6 acres (4.6 acres)	5-7 DU/AC (0 DU-Comm)	30 units (0 units)
	Commercial	P-7	16.8 acres		
	Park / OS	P-12	5.2 acres		
PHASE II					
	Commercial	P-17	26.1 acres (21.2)		

	Single Family Residential	P-18	169.3 acres (174.4)	4-6 DU/AC (4-5 DU/AC)	865 units (785 units)
PHASE III					
	Industrial	P-14	81.4 acres		
	Commercial	P-15	34.7 acres		
PHASE IV					
	Proposed Open Space	P-13	78.9 acres		
	Commercial	P-16	30.0 acres		
	Total		520.3 acres		
EXISTING					
	Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units (253 units)
	Park / OS	P-9	5.0 acres		
	Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units (529 units)
	Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units (50 units)
	Total All		681.7 acres		

**Total Proposed**

Commercial Acreage  
Residential Units

**107.6**  
**2017**

**Total Previously Approved**

Commercial Acreage  
Residential Units

**107.3**  
**2096**

Industrial Acreage, Sketch Plan Open Space acreage and Total Acreage all remain the same. The P-5 change to Single Family Residential is to include attached single family units. The modification to the P-18 total allowed units is similar to the residential densities within other areas of the Sketch Plan at 5.1 units per acre. With all parcels updated the total proposed residential units is still below the original proposed total of 2096 units.

**Request and Reason:**

To approve an Amendment to the Waterview Sketch Plan. This approval will allow for a single family development on parcels P-5 and P-6 rather than multi-family and commercial. This approval will also allow modification to access to Parcels P-15, P-17



and P-18. And allow an increase to the maximum number of residential units of Parcel P-18 from 785 to 865 with a proposed density at 4 to 6 DU/Acre. This letter serves as a request to receive El Paso County approval of the Sketch Plan Amendment for this site.

The proposed Sketch Plan Amendment is in conformance with the County Policy Plan based on the following Policy analysis:

**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.

**Bradley and Grinnell; Parcel P-5 and P-6**

This application meets this policy by maintaining density and land use within the parameters of the adjacent residential properties; the accompanying applications propose a reduction in density and elimination of commercial uses while matching the adjacent residential properties east of Escanaba. Access will be from Escanaba Drive via Grinnell Road and Goldfield Drive and also from Bradley Road. Capacity of these roads is addressed in the accompanying TIS.

**Bradley and Powers; Parcel P-17 and P-18**

This application meets this policy by maintaining density and land use within the parameters of the adjacent proposed residential properties approved; the accompanying applications proposes similar densities as previously approved and similar commercial uses while matching the adjacent residential properties to the east approved by the City of Colorado Springs. Access will be from Bradley Road via Powers Boulevard. Capacity of these roads is addressed in the accompanying TIS.

**Policy 6.1.6:** Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

**Bradley and Grinnell; Parcels P-5 and P-6**

This application meets this policy by taking advantage of existing urban supporting facilities provided by Security Water and Sanitation Districts. Service will be provided based on a recently approved inclusion agreement with these Districts. There is an existing Security Sanitation District sewer line within an easement that bisects the property and Security Water District water lines are on 2 sides of the property.

**Bradley and Powers; Parcels P-17 and P-18**

This application meets this policy by taking advantage of existing urban supporting facilities provided by Widefield Water and Sanitation District. Service will be provided based on a recently approved inclusion agreement with this District. Water and Sewer service will be provided by extending water and sewer lines from Fontaine Boulevard north to the property. Easements are being acquired from the State Land Board for installation.

**Policy 10.1.2:** Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

Bradley and Grinnell; Parcel P-5 and P-6

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Security Water and Sanitation Districts; an inclusion agreement has recently been approved.

Bradley and Powers; Parcel P-17 and P-18

The Widefield Water and Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Widefield Water and Sanitation District; an inclusion agreement has recently been approved.

**Policy 10.2.2:** Carefully consider the availability of water and wastewater services prior to approving new development.

Bradley and Grinnell; Parcel P-5 and P-6

The Security Water District and Security Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The water and wastewater services are available to serve this property.

Bradley and Powers; Parcel P-17 and P-18

The Widefield Water and Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Widefield Water and Sanitation District; an inclusion agreement has recently been approved. Water and Sewer service will be provided by extending water and sewer lines from Fontaine Boulevard north to the property. Easements are being acquired from the State Land Board for installation.

This request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case residential land uses.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

Bradley and Grinnell; Parcels P-5 and P-6

- The application for Sketch Plan Amendment is in conformance with the County Master Plan.

- The Sketch Plan Amendment is in conformance with the accompanying Preliminary Plan application, Zoning Application and the application for Final Plat.
- The proposed subdivision is consistent with the adjacent subdivision design.
- The proposed water supply is adequate and will be provided by the Security Water District. The estimated water requirement for the subject amended property is 40 ac-ft. per year, which is less than the current requirement for Parcels P-5 and P-6
- The proposed sewage disposal is to be provided by the Security Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary, MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Security Water District and Security Sanitation District, Security Fire Protection District, El Paso County and the City of Colorado Springs (gas and electric).
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The proposed Amendment meets all other El Paso County criteria or waivers have been approved or requested in this document.
- No mineral extraction is planned for this site.

#### Bradley and Powers; Parcels P-17 and P-18

- The application for Sketch Plan Amendment is in conformance with the County Master Plan.
- The Sketch Plan Amendment is in conformance with the proposed land use for these parcels.
- The proposed subdivision is on vacant land and surrounded by vacant land, however, the proposed subdivision is consistent with the adjacent proposed Bradley Heights as approved by the City of Colorado Springs.
- The proposed water supply is adequate and will be provided by the Widefield Water and Sanitation District. Water lines will be extended from Fontaine Boulevard to the property for service.
- The proposed sewage disposal is to be provided by the Widefield Water and Sanitation District. Sewer lines will be extended from Fontaine Boulevard to the property for service
- Adequate drainage solutions are provided and follow MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by Widefield Water and Sanitation District, El Paso County, City of Colorado Springs (gas) and Mountain View Electric (electricity).
- Fire Protection will be provided by the Security Fire Protection District. The property is within the Security Fire Protection District response area and a petition

is in process to include the property within the actual boundaries of the Security Fire Protection District.

- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided or will be extended.
- The proposed Amendment meets all other El Paso County criteria.
- No mineral extraction is planned for this site.

### **Existing and Proposed Facilities:**

#### **Grinnell and Bradley; Parcels P-5 and P-6**

The site currently is vacant. Proposed (already existing) services in the development include the following:

- Water/Sewer-Security Water and Sanitation Districts
- Electric Service-City of Colorado Springs
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Century Link
- Fire Protection – Security Fire Protection District

#### ***Offsite Improvements***

None anticipated.

#### ***Trails:***

The applicant has met with El Paso County Parks Department to discuss proposed trails. Since the last Sketch Plan Amendment, the Parks Department has adopted a trail Masterplan. This Master Plan shows a trail extension along the east side of Grinnell Boulevard from south of Waterview to Powers Boulevard. This trail was not contemplated in the planning or design of Parcels P-5 and P-6 and is detrimental to the design of proposed single family lots in these parcels.

During the meeting, the applicant's representatives requested that the trail be located along the west side of Grinnell Boulevard north of Bradley Road. The Parks Department staff said they would consider the request. During the meeting it was pointed out that the previously approved Sketch Plan did show a county trail south of Bradley on the west side of Grinnell Boulevard. The Parks Department staff requested that we show that trail moved to the east side south of Bradley Road to match their Master Plan; this change has been made. The logical reason for showing the proposed county trail on the west side of Grinnell Boulevard north of Bradley Road include the following:

1. The Sketch Plan already shows a City of Colorado Springs Tier 2 Trail Proposed on the west side of Grinnell Boulevard in Parcel P-2.

2. The Sketch Plan already shows a City of Colorado Springs Tier 3 Trail Proposed on the south side of Bradley Road.
3. These Trails imply an east-west at grade crossing of Grinnell Boulevard at Bradley Road for direct trail access to the Bluestem Prairie Open Space; this crossing could be shared with the county trail.
4. The county trail ends at Powers Boulevard (for now) and preliminary discussions include potentially using the Powers Boulevard corridor for trail accommodations east and north.

The Sketch Plan also now shows a potential trail connection between the City of Colorado Springs trail and the county trail just north of Bradley Road on the west side of Grinnell Boulevard.

The applicant is not opposed to trails within Waterview as demonstrated by the trails previously shown on the Sketch Plan and carried forward to this plan. As development moves forward, these trails will be incorporated into Preliminary Plans and Final Plats.

#### Powers and Bradley; Parcels P-17 and P-18

The site currently is vacant. Proposed services in the development include the following:

- Water/Sewer-Widefield Water and Sanitation District
- Electric Service-Mountain View Electric
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Century Link
- Fire Protection – Security Fire Protection District

#### Offsite Improvements

Extension of Water and Sewer lines from Fontaine Boulevard north and construction of a Potable Water Booster Pump station on Parcel P-18 to boost water pressure to serve the upper elevation zones of Phases II, III and IV.

#### *Trails:*

The applicant has met with El Paso County Parks Department to discuss proposed trails. Since the last Sketch Plan Amendment, the Parks Department has adopted a trail Masterplan. This Master Plan shows a trail extension along the east side of Powers Boulevard south of Bradley Road and along the south side of Bradley Road east from Powers Boulevard in Parcels P-17 and P-18. During the meeting El Paso County staff indicated that their intent was to incorporate those trails as part of sidewalk improvements within or adjacent to r.o.w. with no additional trail corridor dedication required.

The applicant is not opposed to trails within the development and sees them as a community enhancement. The applicant intends to provide a trail corridor adjacent to the r.o.w. for both of these trails and if necessary, with cooperation of the Parks Department,

provide Maintenance thought the Waterview II Metropolitan District. As development moves forward these trails will be incorporated into Preliminary plans and Final Plats

**Impact Identification:**

**Grinnell and Bradley; Parcels P-5 and P-6**

Preexisting wildlife habitats and migration routes are noted for Pronghorn and the usual prairie animals. This site is surrounded by development and roads.

**Powers and Bradley; Parcels P-17 and P-18**

Included with this submittal is a Wildlife Impact report for Parcels P-17 and P-18. This report indicates a potential for minor wildlife impact to the burrowing owl and recommended mitigation.

**Waiver Requests:**

None anticipated.

Respectfully,

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P.A.Koscielski  
SWV, LLC

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P.A.Koscielski  
CPR Entitlements, LLC

# Memorandum

*Stantec*

31 North Tejon Street  
Suite 500  
Colorado Springs, Colorado 80903  
Phone: 719-227-7388  
Fax: 719-227-7392

Date: October 19, 2017

To: Ms. Nina Ruiz, Planner II  
El Paso County Planning and Community Development

cc: Paul Koscielski  
SWV, LLC, CPR Entitlements, LLC

From: Charles K. Cothorn, P.E.

Subject: Waterview Sketch Plan Amendment; SKP-16-002  
El Paso County Grinnell Boulevard Trail

The applicant has met with El Paso County Parks Department to discuss proposed trails. Since the last Sketch Plan Amendment the Parks Department has adopted a trail Masterplan. This Master Plan shows a trail extension along the east side of Grinnell Boulevard from south of Waterview to Powers Boulevard. This trail was not contemplated in the planning or design of Parcels P-5 and P-6 and is detrimental to the design of proposed single family lots in these parcels.

During the meeting, the applicant's representatives requested that the trail be located along the west side of Grinnell Boulevard north of Bradley Road. The Parks Department staff said they would consider the request. During the meeting it was pointed out that the previously approved Sketch Plan did show a county trail south of Bradley on the west side of Grinnell Boulevard. The Parks Department staff requested that we show that trail moved to the east side south of Bradley Road to match their Master Plan; this change has been made. The logical reason for showing the proposed county trail on the west side of Grinnell Boulevard north of Bradley Road include the following:

1. The Sketch Plan already shows a City of Colorado Springs Tier 2 Trail Proposed on the west side of Grinnell Boulevard in Parcel P-2.
2. The Sketch Plan already shows a City of Colorado Springs Tier 3 Trail Proposed on the south side of Bradley Road.



3. These Trails imply an east-west at grade crossing of Grinnell Boulevard at Bradley Road for direct trail access to the Bluestem Prairie Open Space; this crossing could be shared with the county trail.
4. The county trail ends at Powers Boulevard (for now) and preliminary discussions include potentially using the Powers Boulevard corridor for trail accommodations east and north.

The Sketch Plan also now shows a potential trail connection between the City of Colorado Springs trail and the county trail just north of Bradley Road on the west side of Grinnell Boulevard.

The applicant is not opposed to trails within Waterview as demonstrated by the trails previously shown on the Sketch Plan and carried forward to this plan. As development moves forward, these trails will be incorporated into Preliminary Plans and Final Plats.

The applicant understands that the Parks Department staff are in general agreement with the trail being located on the west side of Grinnell Boulevard north of Bradley Road for some of the same reasons as enumerated above along with other reasons. However, the El Paso County Community Services Department is requesting the trail be dedicated within an easement as part of the approval of the Waterview Sketch Plan Amendment.

The applicant is not opposed to trails as indicated above, however, Sketch Plan approval is premature to be asking for easement dedications unless of course the CSD wants the trail easement that quickly because they are fully funded and ready to begin construction in the foreseeable future.

Typically trail details, easements, incorporation into developments are addressed at Preliminary Plan and Final Plat; this insures that the trail is properly addressed in terms of access points, grades, etc.

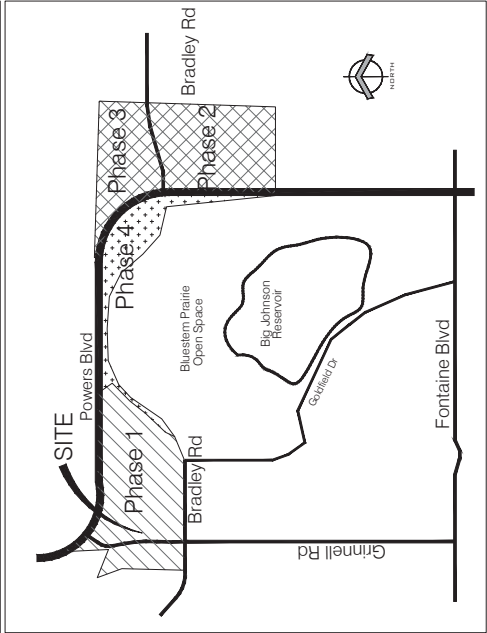
The applicant is happy to coordinate the trail with CSD as development moves forward and of course prior to development if the trail is ready for construction prior to Preliminary Plan and Final Plat applications.

# WATERVIEW

## 2016 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 6, 7, 8, 9, AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

Vicinity Map / Phase Map



### Authority

The authority of this Development Plan is Part IV, Section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

### Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Meridian Ranch is in general conforming with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

### Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

## Development Data

Existing Zoning: A5 & PUD  
Total Estimated Area: 520.3 Acres

## General Notes

- 1) ALL INTERSECTIONS ALONG POWERS BOULEVARD PER CDOT EA DESIGN REQUIREMENTS.
- 2) ALL ACCESS LOCATIONS INDICATED ON THE SKETCH PLAN ARE CONCEPTUAL. DEVIATION REQUESTS MUST BE APPROVED SEPARATELY IF THE LOCATION IS NOT IN CONFORMANCE WITH ENGINEERING CRITERIA MANUAL STANDARDS.
- 3) ANY PLATS SUBMITTED FOR THE WATERVIEW SKETCH PLAN THAT HAVE BEEN IDENTIFIED AS POTENTIALLY NEEDED FOR POWERS BOULEVARD RIGHT-OF-WAY SHALL BE COORDINATED WITH CDOT.
- 4) SERVICE PROVIDERS FOR THIS SKETCH PLAN ARE:
  - SCHOOL: WIDEFIELD SCHOOL DISTRICT 3
  - FIRE: SECURITY FIRE DISTRICT

- 5) PER THE APPROVED DEVIATION REQUEST (PCD FILE NO. DEV17-6), THE  $\frac{1}{4}$  MOVEMENT ACCESS POINT TO BRADLEY ROAD PARCEL P-5 MAY BE FURTHER RESTRICTED IF BRADLEY ROAD IS CONNECTED BETWEEN POWER BOULEVARD AND GOLDFIELD DRIVE OR AS DETERMINED BY THE COUNTY ENGINEER

## General Legal Description

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 6, 7, 8, 9 AND 17, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO, AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6;

1. THENCE N01°17'00"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 984.78 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE TO THE LEFT;

2. THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2106.00 FEET, A DELTA ANGLE OF 84°17'48", AN ARC LENGTH OF 2386.09 FEET, WHOSE LONG CHORD BEARS S89°25'47"W A DISTANCE OF 428.61 FEET;

3. THENCE N89°18'52"E CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 6780.64 FEET;

4. THENCE N00°40'01"W A DISTANCE OF 208.74 FEET TO THE NORTH LINE OF SAID SECTION 8;

5. THENCE N89°38'46"W ALONG SAID NORTH LINE, A DISTANCE OF 1984.14 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8;

6. THENCE S89°43'46"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 3038.66 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9;

7. THENCE S00°18'09"E ALONG THE NORTHSOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 5625.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;

8. THENCE S89°33'09"W ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 2688.79 FEET TO THE NORTHWEST CORNER OF SAID SECTION 17;

9. THENCE S00°53'58"E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 122.89 FEET;

10. THENCE S89°05'57"W A DISTANCE OF 67.54 FEET;

11. THENCE N89°24'05"W A DISTANCE OF 3012.25 FEET;

12. THENCE S89°34'46"W A DISTANCE OF 105.49 FEET TO A POINT OF CURVE TO THE RIGHT;

13. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1645.00 FEET, A DELTA ANGLE OF 52°38'07", AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS N63°35'48"W A DISTANCE OF 1484.60 FEET;

14. THENCE N38°46'51"W A DISTANCE OF 297.08 FEET TO A POINT OF CURVE TO THE LEFT;

15. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1865.00 FEET, A DELTA ANGLE OF 1°14'40"27", AN ARC LENGTH OF 1762.67 FEET, WHOSE LONG CHORD BEARS N65°45'59"W A DISTANCE OF 1716.33 FEET;

16. THENCE S89°18'52"W A DISTANCE OF 105.89 FEET TO A POINT OF CURVE TO THE LEFT;

17. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1865.00 FEET, A DELTA ANGLE OF 1°25'32", AN ARC LENGTH OF 1986.51 FEET, WHOSE LONG CHORD BEARS S89°25'46"W A DISTANCE OF 1937.17 FEET;

18. THENCE S89°33'00"W A DISTANCE OF 340.75 FEET TO A POINT OF CURVE TO THE RIGHT;

19. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2106.00 FEET, A DELTA ANGLE OF 59°19'41", AN ARC LENGTH OF 1848.40 FEET, WHOSE LONG CHORD BEARS S54°02'21"W A DISTANCE OF 1789.59 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF BRADLEY ROAD;

20. THENCE N01°02'30"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 104.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD; THE FOLLOWING TWO (2) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE:

21. THENCE S89°01'29"W A DISTANCE OF 2763.38 FEET;

22. THENCE N89°48'31"W A DISTANCE OF 585.08 FEET;

23. THENCE N00°30'26"E A DISTANCE OF 869.66 FEET;

24. THENCE N00°15'44"W A DISTANCE OF 868.52 FEET;

25. THENCE N61°59'54"W A DISTANCE OF 786.45 FEET;

26. THENCE S70°02'02"E A DISTANCE OF 966.06 FEET TO THE WEST LINE OF SAID SECTION 7;

27. THENCE N00°43'01"W ALONG SAID WEST LINE, A DISTANCE OF 578.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION

EXCEPTING FROM THE ABOVE TRACT:  
POWERS BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472, GRINNELL STREET RIGHT-OF-WAY AS FILED FOR RECORD AT RECEPTION NO. 08080406 AND BRADLEY ROAD (NEW DRENNAN ROAD) RIGHT-OF-WAY AS FILED FOR RECORD AT RECEPTION NO. 08080406 AND BRADLEY ROAD (NEW DRENNAN ROAD) RIGHT-OF-WAY AS FILED FOR RECORD AT RECEPTION NO. 08080406, ALL BEING IN EL PASO COUNTY, COLORADO. THE GROSS ACREAGE OF THIS DESCRIPTION IS 728.84 ACRES, MORE OR LESS. THE NET ACREAGE AFTER THE ROAD RIGHT-OF-WAYS ARE REMOVED IS 611.89 ACRES, MORE OR LESS. BASIS OF BEARINGS AND DISTANCES ARE BASED ON THE 1983 NAD 83 DATUM. SECTION 16 OF THE 1972 EL PASO COUNTY, COLORADO CONSTITUTION IS SUPERSEDED BY SECTION 16 OF THE 1992 EL PASO COUNTY, COLORADO CONSTITUTION. THIS DESCRIPTION IS SUBJECT TO THE 1/4 SECTION 16 OF SAID SECTION 17, A 3.12' X 3.97' AL, MONUMENT LS 17486) TO THE NORTHWEST CORNER OF SAID SECTION 7 (A RAILROAD SPIKE W/ PUNCH MARK IN CONCRETE).

### UTILITY SERVICE PROVIDERS

	CSU- Gas	CSU- Electricity	Security Water & Sanitation District	Widefield Water & Sanitation District	Mountain View Electric	Black Hill Energy- Gas
PHASE I	P-1	X	X	X	X	
	P-2	X	X	X	X	
	P-3	X	X	X	X	
	P-5	X	X	X	X	
	P-6	X	X	X	X	
	P-7	X	X	X	X	
	P-10	X	X	X	X	
	P-11	X	X	X	X	
PHASE II	P-17	X	X	X	X	
PHASE III	P-14	X	X	X	X	
PHASE IV	P-13	X	X	X	X	
EXISTING	P-8	X	X	X	X	
	P-9	X	X	X	X	

## Adjacent Parcels

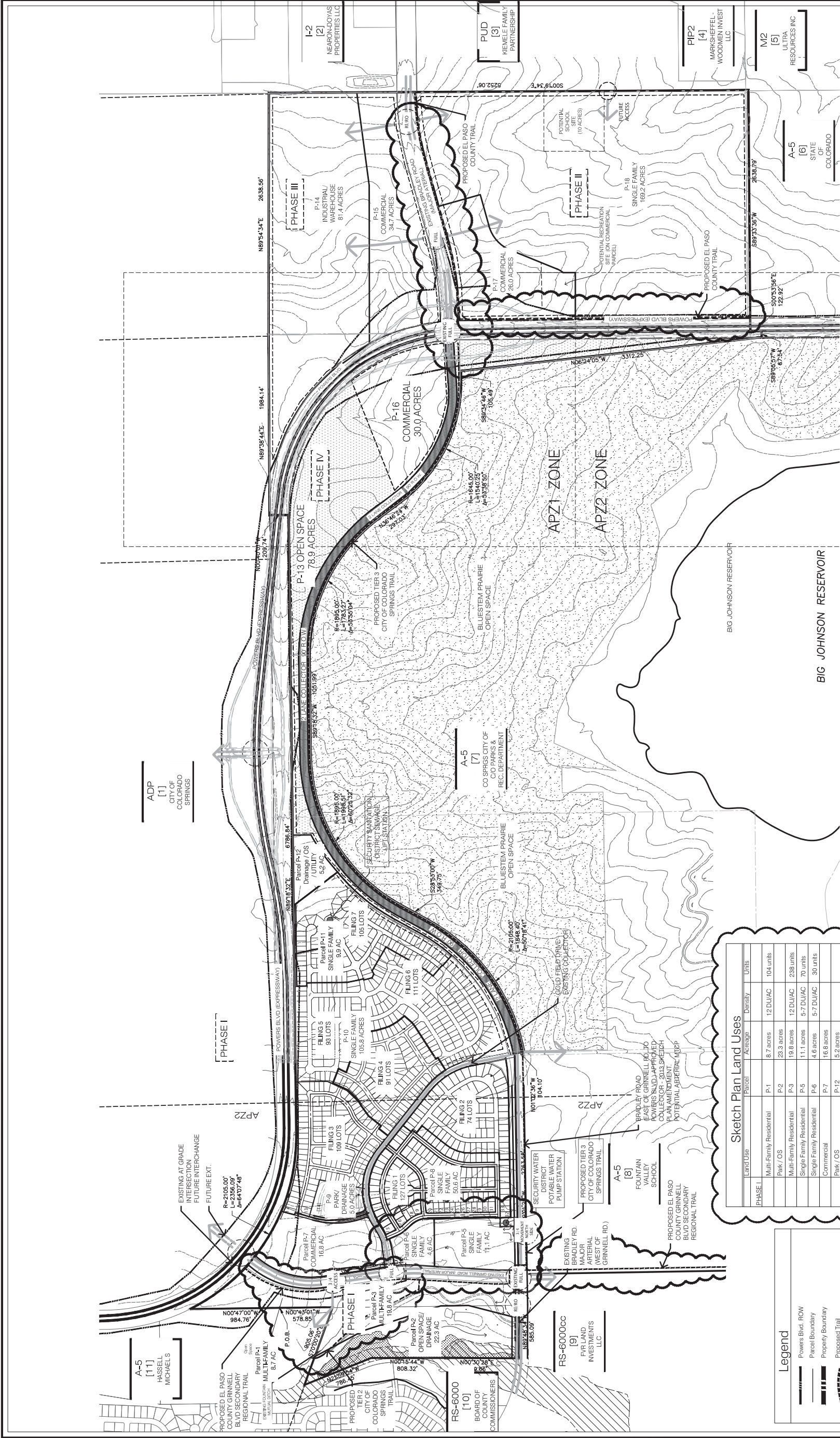
REF. NUMBER	TOWNSHIP	OWNER	ADDRESS
1	A-10	CITY OF COLORADO SPRINGS	PO BOX 975 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575
2	P-2	HEPURN-DOTAS PROPERTIES LLC	505 LA CONCHA WAY STE 710 DAVENPIL CA 94534-7417
3	PUD	HEPURN-DOTAS PROPERTIES LLC	205 MILL LANE DR COLORADO SPRINGS CO 80905-3403
4	PUD	HEPURN-DOTAS PROPERTIES LLC	205 MILL LANE DR COLORADO SPRINGS CO 80905-3403
5	MP-2	HEPURN-DOTAS PROPERTIES LLC	384 BIVENS BLVD STE 100 COLORADO SPRINGS CO 80902-2402
6	A-5	STATE OF COLORADO	633 17TH ST STE 508 DENVER CO 80202-3469
7	A-5	FOUNTAIN VALLEY SCHOOL	PO BOX 975 MAIL CODE 455 COLORADO SPRINGS CO 80901-1575
8	A-5	FOUNTAIN VALLEY SCHOOL	6151 FOUNTAIN VALLEY SCHOOL RD COLORADO SPRINGS CO 80911-2251
9	RS-4000 CC	FOUNTAIN VALLEY SCHOOL	3 WIDEFIELD BLVD COLORADO SPRINGS CO 80902-2708
10	RS-4000 CC	FOUNTAIN VALLEY SCHOOL	211 VERMILION AVE COLORADO SPRINGS CO 80902-2708
11	A-5	HANSEL MICHAEL S	104 S CASABLANCA AVE STE 101 COLORADO SPRINGS CO 80901-1575
12	PUD	ROBERT REEL	5908 DARTMOUTH WAY COLORADO SPRINGS CO 80911-3807
13	PUD	ROBERT REEL	5908 DARTMOUTH WAY COLORADO SPRINGS CO 80911-3807
14	PUD	ROBERT REEL	5908 DARTMOUTH WAY COLORADO SPRINGS CO 80911-3807
15	PUD	HEPURN-DOTAS PROPERTIES LLC	205 MILL LANE DR COLORADO SPRINGS CO 80905-3403
16	PUD	HEPURN-DOTAS PROPERTIES LLC	205 MILL LANE DR COLORADO SPRINGS CO 80905-3403
17	PUD	JASON L. REBECCA CHILDERS	4794 PASSING SKY DR COLORADO SPRINGS CO 80911-3876
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Sketch Plan Land Uses				
Land Use	Parcel	Acres	Density	Units
PHASE I				
Multi-Family Residential	P-1	8.7 acres	12 DU/AC	104 units
Park / OS	P-2	23.3 acres		
Multi-Family Residential	P-3	19.8 acres	12 DU/AC	238 units
Single Family Residential	P-5	11.1 acres	5-7 DU/AC	70 units
Single Family Residential	P-6	4.6 acres	5-7 DU/AC	30 units
Commercial	P-7	16.8 acres		
Park / OS	P-12	5.2 acres		
PHASE II				
Commercial	P-17	26.0 acres		
Single Family Residential	P-18	169.2 acres	4-6 DU/AC	865 units
PHASE III				
Industrial	P-14	81.4 acres		
Commercial	P-15	34.7 acres		
PHASE IV				
Proposed Open Space	P-13	78.9 acres		
Commercial	P-16	30.0 acres		
Total		520.3 acres		
EXISTING				
Single Family Residential	P-8	50.6 acres	4-6 DU/AC	201 units
Park / OS	P-9	5.0 acres		
Single Family Residential	P-10	105.8 acres	4-6 DU/AC	459 units
Single Family Residential	P-11	9.9 acres	4-6 DU/AC	50 units
Total All		681.7 acres		

AMENDED PARCELS	ACREAGE	OWNER
PARCEL ID NUMBER	15.68 acres	FRANK HOWARD #2 LIMITED PARTNERSHIP, LLP
55072-06-036	195.4 acres	EUGENIA BLUME & BASIL D TRUST, JUDY TMM, RANKIN HOLDINGS LP
55000-00-135	211.09 ACRES	
TOTAL		

Owner/Subdivider:  
WWS LLC  
31 N. Tejon St., Suite 500  
Colorado Springs, CO 80903  
  
CPR ENTITLEMENTS, LLC  
31 N. Tejon St., Suite 500  
Colorado Springs, CO 80903





Legend

Powers Blvd. ROW

Parcel Boundary

Property Boundary

Proposed Trail

Existing Wetlands

Proposed Access

Existing Fountain Mutual Company Ditch

Intersection

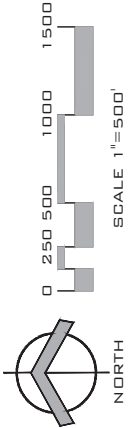
Open Space  
88.2 Acres Total

Right of way needed for Powers Blvd.  
42.7 Acres Total

Sketch Plan Land Uses				
Land Use	Parcel	Acreage	Density	Units
PHASE I	Multi-Family Residential	P-1	8.7 acres	12 DU/AC
	Park / OS	P-2	23.3 acres	104 units
	Multi-Family Residential	P-3	19.8 acres	12 DU/AC
	Single Family Residential	P-5	11.1 acres	5-7 DU/AC
	Single Family Residential	P-6	4.6 acres	5-7 DU/AC
	Commercial	P-7	16.8 acres	30 units
	Park / OS	P-12	5.2 acres	
PHASE II	Commercial	P-17	26.0 acres	
	Single Family Residential	P-18	169.2 acres	4-6 DU/AC
PHASE III	Industrial	P-14	81.4 acres	
	Commercial	P-15	34.7 acres	
	Proposed Open Space	P-13	78.9 acres	
PHASE IV	Commercial	P-16	30.0 acres	
	Total		520.3 acres	
EXISTING	Single Family Residential	P-8	50.6 acres	4-6 DU/AC
	Park / OS	P-9	5.0 acres	
	Single Family Residential	P-10	105.8 acres	4-6 DU/AC
	Single Family Residential	P-11	9.9 acres	4-6 DU/AC
	Total All		581.7 acres	

Phasing Plan

Phase I:	1-5 years
Phase II:	3-7 years
Phase III:	5-10 years
Phase IV:	8-15 years



Stantec Consulting Inc.  
1110 Eikon Drive  
Suite B  
Colorado Springs, CO 80907  
Tel. (719) 432-6889  
Fax.  
www.stantec.com

DATE: 1-23-16

DRW: B.GOODWIN

APPROV: C.K.GOTHEIN

REVISIONS:

DATE:

BY:

COMMENTS:

PLAN SHEET

SHEET NO.

2

OF

2

SHEETS

JOB NO\_0001-02-16-01

# WATERVIEW

## SKETCH PLAN AMENDMENT

59

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

### **Agenda Item Summary Form**

**Agenda Item Title:** TABOR Ballot Issue Update

**Agenda Date:** November 8, 2017

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

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

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

#### **Background Information:**

The Board of County Commissioners approved a coordinated election ballot issue on the November 7, 2017 ballot asking voters' permission for the County to retain and expend approximately \$14.5 million in excess revenue. The funds would be used for road projects, parks, trails, and open space improvements, and disaster recovery projects.

The ballot issue also requested voters' permission to raise the county's revenue cap to reflect actual 2017 revenue, increasing the limit from approximately \$330 million to approximately \$345 million.

Staff will report on the results of the election and related impacts to County Parks at the November 8, 2017 Park Advisory Board meeting.

**Proposed Motion:**  
Information only

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

### **Agenda Item Summary Form**

**Agenda Item Title:** County Parks Rules and Regulations – Proposed Changes

**Agenda Date:** November 8, 2017

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

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

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

#### **Background Information:**

The County Parks Rules and Regulations govern the use of the County's park system. Staff presents proposed updates to the rules and regulations when needed to address issues regarding the management of the park system.

Please find attached proposed updates to the County Parks Rules and Regulations for consideration and / or endorsement. The two proposed changes include the following:

- 1) Adding trespassing to the park rules and allowing the Park Security Officer to issue fines for trespassing (please see sections 2.4 / 12.2).
- 2) Adding a park rule regarding electrical assisted bikes. (please see section 6.7)  
Please find enclosed House Bill 17-1151 that governs electrical assisted bicycles in State of Colorado.

#### **Recommended motion:**

\_\_\_\_\_ move to endorse the proposed changes to the County Parks Rules and Regulations.

## **EL PASO COUNTY PARKS RULES AND REGULATIONS**

### **Section 1: DEFINITIONS**

1.1: EL PASO COUNTY PARKS OR COUNTY PARKS: The El Paso County Community Services Department / Parks Operations Division / Planning Division / Recreation and Cultural Services Division.

1.2: DIRECTOR: The Director of the El Paso County Community Services Department, or his or her designee.

1.3: ADVISORY BOARD: The El Paso County Park Advisory Board.

1.4: BOARD: The El Paso County Board of County Commissioners.

1.5: PARK OR PARK PROPERTY: Those areas, structures or facilities which are parks, trails, recreation facilities, real or personal property or improvements thereto, conservation easements, and open space areas owned or leased by the County of El Paso which are under the control, management and supervision of El Paso County Parks.

### **Section 1(B): EXCEPTIONS TO POLICY**

Exceptions to policies stated here are at the discretion of the Director. Requests for exceptions are given thorough review and are only granted if the Parks staff and/or Advisory Board judge that such exceptions are consistent with the parks' and publics' best interest. Exceptions are specified in writing by Parks staff. Persons granted exceptions are required to bring written proof of such to the park in order to aid park employees and/or law enforcement persons in upholding park rules.

### **Section 2: PARK HOURS; CLOSINGS; TRESPASSING**

2.1: PARK HOURS: Regional parks shall be open for public use daily from five o'clock (5:00) a.m. until eleven o'clock (11:00) p.m. unless otherwise posted. Community parks, recreation areas, open space, regional trails and trailheads shall be open for public use daily from dawn until dark, unless otherwise posted. It shall be unlawful for any person other than employees of El Paso County Parks or law enforcement personnel to enter or remain in the parks at any other time. However, the Director may extend or limit the time specified above by issuing a park permit in accordance with Section 3.1 of these Rules.

2.2: PARK CLOSINGS: The Director is hereby authorized to close any park or portion thereof, at any time as determined necessary for the protection of park property or for the public health, safety, or welfare.

2.3: CLOSED PARK AREAS: It shall be unlawful for any unauthorized person to enter or remain in any park area which is barricaded or posted as closed to the public. No person shall aid or abet the use of any area in violation of the posted notice.

~~2.3~~2.4 : TRESPASSING: Any violation of Sections 2.1, 2.2, or 2.3 shall be considered trespassing and subject to the fine schedule as provided in Section 12.2.

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### Section 3: PARK PERMIT REQUIREMENTS

3.1: PARK PERMIT: A park permit shall be obtained by persons who desire to use a park or portion thereof to the exclusion of others, or when such park(s) is closed to the public. The Director may list those parks or areas thereof for which a park permit is deemed necessary. Reservation or use of any park or portion thereof for a special purpose, such as a public gathering, entertainment, athletic practice, games or tournament, exhibition, commercial use, day camps, or any other activity shall require a park permit.

3.2: ISSUANCE OF PARK PERMIT: The Director may issue a permit when the following conditions are satisfied:

- a) The proposed use of the park will not unreasonably interfere with or detract from the general public enjoyment of the park;
- b) The proposed use will not unreasonably interfere with or detract from the promotion or preservation of the public health, safety and welfare;
- c) The proposed use will not entail extraordinary expense to County Parks or the County;
- d) The park or portion thereof has not been previously reserved for other use at the same date and time requested in the application.

3.3: APPLICATION FOR PARK PERMIT: Applications for park permits may be done in accordance with the appropriate reservation and use policy.

3.4: FEES: Fees are set by the Board and shall be assessed for the issuance of a park permit, and must be paid upon the granting of the permit. Fees assessed may include a permit fee, special event fee, use fee, cleanup/damage deposit and other fees as deemed necessary. The Director may assess additional fees to cover the expense of services that will be provided to the permittee by El Paso County Parks and/or the County. Such additional fees shall not exceed expenses reasonably anticipated in connection with the services provided.



3.5: INSURANCE REQUIRED: As a condition to the issuance of a park permit, the Director may require proof of public liability and property damage insurance naming El Paso County as an additional insured party with the permittee. The insurance coverage shall be provided in limits commensurate to the County's maximum liability for combined single limit bodily injury and property damage.

3.6: INDEMNIFICATION OF COUNTY: The permittee shall be responsible for any and all damage to property or injury to persons arising out of the exercise of the permit, and shall indemnify and hold harmless the County and all its officers, agents and employees from all suits, actions or claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person or persons or property on account of the exercise of the permit or of any action or omission of the permittee thereunder, his agents or employees, or on account of the failure of the permittee to maintain or to provide necessary safety devices to ensure the safety of the public; and the permittee shall defend against any such suit, action or claims and pay any judgment, with costs, which may be obtained against the County, its officers, agents or employees growing out of such injury or damage.

3.7: LIABILITY OF PERMITTEE: The person/group to whom permission is granted shall be liable for any and all loss, damage, or injury sustained by any person or property by reason of the actions of the permittee. The permittee shall also be liable for the actions of any person using the park or portion thereof under the permit that has been issued.

3.8: EFFECT OF PERMIT: The permittee and all persons using a park in conjunction with the approved activity shall be bound by all park rules and regulations, applicable County and City ordinances, codes and State statutes. Agreement to abide by the same shall be a condition precedent to issuance of a permit. Such permittee shall be responsible for the overall conduct of participants, guests and contractors involved in the scheduled event. Violations may be grounds for cancelling the permit and /or denial of future permit applications.

The permittee will be solely responsible for conducting the scheduled event, including but not limited to, scheduling, advertising, traffic, parking, crowd control, security and on-site medical services, clean-up, as well as all labor, materials and expenses related to the conduct of the scheduled event.

The permittee will be solely responsible for making application, paying fees, and for the securing of all necessary permits as required by City, County or State ordinances, codes or statutes including, but not limited to, requirements of public health, safety, welfare, fire, and sales and use taxes. The permittee will be responsible for ensuring observance of, and compliance with, all City, County or State ordinances, codes or statutes as well as these rules and regulations. The permittee will be solely responsible for paying any required damage deposit. Parks Staff will assess and determine the condition of the area after permittee's use.

3.9: APPEAL PROCEDURE: Any applicant for a park permit or any person protesting such application who is aggrieved by the decision of the Director may appeal such action or decision in writing to the Advisory Board within ten (10) days of such decision. The appeal shall be heard and determined by the Advisory Board at its next regular meeting if the appeal is received not later than the day before the meeting. Any additional appeals beyond those to the Advisory Board must be presented to the Board of County Commissioners.

3.10: REVOCATION OF PERMIT: The Director shall have the authority to revoke a park permit upon finding a violation of any park rule or regulation, applicable County ordinance or State statute, failure to fulfill requirements specified in the park permit agreement, or upon other good cause shown.

3.11: PERMIT EXHIBITED: Permittee must be able to produce or exhibit any permit received from El Paso County Parks upon the request of any person authorized to inspect the same to enforce compliance with any park rule or regulation, or applicable County or City ordinance, code or State statute.

3.12: PERMITTEES ENTITLED TO PARK USE: County park areas shall be available on a first-come, first-served basis except when an area has been reserved for a specific use. Should this situation arise, holders of a valid park permit shall be entitled to occupy the reserved area, and earlier users shall be required to relocate. Permittee will be allowed exclusive use of the facility for the time frame noted on the permit.

#### **Section 4: VANDALISM**

4.1: PARK PROPERTY: It shall be unlawful for any unauthorized person to injure, deface, destroy, sever, or remove any park property.

4.2: REGULATORY SIGNS: It shall be unlawful for any unauthorized person to violate rules, regulations and/or conditions governing the use of any park area as posted on regulatory signs.

#### **Section 5: ENVIRONMENT**

5.1: DAMAGE TO TREES; GRASS: It shall be unlawful for any unauthorized person to attach any rope, wire, or other contrivances to any tree or plant on park property. It shall be unlawful for any unauthorized person to dig or otherwise disturb grass, plant, or natural areas, or in any other way to injure or impair the natural beauty or usefulness of any area in any park.

5.2: WILDLIFE: It shall be unlawful for any unauthorized person to hunt, molest, harm, frighten, kill, trap, chase, tease, shoot, feed or throw missiles at any animal, reptile or bird in any park unless such action is taken in defense of self or others. It shall be unlawful for any unauthorized person to remove from a park or possess young of any wild animal, or the eggs, nest, or young of any reptile or bird; nor shall any unauthorized person collect, remove, possess, give away, sell, offer to sell, buy, offer to buy, or accept as a gift a specimen of any animal, reptile or bird whether dead or alive.

5.3: POLLUTION OF PARK WATERS: It shall be unlawful for any person to throw, discharge, otherwise place, or cause to be placed in the waters of any fountain, pond, lake, stream, or other body of water in any park, or any tributary, stream, storm sewer, or drain flowing into such waters, any substance which will or may result in the pollution of said waters.

5.4: REFUSE/TRASH: It shall be unlawful for any person to bring or possess any glass bottles in any park. It shall be unlawful to bring refuse or trash to dispose of in any park. No person shall place refuse or trash in any waters in or contiguous to any park. All refuse or trash related to park use shall be placed in the proper receptacles where provided. Where receptacles are not provided, all refuse or trash shall be carried away from the park. Residential trash and construction debris shall in no event be placed in such receptacles.

## **Section 6: VEHICLES**

6.1: PARK ROADS; PARKING: It shall be unlawful for any unauthorized person to drive or park any motorized vehicle in any area except upon designated park roads or parking areas, or such other areas as designated by the Director or except as designated in Section 6.6 regarding the American with Disabilities Act requirements. Off road use is prohibited. It shall be unlawful to leave vehicles or trailers parked overnight in any park or Parks parking lot. Posted speed limits and traffic regulations must be observed. Park trails are designated as non-motorized areas except for maintenance and/or emergency vehicles.

6.2: SNOWMOBILING: It shall be unlawful for any person to engage in snowmobiling in any park area, except those in area designated by the Director for that purpose.

6.3: SLEDDING: Any sledding in any park shall be at the park user's own risk.

6.4: BICYCLES / SKATEBOARDS/SKATES: It shall be unlawful for any unauthorized person to ride a bicycle on other than a park road or trail, or where bicycle use is posted as prohibited. A bicyclist shall be permitted to walk a bicycle over any area reserved for pedestrian use. Bicycles, skateboards, and skates are specifically prohibited on tennis courts or multipurpose courts where posted.

6.5: HORSE DRAWN CONVEYANCES: It shall be unlawful for any unauthorized person to drive or park any type of horse-drawn conveyance in any area except upon designated park roads or parking areas, or such other area as designated by the Director.

6.6: OTHER POWER-DRIVEN MOBILITY DEVICES: The Americans with Disabilities Act (ADA) requires State and Local Governments to make reasonable modifications to policies to allow "other power-driven mobility devices (OPDMD)" to be used by "individuals with mobility disabilities" in areas open to pedestrian use. 28 CFR § 35.137 An OPDMD device is any mobility device powered by batteries, fuel, or other

engines--whether or not designed primarily for use by individuals with mobility disabilities--that is used by individuals with mobility disabilities for the purpose of locomotion. This includes, but is not limited to, electric assisted bikes (EABs), motorcycles, golf carts, electronic personal assistance mobility devices (EPAMDs), such as scooters, or any mobility device designed to operate in areas without defined pedestrian routes. Only persons with mobility disabilities shall be allowed to use OPDMDs in County Parks facilities, including parks, open space and trails. A County representative may inquire about use of an OPDMD and request credible assurances that the mobility device is required because of the person's disability. The County representative shall accept a valid State-issued disability parking placard or card, or State-issued proof of disability as credible evidence; however, in lieu of these, a verbal representation of mobility disability, which is not contradicted by observable facts, shall be credible evidence as well. A County representative shall not ask an individual using a wheelchair or OPDMD about the nature and extent of the individual's disability. El Paso County may develop additional policies and procedures to address OPDMDs, as needed.

6.7 ELECTRICAL ASSISTED BICYCLES: Class I and Class II Electrical Assisted Bicycles may use El Paso County Parks Primary and Secondary trails up to a maximum speed of twenty miles per hour. Class III Electrical Assisted Bicycles are not permitted on any County trail.

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## **Section 7: PICNICS**

7.1: PICNIC AREAS: It shall be unlawful for any unauthorized person to picnic in any park in places other than designated picnic locations. Parks staff shall have the authority to regulate the activities in all picnic areas when necessary to protect the resource, prevent congestion and to secure the maximum use of such facilities for the comfort and convenience of all.

7.2: FIRES PROHIBITED; EXCEPTIONS: It shall be unlawful for any person to build, or attempt to build, a fire in any park except in such areas, facilities and under such regulations as authorized by the Director or the County Deputy Fire Marshal. This prohibition shall not apply to the use of gas or charcoal grills provided by the user in designated areas or in charcoal grills provided in the park. No person shall drop, throw, or otherwise scatter lighted matches, burning cigarettes or cigars, tobacco, paper, or other inflammable material within any park property area, or on any contiguous highway or road.

7.3: PICNIC AREAS; FIRES, REFUSE, TRASH: It shall be unlawful for any person to leave a picnic area before the fire is completely extinguished, and before all refuse or trash is placed in the disposal receptacles provided. Ashes are to be left in grills. If no trash receptacles are available, refuse or trash shall be carried out of the park by the person responsible for its presence and properly disposed of elsewhere.

## **Section 8: RECREATIONAL PURSUITS**

8.1: CAMPING RESTRICTIONS: It shall be unlawful for any person to camp overnight in any park or to set up a tent or any other temporary shelter for such purpose unless such activity shall be specifically authorized by permit from the Director. No motor vehicle, movable structure, or special vehicle such as a horse trailer or camper trailer shall be permitted to remain in a park after closing without the Director's authorization.

8.2 FISHING: It shall be unlawful for any unauthorized person to fish in any park waters except in areas and at times designated by the Director. Persons fishing shall comply with applicable State law.

8.3: BOATING: Unauthorized boating on park waters is prohibited except in areas and at times designated by the Director.

8.4: FIREARMS; FIREWORKS; EXPLOSIVES: It shall be unlawful for any person other than law enforcement officers to discharge any firearms, fireworks, or explosive devices in any park except as otherwise designated by the Director. Firearms shall include any pistol, revolver, rifle, shotgun, air gun, gas operated gun, spring gun, paintball gun, or B-B gun, whether loaded or unloaded.

8.5: SWIMMING, SKATING: It shall be unlawful for any unauthorized person to swim, bathe, or wade in any waters or waterways in any park, except as authorized by permit from the Director. It shall be unlawful for any person to go upon the ice of any waters in any park except as authorized by permit from the Director.

8.6: PROPELLING OBJECTS; GAMES: It shall be unlawful for any person to launch or fly rockets, model airplanes, or drones, or to propel objects such as arrows, javelins, golf balls, stones, or other missiles in any park except in designated areas set apart for such forms of recreation. The playing of games such as football, baseball, disc golf, or horseshoes is prohibited except on fields, courts or areas provided for them.

#### 8.7: DOGS; DOMESTIC ANIMALS

a) Animal Defecation: It shall be unlawful for any person to allow any animal over which he or she is responsible for to defecate upon any park property without such excrement being removed and disposed of by the person in control of such animal. Equestrians shall scatter horse manure off parking and/or trail areas.

b) Dogs, Domestic Animals at Large: It shall be unlawful for any owner or keeper of a dog or domestic animal to keep such dog or domestic animal uncontrolled upon park premises. Uncontrolled shall mean that the dog or domestic animal is running at large or is a danger to persons or property. Any dog or domestic animal tethered or leashed shall be presumed to be under control; however, such tethered or leashed dog or domestic animal must not be a danger to persons or property. For those park areas permitting dogs or domestic animals without a tether or leash, such dogs or domestic animals shall be under voice control by the owner or keeper at all times and shall not be a danger to persons or property. The Director is authorized to bar dogs and other

domestic animals from specific areas in County parks at his or her discretion.

8.8: HOOFED ANIMALS: It shall be unlawful for any unauthorized person to ride or walk any hoofed animal except on non-motorized trails, roadways and parking lots except as otherwise designated by permit from the Director. The Director is authorized to bar hoofed animals from specific trails in park areas. Hoofed animals may not be ridden on irrigated turf areas.

8.9 GEOCACHING: It shall be unlawful for any person to place a physical geocache on park property, except as authorized by special use permit from the Director. Unauthorized geocaches will be removed from the park property and disposed of by Parks staff.

## **Section 9: PERSONAL CONDUCT**

### **9.1: CONTROLLED SUBSTANCES & ALCOHOLIC BEVERAGES:**

a) It shall be unlawful for any person knowingly to possess, use or consume controlled substances, and /or alcoholic or fermented malt beverages as defined in Colorado Revised Statutes on any park property without an approved permit by the respective governmental jurisdiction(s). It shall be unlawful for any person to sell controlled substances and /or alcoholic or fermented malt beverages as defined in Colorado Revised Statutes on any park property without an approved permit by the respective governmental jurisdiction(s).

b) It shall be unlawful for any person to enter or be in a park when under the influence of any alcoholic or fermented malt beverage, drug, narcotic or other intoxicant as defined in Colorado Revised Statutes or as prohibited by federal law.

9.2: GAMBLING: It shall be unlawful for any person to illegally gamble in any park, as defined in the Colorado Constitution, Colorado Revised Statutes, and Secretary of State's Rules.

9.3: OFFENSIVE LANGUAGE: It shall be unlawful for any person to engage in loud, boisterous, threatening, abusive, insulting or indecent language which may disturb the peace in any park.

9.4: SOUND AMPLIFICATION: It shall be unlawful for any person to operate sound amplification equipment in any park except as authorized by permit from the Director. All amplified music shall be controlled by the user. Sound levels shall be maintained at levels that do not interfere with scheduled groups, other park patrons, or surrounding residents and which do not violate the noise ordinance of El Paso County.

9.5: NUISANCE: It shall be unlawful for any person to disturb, tend to disturb, or aid in disturbing the peace of others in the park.

## **Section 10: COMMERCIAL PURSUITS**

#### 10.1: PARK USES FOR COMMERCIAL PURPOSES:

Commercial Purpose: Shall include but not be limited to the anticipated use of a park or portion thereof for personal or private gain including, but not limited to, an activity for which a fee or admission is charged, a class or course of instruction for which a fee is charged, the use of a park or portion thereof for commercial movie making, photography classes, or any other activity from which monetary benefit is to be derived.

a) Any person desiring to use a park or portion thereof for such commercial purpose shall apply to the Director for a park permit. Any commercial use permit request that proposes the use of a park property for six months of continuous use or longer will require the Director to consult with the Chair of the Board of County Commissioners and the County Administrator. If the activity is determined to have a high impact on the park facility or park users, the Director will host a publicized community meeting, as defined by County Parks Public Input Procedures, to obtain citizen input regarding the factors listed in Policy 3.2 and seek consideration from the Park Advisory Board and approval by the Board of County Commissioners.

b) As a condition precedent to the issuance of a park permit to sell food or wares upon park property, the Director may require product liability insurance, and inspection of such products and facilities by the El Paso County Health Department.

10.2: SALES; CONCESSIONS: It shall be unlawful for any person to exhibit or offer for sale any article or service in any park area except those persons granted a concession permit by the Director.

10.3: ADVERTISING: It shall be unlawful for any unauthorized person to paste, glue, tack or otherwise post any sign, placard, advertisement, or inscription whatsoever upon park property without prior approval from the Director.

#### **Section 11: IMPROPER USES OF PARK PROPERTY**

11.1 BUILDINGS; STRUCTURES: It shall be unlawful for any person to construct or erect a building or structure of any kind, whether permanent or temporary, in or upon any park property without authorization by the Director.

11.2: UTILITIES: The granting of easements utilizing park land for utility purposes may be granted only through application to El Paso County Parks and approval by the Board of County Commissioners.

11.3: OTHER IMPROPER USES: Other improper uses including, but not limited to, gardening, car storage, and construction access are hereby prohibited except where otherwise allowed by special permit.

#### **Section 12: PENALTIES**



12.1: ENFORCEMENT: Pursuant to Section 29-7-101, C.R.S., the El Paso County Sheriff, Undersheriff, Deputies, and El Paso County Department of Public Works - Security and Parking Operations Division personnel shall enforce the rules and regulations herein adopted. Any person violating any rule or regulation adopted herein commits a class 2 petty offense punishable by fine or as otherwise provided by law. Any person having the authority and responsibility to enforce these Rules and Regulations, and having knowledge of any violation of these Rules and Regulations stated herein, may use the Penalty Assessment Procedure defined under Section 16-2- 201, C.R.S., as amended, by issuing the violator a penalty assessment notice and releasing the violator upon its terms or, as the law allows, by taking the violator before a county court judge. The penalty assessment notice shall be a Summons and Complaint and shall contain the identification of the offender, the specification of the offense, and the applicable fine.

12.2: FINE SCHEDULE FOR VIOLATION OF RULES: When the Penalty Assessment Procedure is utilized the following schedule of fines shall be applicable only as to the following violations:

Uncontrolled Dogs or Domestic Animals (Section 8.7b)

First offense - \$50, Second offense - \$100, Third offense - \$150

Vandalism to Park Property (Section 4.1)

First offense - \$200, Second offense - \$250, Third ~~O~~ffense - \$300

Trespassing (Section 2.4)

First offense - \$200, Second offense - \$250, Third offense - \$300

All collected fines shall be paid into a General Fund / Park Fees Account.

12.3: STATE AND FEDERAL LAW: Nothing in these Rules and Regulations is intended to restrict or supplant enforcement of any federal, state, or other local laws, rules, or regulations. To the extent permitted by law, these Rules and Regulations may be enforced concurrent to any federal, state, or local law, rule, or regulation which may be applicable.

### **Section 13: STATUTORY CONSTRUCTION**

13.1: CAPTIONS: The captions and paragraph headings used throughout these rules and regulations are for the convenience of reference only, and the words contained therein shall in no way be held or deemed to define, limit, describe, explain, modify, amplify or add to the interpretation, construction or meaning of any provision to or the scope or intent of these rules and regulations.

13.2: SEVERABILITY: If any provision of these rules and regulations or the application thereof to any party or circumstance shall to any extent be invalid or unenforceable, the remainder of these rules and regulations or the application of such provision to parties or circumstances other than those to which it is invalid or unenforceable, shall not be

affected thereby, and each provision of these rules and regulations shall be valid and enforceable to the fullest extent permitted by law.

13.3: REPEAL OF PRIOR RESOLUTIONS: All resolutions, orders and actions of the County, or parts thereof, which are in conflict with this Resolution and these rules and regulations are hereby repealed to the extent of such inconsistency; provided, however, that this repealer shall not be construed as revising any resolution, order or action, or any part thereof.

# An Act

HOUSE BILL 17-1151

BY REPRESENTATIVE(S) Hansen and Willett, Becker K., Buckner, Ginal, Hooton, Kennedy, Lontine, Mitsch Bush, Valdez, Winter, Young, Singer;  
also SENATOR(S) Kerr and Hill, Gardner, Kagan.

CONCERNING THE REGULATION OF ELECTRICAL ASSISTED BICYCLES.

*Be it enacted by the General Assembly of the State of Colorado:*

**SECTION 1.** In Colorado Revised Statutes, 42-1-102, **amend** (28.5) and (58) as follows:

**42-1-102. Definitions.** As used in articles 1 to 4 of this title, unless the context otherwise requires:

(28.5) "Electrical assisted bicycle" means a vehicle having two ~~tandem wheels~~ or two parallel THREE wheels, and one forward wheel; fully operable pedals, AND an electric motor not exceeding seven hundred fifty watts of power. and a top motor-powered speed of twenty miles per hour. ELECTRICAL ASSISTED BICYCLES ARE FURTHER REQUIRED TO CONFORM TO ONE OF THREE CLASSES AS FOLLOWS:

(a) "CLASS 1 ELECTRICAL ASSISTED BICYCLE" MEANS AN ELECTRICAL

*Capital letters indicate new material added to existing statutes; dashes through words indicate deletions from existing statutes and such material not part of act.*

ASSISTED BICYCLE EQUIPPED WITH A MOTOR THAT PROVIDES ASSISTANCE ONLY WHEN THE RIDER IS PEDALING AND THAT CEASES TO PROVIDE ASSISTANCE WHEN THE BICYCLE REACHES A SPEED OF TWENTY MILES PER HOUR.

(b) "CLASS 2 ELECTRICAL ASSISTED BICYCLE" MEANS AN ELECTRICAL ASSISTED BICYCLE EQUIPPED WITH A MOTOR THAT PROVIDES ASSISTANCE REGARDLESS OF WHETHER THE RIDER IS PEDALING BUT CEASES TO PROVIDE ASSISTANCE WHEN THE BICYCLE REACHES A SPEED OF TWENTY MILES PER HOUR.

(c) "CLASS 3 ELECTRICAL ASSISTED BICYCLE" MEANS AN ELECTRICAL ASSISTED BICYCLE EQUIPPED WITH A MOTOR THAT PROVIDES ASSISTANCE ONLY WHEN THE RIDER IS PEDALING AND THAT CEASES TO PROVIDE ASSISTANCE WHEN THE BICYCLE REACHES A SPEED OF TWENTY-EIGHT MILES PER HOUR.

(58) "Motor vehicle" means any self-propelled vehicle that is designed primarily for travel on the public highways and that is generally and commonly used to transport persons and property over the public highways or a low-speed electric vehicle; except that the term does not include ELECTRICAL ASSISTED BICYCLES, low-power scooters, wheelchairs, or vehicles moved solely by human power. For the purposes of the offenses described in sections 42-2-128, 42-4-1301, 42-4-1301.1, and 42-4-1401 for farm tractors and off-highway vehicles, as defined in section 33-14.5-101 (3), ~~C.R.S.~~, operated on streets and highways, "motor vehicle" includes a farm tractor or an off-highway vehicle that is not otherwise classified as a motor vehicle. For the purposes of sections 42-2-127, 42-2-127.7, 42-2-128, 42-2-138, 42-2-206, 42-4-1301, and 42-4-1301.1, "motor vehicle" includes a low-power scooter.

**SECTION 2.** In Colorado Revised Statutes, 42-3-103, amend (1)(b) introductory portion and (1)(b)(I) as follows:

**42-3-103. Registration required - exemptions.** (1) (b) This subsection (1) ~~shall~~ DOES not apply to the following:

(I) A bicycle, ~~electric~~ ELECTRICAL assisted bicycle, or other human-powered vehicle;

**SECTION 3.** In Colorado Revised Statutes, 42-4-111, amend (1) introductory portion and (1)(dd) as follows:

**42-4-111. Powers of local authorities.** (1) Except as otherwise provided in subsection (2) of this section, this ~~article~~ ARTICLE 4 does not prevent local authorities, with respect to streets and highways under their jurisdiction and within the reasonable exercise of the police power, from:

(dd) Authorizing OR PROHIBITING the use of ~~the electrical motor on~~ an electrical assisted bicycle on a bike or pedestrian path IN ACCORDANCE WITH SECTION 42-4-1412;

**SECTION 4.** In Colorado Revised Statutes, 42-4-221, amend (9); and add (10) and (11) as follows:

**42-4-221. Bicycle and personal mobility device equipment.** (9) (a) ~~Any person who violates any provision of this section commits a class B traffic infraction~~ ON OR AFTER JANUARY 1, 2018, EVERY MANUFACTURER OR DISTRIBUTOR OF NEW ELECTRICAL ASSISTED BICYCLES INTENDED FOR SALE OR DISTRIBUTION IN THIS STATE SHALL PERMANENTLY AFFIX TO EACH ELECTRICAL ASSISTED BICYCLE, IN A PROMINENT LOCATION, A LABEL THAT CONTAINS THE CLASSIFICATION NUMBER, TOP ASSISTED SPEED, AND MOTOR WATTAGE OF THE ELECTRICAL ASSISTED BICYCLE. THE LABEL MUST BE PRINTED IN THE ARIAL FONT IN AT LEAST NINE-POINT TYPE.

(b) A PERSON SHALL NOT KNOWINGLY MODIFY AN ELECTRICAL ASSISTED BICYCLE SO AS TO CHANGE THE SPEED CAPABILITY OR MOTOR ENGAGEMENT OF THE ELECTRICAL ASSISTED BICYCLE WITHOUT ALSO APPROPRIATELY REPLACING, OR CAUSING TO BE REPLACED, THE LABEL INDICATING THE CLASSIFICATION REQUIRED BY SUBSECTION (9)(a) OF THIS SECTION.

(10) (a) AN ELECTRICAL ASSISTED BICYCLE MUST COMPLY WITH THE EQUIPMENT AND MANUFACTURING REQUIREMENTS FOR BICYCLES ADOPTED BY THE UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION AND CODIFIED AT 16 CFR 1512 OR ITS SUCCESSOR REGULATION.

(b) A CLASS 2 ELECTRICAL ASSISTED BICYCLE MUST OPERATE IN A MANNER SO THAT THE ELECTRIC MOTOR IS DISENGAGED OR CEASES TO FUNCTION WHEN THE BRAKES ARE APPLIED. CLASS 1 AND CLASS 3

PAGE 3-HOUSE BILL 17-1151

ELECTRICAL ASSISTED BICYCLES MUST BE EQUIPPED WITH A MECHANISM OR CIRCUIT THAT CANNOT BE BYPASSED AND THAT CAUSES THE ELECTRIC MOTOR TO DISENGAGE OR CEASE TO FUNCTION WHEN THE RIDER STOPS PEDALING.

(c) A CLASS 3 ELECTRICAL ASSISTED BICYCLE MUST BE EQUIPPED WITH A SPEEDOMETER THAT DISPLAYS, IN MILES PER HOUR, THE SPEED THE ELECTRICAL ASSISTED BICYCLE IS TRAVELING.

(11) A PERSON WHO VIOLATES THIS SECTION COMMITS A CLASS B TRAFFIC INFRACTION.

**SECTION 5.** In Colorado Revised Statutes, 42-4-1412, amend (14); and add (15) as follows:

**42-4-1412. Operation of bicycles and other human-powered vehicles.** (14) (a) (I) ~~Except as authorized by section 42-4-111, the rider of an electrical assisted bicycle shall not use the electrical motor on a bike or pedestrian path.~~ A PERSON MAY RIDE A CLASS 1 OR CLASS 2 ELECTRICAL ASSISTED BICYCLE ON A BIKE OR PEDESTRIAN PATH WHERE BICYCLES ARE AUTHORIZED TO TRAVEL.

(II) A LOCAL AUTHORITY MAY PROHIBIT THE OPERATION OF A CLASS 1 OR CLASS 2 ELECTRICAL ASSISTED BICYCLE ON A BIKE OR PEDESTRIAN PATH UNDER ITS JURISDICTION.

(b) A PERSON SHALL NOT RIDE A CLASS 3 ELECTRICAL ASSISTED BICYCLE ON A BIKE OR PEDESTRIAN PATH UNLESS:

(I) THE PATH IS WITHIN A STREET OR HIGHWAY; OR

(II) THE LOCAL AUTHORITY PERMITS THE OPERATION OF A CLASS 3 ELECTRICAL ASSISTED BICYCLE ON A PATH UNDER ITS JURISDICTION.

(15) (a) A PERSON UNDER SIXTEEN YEARS OF AGE SHALL NOT RIDE A CLASS 3 ELECTRICAL ASSISTED BICYCLE UPON ANY STREET, HIGHWAY, OR BIKE OR PEDESTRIAN PATH; EXCEPT THAT A PERSON UNDER SIXTEEN YEARS OF AGE MAY RIDE AS A PASSENGER ON A CLASS 3 ELECTRICAL ASSISTED BICYCLE THAT IS DESIGNED TO ACCOMMODATE PASSENGERS.

(b) A PERSON SHALL NOT OPERATE OR RIDE AS A PASSENGER ON A CLASS 3 ELECTRICAL ASSISTED BICYCLE UNLESS:

(I) EACH PERSON UNDER EIGHTEEN YEARS OF AGE IS WEARING A PROTECTIVE HELMET OF A TYPE AND DESIGN MANUFACTURED FOR USE BY OPERATORS OF BICYCLES;

(II) THE PROTECTIVE HELMET CONFORMS TO THE DESIGN AND SPECIFICATIONS SET FORTH BY THE UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION OR THE AMERICAN SOCIETY FOR TESTING AND MATERIALS; AND

(III) THE PROTECTIVE HELMET IS SECURED PROPERLY ON THE PERSON'S HEAD WITH A CHIN STRAP WHILE THE CLASS 3 ELECTRICAL ASSISTED BICYCLE IS IN MOTION.

(c) A VIOLATION OF SUBSECTION (15)(b) OF THIS SECTION DOES NOT CONSTITUTE NEGLIGENCE OR NEGLIGENCE PER SE IN THE CONTEXT OF ANY CIVIL PERSONAL INJURY CLAIM OR LAWSUIT SEEKING DAMAGES.

**SECTION 6. Act subject to petition - effective date.** This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 9, 2017, if adjournment sine die is on May 10, 2017); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless


approved by the people at the general election to be held in November 2018 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.



Crisanta Duran  
SPEAKER OF THE HOUSE  
OF REPRESENTATIVES



Kevin J. Grantham  
PRESIDENT OF  
THE SENATE

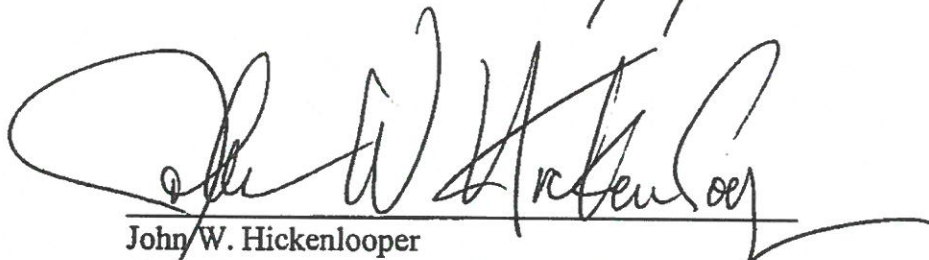


Marilyn Eddins  
CHIEF CLERK OF THE HOUSE  
OF REPRESENTATIVES



Effie Ameen  
SECRETARY OF  
THE SENATE

APPROVED 1:45 Pm 4/4/17



John W. Hickenlooper  
GOVERNOR OF THE STATE OF COLORADO



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

### **Agenda Item Summary Form**

**Agenda Item Title:** 2018 Facility Use Fee Schedule  
**Agenda Date:** November 8, 2017  
**Agenda Item Number:** # 7 - C  
**Presenter:** Tim Wolken, Director of Community Services  
**Information:** **Endorsement:** X

#### **Background Information:**

The Park Advisory Board annually reviews and endorses the upcoming year's Park facility use fee schedule at the November meeting. The fees are assessed for individuals, groups, organizations and businesses who desire to utilize a park facility for their exclusive use.

As of September, 2017, 2,344 facility use reservations have been processed involving 113,953 participants and generating \$188,630 in facility use fees to support the operation of the park system.

Staff conducts evaluations with facility users and in 2017, the overall rating regarding whether our fees are acceptable was 3.8 on a scale of 1 = completely disagree to 5 = completely agree. This score appears to indicate that our facility users find our current fees to be generally reasonable.

When developing the fee proposal, staff compares fees charged by other park systems in our region, reviews citizen comments regarding the current fee structure, and adds needed new facility use fees.

**Based on the above, staff is recommending the attached 2018 facility use schedule which is not proposing any fee increases.**

#### **Proposed Motion:**

Move to endorse the proposed 2018 Facility Use Fee Schedule.

**El Paso County Parks**  
**2018 Facility Use Fee Schedule**

**Individual / Non-Profit**

Facility Use Category	2017 Fees	2018 Proposed Fees
Archery Range	\$6/hr per lane	\$6/hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$24/hr (2 hour minimum)	\$24/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$18/hr (2 hour minimum)	\$18/hr (2 hour minimum)
Baseball / Softball Fields	\$22/hr (2 hour minimum)	\$22/hr (2 hour minimum)
Gazebo at Fox Run	\$117/hr (2 hr minimum)	\$117/hr (2 hr minimum)
Pavilion Reservation	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion
Creekside Meeting Room	\$8 / hr	\$8 / hr
Fox Run Nordic Center Room	\$18 per hour (2 hr minimum)	\$18 per hour (2 hr minimum)
Tennis Court - no lights	\$6/hr per court	\$6/hr per court
Tennis Court - lights	\$9/hr per court	\$9/hr per court
Vending Permit	\$40 / day / vendor	\$40 / day / vendor
Disc Golf Course	\$100 / event	\$100 / event
Trail Use Fee	\$100 / Event	\$100 / Event

**Commercial**

Commercial events conducted by promoters / businesses that are using the facility for commercial purposes. Examples include ticketed events, merchandise sales, class instruction, and other for-profit special events.

Facility Use Category	2017 Fees	2018 Proposed Fees
Archery Range	\$9/hr per lane	\$9/hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$35/hr (2 hour minimum)	\$35/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$27/hr (2 hour minimum)	\$27/hr (2 hour minimum)
Baseball / Softball Fields	\$33/hr (2 hour minimum)	\$33/hr (2 hour minimum)
Gazebo at Fox Run	\$177/hour (2 hour minimum)	\$177/hour (2 hour minimum)

<b>Pavilion Reservation</b>	\$45/day - small pavilion \$150/day - medium pavilion \$310/day - BC 1 & FC 1 pavilion	\$45/day - small pavilion \$150/day - medium pavilion \$310/day - BC 1 & FC 1 pavilion
<b>Creekside Meeting Room</b>	\$12 / hr	\$12 / hr
<b>Fox Run Nordic Center Room</b>	\$28 / hr (2 hour minimum)	\$28 / hr (2 hour minimum)
<b>Tennis Court - no lights</b>	\$9 / hr per court	\$9 / hr per court
<b>Tennis Court - lights</b>	\$13 / hr per court	\$13 / hr per court
<b>Vending Permit</b>	\$60 / day / vendor	\$60 / day / vendor
<b>Disc Golf Course</b>	\$150 / event	\$150 / event
<b>Trail Use Fee</b>	\$150 / Event	\$150 / Event

### **Special Event Fee Schedule**

Special event fees are charged in addition to rental fees if one / all of the following needs are required for the event: additional park staff support, special insurance requirements, and / or if specialized equipment (bounce house, dunk tank, ...) will be used.

#### **Non-Profit / Individual**

<b>Number of People</b>	<b>2017 Fees</b>	<b>2018 Proposed Fees</b>
<b>Up to 100</b>	\$59 per event	\$59 per event
<b>101 - 200</b>	\$89 per event	\$89 per event
<b>201 - 300</b>	\$118 per event	\$118 per event
<b>301 - 400</b>	\$148 per event	\$148 per event
<b>401 - 500</b>	\$207 per event	\$207 per event
<b>501 - 600</b>	\$266 per event	\$266 per event
<b>601 - 700</b>	\$325 per event	\$325 per event
<b>701 - 800</b>	\$384 per event	\$384 per event
<b>801 - 900</b>	\$443 per event	\$443 per event
<b>901 - 1,000</b>	\$502 per event	\$502 per event
<b>1,001 - up</b>	\$551 per event*	\$551 per event*
<b>Sports Leagues</b>	\$118	\$118

\* Plus \$59 for each additional 100

**Commercial**

<b>Number of People</b>	<b>2017 Fees</b>	<b>2018 Proposed Fees</b>
<b>Up to 100</b>	\$89 per event	\$89 per event
<b>101 - 200</b>	\$134 per event	\$134 per event
<b>201 - 300</b>	\$177 per event	\$177 per event
<b>301 - 400</b>	\$222 per event	\$222 per event
<b>401 - 500</b>	\$310 per event	\$310 per event
<b>501 - 600</b>	\$399 per event	\$399 per event
<b>601 - 700</b>	\$487 per event	\$487 per event
<b>701 - 800</b>	\$576 per event	\$576 per event
<b>801 - 900</b>	\$664 per event	\$664 per event
<b>901 - 1,000</b>	\$753 per event	\$753 per event
<b>1,001 - up</b>	\$826 per event*	\$826 per event*
<b>Sports Leagues</b>	\$177	\$177

\* Plus \$89 for each additional 100

**El Paso County Parks  
2017 Action Plan**

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

<b>Community Outreach</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Complete County Fair Sponsorship Program	Dana Nordstrom		Completed
Partners in the Park Program	Dana Nordstrom		Completed
Expand Friends Groups	Dana Nordstrom		Completed
Complete Nature Center Fundraising Program	Todd Marts		Completed
Establish an On-Line Giving Program	Christine Burns		Tabled
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		Completed

Community Services Department Parks / Recreation & Cultural Services Divisions October 2017 Monthly Report									
<u>Facility Revenue Totals To Date</u>		2017							2016
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>				<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 191,462	\$ (11,462)				\$ 181,078	
County Fair / Fairgrounds		\$ 257,800	316,122	\$ (58,322)				\$ 298,550	
<b>Total</b>		<b>\$ 437,800</b>	<b>\$ 507,584</b>	<b>\$ (69,784)</b>				<b>\$ 479,628</b>	
<u>Fundraising Revenue</u>		2017							2016
		<u>Goal</u>	<u>Amount</u>	<u>Balance</u>				<u>Totals to Date</u>	
County Fair Sponsorships		\$ 65,000	\$ 81,250	\$ (16,250)				\$ 80,050	
Partners in the Park Program		\$ 30,000	\$ 25,000	\$ 10,000				\$ 20,000	
Trust for County Parks		\$ 10,000	\$ 25,627	\$ (15,627)				\$ 25,805	
Nature Center Fundraising		\$ 25,000	\$ 35,323	\$ (10,323)				\$ 41,768	
County Fairgrounds Support (Fairgrounds Corp)		\$ 40,000	\$ 50,000	\$ (10,000)					
Regional Building Donation								\$ 100,000	
<b>Total</b>		<b>\$ 170,000</b>	<b>\$ 217,200</b>	<b>\$ (47,200)</b>				<b>\$ 267,623</b>	
<u>Grant Funds</u>		Awarded							
Great Outdoor Colorado - Habitat Restoration Grant		\$ 75,000							
Great Outdoors Colorado - Planning Grant		\$ 30,000							
Great Outdoors Colorado - Mini Grant		\$ 45,000							
Community Development Block Grant		\$ 150,000							
<b>Totals</b>		<b>\$ 300,000</b>							
<u>Parks Division Reservations</u>		2017							2016
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
January		29	1064	N/A	16	678			
February		26	850	N/A	20	647			
March		77	1918	N/A	20	201			
April		240	7619	4.1	111	3259			
May		396	17014	4.2	326	14908			
June		448	20691	3.94	479	20438			
July		441	24401	4.28	491	22365			
August		345	21010	4.44	385	23342			
September		342	19386	4.27	334	17895			
October		143	17148	4.07	170	20526			
November									
December									
<b>Total</b>		<b>2487</b>	<b>131101</b>	<b>4.19</b>	<b>2352</b>	<b>124259</b>			

<u><a href="#">Parks Facility Reservations</a></u>	<u>2017</u>			<u>2016</u>		
<u>October</u>			<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<u><b>Bear Creek Regional Park</b></u>						
Archery Lanes						
Athletic Fields			10	860	16	2100
Pavilions			18	625	32	2009
Trails			8	11312	5	11300
Vendor			3	6	4	9
Tennis Courts						
Vita Course						
Meeting Room			12	151	19	245
<u><b>Black Forest Regional Park</b></u>					2	19
Athletic Fields						
Pavilions			3	90	1	50
Vendor						
Tennis Courts			4	16		
<u><b>Falcon Regional Park</b></u>						
Baseball Fields			16	400	7	175
<u><b>Fountain Creek Regional Park</b></u>						
Athletic Fields					6	750
Pavilions			4	170	15	584
Trails					4	850
Disc Golf Course			2	300	1	100
Vendor						
<u><b>Fox Run Regional Park</b></u>						
Athletic Fields			22	855	16	450
Gazebo			28	685	21	370
Warming Hut			2	23	2	40
Pavilions			6	223	11	558
Trails						
<u><b>Homestead Ranch Regional Park</b></u>						
Pavilions			1	30	3	110
Athletic Fields						
Trails						
<u><b>Palmer Lake Recreational Area</b></u>						
Palmer Lake Santa Fe Trail			1	700	3	800
<u><b>New Santa Fe Trail</b></u>						
Monument Trail Head New Santa Fe Trail			2	700		
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor					1	2
<u><b>Paint Mines Trail</b></u>			1	2	1	5
<u><b>Rock Island Trail</b></u>						
<u><b>Black Forest Section 16</b></u>						
<u><b>Total Park Facility Reservations</b></u>			<b>143</b>	<b>17148</b>	<b>170</b>	<b>20526</b>





<b><u>Exhibit Hall - Fairgrounds</u></b>									
Livestock Committee Meeting			1	20	1	20			
Fitness Challenge					4	80			
<b><u>Arena</u></b>									
Silver Buckle Gymkhana			1	40	1	56			
<b>Month Total Fair Facility Reservations</b>			24	5,064	16	3,381			
<b><u>Vandalism Report</u></b>									
<b><u>Incident</u></b>		<b><u>Date</u></b>	<b><u>Location</u></b>	<b><u>Area</u></b>	<b><u>Cost</u></b>				
Copper theft from 6 light poles at the trailhead		2/2/2017	Rock Island Regional Trail	Trailhead	\$3,000				
Turf and fence damage by vehicle doing donuts		3/26/2017	Black Forest Regional Park	Field	\$200				
Graffiti		5/7/2017, 5/20/2017	Rainbow Falls	Rocks, Bridge	\$500				
Turf damage by vehicle doing donuts		5/21/2017	Bear Creek Terrace	Field	\$400				
Graffiti		July	Crew Gulch Trail	Under Bridge	\$200				
Turf damage done by vehicle		7/10/17, 7/24/17	Bear Creek Terrace	Field	\$200				
Graffiti		July	Rainbow Falls	Bridge	\$500				
Sign damage (torn out, bent, damaged)		July	Bear Creek Terrace	Park	\$500				
Turf damage by vehicle		8/13/2017	Bear Creek Terrace	Field	\$1,700				
Split rail damaged by vehicle		9/26/2017	Rock Island Regional Trail	Trailhead	\$1,500				
Graffiti		10/30/2017	Bear Creek Terrace	Pavillion	\$100				
<b><u>Volunteerism</u></b>			<b>Total</b>		<b>\$8,800</b>				
			<b>2017</b>		<b>2016</b>				
<b>Total for Year</b>		<b>Goal</b>	<b>Volunteers</b>	<b>Total Hours</b>	<b>Volunteers</b>	<b>Total Hours</b>			
January			132	648	262	1271			
February			153	1226	161	2345			
March			261	1,800	260	2,206			
April			853	3,290	645	4,268			
May			468	3111	398	2592			
June			407	2,868	418	3,016			
July			662	7559	699	6717			
August			294	1919	165	1938			
September			263	1770	519	3279			
October			702	3585	881	4101			
November									
December									
<b>Totals</b>		<b>20,000 hours</b>	<b>4195</b>	<b>27,776</b>	<b>4408</b>	<b>31,733</b>			

			2017		
October			<u>Volunteers</u>	<u>Total Hours</u>	
Parks Advisory Board			9	27	
Fair Advisory Board			14	56	
Fairgrounds Corporation			5	20	
Friends of the Nature Centers			52	530	
Adopt-A-Park / Trail / Volunteer Projects			621	2,930	
Front Range Community Service			1	22	
<b>Total</b>			<b>702</b>	<b>3,585</b>	
<u>Programming</u>		Goal	2017		2016
<u>Totals for Year</u>			<u>Programs</u>	<u>Attendance</u>	<u>Programs</u>
January			19	461	33
February			32	1104	26
March			34	706	50
April			112	3819	179
May			214	4089	210
June			93	5127	102
July			97	2964	67
August			62	1477	41
September			94	2654	105
October			142	4520	71
November					
December					
<b>Totals</b>		<b>800 / 21,000</b>	<b>899</b>	<b>26921</b>	<b>884</b>
					<b>24575</b>

<u>October</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>
Discover Bear Creek	BCNC	20	309	5.00
Habitat	BCNC	7	100	4.95
Incredible Insects	BCNC	7	73	5.00
Colorado Wildlife Detectives	BCNC	4	43	5.00
Foothills Field Experience	BCNC	15	391	5.00
El Paso County DHS Meeting	BCNC	1	20	
Harvest Moon Storytelling Hike at Fox Run	BCNC	1	36	
Outreach: Canon Preschool Fall Festival	BCNC	1	120	
Creek Week Cleanup	BCNC	1	30	
Active Adult Series: Story of Us	BCNC	1	10	
Bear Den Rental CSBD Early Literacy Project	BCNC	1	15	
Community Intersection	BCNC	1	15	
Paint Mines Hike- Woodland Park Foresters	BCNC	1	15	
Scout: Webelos Into the Wild	BCNC	1	10	4.90
Scout: Webelos Into the Woods	BCNC	1	10	4.00
Scout: Webelos Geology Rocks	BCNC	1	10	4.85
Pavilion Rental	BCNC	1	38	
Outreach: Black Bear Diner Fundraiser	BCNC	1	125	

Community Intersections	BCNC	1	12		
Birthday: Bugs & Beasts	BCNC	1	40	5.00	
Kids at Home Preschool	BCNC	1	9		
Nature Explorers: Venomous, Poisonous, Exciting-ous	BCNC	1	31	5.00	
Little Wonders: Sleepy Trees	BCNC	1	23	4.90	
Outreach: Jack Quinns Running Club	BCNC	2	1211		
Active Adult Series: Photography Workshop FC	BCNC	1	10		
Volunteer Recruitment Presentation @ Skyline	BCNC	1	2		
Aiken Audubon Meeting: Birding Atlas	BCNC	1	26		
Birthday: Bugs & Beasts	BCNC	1	17	5.00	
Walk the Wetlands	FCNC	22	405	5.00	
Discover the Wetlands	FCNC	23	490	5.00	
Colorado College	FCNC	1	12		
Capetown South Africa Choir students	FCNC	1	23		
Webster School	FCNC	1	25		
Nature Adventures: Scats & Tracks	FCNC	1	17	5.00	
Outreach: Dinosaur Resource Center	FCNC	1	76		
Girl Scout Bug Badge	FCNC	1	22	5.00	
EPC Finance Dept. Meeting	FCNC	1	15		
2's & 3's: Batty Bats	FCNC	1	24	5.00	
Girl Scouts Orienteering Badge	FCNC	1	16	4.80	
Stewardship Project: Ft. Carson Rehab Clinic	FCNC	1	7		
Girl Scout Hikers	FCNC	1	30		
Bats for Beginners	FCNC	1	12	5.00	
Cub Scouts: Fur, Feather & Ferns	FCNC	1	20	5.00	
Pikes Peak Community College: Environ. Sci.	FCNC	4	44		
Community Intersections	FCNC	1	9		
Pumpkin Carving Party	FCNC	1	78	5.00	
Jack-o-Lantern Trail Event	FCNC	1	444	5.00	
<b>TOTALS</b>		<b>142</b>	<b>4520</b>	<b>4.93</b>	



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

STAN VANDERWERF  
LONGINOS GONZALEZ, JR.  
PEGGY LITTLETON

## COMMUNITY SERVICES DEPARTMENT

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

### ADMINISTRATIVE SERVICES

#### MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR  
DEBRA REID, ADMINISTRATIVE SUPERVISOR

**Octobers 2017**

#### General Updates:

1. Facility rental revenue is up by \$10,384 from this time in 2016.
2. There were 143 reservations made in October for a total of \$13,329.50.

#### Special Events:

1. The largest running event of the year held on County Parks' property took place in October at Bear Creek Regional Park. The Colorado State Cross Country Championship was hosted at the Norris Penrose Event Center and the trails of Bear Creek Regional Park East. 2A, 3A, 4A, and 5A High School teams competed on a challenging 5K course. The event draws several thousand people to Colorado Springs each year and is a large contributor to the local economy.
2. Bear Creek Regional Park was also host to the annual 'Doherty Spartan Cross Country Invitational' again. This year, 27 teams with 700 kids total were invited to participate.
3. The Landsharks Running Club invited members and the community to their annual 'Celebration Race' 2K fundraiser run/walk. The run was followed by awards, potluck and tailgating. Bear Creek Regional Park and the Penrose Event Center were hosts to the event.



4. The YMCA of the Pikes Peak Region invited the community to the Palmer Lake Recreation area and the New Santa Fe Regional trail for the 10th Annual 'Creepy Crawl 5K' fun run. The event drew a crowd of approximately 700 runners dressed in Halloween costumes.
5. The Pikes Peak Flying Disc Club hosted the annual 'Clash at the Creek' disc golf tournament this October again. This 2-day tournament is held at the Widefield Community Park.

## **COMMUNITY SERVICES DEPARTMENT**

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

### **COMMUNITY OUTREACH and GRANTS**

#### **Monthly Report – October 2017**

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

### **Community Outreach**

#### **1. COMMUNITY OUTREACH:**

- Creek Week Cleanup: The results are in! During this year's nine-day cleanup, nine communities with over 2,500 citizens, collected 10 tons of litter and debris from our parks, trails, open spaces and waterways. County Parks had 420 volunteers in our parks, trails and Nature Centers alone.
- Veteran of the Year Ceremony: El Paso County is home to more than 98,000 American veterans. El Paso County honored Leo F. Martinez as the 2017 Veteran of the Year. The Ceremony and accompanying luncheon was held outside at Bear Creek Regional Park Veteran's Monument on October 12. Staff raised \$3,500 in sponsorships and assisted with coordination of the day's events.
- Bear Creek Dog Park Ghouls and Stools Cleanup: Ghouls & Stools Day is a fun way to raise awareness about the problem of excessive waste in parks and to get it cleaned up. The event is a partnership between Friends of Bear Creek Dog Park, Keep Colorado Springs Beautiful and the Fountain Creek Watershed District. We had over 50 volunteers and collected 300 pounds of pet waste from the dog park. Thank you Heuberger Motors, Subaru and Republic of Paws for proving contest prizes!

#### **2. FRIENDS GROUPS:**

- In partnership with Pikes Peak Urban Gardens we had 32 volunteers join us at Fountain Creek Regional Park to build frames for our new community garden named, "Duckwood Gardens". We are looking forward to this new adventure in the spring of 2018.
- Join the Friends of Homestead Ranch Regional Park Wednesday, November 8 at 6 pm at JAKs Brewing Company in Falcon.



## **Grants**

1. A built environment grant from the Colorado Springs Health Foundation was awarded for \$110,000 to support improvements at Widefield Community Park.
2. If you have an interest working with us on researching grant opportunities and/or writing grants to support park projects, please call Christine Burns at 520-6996.





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

STAN VANDERWERF  
LONGINOS GONZALEZ, JR.  
PEGGY LITTLETON

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

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

**Projects, Fundraising & Grants:**

1. Bear Creek Nature Center hosted a cleanup/ riparian improvement event as part of the 4<sup>th</sup> Annual community-wide Fountain Creek Week. Thirty volunteers collected trash from the Bear Creek waterways and removed invasive Mullein and Toadflax from the stream corridors.
2. Bear Creek Nature Center staff and Bear Run committee volunteers spent a great deal of time and energy in October promoting Bear Creek's 3<sup>rd</sup> Annual Bear Run fundraiser (a 3K Fun Run & Walk) to be held on November 4. Staff was interviewed by 103.9 RXP and staff and committee members promoted the run at numerous events in the community, including Jack Quinn's Running Clubs, Waldo Waldo 5K, Old Colorado City Farmers Market, Pikes Peak Road Runners Races, and Emma Crawford Coffin Race and Parade. Bear Run Sponsor Black Bear Diner hosted a runner packet pickup and fundraising event in which they donated 20% of the day's sales, which totaled \$859 benefiting the Bear Run/ Friends of El Paso County Nature Centers.

**Programs & Events:**

1. The El Paso County Raceway Auto Races have concluded for the 2017 season and was host to 10 races with an estimated attendance of 16,850.
2. 650 people participated in the Fall Festival/Haunted Halloween at the El Paso County Fairgrounds and was a great success! In addition to the traditional community Trick or Treat and Chili hosted by the Calhan Fire Department, we hosted a Haunted House, Halloween with Horses, Wagon Rides, a pumpkin carving contest, spider races, cookie decorating, sack races, costume contests, Halloween themed racecar, bonfire, and a dance brought the evening to a close.
3. The 1<sup>st</sup> annual Craft & Vendor Show will be Saturday, November 4<sup>th</sup> from 9:00am-4:30pm in the Whittemore Building at the El Paso County Fairgrounds with more than 40 vendors registered. In addition to all of the great shopping opportunities, the Cyerf Teen Center of Calhan will be hosting a Kid's Zone so that parents can shop while the kids play. Horse drawn wagon rides will be available as well as face-painting and food concessions. Santa is likely to make an appearance from 11:00am-1:00pm.



4. Fountain Creek Nature Center conducted 45 programs, 895 students learned about the wetlands, and "Where there is water, there is life."
5. Seventy-six people attended the pumpkin carving party in the morning and carved pumpkins using our pre-scooped out pumpkins thanks to 21 volunteers who helped unload and scoop pumpkins for them. Citizens used our wide variety of patterns from the traditional scary skulls, wolves and haunted trees, to pop culture icons and Pokémon. These jack-o-lanterns were then used to line the nature trail for the evening event.
6. 444 citizens attended the Jack-o-Lantern Trail event. They experienced various activity areas including the two campfires for marshmallow roasting, the skins, skulls, scats and tracks table eerily lighted at the Outdoor Classroom, and enjoyed special animal stories at the Rabbit Gulch Outdoor Theater with a narrator, puppets and a costumed bear and beaver; in addition to the Jack-o-Lantern Trail which captivated attendees under a ½ moon sky, Pikes Peak Community College Zoo Keeping students called Wild Things Out There brought creepy animals including a python for people to learn about, touch and ask questions. Our own Rosie the tarantula and the giant hissing cockroaches gave kids and adults alike opportunity to hold them, reduce their fears and appreciate all the fascinations of nature. The event took almost 40 volunteers to present this well-loved event to the public. Staff couldn't have done it without them!
7. Bear Creek hosted a Webelos Scout Badge Day on October 14. Staff and volunteers led programs that helped scouts earn badge requirements for - Into the Woods, Into the Wild and Earth Rocks Arrow of Light Adventures. Scout leaders that were present expressed interest in more Scout programs at Bear Creek Nature Center.
8. Bear Creek Nature Center maintained a busy school field trip season during the month of October. Staff and volunteers led a total of 53 field trip groups, serving 916 students, with the most popular programs being Discover Bear Creek, which serves Preschool and Kindergarten children, and Foothills Field Experience which serves students in 4<sup>th</sup>-8<sup>th</sup> Grade. The average evaluation score for all field trip programs for the month was 4.99 out of 5.
9. BCNC hosted 'Harvest Moon Storytelling Hike' at Fox Run Regional Park on the evening of October 6<sup>th</sup>. Registration was full with 30 participants and there was also a waiting list for the program. Bear Creek staff and 5 volunteers led a hike and stopped along the way to tell stories and myths about the natural world while involving participants in acting the stories out. This was the second Moonlight Storytelling Hike Bear Creek has hosted this year at Fox Run and both programs were filled to capacity with waiting lists.

## **COMMUNITY SERVICES DEPARTMENT**

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

### **PARKS PLANNING DIVISION MONTHLY REPORTS OCTOBER, 2017**

#### **ACTION PLAN:**

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

1. Black Forest Regional Park: Staff is working with Rocky Mountain Field Institute on 2017 work associated with the IndyGIVE campaign. Work focuses on implementing forest management plan recommendations, drainage improvements, soil stabilization, and trail decommissioning. RMFI completed 22 workdays in 2017.

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

The Black Forest Regional Park Master Plan Update was presented to the Park Advisory Board on August 9 and approved by the Board of County Commissioners on September 5. Staff is developing an IFB package to provide a contractor to implement trail repairs/construction.

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

2. Elephant Rock Open Space: The acquisition process is complete. 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 occurred in August 2017. The master plan process has been initiated.

3. Pineries Open Space: The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March. 30% design plans were reviewed by staff in early May. A public meeting to review design plans and trail alignments was held on June 8 at The Lodge at Cathedral Pines. 90% design plans and construction documents were completed



in July and are being reviewed by staff. Staff completed marking of single-track trail corridors in July.

4. Rainbow Falls Historic Site: 2015 FEMA-funded work, resurfacing of a portion of the main trail/service road with road base material, was completed with assistance from the Department of Public Works. Staff prepared an Invitation for Bids (IFB) for the \$345,000 Transportation Enhancement Grant project, and bids were due on March 7. Two bids were received, both considerably over budget. CDOT has advised that the County will need to rebid the project, and Parks has elected to wait until the fall, when contractors are more available and physical conditions are less challenging. In the meantime, Parks is evaluating different bridge options and has reopened the park for the summer.

5. Ute Pass Regional Trail: The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. Staff is initiating a design/build process with development of a scope of work as SHPO and environmental clearances are being processed. Staff continues to support the Ring the Peak Trail and is coordinating advocacy with TOSC, City Parks and the State. Jason Meyer attended the October 11 key stakeholder meeting.

### **Planning:**

1. City of Colorado Springs Bike Master Plan: Planning Staff is serving on the Technical Advisory Committee for the update of the plan. The final TAC meeting was on August 2 to review the initial draft. A draft plan is now available for public review and will be presented to City Council in 2017.

2. Fountain Creek Regional Park Master Plan: Planning and Park Operations Divisions have launched on implementation of Phase I improvements. The dog park and Cottonwood Meadows parking lot and trails RFP was published in June. One bid was received, considerably over budget. Staff canceled the solicitation and will resubmit an RFP for parking lot design only. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens.

3. Widefield Community Park Master Plan: The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grant will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements.

4. Elephant Rock Open Space Master Plan: Staff has initiated preliminary work, such as base map development, in preparation for the upcoming master plan process.

5. Regional Open Space Committee: As proposed in the County Strategic Plan, the Planning Division coordinated the formation of a regional open space group, and the first meeting was held on May 18. The purpose is to share information and build partnerships to collectively advance open space conservation projects.

## **Flood Recovery:**

1. 2015 Flood Recovery: Jason Meyer continues to serve on the County Financial Impact Team that meets twice a month to collaboratively advance projects. Environmental clearances are underway for large projects, such as the Hanson Trailhead and New Santa Fe Trail repairs. A contract to complete the Black Forest Section 16 and Drake Lake repairs was awarded to RMC and work was completed in May, 2017. The Willow Springs design contract was awarded to J3 Engineering, and design is underway. A contract to complete Fountain Creek Regional Trail flood repairs was awarded to Wyoming Efficiency Contractors and work was completed on September 8. A RFP for Hanson Trailhead design was advertised with bids due October 10. One submittal was received and is currently under review. An IFB for New Santa Fe Trail repairs was advertised with bids due November 2.
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 Pinerias Open Space Culturally Modified Tree Assessment has been completed. The Black Forest Regional Park CMT Assessment is underway and expected to be completed in 2017.
2. Development Permit Application Reviews: Staff reviewed 12 development permit applications in September, including three that will be presented to the Park Advisory Board on November 8.
3. Fountain Creek Watershed, Flood Control and Greenway District: Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens Advisory Group. The committees help develop and implement watershed restoration and enhancement projects.
4. Geographic Information Systems (GIS): Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. 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. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was prepared in October. The GOCO Board awarded both grants. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, and was awarded the grant in July 2017. Staff has also submitted and was awarded a \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park.

6. 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.

7. Website: Staff has updated Planning pages to comply with ADA recommendations. New pages and content are created as new projects are initiated.



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

STAN VANDERWERF  
LONGINOS GONZALEZ, JR.  
PEGGY LITTLETON

## COMMUNITY SERVICES DEPARTMENT

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

### PARK OPERATIONS DIVISION MONTHLY REPORT OCTOBER, 2017

#### Operations/Misc. Projects

**Fairgrounds RV Electric** - Morton Electric has completed the layout for the new RV pedestals and will begin trenching and installation week of October 30<sup>th</sup>. The easement license agreement between Mountain View Electric Association and El Paso County has been approved by the Board of County Commissioners. The purchase order for the new transformer has been submitted and approved, once MVEA receives, a date will be scheduled for placing the new 800 amp transformer. Weather depending, the completion of this project is estimated by the end of November.

**New Santa Fe Regional Trail Restroom (Palmer Lake)** - Olson Plumbing has completed the installation of a new potable water service line to the restroom at Baptist Rd. Olson Plumbing will make the final tap connection during the week of October 30<sup>th</sup> and schedule final inspection. The current well that supplies the restroom has been winterized and documents will be submitted to the State to decommission the well. The next step is to tap into the new sanitation line that has been proposed to be installed just east of the restroom. County staff is working with Tri-Lakes Metro District on an easement agreement for the new sanitary sewer line. If the proposed utility corridor is agreed upon, the new sewer line would be within feet of the restroom for an easy tie in. Currently Olson Plumbing is researching if the County will require an engineered drawing for replacing the current waterless fixtures with either stainless steel or a vandal resistant style of restroom fixtures.

**Insurance Claims Update** - Stratmoor Valley Park pavilion roof is slated for replacement. The County has also received approval for roof replacement of the Palmer Lake restroom and the restroom at Bear Creek Terrace. Repairs have been completed on the Warming Hut and Gazebo roofs at Fox Run Regional Park. These last few replacements constitute what is left of the damage caused by the wind storms of January 2017 and the hail damage from 2016.

**Bear Creek Tennis Court** - Due to scheduling conflicts with Evergreen Tennis and the need for sustained warm weather to apply this type of surfacing, repair of the court will need to be moved to spring of 2018 to guarantee the best application of this type of material.



**Willow Springs Bridge** - Matrix Design Group and Terracon Consultants have been contacted to provide estimates for a Geotechnical and Scour assessment of Crews Gulch to verify if the existing bridge may be repaired. The bridge itself was examined by AIG engineering representatives and found to be structurally stable. Once the estimates are in from Matrix for the assessments, they will be presented to AIG for consideration. If AIG will cover the engineering cost, the County will proceed with the engineering recommendations for repair or removal. Matrix Design Group is scheduled to provide the estimates by end of October.

**Fountain Creek Nature Center Security Camera's** - ACA Security has been authorized to repair and upgrade the security cameras at FCNC. A purchase order has been generated and materials ordered to complete this project. Repairs and upgrades will begin the week of November 6<sup>th</sup>.

**Playgrounds Inspections** - Playground Safety Solutions has done an excellent job on providing safety inspections and advice on how to prioritize and proceed with repairs. Park staff met with Playground Safety Solutions to go over our next steps. Staff requested two playground inspection kits and also discussed providing the repair tools and basic supplies needed to maintain the playgrounds. The highest priority now is repairing high risk areas identified. The fall zones are the most widespread deficient areas that must be addressed. The safety surfacing material needed is costly and further discussions will be required for locating a funding source and scheduling these repairs.

**Bear Creek Dog Park Water Fountain Leak** - Olson Plumbing has repaired the underground leak at the Dog Park hydrant and the hydrant is now fully operational. They discovered that the 90 degree fitting at the bottom of the hydrant had failed.

**Parks Administration Office Skylight** - Trafton Roofing has replaced the skylight at Parks Headquarters. Trafton Roofing did a great job and has been an excellent company to work with.

### **Central District**

**Bear Creek Regional Park** - The reservation season is winding down and overall park use has decreased. Cooler temperatures and less sunlight have forced most varieties of deciduous trees, shrubs and grasses into dormancy. Over the next few months, Central staff will be very busy with fall clean-up efforts to include leaf removal, tree pruning, and landscape bed maintenance.

Staff made preparations for the arrival of nearly 500 goats. The goats are used as a biological control against noxious weeds in and around the community garden. The goats are popular with park users and are an effective tool for combating unwanted weeds. The goat herders provided educational lectures to school age children.

Staff organized efforts to repair several pot-holes throughout the park. The repairs improved safety and function to several entrances and parking areas.

Staff held the State XC event and successfully hosted nearly 7,000 participants and spectators. The trail system was in great shape and the park received many compliments.

The Central District had the pleasure of hosting the first annual Veteran of the Year program. The event was very successful and Central staff made sure the grounds and facilities were in top form.

Staff has spent much time winterizing our complex irrigation system. The entire irrigation system has been thoroughly blown out in preparation for the cold months ahead.

Staff completed a final fertilizer and herbicide application and finished aeration efforts.

**Equestrian Skill Course** - Staff made significant advancements with the flats obstacle within the equestrian skills course. The Central team hauled nearly 45 tons of fill dirt and began grading efforts to construct a solid base for the obstacle structures.



Staff is working in conjunction with the Friends Group to plan and design the final phase of the steps obstacle. We hope to complete the expert steps in late fall.

**Illegal Camp Removal** - There has been a slight increase in illegal camping activity. Staff continues to remove obvious trash and remains diligent with camp removal. Our team is working closely with parks security to hopefully send the message to illegal campers that their actions will not be tolerated. We hope that our fuel reduction /fire mitigation efforts will deter illegal camping near the east end of Bear Creek Regional Park.

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

**Bear Creek Nature Center** - Staff made preparation for the BCRP Friends celebration. Several Friends groups set up information tables and recruited volunteers to assist with various park projects. Free beer and pizza were provided as well as a live band. The event was very successful as our Friends groups felt appreciated and were able to share their successes with others in the community.

Staff continues routine maintenance of grounds, trails, and landscaped areas.

**Rainbow Falls Historic Site** - The Central team continues to battle illegal access issues at Rainbow Falls. Staff is hoping to work in conjunction with EPC Security and Manitou PD to hopefully reduce noncompliance. Law Fence installed a security fence to deter trespassing on the south side of the historic site in hopes of eliminating foot travel along a popular section of a social trail. Staff installed 60ft security fence near the bridge along Manitou Ave to prevent access from Manitou Ave.

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

Staff repaired a large section of asphalt in the main parking area providing a steady flow of traffic and improving user experience.

A purchase order has been submitted to replace the eight entrance gates in the main parking lot. The new gates will provide safer access to the park and will reduce maintenance involvement with repairs to the old, worn out gates.

The Central team made several repairs to obstacles in the agility area and all obstacles are now fully functional.

Staff designated much time to mowing the natural area within the main trail loop. Mowing efforts has provided more useable space and reduced congestion in crowded areas.

**Volunteer Groups** - Many of the dog park Friends continue to assist with maintenance tasks including waste removal and stocking bag dispenser stations.

Manitou Trail Cats completed restoration efforts to a section of the coyote gulch loop at the Bear Creek Nature Center. The crew repaired washed areas and installed several rock steps.

**Downtown Facilities** - Staff designated most of their time to winterizing the irrigation systems for all 16 properties. The team was able to perform some fall clean-up tasks and began tree pruning on several properties.

**Ute Pass Trail System** - No new maintenance to report.

**Jones Park** - Staff installed ten "AREA UNDER RESTORATION" signs in areas near the recently decommissioned 667 Trail.

## **East District**

**County Fairgrounds** - Staff completed set up for the final summer events at the Fairgrounds. These events included the Farmers State Bank Holiday Party in the Swink Hall building, the final races at the track, and a goat show in the Livestock Arena Building. Staff prepped the indoor arena by re-installing all of the arena panels, dragging the soil and resetting the announcer's booth. Staff will hold off on the winterization of the Livestock Building until we are able to complete a few winter projects.

The Fairgrounds held a large Halloween celebration. Staff decorated one of the goat barns as a haunted house, prepped an area on Whittemore hill for a bonfire and marshmallow roast, cleaned and prepped the Whittemore building for a live band. Many families enjoyed the festivities with great positive feedback.

Maintenance staff completed the retaining wall north west of the Beef Pavilion. The retaining wall will assist in displacement of soil and also redirect some of the drainage issues that have plagued the area for the last few years. Staff will also pour concrete around the recently installed drain to prevent additional erosion issues and to catch as much runoff as possible.

**Homestead Ranch Regional Park** - Staff worked with a representative from Mountain View Electrical Association to coordinate a volunteer day at Homestead Ranch. Team members from MVEA assisted Parks staff with resurfacing two sections of trail and thinning out a designated area of pine saplings. MVEA had around ten volunteers and were able to complete the project. Staff looks forward to more events like this in the near future.

Staff was notified of an issue by one of our regular park users. The fishing pond had reached capacity causing the spillway to overflow. After further investigation, staff discovered that the transducer had been malfunctioning and not telling the pump when to shut down. The pump has been shut down and contractor is scheduled to complete a system assessment at the end of October or beginning of November.

Staff's main focus at Homestead this month was winterizing the park. Staff has completed irrigation system blowouts and closed restrooms for the season. Restrooms will reopen April 2018. Replacement of the damaged playground slide has also been completed.

**Paint Mines Interpretive Park** - The slowing of seasonal park operations has allowed staff to spend a considerable amount of time at Paint Mines walking the trails and removing trash from the rock formation cracks. Staff was pleased that there wasn't a significant amount of trash showing that park patrons seem to really respect the park and pack the majority of their trash out.

**Drake Lake Open Space** - Staff continues to monitor the washout at Drake Lake. During one of the site visits, it was noticed that some of the sand bags had shifted. Unable to determine if this was due to excess water flows or human intervention. Staff spent a morning onsite filling an additional 25 bags and repositioning existing bags to provide additional reinforcement.

## **North District**

**General Information** - October has been a busy and productive month. We had one Eagle Scout complete their project which included a new dog park kiosk and bench in Fox Run Regional Park. El Paso County Wildland Fire continues weekly training and mitigation efforts clearing trees, creating fire breaks, and reducing fuels. Rocky Mountain Field Institute continues trail building and decommissioning existing trails in Black Forest Regional Park. Mile High Youth Corp started their fall work and will continue breaking ground on a new single track trail in the Pinerias Open Space.

**Fox Run Regional Park** – All parking lots and roads were box bladed and graded, including the area around pavilions 1, 2, and 3. Staff also repaired the large erosion ruts in the Dog Park parking area. Staff performed weekly turf mowing and completed replacing split rail fence along the park perimeter. All park restrooms, drinking fountains, and irrigation systems have been blown out and winterized. In addition, the lake fountain has been removed and the lake intake has been shut off. Staff also completed digging out all drop boxes and culvert pipes in preparation for winter snows and spring rains.

**Black Forest Regional Park** - Wildland fire crew continues tree cleanup to reduce fuels and create fire breaks. Staff continued weekly turf mowing as well as box blading and grading all roads and parking lots in the park. All park restrooms, drinking fountains, and irrigation systems have been blown out and winterized.

**Pineries Open Space** - Continued removing wood for Phase 1 development of the Pineries. We have also been monitoring trespassers using ATVs on the property and deterring their access through the use of dead tree trunks placed on property lines and access points.

**Palmer Lake Recreation Area** - The North district has been providing mulch delivery to the Crawford Memorial construction site as well as new post and rail fencing to surround the memorial.

#### **New Santa Fe Regional Trail**

**(Baptist Road trail head, Highway 105 trail head, Ice Lake, North Gate trail head)** - All park restrooms, drinking fountains, and irrigation systems have been blown out and winterized.

### **South District**

**General Overview and Staffing** – Overall focus for October was to transition equipment and maintenance from summer to winter while continuing to make progress on the Master Plan projects. Staff began the winterization of all water systems which will continue into November.

**Equipment** – Staff continued to prep all snow removal equipment for the upcoming snow season. Fleet has ordered a snow blower attachment for our Kubota which will be a huge help for our district and allow us to clear snow from the B Street pedestrian bridge and ramps.

**Fountain Creek Regional Park** – Duckwood Community Garden construction continues to move forward. Staff has completed installation of 30 raised beds in the north garden. The north and south garden will hold 35 raised beds each for a total of 70. Staff has finished design of the Demonstration Garden and expects to start construction in November.

**Fountain Creek Nature Center** – Staff continued routine trail maintenance and completed cleaning up limbs generated from volunteer projects. Scout projects are assisting with repairing split rail fencing.

**Willow Springs Ponds** – Fire mitigation and tree removal continues; approximately 75% of project has been completed. Anticipated completion is mid-November. The contractor has done an excellent job preserving about 15 trees for the purpose of nesting and wildlife habitat. Environmental authorized the removal of the aerators from the north pond. Schlage lock company has met the water quality requirements that the EPA imposed on them.

**Widefield Community Park** – Kudos to our Parks Planning and Community Outreach Division for obtaining additional funds through a grant provided by Colorado Springs Health Partners. We received the exciting news that Parks was awarded \$110,000 to help fund exercise stations throughout the Park.

**Stratmoor Valley Park** – Staff began making repairs to the playground equipment. Hazardous tree mitigation and native mowing has been completed.

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

**Hanson Open Space Trailhead** – Still remains closed. Staff performs weekly checks.

**Maxwell Trailhead** – Staff conducted routine maintenance. The Army Corps of Engineers has closed the trail from Maxwell north to El Pomar for railroad track and bridge work. This trail section is expected to remain closed for several months.

**Grinnell Boulevard** – Staff conducted routine maintenance.

**Clear Springs Ranch** – Staff conducted routine maintenance, trail maintenance, and completed native mowing.

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