



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, September 13, 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. Abert Ranch Subdivision Preliminary Plan and Rezone   | Ross Williams    | Endorsement               |
| B. Waterbury Filing No. 2 Final Plat   | Ross Williams    | Endorsement               |
| C. Forest Lakes Filing No. 2B Final Plat   | 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. Walden Preserve 2 Parklands Agreement Extension Request | Jason Meyer             | Endorsement                      |
|                    | B. 2017 TABOR Ballot Issue                                 | Tim Wolken              | Information                      |
| <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 August 9, 2017  
El Paso County Park Advisory Board Meeting  
Centennial Hall  
Colorado Springs, Colorado*

Members Present:

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

Staff Present:

Tim Wolken, Community Services Director  
Sabine Carter, Administrative Services Coordinator  
Jason Meyer, Project Manager  
Ross Williams, Park Planner  
Todd Marts, Recreation / Cultural Services Mgr.

Absent: Todd Weaver

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. Jane Dillon seconded the motion. The motion carried 8 - 0.
3. Approval of Minutes: Jane Dillon made a motion to approve the July 12, 2017 meeting minutes. Ed Hartl seconded the motion. The motion carried 8 - 0.
4. Introductions and Presentations:  
  
None
5. Citizen Comments

Susan Davies, Executive Director of the Trails and Open Space Coalition (TOSC), stated that she is serving on a committee that is promoting the City's Storm Water Fee ballot issue. Ms. Davies indicated that if the ballot issue is successful, it is anticipated that City Parks may receive additional funds that were previously used for storm water projects.

6. Development Applications:

**A. Meadowbrook Crossing Preliminary Plan and Filing No. 1 Final Plat (Review 2)**

Ross Williams provided an overview of Meadowbrook Crossing Preliminary Plan and Filing No. 1 Final Plat (Review 2) and addressed questions by the Board.

**Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Preliminary Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$46,398 and urban park fees in the amount of \$29,298. Jane Dillon seconded the motion. The motion carried 8-0.**

**Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$32,153. Julia Sands de Melendez seconded the motion. The motion carried 8-0.**

**B. Settlers View Subdivision Preliminary Plan and Rezone**

Ross Williams provided an overview of the Settlers View Subdivision Preliminary Plan and Rezone

**Terri Hayes recommended to the Planning Commission and Board of County Commissioners that approval of the Settlers View Subdivision Preliminary Plan and Rezone include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$5,698. Ed Hartl seconded the motion. The motion carried 8-0.**

**7. Information / Action Items:**

**A. 2018 Budget Proposal**

Tim Wolken presented the 2018 Budget Proposals. The budgets consist of the Conservation Trust Fund, which is used to support the maintenance and operation of the County's park system, and is funded through lottery proceeds. The Parks Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and tax support.

**Jane Dillon moved to endorse the 2018 Conservation Trust Fund and Parks Administration budget proposals. Terri Hayes seconded the motion. The motion carried 8-0.**

**B. Black Forest Regional Park Trails Plan Update**

Jason Meyer provided an overview of the Black Forest Regional Park Master Plan Update which was launched in May 2017 with the establishment of a project team, comprised of El Paso County staff members from both the Community Services Department (Planning, Park Operations) and Public Works (Engineering). The core stakeholder groups included: Black Forest Trails Association, Medicine Wheel Trail Advocates, TOSC and Cathedral Pines.

Jason Meyer addressed questions by the Board and explained that the planning process included the development for four trail concepts. Each concept provided a different level of trail intensity including construction costs, impacts to the environment, and overall trail user experience. After a thorough consideration of the concept plans and discussion with stakeholders, trail concept



## RECORD OF PROCEEDINGS

“Medium A” was recommended as the best option to meet the goals and objectives established for this planning process.

Cory Sutela, President, Medicine Wheel Trail Advocates supported the Medium A trail concept. He expressed appreciation for County Parks demonstrating interest in more technical mountain bike trails in the northwest portion of the park.

Cheryl Pixley, Board member of the Black Forest Trails Association, supported the Medium A trail concept. She stated that Eagle Scouts groups are active in many Black Forest projects and that we could engage them to assist with needed signage throughout the trail system.

Susan Davies, Executive Director of the Trails and Open Space Coalition, expressed support for the Medium A trail concept. She stated that the Women’s Mountain Bike Association may be willing to provide financial assistance with future trail projects in Black Forest Regional Park.

**Ed Hartl moved to endorse the draft Black Forest Regional Park Master Plan Update and recommended adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process. Julia Sands de Melendez seconded the endorsement. The motion carried 8 - 0.**

8. Monthly Reports:

Tim Wolken stated that the Fountain Creek Regional Trail has experienced significant trail damage that has led to the closure of several trail sections.

Bob Falcone inquired if there are any security concerns regarding the New Santa Fe Regional Trail. Tim Wolken stated that the security cameras installed by the Air Force Academy, the assistance of the trails support group, and the informational signs have been very helpful to proactively address security concerns.

Jane Dillon reminded the Board that the Happy Trails event will be conducted on Friday, August 25 and encouraged everyone to participate. Ms. Dillon also complimented the park operations staff on the level of maintenance at Stratmoor Hills Community Park.

9. Board/Staff Comments:

None

10. Adjournment: **The meeting adjourned at 3:05 p.m.**

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Julia Sands de Melendez, Secretary

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Abert Ranch Subdivision Preliminary Plan and Rezone

**Agenda Date:** September 13, 2017

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

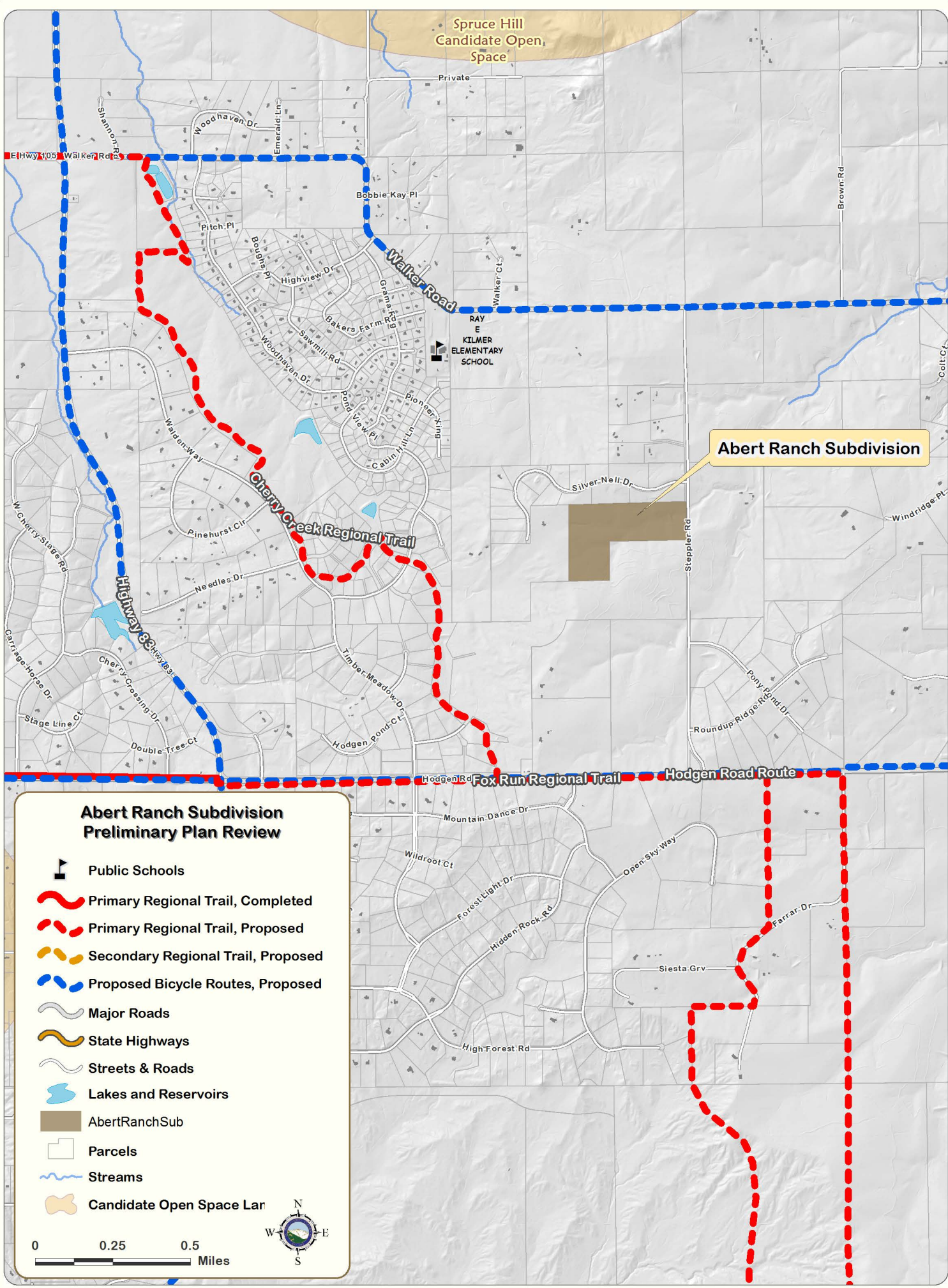
Request for approval by Hannigan and Associates, Inc., on behalf of BF Ranch Trust 2015 for a 10 residential lot subdivision totaling 40.40 acres, with a minimum lot size of 2.50 acres. The property is currently zoned RR-5, however, a rezone to RR-2.5 is being processed concurrently. The property is located north of the intersection of Stepler Ranch Road and Abert Ranch Drive, and is located within the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Walker Road Bicycle Route is located approximately 0.65 mile north of the property, while the proposed Fox Run Primary Regional Trail and Hodgen Road Bicycle Route are both located approximately 0.50 mile to the south. The existing Cherry Creek Primary Regional Trail is located approximately 0.35 mile to the west, within Walden Preserve. The property is not located within any candidate open space land.

As no trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$4,070 as shown on the attached Subdivision Review Form.

#### **Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Abert Ranch Subdivision Preliminary Plan and Rezone include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$4,070.





# Development Application Permit Review



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

**August 13, 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:                      | Abert Ranch Subdivision Preliminary Plan | Application Type:         | Preliminary Plan |
| DSD Reference #:           | SP-17-007                                | CSD / Parks ID#:          | 0                |
| Applicant / Owner:         | Owner's Representative:                  | Total Acreage:            | 40.40            |
| BF Ranch Trust 2015        | Jerome W. Hannigan & Associates, Inc.    | Total # of Dwelling Units | 10               |
| Eric Leffler               | Jerry Hannigan                           | Gross Density:            | 0.25             |
| 4510 Ford Drive            | 19360 Spring Valley Road                 | Park Region:              | 2                |
| Colorado Springs, CO 80908 | Monument, CO 80132                       | Urban Area:               | 1                |

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

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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

### LAND REQUIREMENTS

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

|   |                            |  |
|---|----------------------------|--|
| Regional Parks: <b>2</b>                              | Urban Parks Area: <b>1</b> |  |
| <b>0.0194 Acres x 10 Dwelling Units = 0.194 acres</b> | Neighborhood:              | <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b> |
|   | Community:                 | <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b> |
|   | Total:                     | <b>0.00 acres</b>                                    |

### FEE REQUIREMENTS

|   |                            |  |
|---|----------------------------|--|
| Regional Parks: <b>2</b>                                | Urban Parks Area: <b>1</b> |  |
| <b>\$407.00 / Unit x 10 Dwelling Units = \$4,070.00</b> | Neighborhood:              | <b>\$101.00 / Unit x 0 Dwelling Units = \$0.00</b> |
|   | Community:                 | <b>\$156.00 / Unit x 0 Dwelling Units = \$0.00</b> |
|   | Total:                     | <b>\$0.00</b>                                      |

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

**Recommend to the Planning Commission and Board of County Commissioners that approval of the Abert Ranch Subdivision Preliminary Plan include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$4,070.**

Park Advisory Board Recommendation:





Jerome W.

**HANNIGAN and ASSOCIATES, INC.**

Land Planning • Land Surveying • Land Development Consulting

July 17, 2017  
Job No. 16-009

## PRELIMINARY PLAN LETTER of INTENT ABERT RANCH SUBDIVISION

Abert Ranch Subdivision (No relation to Abert Estates along Shoup Road) is a proposed RR-2.5 acre residential rezoning in Section 23 and 24, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road and adjoining the west side of Stepler Road. The property is 40.40 acres in area, originally and currently zoned RR-5 and is vacant grazing land. This tract is one part of an earlier ranch property that has been divided among family heirs.

The property is bounded on the north by Grandview Subdivision which is zoned PUD with 17 residential lots ranging from 2.5 to 5.08 acres. Adjoining the property to the south is Settlers Ranch Filing No 2, also zoned PUD with 3.26 to 5.22 acre lots planned, though not yet final platted. Adjoining to the west is another 40 acre part of the original ranch called Settlers View Subdivision that is currently in the process of subdividing into 2.5 acre and larger lots for residential purposes.

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

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

Topography is rolling and slopes generally down to the center of the parcel and to the east. Surface drainage (both onsite and offsite) flows through the property into an ideally located shallow stock pond near Stepler Road that will be used for detention. The low density and gentle slopes combined with reasonable vegetative cover results in minimal developed flows. Other onsite flows are carried there through the use of roadside ditches and appropriate culverts. Water quality is enhanced before leaving the property at no more than historic flows.



(2)

Access is necessary for each proposed lot and it must be suitable. The proposed roadway design is both efficient and considerate of the topography while providing good lot design and roads that provide a logical extension of the entering Silver Nell Drive as well as the connection to Settlers Ranch Road on the south. This connection will provide direct access to Steppler Road and complete a loop along Silver Nell Drive back to Steppler. Expected levels of service through these connections are all excellent. The plan also provides for a temporary roadway easement to extend Abert Ranch Road easterly tying into Steppler Road should circumstances occur such that Silver Nell is not constructed in a timely manner through the adjoining Settlers View Subdivision. Although not expected since both owners agree to work together on the road construction, should it occur, the road will be removed and the easement abandoned once Silver Nell is completed.

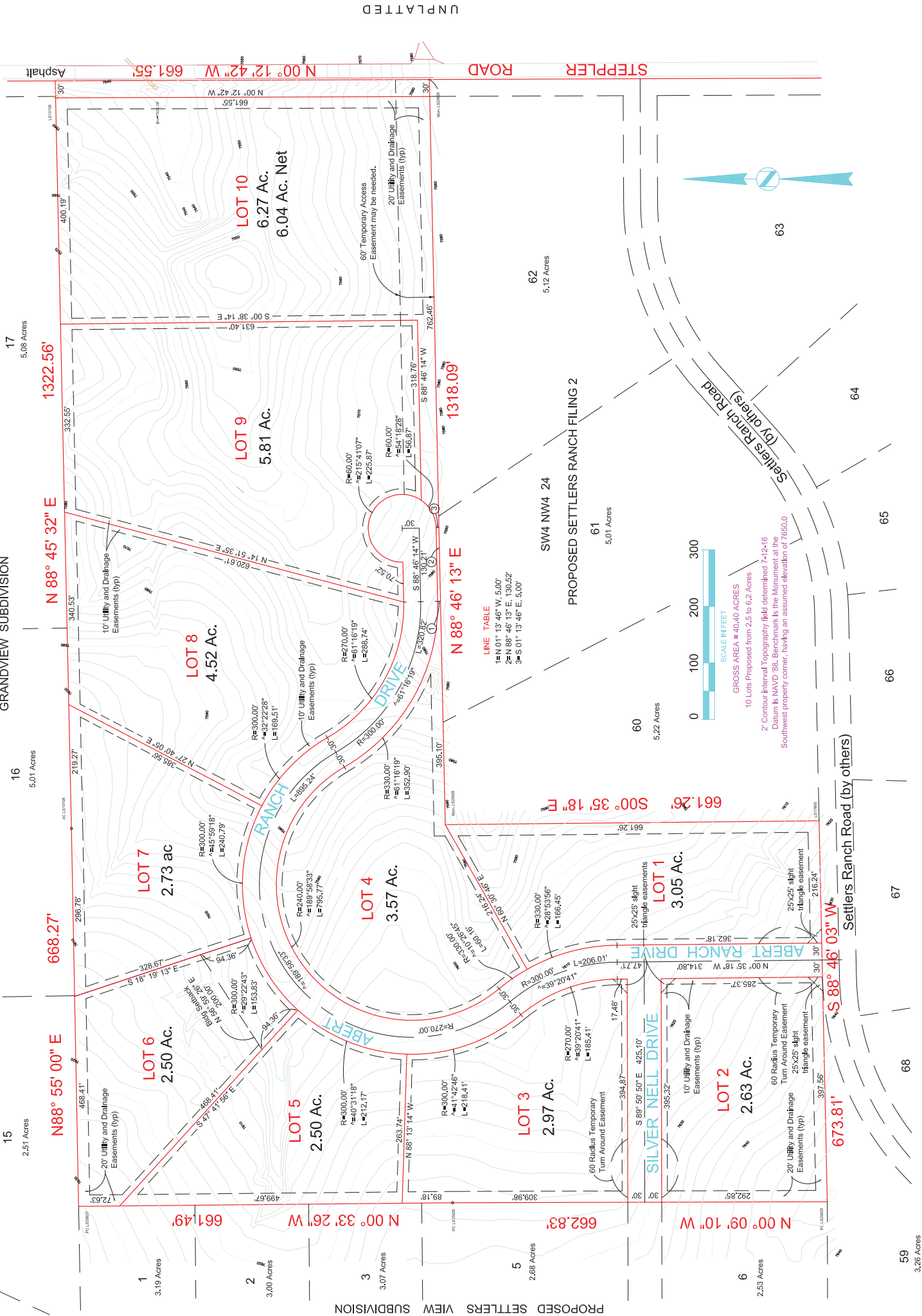
Utilities are necessary to serve the planned homes and all are adjoining in the Settlers View Property. Extensions will occur as required by the individual utility and easements are provided to accommodate them. Police services are available from the El Paso County Sheriffs office. Fire protection and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

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



# ABERT RANCH SUBDIVISION

A Rural Residential Subdivision in the NE Quarter of Section 23 and in the NW Quarter of Section 24, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado.

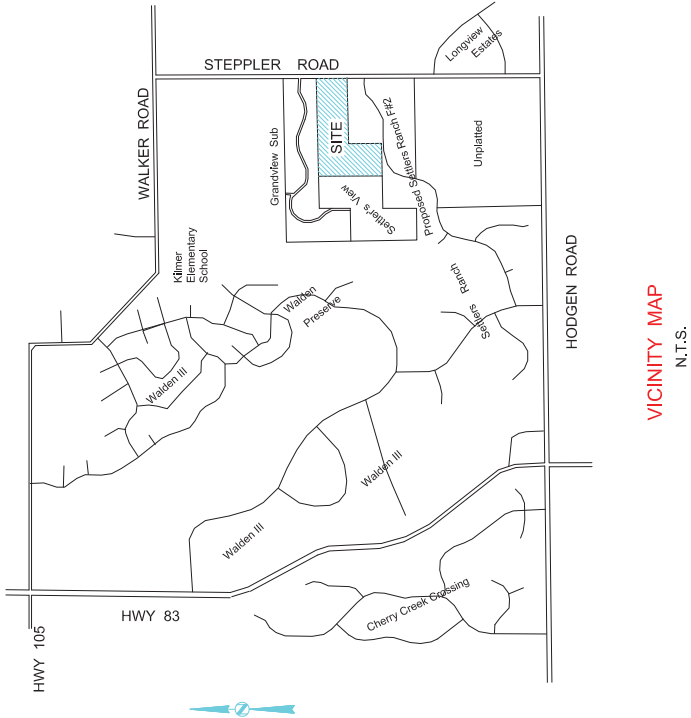


**PROPERTY DESCRIPTION:**  
The Northeast quarter of the Southeast quarter of the Northeast quarter and the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian and the South half of the Northwest quarter of the Northwest quarter of Section 24, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado.

**NOTE:**  
There are 10 Lots in this subdivision with the following areas:  
Lot 1 is 3.05 acres  
Lot 2 is 2.63 acres  
Lot 4 is 3.57 acres  
Lot 5 is 2.50 acres  
Lot 7 is 2.73 acres  
Lot 8 is 4.52 acres  
Lot 10 is 6.27 acres gross and 6.04 acres net (excluding the flag portion)  
Overall Density is 1 dwelling Unit per 4.04 acres.

**PROPOSED ZONING is RR-2.5**  
All lots meet the RR-2.5 Standards. Building setbacks are 25' Front, 15' Side and 25' Rear. Maximum permitted Building height is 30 feet. No Build areas or easements are shown and reserved for the purposes stated. Restrictive and protective covenants will be recorded with the Final Plat.  
The proposed covenants, as well as a note on the final plat and a requested Condition of Zoning Approval will prevent future subdivision of either Lot 9 or 10; as will the unavailability of an additional well permit from the State Engineer in accordance with the approved Water Plan.

The Following Documents, Studies and Reports are on file:  
1.) Findings, Conclusions, Judgement and Decree in Water Rights Case Nos 15CW3153 and 15CW3062.  
2.) Wastewater Study & Report by Entech Engineering.  
3.) Soil, Geology & Geologic Hazard Report by Entech Engineering.  
4.) Final Drainage Study and Report by JPS Engineering.  
5.) Preliminary Grading and Erosion Control Plan by JPS Engineering.  
5.) Traffic Impact Study and Report by LSC Transportation Consultants, Inc.  
6.) Natural Feature Site Assessment & Report by ERO Resources Corporation.



|           |  |  |                  |  |                 |  |                      |  |
|-----------|--|--|------------------|--|-----------------|--|----------------------|--|
| REVISIONS | DRAWN BY<br><b>HANNIGAN and ASSOCIATES, INC.</b><br>LAND SURVEYING • LAND PLANNING<br>LAND DEVELOPMENT CONSULTING<br>19360 SPRING VALLEY ROAD<br>MONUMENT, COLORADO 80102-4613<br>719-481-9292 • FAX: 719-481-9071 |  | DATE<br>11-04-16 |  | DRAWN BY<br>jwn |  | JOB NUMBER<br>16-009 |  |
|           | TITLE<br><b>ABERT RANCH SUBDIVISION</b><br>Preliminary Plan<br>El Paso County, Colorado  |  | SCALE<br>1"=100' |  | SHEET<br>1 OF 1 |  |                      |  |
|           |  |  |                  |  |                 |  |                      |  |





May 02, 2017  
Job No. 16-009

### REZONING LETTER of INTENT ABERT RANCH SUBDIVISION

Abert Ranch Subdivision (No relation to Abert Estates along Shoup Road) is a proposed RR-2.5 acre residential rezoning in Section 23 and 24, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road and adjoining the west side of Stepler Road. The property is 40.40 acres in area, originally and currently zoned RR-5 and is vacant grazing land. This tract is one part of an earlier ranch property that has been divided among family heirs, as so typically occurs.

The property is bounded on the north by Grandview Subdivision which is zoned PUD with 17 residential lots ranging from 2.5 to 5.08 acres. Platted in 2007, only one lot remains vacant. Adjoining the property to the south is Settlers Ranch Filing No 2, also zoned PUD with 3.26 to 5.22 acre lots planned, though not yet final platted. Adjoining to the west is another 40 acre part of the original ranch that is currently in the process of subdividing into 2.5 acre and larger lots for residential purposes.

This northern portion of the County is quite suitable for residential use at this density and indeed much of the surrounding area has already developed or is in transition. Site topography is typical rolling hills with associated viewsheds. The western boundary of the property is high with views available to the west. The northwestern portion of the property is treed with ponderosa pines. Most of the balance of the property is grassland as you would expect of ranch property. The most significant topographical feature is a small stock pond in the eastern part of the site several hundred feet west of Stepler Road. It straddles a drainage that runs from the southwest through the pond to a culvert under Stepler Road.

Access will be through the adjoining 40 acre proposed subdivision to Silver Nell Drive and at the south side of our parcel where it adjoins Settlers Ranch Road which will connect to Stepler Road. Water for the proposed subdivision has been adjudicated which will satisfy the County requirements for quality, quantity and dependability. Soils are suitable for the proposed onsite wastewater disposal systems, necessary roadways and homes. Utilities already exist next door in Grandview Subdivision and will be extended through existing easements and along proposed roads. These are all indicators that the property is suitable for the proposed zoning and residential use.

Being suitable for the proposed zoning and use does not imply the proposal is compatible with the existing zoning and uses in the neighborhood. In this case the land use to the north is already residential and that planned to the south is also. East of the property there is one owner living on an 80 acre agricultural parcel that stretches from the north side of Grandview Subdivision, passed our parcel, to the south side of Settlers Ranch.



(2)

Although not all properties on the east side of Stepler Road are that large (Longview Estates with 5 acre lots lies slightly further south) the character of the east side is noticeably different than the west side and it's easy to see why minimum 5 acre lots are preferable there. Finally, the 40 acre parcel adjoining to the west, which, like this, was part of the same earlier ranch is known as Settlers View Subdivision and is proposed for the same residential zoning and land use at a slightly higher overall density. Those applications are also in the County review process.

This proposed rezoning is in general conformance with the El Paso County Master Plan. The applicable small area plan is the Black Forest Preservation Plan. The Black Forest Plan uses the drainage basin boundary that separates the West Cherry Creek basin (Planning Area 5 - Spruce Hill / Highway 83) from the East Cherry Creek basin (Planning Area 6 - Northern Grasslands) as the general boundary separating what should be smaller lot residential development from larger 5 acre residential development to the east. The idea was that parcels along Stepler Road would be larger and more rural and that properties along and related to Highway 83 would be suitable for the smaller 2.5 or (with conditions) even 1 acre lots. That is why both Grandview Subdivision to the north and Settlers Ranch to the south have lot sizes that vary from 2.5 acres in the west to 5 acres adjoining Stepler Road. Unfortunately, property lines don't follow drainage basin boundaries and that is the case here. During our initial design studies we worked with the Black Forest Plan folks seeking their input on what would be appropriate for this particular site. While the RR-2.5 acre zoning would permit 15 lots, our discussions resulted in support for only 10 and that is what is planned. The resulting overall density for the 10 lots, which are from 2.50 acres to 6.27 acres adjoining Stepler Road, is 1 dwelling unit per 4.04 acres.

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



# ABERT RANCH SUBDIVISION

A Rezoning from RR-5 to RR 2.5 in the NE Quarter of Section 23 and in the NW Quarter of Section 24, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado.

PROPERTY DESCRIPTION:

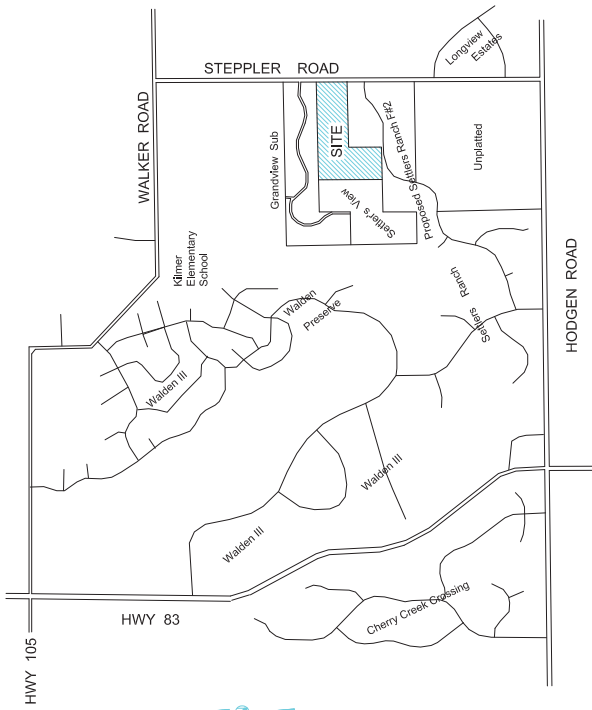
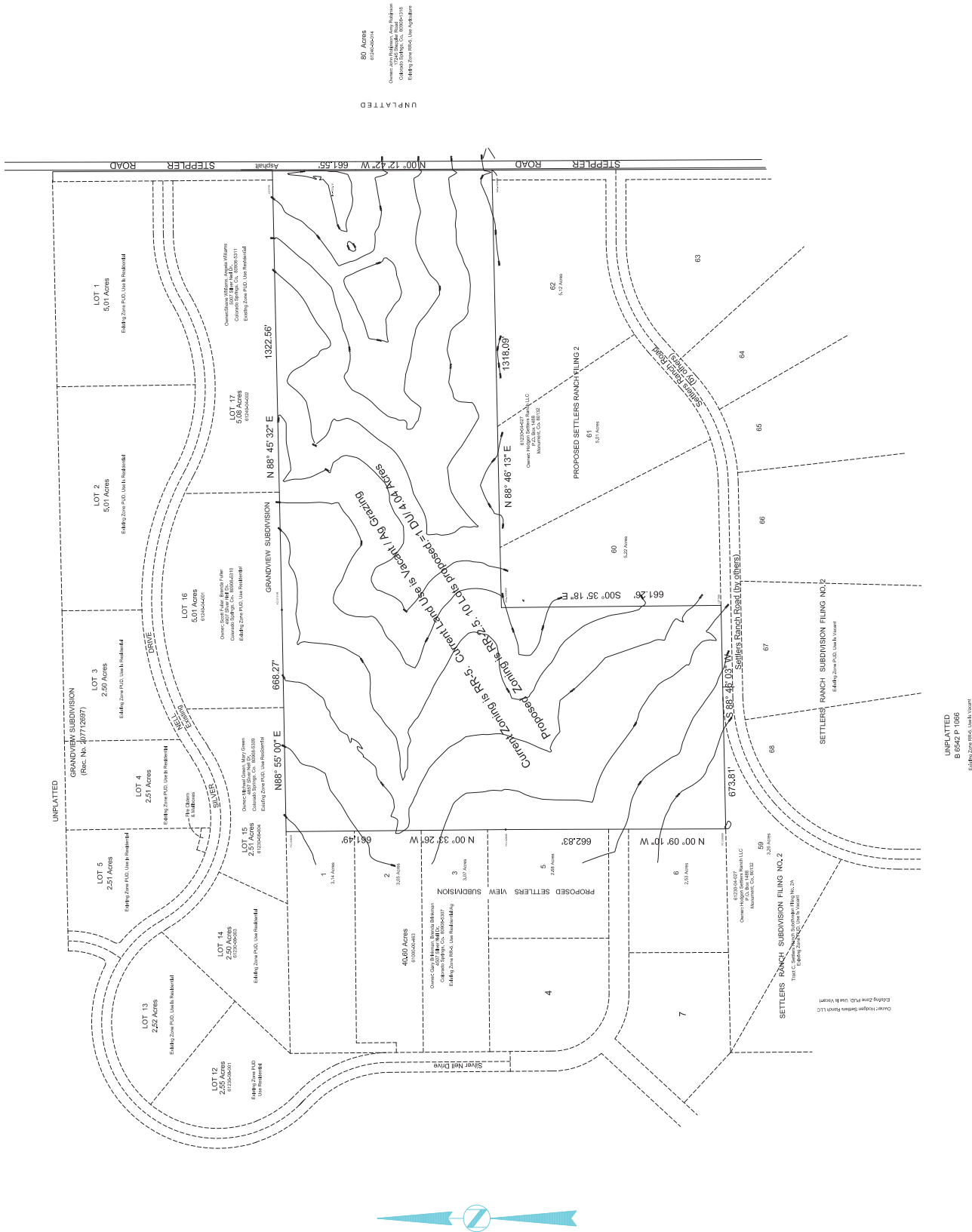
The Northeast quarter of the Southeast quarter of the Northeast quarter and the Southeast quarter of the Northeast quarter of the Northeast quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian and the South half of the Northwest quarter of the Northwest quarter of Section 24, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado.

NOTE:

Current Zoning is RR-5. Current Land Use is Vacant / Ag Grazing  
Proposed Zoning is RR-2.5. 10 Lots Proposed.  
Overall Density = 1 dwelling Unit per 4.04 acres.

Property Owner: BF Ranch Trust 2015  
11730 Timberlane Court  
Colorado Springs, Colorado 80908

Mineral Rights Owner: No Severed Mineral Rights



VICINITY MAP  
N.T.S.



GROSS AREA = 40.40 ACRES  
10 Lots Proposed from 2.5 to 6.2 Acres  
5' Contour Interval Topography field determined 7-12-16  
Datum is NAVD 86. Benchmark is the Monument at the Southwest property corner, having an assumed elevation of 7650.0

|                    |   |  |
|--------------------|---|--|
| NEIGHBORS          | OWNER   | PREPARED BY  |
| 4-20-17: Adjorners | HANNIGAN and ASSOCIATES, INC.<br>LAND SURVEYING & LAND PLANNING<br>LAND DEVELOPMENT CONSULTING<br>19300 SPRING VALLEY ROAD<br>MONUMENT, COLORADO 80132-6613<br>719-481-8292 • FAX: 719-481-9071 | ABERT RANCH SUBDIVISION<br>Zone Change Map<br>El Paso County, Colorado |
|                    | DATE: 03-22-17  | DATE: 03-22-17   |
|                    | DESIGNED BY: jwh  | DATE: 03-22-17   |
|                    | SCALE: 1"=200'  | DATE: 03-22-17   |
|                    | SHEET 1 OF 1  | DATE: 03-22-17   |

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Waterbury Filing No. 2 Final Plat

**Agenda Date:** September 13, 2017

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request for approval by Classic Consulting Engineers & Surveyors, LLC., on behalf of 4-Way Ranch Joint Venture, LLC, for Waterbury Filing No. 2 Final Plat, consisting of 72 single-family residential lots and open space tracts on 20.34 acres, with a minimum lot size of 4,500 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 no open space, park facilities, or trails directly impacted by or within the project area. Falcon Regional Park is located 0.65 mile north of the project site. The Rock Island Primary Regional Trail is located 0.35 mile east of the project site. The proposed Eastonville Road Primary Regional Trail is located approximately 0.35 mile west of the site, while the proposed Curtis Road Bicycle Route is located immediately south of the project site. A dedicated public right-of-way already exists along Stapleton Road and the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

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 Preliminary Plan, approved in 2013, included a 3-acre site for a future community center and potential sites for neighborhood parks. Numerous landscaped areas for pocket parks, internal trails, detention areas, and streetscapes were also proposed as open space dedications, totaling 23% of the overall development area. Waterbury Filing No. 2 Final Plat contains 5 tracts for open space, drainage, and landscaping, totaling approximately 4.5 acres, including the 3-acre tract for the aforementioned community center and neighborhood park.

As no trail easement dedications are necessary for Waterbury Filing No. 2 Final Plat, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

**Recommended Motion (Final Plat):**

Recommend to the Planning Commission and Board of County Commissioners that approval of Waterbury Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$29,304 and urban park fees in the amount of \$18,504.

# Waterbury Filing No. 2 Final Plat Review



Public Schools



Primary Regional Trail, Completed



Primary Regional Trail, Proposed



Secondary Regional Trail, Proposed



Proposed Bicycle Routes, Proposed



Major Roads



State Highways



Streets & Roads



El Paso County Parks



Candidate Open Space Land



Waterbury Filing No. 2 Final Plat



Parcels



Streams

0.5 0.25 0 Mile



Waterbury Filing No. 2  
Final Plat

Judge Orr Road  
Candidate Open  
Space

Drake Lake  
Open Space

Drake Lake  
Candidate Open  
Space

# *LETTER OF INTENT*

## *Waterbury Filing No. 2*

### *Final Plat*

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

**Schedule No.**      4200000366, 4200000367

**Applicant/  
Consultant:**              **Classic Consulting Engineers & Surveyors, LLC**  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-2802

#### **SITE LOCATION, SIZE, ZONING:**

This letter is prepared to provide sufficient information in support of the second Final Plat within the Waterbury development. This project is a part of the 4-Way Ranch Zoning and Conceptual Plan (approved 9/8/11) and also the Waterbury PUD Development Plan (approved 6/3/13). The Waterbury Phase 1 Preliminary Plan was also approved on 8/27/13. The proposed Waterbury Filing No. 2 Final Plat contains 72 single family lots, 5 tracts. It remains consistent with the Phase 1 Preliminary Plan, PUD Development Plan and Zoning and Conceptual Plan. Utilities will be provided by 4-Way Ranch Metropolitan District (Sewer and water), Mountain View Elec. and Black Hills Energy (Gas). Detention/stormwater quality will be provided for all on-site development. A private BMP maintenance agreement will be filed with the County as required by Development Services Engineering Division.

The site is located in a portion of sections 28, 29 and 33, all in township 12 south, range 64 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located just northwest of the intersection of Stapleton Drive and State Highway 24. The overall property is currently zoned PUD (Planned Unit Development). This filing of development will gain access from both Stapleton Drive and Gilbert Drive. However, as presented on the Waterbury Phase 1 – Preliminary Plan and based on the planned phasing of development, a public access easement is shown across Tract E to allow for a



secondary access point for the south half of Filing 2 and limit the number of lots on a single access to within County criteria. This is a temporary access and will be removed upon future development outside of Waterbury Phase 1. All on-site public facilities will be constructed by this development. During the review and approval of the PUD Development Plan, several deviations related to access and road sections allowing landscaped medians on a collector road were approved. Please reference that County file (PUD-12-003) for reference. No additional deviations are proposed with this plat.

### **Requests:**

General: The proposed development is the second filing of the Waterbury – Phase 1 Preliminary Plan and proposes 72 single family lots and 5 tracts for open space, drainage and landscaping totaling 20.335 acres. More specifically, there are 47 conventional single family lots ranging in size from 7,500 SF to 11,000 + SF and 25 TND lots with access off of a private alley ranging in size from 4,500 SF to 6,500 SF. All landscaping within the various tracts will be maintained by the 4-Way Ranch Metro. District or homeowners association. As stated in the provided traffic letter, this development requests to be included in the 10 mil PID.

FINAL PLAT

# WATERBURY FILING NO. 2

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

**KNOW ALL MEN BY THESE PRESENTS:**  
THAT 4 WAY RANCH JOINT VENTURE, LLC BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**LEGAL DESCRIPTION:**  
(2) TWO PARCELS OF LAND BEING A PORTION OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYING PIN PLACED SINCE LS 30087 AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET.

PARCEL 1

TRACT A AS PLATTED IN WATERBURY FILING NO. 1 RECORDED UNDER RECEPTION NO. \_\_\_\_\_, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 0.391 ACRES.

PARCEL 2

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S09°49'36"E, A DISTANCE OF 3937.51 FEET TO THE POINT OF BEGINNING; THENCE S20°00'00"E, A DISTANCE OF 125.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N20°00'00"W, HAVING A DELTA OF 01°23'38", A RADIUS OF 275.00 FEET AND A DISTANCE OF 6.69 FEET TO A POINT ON CURVE; THENCE S21°23'38"E, A DISTANCE OF 50.00 FEET; THENCE S29°10'00"E, A DISTANCE OF 183.07 FEET; THENCE N61°07'00"E, A DISTANCE OF 262.13 FEET; THENCE N65°24'23"E, A DISTANCE OF 74.74 FEET; THENCE N70°53'30"E, A DISTANCE OF 74.84 FEET; THENCE S16°09'50"E, A DISTANCE OF 248.98 FEET; THENCE S27°48'03"E, A DISTANCE OF 65.16 FEET; THENCE S25°05'02"E, A DISTANCE OF 65.99 FEET; THENCE S22°20'01"E, A DISTANCE OF 237.89 FEET; THENCE S15°14'39"E, A DISTANCE OF 237.89 FEET; THENCE S66°32'09"E, A DISTANCE OF 19.46 FEET; THENCE S00°00'00"E, A DISTANCE OF 472.54 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF STAPLETON ROAD AS DESCRIBED IN A DOCUMENT UNDER RECEPTION NO. 208025323 RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYING PIN PLACED SINCE LS 30087 AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET; THENCE ON THE SOUTHERLY RIGHT OF WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°23'32"W, HAVING A DELTA OF 18°23'35", A RADIUS OF 1405.00 FEET AND A DISTANCE OF 451.03 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF TRACT A AS PLATTED IN WATERBURY FILING NO. 1, RECORDED UNDER RECEPTION NO. \_\_\_\_\_;

THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID TRACT A, THE FOLLOWING (3) THREE COURSES:

1. N18°00'03"W, A DISTANCE OF 44.50 FEET;
2. N61°27'57"W, A DISTANCE OF 96.92 FEET;
3. S63°54'53"W, A DISTANCE OF 115.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID WATERBURY FILING NO. 1;
4. BOUNDARY OF SAID WATERBURY FILING NO. 1;

THENCE ON SAID EASTERLY BOUNDARY, THE FOLLOWING (17) SEVENTEEN COURSES:

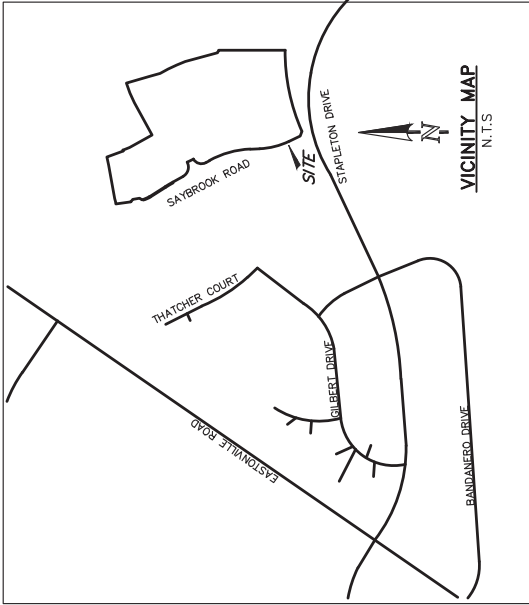
1. N25°50'28"W, A DISTANCE OF 2.27 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 23°20'28", A RADIUS OF 532.50 FEET AND A DISTANCE OF 216.93 FEET TO A POINT OF TANGENT;
3. N02°30'00"W, A DISTANCE OF 67.86 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 26°23'00", A RADIUS OF 657.50 FEET AND A DISTANCE OF 302.76 FEET TO A POINT OF TANGENT;
5. N28°53'00"W, A DISTANCE OF 29.22 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 90°00'00", A RADIUS OF 65.00 FEET AND A DISTANCE OF 102.10 FEET TO A POINT ON CURVE;
7. N26°01'15"W, A DISTANCE OF 50.06 FEET TO A POINT ON CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N28°53'00"W, HAVING A DELTA OF 90°00'00", A RADIUS OF 75.00 FEET AND A DISTANCE OF 117.81 FEET TO A POINT OF TANGENT;
9. N28°53'00"W, A DISTANCE OF 82.33 FEET TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 04°37'00", A RADIUS OF 1025.00 FEET AND A DISTANCE OF 64.70 FEET TO A POINT OF TANGENT;
11. N32°30'00"W, A DISTANCE OF 131.57 FEE TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 18°48'20", A RADIUS OF 175.00 FEET AND A DISTANCE OF 57.44 FEET TO A POINT ON CURVE;
13. N34°11'35"E, A DISTANCE OF 20.98 FEET;
14. N10°00'32"W, A DISTANCE OF 50.00 FEET;
15. N54°20'52"W, A DISTANCE OF 20.92 TO A POINT ON CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N82°00'45"E, HAVING A DELTA OF 00°09'15", A RADIUS OF 775.00 FEET AND A DISTANCE OF 2.09 FEET TO A POINT OF TANGENT;
17. N07°50'00"W, A DISTANCE OF 103.97 FEET TO THE NORTHEASTERLY CORNER OF SAID WATERBURY FILING NO. 1;

THENCE N82°10'00"E, A DISTANCE OF 15.00 FEET; THENCE N73°38'25"E, A DISTANCE OF 24.53 FEET;

THENCE N79°50'00"E, A DISTANCE OF 59.88 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 19.944 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 20.335 ACRES



## DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, TRACTS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES OF SAID TRACTS, STREETS, TRACTS, AND EASEMENTS, AND THE LOTS, TRACTS, AND EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "WATERBURY FILING NO. 2". ALL STREETS AS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY PERSONALLY COVENANT AND AGREE TO MAINTAIN AND KEEP THE SAME OPEN AND FREE FROM ALL OBSTRUCTIONS TO THE FREE AND UNHINDERED TRAVEL OF THE PUBLIC THEREON AT THEIR OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS, AND THE SAME WILL BE PROVIDED FOR AT ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE AFOREMENTIONED 4 WAY RANCH JOINT VENTURE, LLC HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

PETER MARTZ, AS MANAGER

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY PETER MARTZ, AS MANAGER OF 4 WAY RANCH JOINT VENTURE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## GENERAL NOTES:

1. THE DATE OF PREPARATION IS FEBRUARY 17, 2017.
2. FLOOD PLAIN STATEMENT:  
A PORTION OF THIS SITE, WATERBURY FILING NO. 1 IS WITHIN A DESIGNATED F.E.M.A. FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060410075F, EFFECTIVE MARCH 17, 1997.
3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
4. UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:  
A. A 5.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT ALONG THE FRONT LINES OF EACH LOT.  
B. AN ADDITIONAL 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, DIRECTLY ADJACENT TO THE 5.00 FOOT EASEMENT REFERRED TO IN GENERAL NOTE 4A ABOVE.  
C. A 5.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.  
D. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT. A 5.00 FOOT PUBLIC UTILITY EASEMENT ALONG THE REARLINES FOR LOTS ADJACENT TO THE 20' ALLEY.  
E. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS, INCLUDING SIDEWALKS, IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER, UNLESS OTHERWISE NOTED.

18. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. NO IMPROVEMENTS SHALL BE MADE TO EXISTING DRAINAGE WAYS THAT WOULD IMPERE THE FLOW OF SURFACE DRAINAGE.
19. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY REGULATIONS, DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.

20. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND FINISHED. THE REQUIRED PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED AND FINISHED BY THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, AT THE DISCRETION OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

21. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.

22. PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT, AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER \_\_\_\_\_, THE PARCELS OF SAID TRACTS, STREETS, TRACTS, AND EASEMENTS, AND THE LOTS, TRACTS, AND EASEMENTS, OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT, AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

## 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.

| DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR                         | DATE |
|--|------|
| COLORADO P.L.S. NO. 30118  |      |
| FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC. |      |

## NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## COUNTY APPROVAL:

APPROVAL IS GRANTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

| CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS | DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT |
|--|---|
|--|---|

| COUNTY ASSESSOR |
|-----------------|
| MARK LOWDERMAN  |

## 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 \_\_\_\_\_, COLORADO, ON \_\_\_\_\_, 20\_\_\_\_, A.D., AND DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_.

| RECORDER: WAYNE W. WILLIAMS | BY:    |
|-----------------------------|--------|
|                             | DEPUTY |

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

ROAD IMPACT FEE: \_\_\_\_\_

WATERBURY FILING NO. 2  
JOB NO. 2359.20  
FEBRUARY 22, 2017

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

SHEET 1 OF 3



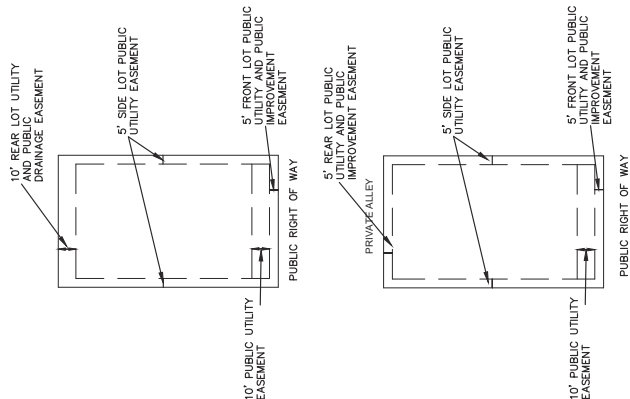
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719)785-0799 (fax)

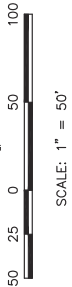


WATERBURY FILING NO. 2

LOT EASEMENT DETAILS



PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED



SCALE: 1" = 50'

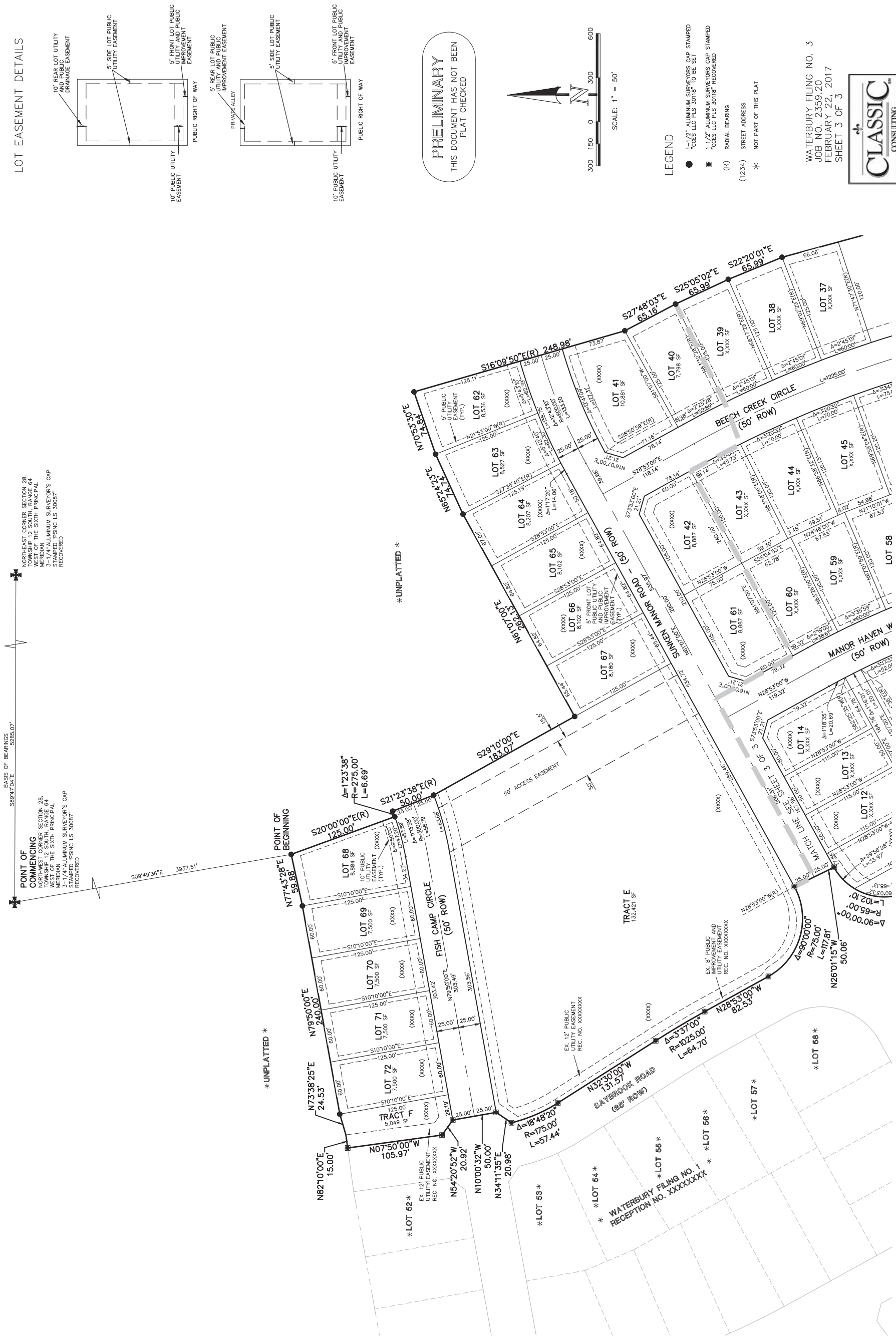
LEGEND

- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED  
"CROSS LLC PLS 30118" TO BE SET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED  
"CROSS LLC PLS 30118" RECORDED
- (R) RADIAL BEARING
- (1234) STREET ADDRESS
- \* NOT PART OF THIS PLAT

WATERBURY FILING NO. 2  
JOB NO. 2359.20  
FEBRUARY 22, 2017  
SHEET 2 OF 3



**WATERBURY FILING NO. 2**



WATERBURY FILING NO. 3  
JOB NO. 2359.20  
FEBRUARY 22, 2017  
SHEET 3 OF 3



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Forest Lakes Filing No. 2B Final Plat

**Agenda Date:** September 13, 2017

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request by Classic Consulting Engineers & Surveyors, LLC., on behalf of Forest Lakes Residential Development, LLC, for approval of Forest Lakes Filing 2B Final Plat, which consists of 45 single-family residential lots and one tract on 31.09 acres. The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake.

On January 13, 2016, the El Paso County Park Advisory Board endorsed the Forest Lakes Filing No. 2B Final Plat, which consisted of all 87 single-family residential lots, with approximately 12.65 acres of dedicated open space, some of which is located along the banks of Beaver Creek and Bristlecone Lake. Since that endorsement, a FEMA Letter of Map Revision (LOMR) floodplain modification application has been submitted for approval, and until such time, only 45 lots will be included in Filing No. 2B Final Plat, with the remaining 42 lots to be platted at a later date as Filing No. 2B-A. However, due to the fact that the original lot density of both the Forest Lakes Preliminary Plan and Filing No. 2B met the urban density requirement, urban park fees still apply to the current 45-lot Filing No. 2B, although the current application falls below the urban threshold due to the open space/future residential tracts created by the LOMR process. At which time Filing No. 2B-A is recorded, urban park fees for the remaining 42 lots will also be recommended.

In January 2016, Forest Lakes Filing No. 2 Final Plat, containing all 87 lots, was endorsed with the following conditions:

- Staff acknowledges the waiver of regional park fees in exchange for the proposed trail improvements.
- Require fees in lieu of land dedication for urban park purposes in the amount of \$18,444, but recommends additionally that a waiver of urban park fees be addressed in a future park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of the final plats and subject to provision of additional neighborhood park amenities, specifically Waterfront Park.
- The regional trail shall be constructed along the planned corridor from Baptist Road, along Forest Lakes Drive, and into Waterfront Park (Phase I) within two years of the recording of either Final Plat of Filings 2A or 2B.



- Trail plans shall be submitted to and approved by County Parks prior to construction.
- The trail shall be constructed to Tier 1 standards for a regional trail.
- The trail shall be maintained by the Forest Lakes Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement.
- The crosswalk from the school property to Tract E, also known as Waterfront Park, shall be constructed by the developer, as well as all trail-side amenities (benches, shade structures, signage) within Waterfront Park.
- The developer shall provide a letter of Disqualification from the U.S. Fish and Wildlife Service to construct and maintain the trail where it enters the designated Preble's Meadow Jumping Mouse (PMJM) habitat along Tract E / Waterfront Park. The developer is responsible for any mitigation required by the U.S. Fish and Wildlife Service, including fencing.

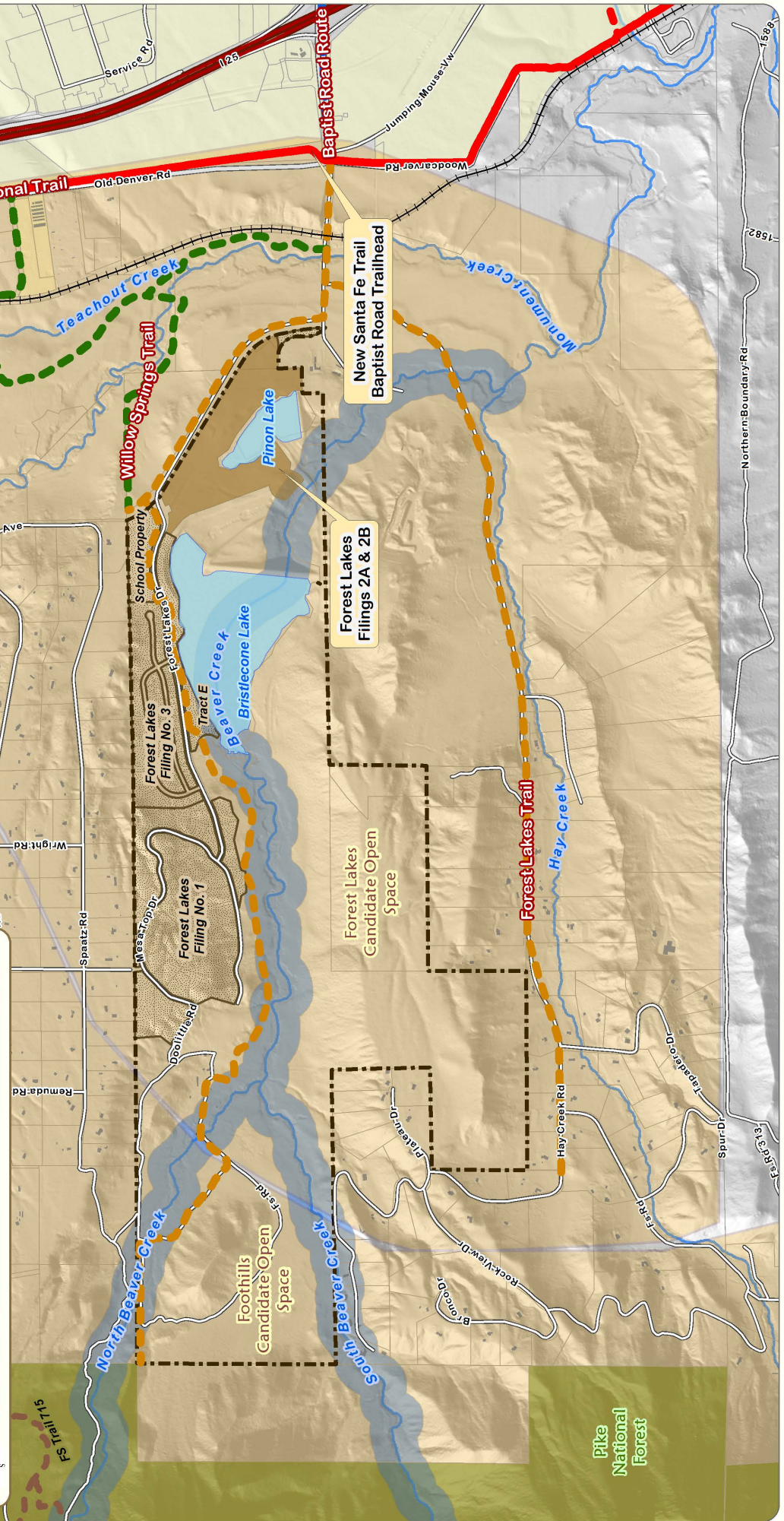
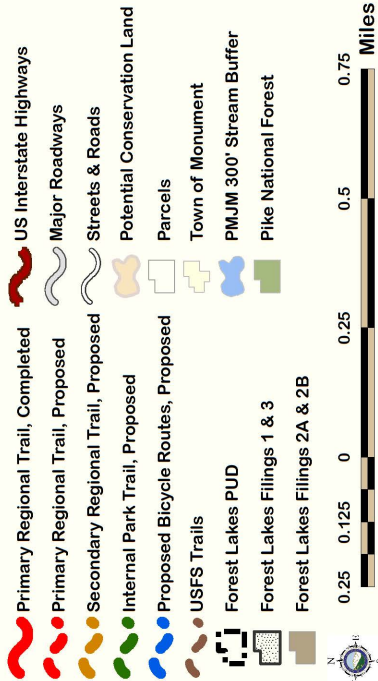
In September 2016, the El Paso County Board of County Commissioners approved the Forest Lakes Filing No. 2A Park Lands Agreement between Forest Lakes Residential Development, LLC., and El Paso County, waiving urban park fees in exchange for the construction and installation of trails and park amenities. Since that time, many of the January 2016 Park Advisory Board-endorsed conditions and requirements of the original Forest Lakes Filing No. 2A and 2B Final Plats have been completed and site-inspected by El Paso County Parks staff. Forest Lakes Secondary Regional Trail has been constructed along Forest Lakes Drive, as well as the crosswalk at the school property, and Waterfront Park along the northern shore of Bristlecone Lake. Outstanding requirements include minor language modification to Waterfront Park rules and regulation signage, and the Letter of Disqualification from the U.S. Fish and Wildlife Service. However, as the Park Lands Agreement is associated with Forest Lakes Filing No. 2A, the only remaining requirements for Filing No. 2B are urban park fees and the Letter of Disqualification.

**Recommended Motion - Forest Lakes Filing 2B Final Plat:**

Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 2B Final Plat include the following conditions: (1) the developer shall provide a Letter of Disqualification from the U.S. Fish and Wildlife Service to construct and maintain the trail where it enters the designated Preble's Meadow Jumping Mouse (PMJM) habitat along Tract E / Waterfront Park. The developer is responsible for any mitigation required by the U.S. Fish and Wildlife Service, including fencing; (2) require fees in lieu of land dedication for urban park purposes in the amount of \$11,565.



# **Forest Lakes - PUD Development Plan and Preliminary Plan Amendment / Final Plat for Filings 2A and 2B** **Site Development Review**





# Development Application Permit Review



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

September 13, 2016

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:   | Forest Lakes 2B - Final Plat   | Application Type:         | Final Plat  |
| DSD Reference #:  | SF-15-028                      | CSD / Parks ID#:          | 0           |
| Applicant / Owner:                                      | Owner's Representative:        | Total Acreage:            | 31.094      |
| Forest Lakes Residential Development, LLC / Jim Boulton | N.E.S., Inc.<br>Tim Seibert    | Total # of Dwelling Units | 87 / 45     |
| 1111 Main Street, Suite 1600                            | 619 North Cascade Avenue, #200 | Gross Density:            | 2.80 / 1.45 |
| Kansas City, MO 64105                                   | Colorado Springs, CO 80903     | Park Region:              | 1           |
|   |                                | Urban Area:               | 1           |

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>1</b>                              | Urban Parks Area: <b>1</b>  |
| <b>0.0194 Acres x 45 Dwelling Units = 0.873 acres</b> | Neighborhood: <b>0.00375 Acres x 45 Dwelling Units = 0.17 acres</b> |
|   | Community: <b>0.00625 Acres x 45 Dwelling Units = 0.28 acres</b>    |
|   | Total: <b>0.45 acres</b>  |

### FEE REQUIREMENTS

|  |   |
|--|---|
| Regional Parks: <b>1</b>                                 | Urban Parks Area: <b>1</b>  |
| <b>\$407.00 / Unit x 45 Dwelling Units = \$18,315.00</b> | Neighborhood: <b>\$101.00 / Unit x 45 Dwelling Units = \$4,545.00</b> |
|  | Community: <b>\$156.00 / Unit x 45 Dwelling Units = \$7,020.00</b>    |
|  | Total: <b>\$11,565.00</b>   |

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 2B Final Plat include the following conditions: (1) the developer shall provide a Letter of Disqualification from the U.S. Fish and Wildlife Service to construct and maintain the trail where it enters the designated Preble's Meadow Jumping Mouse (PMJM) habitat along Tract E / Waterfront Park. The developer is responsible for any mitigation required by the U.S. Fish and Wildlife Service, including fencing; (2) require fees in lieu of land dedication for urban park purposes in the amount of \$11,565.

Park Advisory Board Recommendation:

## **Forest Lakes Filing No. 2B Letter of Intent**

**Owner:**

Forest Lakes Residential Development LLC  
c/o Chillicothe Properties  
1111 main St. STE. 1600  
Kansas City, MO 64105-2116  
(719) 327-5810

**Applicant/Consultant**

Classic Consulting Engineers & Surveyors, LLC  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-0790

**Site location:**

South of intersection of Forest Lakes Drive and Long Valley Drive, south of the Town of Monument

**Size:**

31.094 Acres

**Zoning:**

PUD

**Request:**

Applicant requests that the previously submitted and reviewed 31.094 acre, 87 lot Final Plat for Forest Lakes Filing No. 2B be revised to reflect 45 lots and one large Tract B (11.559 ac.) to acknowledge that the westerly area (Tract B) is impacted by an existing FEMA Floodplain. Upon removal of the floodplain through the LOMR process (CLOMR already approved), Filing 2B-A will be processing that creates the remaining 42 lots within Tract B.

**Justification:**

Classic Consulting Engineers & Surveyors (CCES) has already been working with the County on this project in order to allow the area of Filing 2B unaffected by the floodplain to be platted and developed. Construction of the 2B-A will take place upon imminent CD approval to facilitate the LOMR. No proposed lots within Filing 2B are affected by the floodplain. All prior requirements and obligations will remain unchanged from the prior submittal.

**Existing and Proposed facilities, structures, roads, etc.:**

Forest Lakes Drive is fully constructed adjacent to this site and water and sanitary have been previously placed with the Filing 2B area as a part of the development of Filing No. 2A.

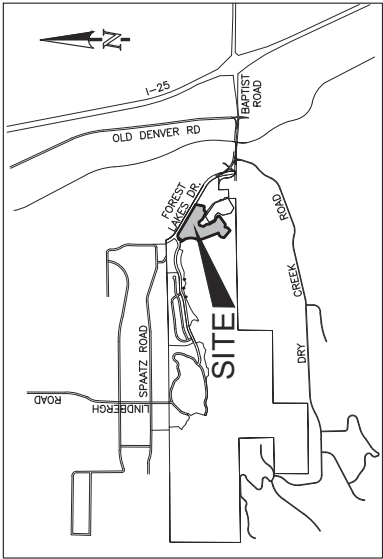
**Waiver Requests:**

None required.

Ag/117502/letter of intent 2B.docx

# FOREST LAKES FILING NO. 2B

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE

## GENERAL NOTES: (CONTINUED)

14. THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR TRACT TO FOREST LAKES DRIVE.
15. TRACT A IS FOR DRAINAGE, PARK, AND PUBLIC UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT. THIS TRACT IS SUBJECT TO A PRIVATE DETENTION BASIN AGREEMENT RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.
16. TRACT B IS FOR FUTURE REPLAT AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC
17. TRACTS C, D, E AND F ARE FOR OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, AND PUBLIC IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
18. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
19. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND THE EL PASO COUNTY ASSESSOR UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. DIRECTION OF FLOW, DRAINAGE, AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY SHALL BE THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
20. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE FOREST LAKES METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN BOOK 5065 AT PAGE 1279 AND BOOK 5165 AT PAGE 326.
21. THE FOREST LAKES METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS WITHIN THE PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
22. PURSUANT TO RESOLUTION 16-454, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 216145945, THE PART WITHIN THE LATTERED BOUNDARIES OF FOREST LAKES FILING NO. 2B ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
23. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE PINON PINES METROPOLITAN DISTRICT NO. 1 BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 204033347 AND 208042748.
24. UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
  - A. 5.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT ALONG THE FRONT LINES OF EACH LOT.
  - B. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
  - C. A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
  - D. A 15.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES ALONG THE FRONT LINES OF EACH LOT.
  - E. A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE SUBDIVISION PERMETER AS SHOWN, UNLESS ALREADY PART OF A DEDICATED RIGHT-OF-WAY.
25. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
18. TOTAL NUMBER OF LOTS BEING PLATTED IS 45 LOTS.

| NO | REVISION           | DATE     |
|----|--------------------|----------|
| 1  | COUNTY COMMENTS    | 03/10/16 |
| 2  | REDUCE NO. OF LOTS | 07/24/17 |
| 3  | COUNTY COMMENTS    | 08/24/17 |

FOREST LAKES  
FILING NO. 2B  
JOB NO. 1175.02  
NOVEMBER 30, 2015  
SHEET 1 OF 3



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799 (fax)

## KNOW ALL MEN BY THESE PRESENTS:

THAT FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27 ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS DEPICTED ON A LAND SURVEY PLAT PREPARED BY W.K. CLARK & ASSOCIATES, INC. DEPOSITED UNDER RECEPTION NO. 94901132, OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE EAST END BY A 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 27, AND AT THE WEST END OF SAID SECTION 27, AND AT THE SOUTHWEST CORNER OF SAID SECTION 27, BEING ASSUMED TO BEA S89°06'01"W, A DISTANCE OF 2627.04 FEET

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;  
THENCE N38°30'15"W, A DISTANCE OF 1410.83 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204044409 IN THE RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204044409 THE FOLLOWING EIGHTEEN (18) COURSES;

1. N33°08'54"W, A DISTANCE OF 69.59 FEET;
2. N62°50'04"W, A DISTANCE OF 227.51 FEET;
3. N38°22'21"W, A DISTANCE OF 177.20 FEET;
4. S81°24'30"W, A DISTANCE OF 119.63 FEET;
5. S17°50'57"W, A DISTANCE OF 164.79 FEET;
6. S35°43'43"E, A DISTANCE OF 148.27 FEET;
7. S01°33'29"E, A DISTANCE OF 94.11 FEET;
8. S28°53'19"E, A DISTANCE OF 239.77 FEET;
9. S62°22'47"E, A DISTANCE OF 132.59 FEET;
10. S51°12'34"E, A DISTANCE OF 99.15 FEET;
11. S02°39'30"W, A DISTANCE OF 58.53 FEET;
12. S54°42'08"W, A DISTANCE OF 388.61 FEET;
13. N82°44'50"W, A DISTANCE OF 100.00 FEET TO A POINT ON CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N82°44'51"W, HAVING A DELTA OF 55°09'05", A RADIUS OF 250.00 FEET AND A DISTANCE OF 240.64 FEET TO A POINT ON CURVE;
15. N49°14'38"W, A DISTANCE OF 353.05 FEET TO A POINT ON CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S85°42'12"E, HAVING A DELTA OF 87°16'48", A RADIUS OF 200.00 FEET AND A DISTANCE OF 304.86 FEET TO A POINT ON CURVE;
17. N20°35'43"W, A DISTANCE OF 533.66 FEET;
18. N20°16'16"W, A DISTANCE OF 293.60 FEET;

THENCE S86°14'05"E, A DISTANCE OF 50.54 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEAS S86°14'05"E, HAVING A DELTA OF 15°08'43", A RADIUS OF 330.00 FEET AND A DISTANCE OF 87.23 FEET TO A POINT OF REVERSE CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°41'14", A RADIUS OF 570.00 FEET AND A DISTANCE OF 384.88 FEET TO A POINT OF COMPOUND CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°18'06", A RADIUS OF 288.00 FEET AND A DISTANCE OF 71.89 FEET TO A POINT OF TANGENT;  
THENCE N34°04'43"W, A DISTANCE OF 59.54 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 09°47'28", A RADIUS OF 140.00 FEET AND A DISTANCE OF 10.00 FEET TO A POINT OF TANGENT;  
BEING ON THE BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407;

THENCE ON THE BOUNDARY OF SAID FOREST LAKES FILING NO. 1 THE FOLLOWING SEVEN (7) COURSES;

1. N65°42'45"E, A DISTANCE OF 100.00 FEET;
2. N24°17'15"W, A DISTANCE OF 54.88 FEET;
3. N65°01'27"E, A DISTANCE OF 31.38 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 03°27'06", A RADIUS OF 255.00 FEET AND A DISTANCE OF 15.36 FEET TO A POINT OF TANGENT;
5. N68°28'33"E, A DISTANCE OF 55.21 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 51°58'03", A RADIUS OF 140.00 FEET AND A DISTANCE OF 26.96 FEET TO A POINT OF TANGENT;
7. S59°33'25"E, A DISTANCE OF 1301.13 FEET;
- THENCE S14°37'04"W, A DISTANCE OF 213.89 FEET TO A POINT ON CURVE;
- THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S14°37'04"W HAVING A DELTA OF 00°56'24", A RADIUS OF 725.00 FEET AND A DISTANCE OF 11.90 FEET TO A POINT ON CURVE;
- THENCE S15°33'28"W, A DISTANCE OF 106.02 FEET TO A POINT ON CURVE;
- THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S04°11'30"W, HAVING A DELTA OF 40°37'12", A RADIUS OF 55.00 FEET AND A DISTANCE OF 38.99 FEET TO A POINT ON CURVE;
- THENCE N85°37'20"W, A DISTANCE OF 131.25 FEET;
- THENCE S36°58'32"W, A DISTANCE OF 111.92 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 31.094 ACRES

## OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION NAME OF FOREST LAKES FILING NO. 2B, AND HAVE HEREBY CAUSED TO BE PLATTED AND AGREED THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND ARE HEREBY GRANTED TO THE PUBLIC. THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

PCDD FILE NO. SF-15-028

## SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30718  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

## 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. NO DEFECT IN THIS SURVEY WILL BE A BASIS FOR ANY LEGAL ACTION THAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR FOREST LAKES FILING NO. 2B WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

|   |      |
|---|------|
| PRESIDENT, BOARD OF COUNTY COMMISSIONERS                  | DATE |
| DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT | DATE |
| EL PASO COUNTY ASSESSOR                                   | DATE |

## CLERK AND RECORDER:

STATE OF COLORADO ( )  
COUNTY OF EL PASO ( ) ss

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

|               |        |
|---------------|--------|
| BY:           | DEPUTY |
| SCHOOL FEE:   |        |
| BRIDGE FEE:   |        |
| PARK FEE:     |        |
| DRAINAGE FEE: |        |

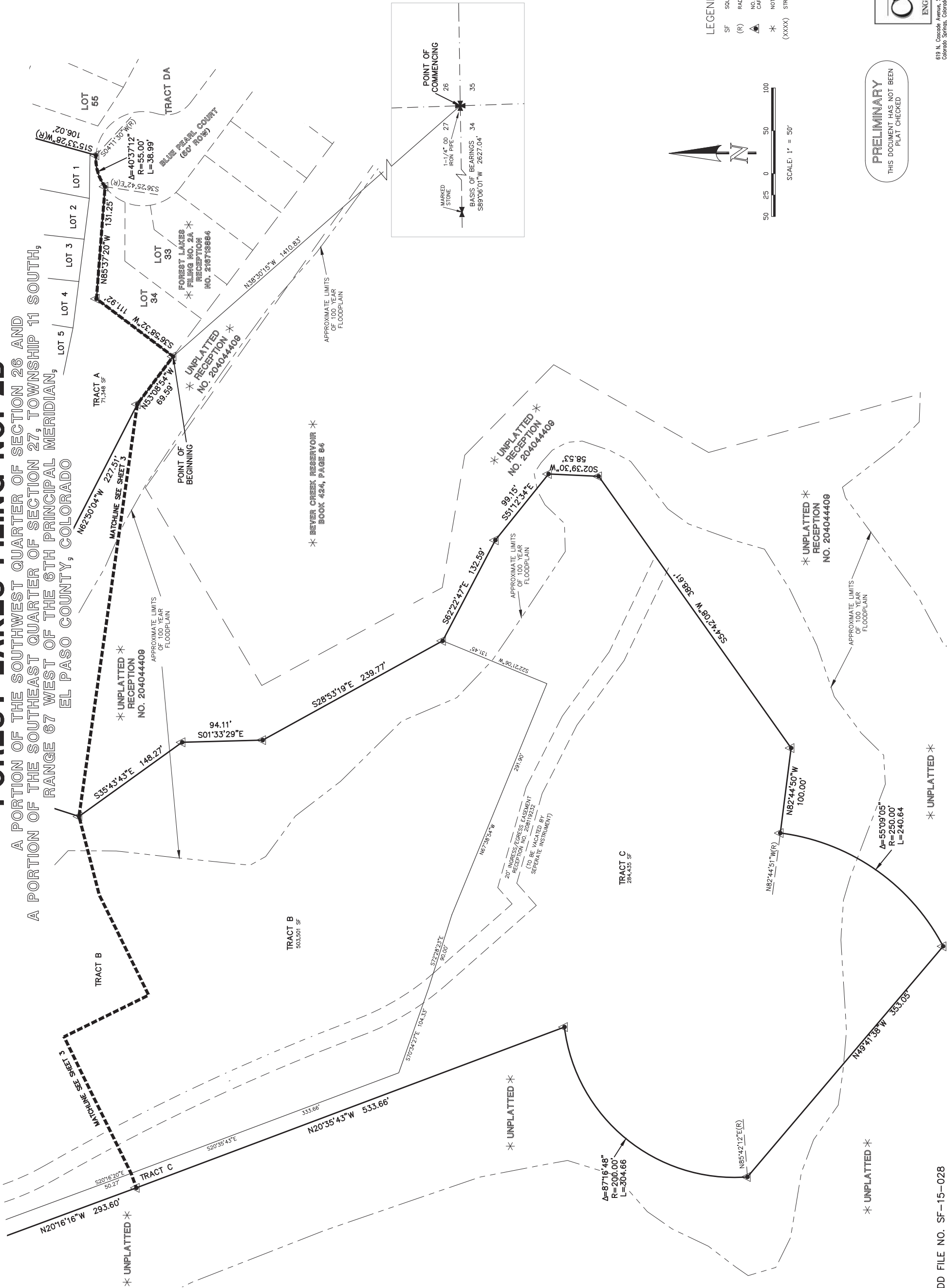
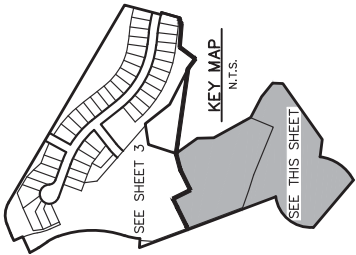
## OWNER:

FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC  
6385 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80919  
719-592-9333



FOREST LAKES FILING NO. 2B

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

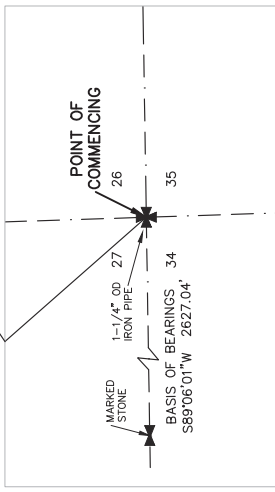


LEGEND

- SF SQUARE FEET
- (R) RADIAL BEARING
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET
- NOT PART OF THIS PLAT
- STREET ADDRESS (XXXX)

50 25 0 50 100

SCALE: 1" = 50'



PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

FOREST LAKES  
FILING NO. 2B  
JOB NO. 1175.02  
NOVEMBER 30, 2015  
SHEET 2 OF 3



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)765-0790  
(719)765-0799 (fax)





Source: *Author's calculations*.

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0791

DEC 21 2015



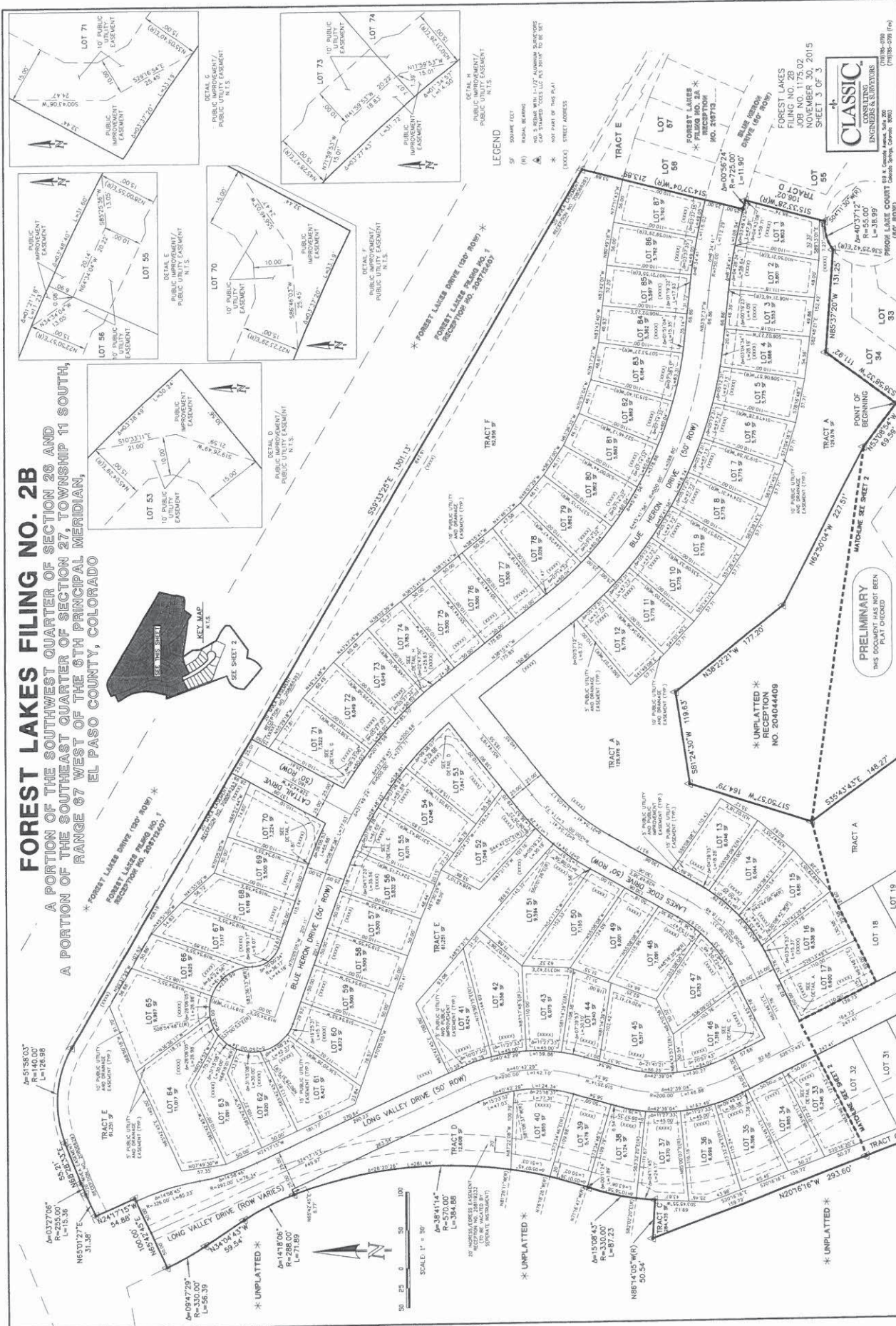
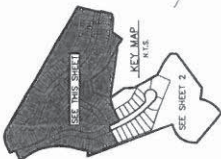


**FOREST LAKES FILING NO. 2B**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

\* Forest

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO



CL<sup>+</sup>  
**CLASSIC**<sup>SM</sup>  
CONSULTING  
ENGINEERS & SURVEYORS

**PEOPLES LAKE COURT**  
819 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0795 (Fax)

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

### **Agenda Item Summary Form**

**Agenda Item Title:** Walden Preserve 2 Park Lands Agreement Extension Request

**Agenda Date:** September 13, 2017

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

**Presenter:** Jason Meyer, Project Manager

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

### **Overview**

The El Paso County Parks Master Plan includes the Cherry Creek Regional Trail, which facilitates a connection between the Hwy 105 corridor and Fox Run Regional Trail. In 2014, the Board of County Commissioners approved a park lands agreement with the developer of Walden Preserve 2 that waived \$30,392 in regional park fees to construct a 1.5 mile segment of the Cherry Creek Regional Trail between Pond View Place and Walden Way. The agreement also waived \$19,140 in urban park fee credits to install urban park amenities within the Walden Preserve 2 Subdivision. Under the agreement, all regional trail construction and urban park amenities were to be installed within two years after the recording of the first plat filing and usable by the public. The first plat was recorded in June, 2015.

The developer of Walden Preserve 2 recently approached the County to request an extension under the agreement to allow additional time for trail construction and installation of urban park amenities. The developer is seeking a one (1) year extension to October 31, 2018. Justification for the extension request is that development has not progressed to areas where the regional trail and urban park amenities are to be constructed. Additionally, no urban park amenities have been installed along the trail or pond area; however the developer is planning to install a small pavilion near the pond that will be accessible to the general public. A copy of the extension request is attached to this summary along with an exhibit showing the regional trail easement.

County staff met with the developer to tour the site and to measure construction progress. The entire regional trail corridor has been graded with some areas needing additional erosion control measures. Overall the entire trail corridor is usable; however trail surfacing was only installed along approximately 3,250 linear feet within Filings No. 1 and No. 2.

This extension request would provide an additional one year to complete the installation of the remaining trail surfacing material and urban park amenities with Walden Preserve 2 by October 31, 2018.

**Recommended Action:**

Recommend to the El Paso County Board of County Commissioners approval of the Walden Preserve 2 Park Lands Agreement extension request as presented, amending the original agreement deadline to October 31, 2018.

**DUNCAN S. BREMER, P.C.**

**Attorney At Law**

236 N. Washington St,  
15050 Woodcarver Road,  
Monument, Colorado 80132  
(719) 481-8564  
Fax (719) 466-2059  
Duncan.bremer@gmail.com

Tim Wolken  
El Paso County Parks Board  
Board of County Commissioners

Via e-mail: [timWolken@elpasoco.com](mailto:timWolken@elpasoco.com)

Re: Parklands Agreement Walden Preserve 2 dated March 20, 2014, Approved by BOCC August 20, 2014, recorded at reception 214022992

Thursday, August 24, 2017

Dear Mr. Wolken:

This law firm represents the Property Owner/developer of the referenced project. We respectfully request an extension for completion of the Regional Trail and of the Urban Park Amenities, as more fully set forth below.

Regional Trail Provisions: Applicable portions of the Parklands Agreement provide that the Property Owner will receive certain Regional Park Fee Credits, “provided that the Property Owner installs the Regional Trail as depicted on the Regional Trail Exhibit to County standards and grants the required trail easement to El Paso County.” In addition to other provisions, the Parklands Agreement provides “The Regional Trail construction shall be completed within two years after the recording of the first plat filing within the Property. If not completed within two years, Regional Park Fees shall be due and immediately paid to the County for all recorded filings.”

Urban Park Amenities Provisions: Applicable portions of the Parklands Agreement provide that the Property Owner receive credit for “urban park amenities installed or to be installed on the Property pursuant to this Agreement, provide the Property Owner installs amenities of a value equal to or greater than \$19,140.” The Parklands Agreement further provides that such Urban Park Amenities “shall be completed and transferred to a public entity (the “District”) within two years after the recording of the first final plat. If not completed and transferred within two years, the Urban Park Fees for which credit has been taken shall be immediately paid to the County.”



Tim Wolken  
El Paso County Parks Board  
Board of County Commissioners  
8/24/2017

Subsequent Events. The first plat of the Property was recorded on 6/30/2015 at reception 21513640. The Regional Trail has been completely installed in the areas of the platted filings No. 1, No. 2, and No. 3, including installation of the gravel cover material. The Regional Trail has been substantially installed, including drainage, drainage and compaction of native material for its full length. The Regional Trail has been dedicated to the County for its full length. All that is missing for completion of the Regional Trail is final installation of the surface gravel on the northernmost and southernmost portions.  
The Urban Park Amenities have not been installed.

Requested Extension. The Property Owner requests an extension of the time to complete the requirements of for the Regional Trail and for the Urban Park Amenities to October 31, 2018.

Rationale. Justification for the extension includes the following. The Regional Trail is fully usable and used by the public in its present condition. The Regional Trail does not currently connect to any other portions of a County trail. Nor is it likely that any such connection will be available during the requested extension period. Therefore, there is no current demand from the County's perspective to require immediate completion. During the extension period, the Property Owner expects to install an additional road crossing across the Regional Trail, along with related infrastructure. It makes more sense to defer the installation of the final gravel surface until after this disturbance. The remaining gravel installation will be accomplished at one time after this disturbance.

The development has only now proceeded to the area where the Urban Park Amenities are planned. The extension will permit the actual design and construction of the Urban Park Amenities (currently planned to be a small park shelter development adjacent to and coordinated with the lower of the two ponds in the development. At present the District is not generating much revenue to support the additional burden of maintaining the Urban Park Amenity, but we anticipate that in the 2018 calendar year such revenue will increase and it will make more sense to build and transfer the Urban Park Amenity to the District at that time.

Please consider this request and take it forward through whatever approvals may be required to get a final decision. We will be happy to supply any additional information or present the issue at any meetings.

Very Truly Yours,



Duncan Bremer

BOCC

Boce 3-20-14  
Item 8  
Cor 14-110A

**PARK LANDS AGREEMENT**

**WALDEN PRESERVE 2**

THIS PARK LANDS AGREEMENT ("AGREEMENT") IS MADE AND ENTERED INTO THIS 10 DAY OF March, 2014, BY AND BETWEEN WALDEN HOLDINGS I, LLC ("Property Owner") AND EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO ("County").

**RECITALS**

A. Property Owner is the owner of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 208.8 acres and commonly known and described as Walden Preserve 2 (the "Property"), which Property was a portion of a PUD initially approved for development by the Board of County Commissioners of El Paso County on December 16, 2004.

B. Property Owner has been and is in the process of completing a rezoning request ("Zoning Request") to rezone the Property from its present PUD to a new PUD named "Walden Preserve 2" (County Development Services Department File Number PUD-13-5), which will be followed by preliminary plan and final plat applications for the Property. The Zoning Request contains a proposed public regional trail to be located as described in the attached Walden Preserve 2 Regional Trail Exhibit, which Regional Trail is a portion of that trail identified in the June 2013 El Paso County Parks Master Plan as the Cherry Creek Regional Trail.

C. The Zoning Request is for the entire Property as described in attached Land Description Exhibit, and sets the maximum number of lots at 116 and provides 72.3 acres of open space. However, the likelihood is that the Property will be developed in phases consisting of several separate filings with separate plats.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the developer is required to provide a public easement for such Regional Trail with the filing of each final plat; and is required to dedicate urban and regional park lands, or pay fees in lieu thereof, or a combination of both land dedication and fees as a condition of preliminary plan and/or final plat approval. Such fees are normally paid at the time of recording the approved final plat for each filing.

E. Assuming that all 116 residential lots are eventually platted, the El Paso County Community Services Department calculates Regional Park Fees for the entire Walden Preserve 2 Property to be \$30,392, and Urban Park Fees for the Property to be \$19,140.

F. The County desires to grant the Property Owner \$30,392 in Regional Park Fee Credits, provided that the Property Owner installs the Regional Trail as depicted on the Regional Trail Exhibit to County standards and grants the required trail easement to El Paso County. The County acknowledges that the value of such installation exceeds the calculated Regional Parks



Fees because the improvements involve approximately 1.5 miles of regional trail, between the Settler's Ranch property to the south and the property owned by Lewis Palmer School District to the northwest.

G. The County also desires to grant the Property Owner \$19,140 in Urban Park Fee Credits, provided that the Property Owner installs improvements of an equal or greater value to provide urban park amenities such as playing fields, playground equipment, picnic pavilions, water fountains, picnic tables and benches within the Property for the benefit of the general public.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Regional Trail Development and Obligations. Property Owner shall satisfy its regional park dedication and fee requirements for the entire 116 lots at the time of recording the first final plat within the Property by constructing the Regional Trail within the Property as shown on the Regional Trail Exhibit and dedicating the trail easement pursuant to the terms of this Agreement. The Property Owner shall construct the public trail improvements in accordance with standards for a Regional Trail as specified in the El Paso County 2013 Parks Master Plan.

- a. The County and Property Owner agree that the value of the regional trail improvements so constructed will be equal to or greater than the applicable Regional Park Fees for the Property.
- b. Prior to construction, the Property Owner shall review the trail design with the Parks Department for compliance with County Parks Department adopted standards for construction of such a Regional Trail.
- c. The regional trail improvements shall include but are not limited to: construction of an eight-foot wide path, with a two-foot wide shoulder on either side; installation of Class 6 road base and crushed limestone surface materials; re-establishment of shoulders and disturbed soil with native grass seed, and establishment of associated drainage structures and erosion control measures.
- d. A twenty-five foot wide public regional trail easement extending approximately 1.5 miles between the Settler's Ranch property to the south and the Lewis Palmer School District property to the northwest shall be provided in favor of El Paso County for access to and maintenance of the trail, and shall be dedicated at the time of recording the first filing within the Property. Such dedication shall be in a form acceptable to the County.
- e. The cost of constructing the Regional Trail shall be included within the Estimate of Guaranteed Funds and the collateral provided to the County for the public improvements needed in connection with the first filing

within the Property. Such collateral shall be released upon inspection of the Regional Trail by County staff and verification of completion.

- f. The Regional Trail construction shall be completed within two years after the recording of the first plat filing within the Property. If not completed within two years, Regional Park Fees shall be due and immediately paid to the County for all recorded filings.

2. Internal Trail Development and Obligations. In addition to the Regional Trail, the Property Owner shall construct all other trails depicted in the approved Zoning Request in accordance with County standards. The construction of each trail shall coincide with the development of the adjacent cluster as depicted in the Zoning Request, but in no event shall completion of all trails other than the Regional Trail occur later than two years after recording the final plat of the last subdivision within the Property. The Property Owner shall be required to include the cost of constructing each trail within the Estimate of Guaranteed Funds and the collateral provided to the County for public improvements in connection with the relevant subdivision filing. Such collateral shall be released upon inspection of the relevant trail and verification of completion.

3. Urban Park Development and Obligations. The County agrees that Property Owner may satisfy its urban park dedication requirements or fees in lieu thereof for the Property by installing urban park amenities within the Property. Such fees are due at the time of recording each final plat, based on the number of residential lots in the filing.

- a. At the time of recording of each final plat for the Property, the Property Owner shall receive a credit for urban park amenities installed or to be installed on the Property pursuant to this Agreement, provided the Property Owner installs amenities of a value equal to or greater than \$19,140.
- b. The property owner will provide a park design plan and construction cost to the County for review and approval prior to the installation of amenities.
- c. The Urban Park Amenities for which the Property Owner receives credit shall be completed and transferred to a public entity (the "District") within two years after the recording of the first final plat. If not completed and transferred within two years, the Urban Park Fees for which credit has been taken shall be immediately paid to the County.
- d. Nothing herein precludes the District from applying for grants from the County to assist in paying the cost of construction of additional urban park amenities beyond those required by this Agreement.

4. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Regional Trail will be maintained by El Paso County for the benefit of the public, and the internal trails and urban park improvements will be transferred to and maintained by the



homeowners' association and/or the District, for the benefit of the public. Under no circumstance shall ownership of or maintenance responsibilities for the internal trails and urban park improvements revert to El Paso County.

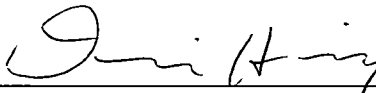
5. Installation and Use. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards. All trails shall be open for equestrian use; however, equestrian access to pond structures may be limited.

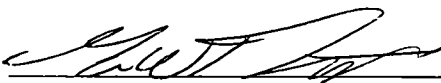

6. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS  
EL PASO COUNTY, COLORADO

WALDEN HOLDINGS I, LLC

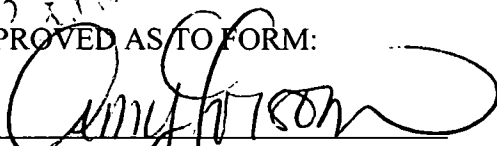
By:   
Dennis Hisey, Chair 14/110A

By:   
Title: 

ATTEST:

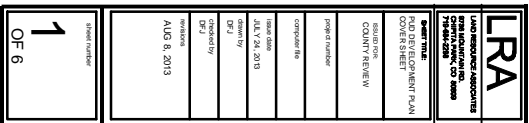
  
County Clerk & Recorder

APPROVED AS TO FORM:

  
County Attorney's Office

NOTES:

1. THE 25 FOOT WIDE REGIONAL TRAIL EASEMENT BEGINNING AT THE NORTHERLY TERMINUS OF PINENHURST CIRCLE FOLLOWS THE PROPERTY BOUNDARY LINE. AND/OR WALDEN WAY ROW LINE SOUTH TO NEEDLES DR. OR AS OTHERWISE MUTUALLY AGREED UPON BY COUNTY PARKS AND THE DEVELOPER.
2. THE 25 FOOT WIDE REGIONAL TRAIL EASEMENT BEGINNING AT THE INTERSECTION OF WALDEN WAY AND NEEDLES DR SOUTH TO POND VIEW PL. AND FROM POND VIEW PL. SOUTH TO THE PROPERTY'S SOUTHERLY PROPERTY LINE TO BE FIELD LOCATED BY PARKS DEPARTMENT. FINAL ALIGNMENT TO BE AGREED UPON BY BOTH PARKS DEPARTMENT AND THE DEVELOPER.
3. THIS DOCUMENT IS INTENDED TO ILLUSTRATE THE LOCATION OF THE PROPOSED 25 FOOT WIDE REGIONAL TRAIL EASEMENT. ACTUAL CONSTRUCTION AND MANAGEMENT OF THE TRAIL SHALL BE IN ACCORDANCE WITH THE PARKS AND AGREEMENT FOR WALDEN PRESERVE 2.









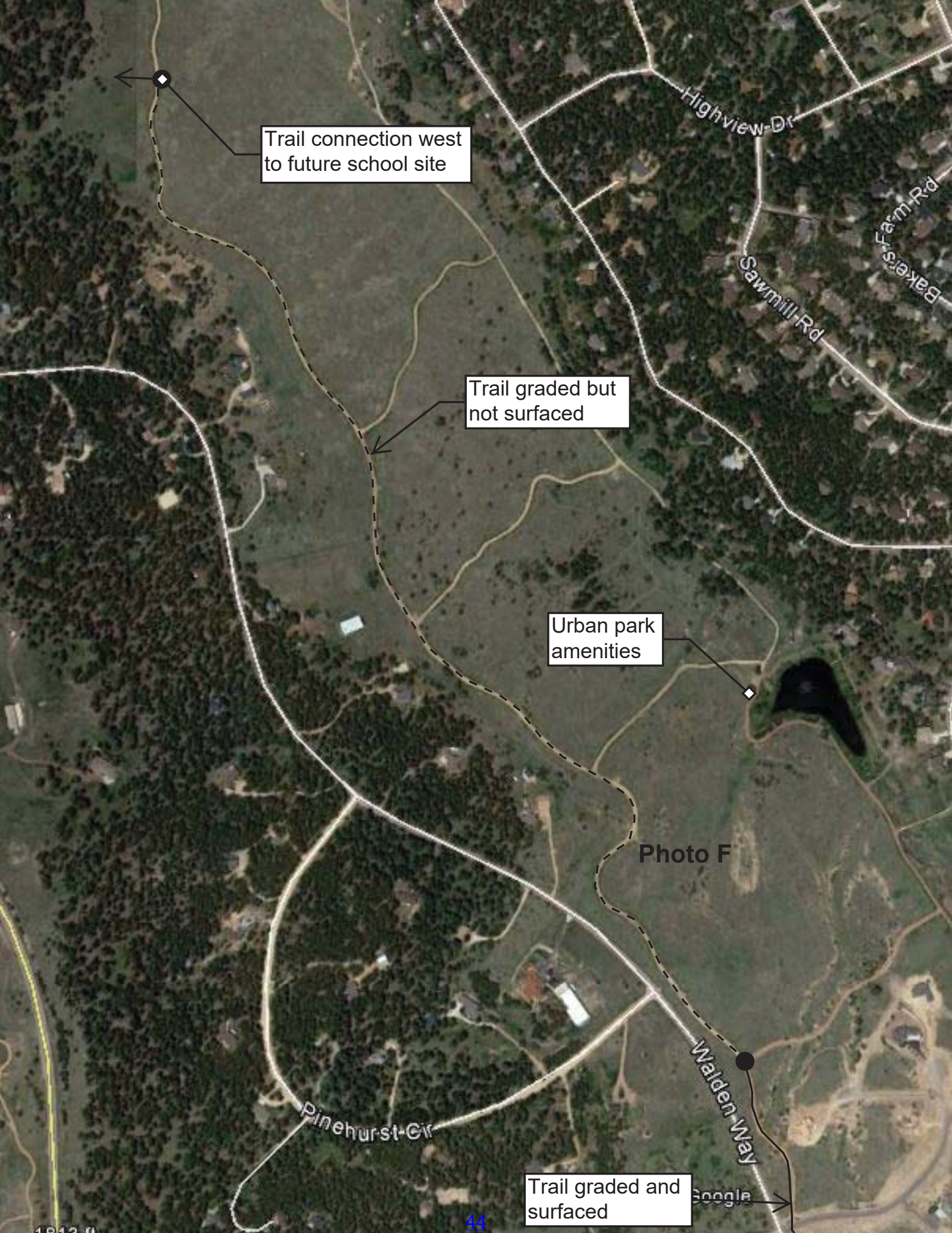






Photo A- Looking South



Photo B- Looking North



Photo C- Looking East



Photo C- Looking West





Photo D- Looking North



Photo E- Looking North



Photo F- Looking South



Photo F- Looking North



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

### **Agenda Item Summary Form**

**Agenda Item Title:** 2017 TABOR Ballot Question  
**Agenda Date:** September 13, 2017  
**Agenda Item Number:** # 7 - B  
**Presenter:** Tim Wolken, Director of Community Services  
**Information:** **Endorsement:** X

#### **Background Information:**

Several Park Advisory Board members have requested an update on the recent action taken by the Board of County Commissioners to approve a resolution to authorize a ballot question for the 2017 Coordinated Election requesting voter approval to retain and expend revenue collected above annual TABOR spending limits without raising taxes.

Please find attached the approved resolution.

#### **Recommended motion:**

Information only.

RESOLUTION NO. 17 - \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO

**RESOLUTION TO APPROVE A BALLOT QUESTION FOR THE NOVEMBER 2017  
COORDINATED ELECTION REQUESTING VOTER APPROVAL TO RETAIN AND  
EXPEND REVENUE COLLECTED ABOVE ANNUAL TABOR SPENDING LIMITS  
WITHOUT RAISING TAXES**

WHEREAS, the Taxpayer's Bill of Rights, codified in Section 20 of Article X of the Colorado Constitution (TABOR), imposes certain revenue and spending limitations upon county government; and

WHEREAS, TABOR allows voters to approve revenue changes for a particular fiscal year, which approval allows a county to retain excess revenue collected above its annual limit and spend the same; and

WHEREAS, during the recent recession which began in 2008, steep declines in revenue forced El Paso County to impose drastic cuts to County operations and services to citizens; and

WHEREAS, though the economy has been strengthening for several years, the spending limitations embodied in TABOR do not allow local governments to experience a parallel recovery, resulting in an ongoing backlog of County capital repairs and improvements and continued pressures on County operations and services; and

WHEREAS, the Board of County Commissioners (Board) recognizes the importance of TABOR in ensuring the limited growth of government and in referring to voters questions regarding changes to revenue and spending limitations; and

WHEREAS, the Board values the principles of democracy which give citizens the opportunity to direct local government action and the use of tax revenue, notwithstanding the views of individual commissioners; and

WHEREAS, in 2016 the County collected \$14,918,040 in revenue above the spending cap established by TABOR; and

WHEREAS, the Board wishes to seek approval from the voters to retain such revenue, subtracting the County's share of the cost of the election, and to allocate funds solely for the purposes set forth herein; and

WHEREAS, the Board further wishes to seek approval from the voters to retain additional revenue in 2017 and future years by resetting the base revenue amount upon which TABOR limitations on spending are calculated but continuing to apply those TABOR limitations on spending each year.



- I-25 corridor gap local share – minimum of \$6 million
  - South Academy Boulevard
  - Marksheffel Road/Meadowbrook Drive
  - Chipita Park Road/US Hwy 24/Fountain Avenue
  - Fountain Mesa Road/Caballero Drive/Fortman Avenue
- b. Disaster Recovery Projects – approximately \$1.0 million  
May include but not limited to:
- New Santa Fe Trail
  - Maxwell Street Trailhead and Embankment repairs
  - Stratmoor Valley Park/Carson Blvd./Ceresa Park
  - Willow Springs Ponds
  - Hanson Trailhead – trail repair
  - Bennet Channel Sediment Removal
- c. Parks Projects – approximately \$1.5 million  
May include but not limited to:
- Bear Creek Regional Park
  - Falcon Regional Park
  - County Fairgrounds
  - Fountain Creek Regional Park
  - Fox Run Regional Park
  - Regional Trail Upgrades

5. Funds allocated to the I-25 corridor gap local share pursuant to the preceding paragraph may be allocated to other roadway safety and capacity improvements if authorization to construct the project is not received from the Federal Highway Administration (FHWA) by December 31, 2027, or if the Colorado Department of Transportation notifies El Paso County that such FHWA authorization will not be provided by that date, whichever occurs sooner.

DONE THIS \_\_\_\_\_ day of \_\_\_\_\_, 2017 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

By: \_\_\_\_\_  
Darryl Glenn, President

ATTEST:

By: \_\_\_\_\_  
Chuck Broerman  
County Clerk & Recorder

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of El Paso County, Colorado as follows:

1. The Board hereby certifies the following question to be placed on the 2017 coordinated election ballot:

WITHOUT IMPOSING NEW TAXES OR RAISING TAX RATES, SHALL EL PASO COUNTY BE PERMITTED TO RETAIN AND SPEND \$14,548,000 IN EXCESS 2016 REVENUE AS A VOTER-APPROVED REVENUE CHANGE PURSUANT TO TABOR (ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION) TO INVEST ONLY IN THE FOLLOWING INFRASTRUCTURE:

- THE I-25 CORRIDOR GAP LOCAL SHARE AND OTHER ROADWAY SAFETY AND IMPROVEMENT PROJECTS, UP TO \$12 MILLION;
- DISASTER RECOVERY PROJECTS; AND
- PARKS, TRAILS AND OPEN SPACE PROJECTS,

WITH THE UNDERSTANDING THAT SUCH EXCESS REVENUE WOULD OTHERWISE BE REFUNDED ONLY TO TAXABLE REAL PROPERTY OWNERS AS A ONE-TIME TAX CREDIT (EXAMPLE: APPROXIMATELY \$40 FOR A TYPICAL SINGLE-FAMILY HOME VALUED AT \$250,000), AND TO RETAIN AND SPEND IN THE 2017 FISCAL YEAR AND THEREAFTER AN AMOUNT OF REVENUE THAT EXCEEDS CURRENT TABOR LIMITATIONS BUT IS NO GREATER THAN THE COUNTY REVENUE CAP, WHICH CONTINUES TO LIMIT FUTURE REVENUE GROWTH AS PROVIDED IN RESOLUTION NO. 17

- \_\_\_\_?

2. "County Revenue Cap" as used in the referred ballot question shall be defined as an amount that is equal to the total amount of revenue not excluded from fiscal year spending pursuant to TABOR received by the County in 2017, adjusted each subsequent fiscal year for inflation, the percentage change in local growth, and the qualification or disqualification of enterprises and debt service changes.

3. As used above, inflation and the percentage change in local growth shall be the same rates that are used in calculating the maximum annual percentage change in local fiscal year spending under TABOR. The qualification or disqualification of an enterprise, or changes in debt service shall change the Excess County Revenues Cap in the same manner as such change or qualification or disqualification changes the limitation on local fiscal year spending under TABOR.

4. If approved by the voters, the retained excess 2016 revenue shall be allocated for the following purposes:

- a. Roadway Safety and Capacity Improvements – up to \$12 million



**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             | Medium          |                    |
| Create a "Nature Buddies" Program                | Maria Petkash          | Medium          |                    |
| Develop a Volunteer Recruitment Plan             | Todd Marts             | Medium          |                    |
| Develop a Pollinator Festival                    | Mary Jo Lewis          |                 | Completed          |
| Water-Wise Perennial Garden Kit Sales Program    | Mary Jo Lewis          |                 | Completed          |
| Expand Halloween Events at Fairgrounds Programs  | Stacy Reavis           | Medium          |                    |
| Update the Environ education school programs     | Mary Jo Lewis          | Medium          |                    |
| <b>Park Operations Division</b>                  | <b>Project Manager</b> | <b>Priority</b> | <b>Status</b>      |
| Complete irrigation renovation plan              |                        | High            |                    |
| Complete Rainbow Falls security plan             |                        | High            |                    |
| Develop individual park operation plans          |                        | Medium          |                    |
| Convert security officer to park ranger          |                        |                 | Completed          |
| <b>Planning Division</b>                         | <b>Project Manager</b> | <b>Priority</b> | <b>Status</b>      |
| Widefield Community Park Master Plan             | Ross Williams          |                 | Completed          |
| Continue Culturally Modified Tree Study          | Ross Williams          | Medium          |                    |
| Kane Ranch Master Plan                           | Ross Williams          | High            | Bid Phase          |
| Establish a Regional Open Space Committee        | TBD                    |                 | Completed          |
| Rock Island Trailhead Improvements               | Ross Williams          | Low             |                    |
| Develop a Park Planning Criteria Manual          | Jason Meyer            | Medium          |                    |
| Update the Urban Park Grant Guidelines           | TBD                    | Medium          |                    |
| Establish a Planning Division Internship Program | TBD                    | Medium          |                    |
| Update ARC / GIS Programs                        | Ross Williams          | Low             |                    |
| Elephant Rock Open Space Master Plan             | Ross Williams          | 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            | Design Phase       |
| Rainbow Falls Recreation Area                    | Tim Wolken             | High            | Bid Phase          |
| Black Forest Regional Park Improvements          | Jason Meyer            | High            | Bid Phase          |
| Flood Recovery Projects                          | Jason Meyer            | High            | Bid Phase          |
| Fairgrounds Improvements                         | Tasha Brackin          | High            | Construction Phase |
| Fountain Creek Regional Park Improvements        | Ross Williams / PO     | High            | Bid Phase          |
| Jones Park Improvements                          | Tim Wolken             | High            | Construction Phase |
| Ute Pass Regional Trail Expansion                | Jason Meyer            | High            | Planning Phase     |
| Ceresa Park Improvements                         | Patrick Salamon        |                 | Completed          |
| Widefield Community Park Improvements            | Ross Williams / PO     | High            | Design Phase       |

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



| Community Services Department<br>Parks / Recreation & Cultural Services Divisions<br>August 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        | \$ 177,375        | \$ 2,625           |  |                |                   | \$ 162,702            |  |
| County Fair / Fairgrounds   |                              | \$ 257,800        | 310,322           | \$ (52,522)        |  |                |                   | 281,234               |  |
|   |                              |                   |                   |                    |  |                |                   |                       |  |
| <b>Total</b>  |                              | <b>\$ 437,800</b> | <b>\$ 487,697</b> | <b>\$ (49,897)</b> |  |                |                   | <b>\$ 443,936</b>     |  |
|   |                              |                   |                   |                    |  |                |                   |                       |  |
| <u>Fundraising Revenue</u>  |                              | 2017              |                   |                    |  | 2016           |                   |                       |  |
|   | <u>Purpose</u>               | <u>Goal</u>       | <u>Amount</u>     | <u>Balance</u>     |  |                |                   | <u>Totals to Date</u> |  |
| County Fair Sponsorships  | Fair Operations              | \$ 65,000         | \$ 76,250         | \$ (11,250)        |  |                |                   | \$ 80,050             |  |
| Partners in the Park Program  | Park Operations              | \$ 30,000         | \$ 15,000         | \$ 15,000          |  |                |                   | \$ 20,000             |  |
| Trust for County Parks  | Park Operations              | \$ 10,000         | \$ 24,463         | \$ (14,463)        |  |                |                   | \$ 25,988             |  |
| Nature Center Fundraising   | Nature Center Support        | \$ 25,000         | \$ 15,334         | \$ 9,666           |  |                |                   | \$ 23,922             |  |
| County Fairgrounds Support (Fairgrounds Corp)   | Programming/Facility Support | \$ 40,000         | \$ 50,000         | \$ (10,000)        |  |                |                   | \$ 50,000             |  |
| Parks Annual Campaign   | Parks Operations             | \$ 5,000          |                   | \$ 5,000           |  |                |                   |                       |  |
|   |                              |                   |                   |                    |  |                |                   |                       |  |
| <b>Total</b>  |                              | <b>\$ 175,000</b> | <b>\$ 181,047</b> | <b>\$ (6,047)</b>  |  |                |                   | <b>\$ 199,960</b>     |  |
|   |                              |                   |                   |                    |  |                |                   |                       |  |
| <u>Grant Funds</u>  |                              | Awarded           |                   |                    |  |                |                   |                       |  |
| Great Outdoor Colorado - Habitat Restoration Grant  | Jones Park                   | \$ 75,000         |                   |                    |  |                |                   |                       |  |
| Great Outdoors Colorado - Planning Grant  | Kane Ranch Master Plan       | \$ 30,000         |                   |                    |  |                |                   |                       |  |
| Great Outdoors Colorado - Mini Grant  | Falcon Dog Park              | \$ 45,000         |                   |                    |  |                |                   |                       |  |
|   |                              |                   |                   |                    |  |                |                   |                       |  |
| <b>Totals</b>   |                              | <b>\$ 150,000</b> |                   |                    |  |                |                   |                       |  |
|   |                              |                   |                   |                    |  |                |                   |                       |  |
| <u>Parks Division Reservations</u>  |                              | 2017              |                   |                    |  | 2016           |                   |                       |  |
| <u>Year to Date</u>   |                              | <u>Rentals</u>    | <u>Attendance</u> | <u>Evaluation</u>  |  | <u>Rentals</u> | <u>Attendance</u> | <u>Attendance</u>     |  |
| January   |                              | 29                | 1064              | N/A                |  | 16             | 678               |                       |  |
| February  |                              | 26                | 850               | N/A                |  | 20             | 647               |                       |  |
| March   |                              | 77                | 1918              | N/A                |  | 20             | 201               |                       |  |
| April   |                              | 240               | 7619              | 4.10               |  | 111            | 3259              |                       |  |
| May   |                              | 396               | 17014             | 4.20               |  | 326            | 14908             |                       |  |
| June  |                              | 448               | 20691             | 3.94               |  | 479            | 20438             |                       |  |
| July  |                              | 441               | 24401             | 4.28               |  | 491            | 22365             |                       |  |
| August  |                              | 345               | 21010             | 4.44               |  | 385            | 23342             |                       |  |
| September   |                              |                   |                   |                    |  |                |                   |                       |  |
| October   |                              |                   |                   |                    |  |                |                   |                       |  |
| November  |                              |                   |                   |                    |  |                |                   |                       |  |
| December  |                              |                   |                   |                    |  |                |                   |                       |  |
| <b>Total</b>  |                              | <b>2002</b>       | <b>94567</b>      | <b>4.15</b>        |  | <b>1848</b>    | <b>85838</b>      |                       |  |
|   |                              |                   |                   |                    |  |                |                   |                       |  |

| <a href="#">Parks Facility Reservations</a> |  | 2017           |                   |                | 2016              |  |
|---|--|----------------|-------------------|----------------|-------------------|--|
| <u>August</u>                               |  | <u>Rentals</u> | <u>Attendance</u> | <u>Rentals</u> | <u>Attendance</u> |  |
| <u><b>Bear Creek Regional Park</b></u>      |  | 1              | 2                 | 1              | 3000              |  |
| Archery Lanes                               |  | 1              | 3                 | 24             | 24                |  |
| Athletic Fields                             |  | 37             | 2700              | 34             | 3080              |  |
| Pavilions                                   |  | 87             | 5435              | 98             | 5406              |  |
| Trails                                      |  | 6              | 3010              | 6              | 2930              |  |
| Vendor                                      |  | 4              | 8                 | 6              | 12                |  |
| Tennis Courts                               |  |                |                   |                |                   |  |
| Vita Course                                 |  |                |                   |                |                   |  |
| Meeting Room                                |  | 11             | 149               | 16             | 204               |  |
| <u><b>Black Forest Regional Park</b></u>    |  |                |                   |                |                   |  |
| Athletic Fields                             |  |                |                   |                |                   |  |
| Pavilions                                   |  | 25             | 1195              | 19             | 900               |  |
| Vendor                                      |  |                |                   |                |                   |  |
| Tennis Courts                               |  | 6              | 24                | 4              | 8                 |  |
| <u><b>Falcon Regional Park</b></u>          |  |                |                   |                |                   |  |
| Baseball Fields                             |  |                |                   | 3              | 75                |  |
| <u><b>Fountain Creek Regional Park</b></u>  |  |                |                   |                |                   |  |
| Athletic Fields                             |  |                |                   |                |                   |  |
| Pavilions                                   |  | 33             | 1681              | 31             | 1281              |  |
| Trails                                      |  |                |                   |                |                   |  |
| Disc Golf Course                            |  | 1              | 100               | 1              | 100               |  |
| Vendor                                      |  |                |                   |                |                   |  |
| <u><b>Fox Run Regional Park</b></u>         |  | 1              | 12                |                |                   |  |
| Athletic Fields                             |  | 12             | 670               | 8              | 625               |  |
| Gazebo                                      |  | 24             | 444               | 33             | 981               |  |
| Warming Hut                                 |  |                |                   | 5              | 72                |  |
| Pavilions                                   |  | 76             | 3974              | 76             | 3792              |  |
| Trails                                      |  |                |                   |                |                   |  |
| <u><b>Homestead Ranch Regional Park</b></u> |  |                |                   |                |                   |  |
| Pavilions                                   |  | 12             | 447               | 13             | 622               |  |
| Athletic Fields                             |  |                |                   | 1              | 100               |  |
| Trails                                      |  |                |                   |                |                   |  |
| <u><b>Palmer Lake Recreational Area</b></u> |  |                |                   |                |                   |  |
| Palmer Lake Santa Fe Trail                  |  | 2              | 625               | 1              | 25                |  |
| <u><b>New Santa Fe Trail</b></u>            |  |                |                   |                |                   |  |
| Monument Trail Head New Santa Fe Trail      |  | 3              | 375               | 2              | 50                |  |
| Baptist Road Santa Fe Trail                 |  | 1              | 75                | 1              | 25                |  |
| AFA Santa Fe Trail                          |  | 1              | 75                | 1              | 25                |  |
| Vendor                                      |  |                |                   |                |                   |  |
| <u><b>Paint Mines Trail</b></u>             |  | 1              | 6                 | 1              | 5                 |  |
| <u><b>Rock Island Trail</b></u>             |  |                |                   |                |                   |  |
| <u><b>Black Forest Section 16</b></u>       |  |                |                   |                |                   |  |
| <b>Total Park Facility Reservations</b>     |  | <b>345</b>     | <b>21010</b>      | <b>385</b>     | <b>23342</b>      |  |



| <u>Fairgrounds Facility Reservations</u>     |  |                |                   | <u>2017</u>       |                   |                   | <u>2016</u>    |                   |  |
|--|--|----------------|-------------------|-------------------|-------------------|-------------------|----------------|-------------------|--|
| <u>Year to Date</u>                          |  | <u>Rentals</u> | <u>Attendance</u> | <u>Evaluation</u> | <u>Rentals</u>    | <u>Attendance</u> | <u>Rentals</u> | <u>Attendance</u> |  |
| January                                      |  | 17             | 463               |                   |                   |                   | 8              | 220               |  |
| February                                     |  | 15             | 260               |                   |                   |                   | 13             | 355               |  |
| March  |  | 19             | 512               |                   |                   |                   | 9              | 194               |  |
| April  |  | 17             | 3720              |                   |                   |                   | 17             | 3124              |  |
| May  |  | 16             | 3519              |                   |                   |                   | 12             | 3413              |  |
| June   |  | 14             | 3972              |                   |                   |                   | 16             | 3908              |  |
| July   |  | 4              | 28,142            |                   |                   |                   | 7              | 29,908            |  |
| August                                       |  | 10             | 4064              |                   |                   |                   | 12             | 3582              |  |
| September                                    |  |                |                   |                   |                   |                   |                |                   |  |
| October                                      |  |                |                   |                   |                   |                   |                |                   |  |
| November                                     |  |                |                   |                   |                   |                   |                |                   |  |
| December                                     |  |                |                   |                   |                   |                   |                |                   |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |
| <b>Total</b>                                 |  | <b>112</b>     | <b>44652</b>      |                   |                   |                   | <b>94</b>      | <b>44704</b>      |  |
|  |  |                |                   | <u>2017</u>       |                   |                   | <u>2016</u>    |                   |  |
| <u>Fairgrounds Facility Reservations</u>     |  |                |                   |                   |                   |                   |                |                   |  |
| <u>August</u>                                |  | <u>Rentals</u> | <u>Attendance</u> | <u>Rentals</u>    | <u>Attendance</u> | <u>Attendance</u> | <u>Rentals</u> | <u>Attendance</u> |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |
| <u>Swink Hall - Fairgrounds</u>              |  |                |                   |                   |                   |                   |                |                   |  |
| Fair Corporation Meeting                     |  | 1              | 5                 |                   | 1                 | 5                 |                | 5                 |  |
| FAB Meeting                                  |  | 1              | 16                |                   | 1                 | 18                |                | 18                |  |
| Lions Club Meeting                           |  | 1              | 20                |                   | 1                 | 20                |                | 20                |  |
| Anniversary Party                            |  | 1              | 75                |                   |                   |                   |                |                   |  |
| Community Outreach Center Meeting            |  | 1              | 12                |                   | 1                 | 14                |                | 14                |  |
| Senior Lunch                                 |  | 1              | 59                |                   | 2                 | 146               |                | 146               |  |
| Pals of the Pines 4H - Rabbit judging clinic |  |                |                   |                   | 1                 | 50                |                | 50                |  |
| Life Line Screening                          |  |                |                   |                   | 1                 | 20                |                | 20                |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |
| <u>Track</u>                                 |  |                |                   |                   |                   |                   |                |                   |  |
| Race   |  | 2              | 3807              |                   | 2                 | 3239              |                |                   |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |
| <u>Barns</u>                                 |  |                |                   |                   |                   |                   |                |                   |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |
| <u>Livestock Arena</u>                       |  |                |                   |                   |                   |                   |                |                   |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |
| <u>Grounds -</u>                             |  |                |                   |                   |                   |                   |                |                   |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |
| <u>Whittemore - Fairgrounds</u>              |  |                |                   |                   |                   |                   |                |                   |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |
|  |  |                |                   |                   |                   |                   |                |                   |  |

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|   |                     |                 |                   |                 |
|---|---------------------|-----------------|-------------------|-----------------|
| Fairgrounds Corporation                                 |                     | 5               | 20                |                 |
| Friends of the Nature Centers                           |                     | 31              | 325               |                 |
| Adopt-A-Park / Trail / Volunteer Projects / County Fair |                     | 227             | 1,362             |                 |
| Front Range Community Service                           |                     | 8               | 129               |                 |
| <b>Total</b>  |                     | <b>294</b>      | <b>1,919</b>      |                 |
|   |                     |                 |                   |                 |
| <b>Programming</b>                                      | <b>Goal</b>         |                 | <b>2017</b>       | <b>2016</b>     |
| <b>Totals for Year</b>                                  |                     | <b>Programs</b> | <b>Attendance</b> | <b>Programs</b> |
| 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              | 2,964             | 67              |
| August  |                     | 62              | 1,477             | 41              |
| September   |                     |                 |                   |                 |
| October   |                     |                 |                   |                 |
| November  |                     |                 |                   |                 |
| December  |                     |                 |                   |                 |
| <b>Totals</b>   | <b>800 / 21,000</b> | <b>663</b>      | <b>19747</b>      | <b>708</b>      |
|   |                     |                 |                   | <b>16833</b>    |

| <u>August</u>                                  | <u>Facility</u> | <u>Programs</u> | <u>Attendance</u> | <u>Evaluation</u> |
|--|-----------------|-----------------|-------------------|-------------------|
| Habitat  | BCNC            | 1               | 21                | 5.00              |
| Nature Camp: Fairies, Wizards, Gnomes          | BCNC            | 4               | 128               | 4.97              |
| Luann & Shelly's Childcare                     | BCNC            | 2               | 13                |                   |
| Birthday: Bugs & Beasts                        | BCNC            | 2               | 50                | 5.00              |
| El Paso County HSD                             | BCNC            | 1               | 15                |                   |
| Kindercare                                     | BCNC            | 1               | 30                |                   |
| Falcon SD 49                                   | BCNC            | 1               | 14                |                   |
| Bear Den Rental: Jackson Elem Teachers         | BCNC            | 1               | 60                |                   |
| Stellar Care                                   | BCNC            | 1               | 10                |                   |
| Birthday: All About Animals                    | BCNC            | 2               | 32                | 5.00              |
| Active Adults: Clear Spring Ranch Hike         | BCNC            | 1               | 7                 |                   |
| Paint Mines Tour                               | BCNC            | 1               | 12                |                   |
| Kauun Day School for Develop Challenged Adults | BCNC            | 1               | 10                |                   |
| Bear Den Rental: Wedding Rehearsal             | BCNC            | 1               | 18                |                   |
| Bear Den Rental: Wedding Rehearsal             | BCNC            | 1               | 55                |                   |
| National Honeybee Day Celebration              | BCNC            | 1               | 30                | 4.94              |
| Nature Explorers: Nature's Fairies and Wizards | BCNC            | 2               | 26                | 5.00              |
| Kids at Home Preschool                         | BCNC            | 1               | 7                 |                   |
| D12 Special Needs Volunteer Group              | BCNC            | 2               | 14                |                   |
| Happy Trails BBQ Fundraiser                    | BCNC            | 1               | 100               |                   |
| Girl Scout Program: Flowers and Habitats       | BCNC            | 1               | 22                |                   |
| Girl Scout Program: Geocaching                 | BCNC            | 1               | 22                |                   |
| Walk the Wetlands                              | FCNC            | 10              | 219               | 5.00              |

|   |      |           |             |             |
|---|------|-----------|-------------|-------------|
| Junior Docent Demo: Uses of Yucca                 | FCNC | 1         | 37          |             |
| Nature Camp: Wetland Heroes                       | FCNC | 4         | 120         | 5.00        |
| Kindercare  | FCNC | 2         | 55          |             |
| KAAUM   | FCNC | 1         | 10          |             |
| Griffith Center for Children                      | FCNC | 1         | 15          |             |
| Prairie Dogs                                      | FCNC | 1         | 12          | 5.00        |
| Nature Adventures: Lovely Lady Bugs               | FCNC | 1         | 21          | 5.00        |
| Night Sky Program: What's Up Tonight & N.A. Skies | FCNC | 1         | 12          | 5.00        |
| Storytime with Puppets                            | FCNC | 1         | 15          | 5.00        |
| Scout: Troop 181 - Mullein removal project        | FCNC | 1         | 7           |             |
| 2's & 3's Outdoors: Wiggly Worms                  | FCNC | 1         | 25          | 5.00        |
| Our House   | FCNC | 1         | 12          |             |
| FC Treasure Hunt-Intro to Letterboxing            | FCNC | 1         | 25          | 5.00        |
| Outreach: Destination Ft. Carson                  | FCNC | 1         | 100         |             |
| Scout: Eagle Scout Project: Russian Olive Removal | FCNC | 1         | 20          |             |
| Birthday Party: Nature Detectives                 | FCNC | 1         | 17          | 5.00        |
| Birthday Party: Big Bugs                          | FCNC | 1         | 20          | 5.00        |
| Junior Docent Demo: Wild About Wildlife           | FCNC | 1         | 39          |             |
| <b>TOTALS</b>                                     |      | <b>62</b> | <b>1477</b> | <b>4.99</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

**August 2017**

#### **General Updates:**

1. Facility rental revenue is up by \$14,637 from this time in 2017.
2. There were 345 reservations made in August for a total of \$32,754.68.

#### **Special Events:**

1. Five large-scale sporting events received permits in August:

The Colorado Springs Down Syndrome Association held their annual 'Buddy Walk' at Bear Creek Regional Park. The event is an all-day festival to include a fundraiser walk. Several thousand people take place in this fun community event annually.

The 7<sup>th</sup> annual Sertoma HEARS 5K fundraiser run also took place on the east trail system of Bear Creek Regional Park. The Pikes Peak Sertoma Club provides over \$250,000 of value in hearing aids and services to the underprivileged citizens in our community.

The Palmer Lake Trail Half Marathon & 10K was held on the New Santa Fe Regional Trail in August. This event is part of the *Endurance Race Series* which includes ten different trail race events. The Half Marathon & 10K started and finished at the Palmer Lake Recreational Area and utilized both Greenland Open Space Trails and the New Santa Fe Regional Trail.

The Palmer Lake Recreation Area was part of a one-day cycling event benefiting 'Project ReCycle'. This non-profit distributes refurbished bikes, helmets, bike locks, bike lights etc. and provides bike safety education directly to individuals and families.

The New Santa Fe Regional Trail and the Palmer Lake Recreation Area were also hosts to another great but grueling biking event. The 'Rampart Rager 100K Gravel Grinder'. This 62-mile loop is described as 'brutally fun' with an elevation climb of 5400 feet on 80% dirt and 20% paved paths. Over 300 cyclists took part in this challenging event.

2. The Pikes Peak Flying Disc Club hosted another great disc golf tournament at Widefield Community Park.
3. Several churches, local companies and families were approved for special event permits to include bounce houses and other inflatables into their functions.



## COMMUNITY SERVICES DEPARTMENT

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

### COMMUNITY OUTREACH and GRANTS

#### Monthly Report – August 2017

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

#### Community Outreach

1. COMMUNITY OUTREACH: Staff participated in the Comcast Great Place to Work event on August 24 with over 200 employees visiting our booth.
2. HAPPY TRAILS BBQ FUNDRAISER: Staff assisted with securing Heuberger Motors \$2,000 sponsorship, Buffalo Gals Catering, Panino's, Sisterhood Vintage Designs, Harding Nursery and three Dessert Restaurants for this event. This is one of our favorite events of the year and we count it as a privilege to work alongside the Nature Center's staff and volunteers!
3. FRIENDS GROUPS: Join us for complimentary pizza from Papa Murphy's and drink from Bristol Brewery to celebrate Bear Creek Regional Park and meet the dedicated Friends Groups who help make this park a community treasure. Mark your calendars for Thursday, September 28<sup>th</sup> at the Bear Creek Nature Center, from 6 – 8 pm. For more information, please contact [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com).
4. CREEK WEEK KICK OFF: The Fountain Creek Watershed Flood Control and Greenway District, with its many community partners which includes El Paso County Parks, announces the 4th annual **Creek Week** litter and debris cleanup event, planned for **September 30 - October 8, 2017**. Thousands of volunteer citizens will help make our communities cleaner and safer from Palmer Lake to Pueblo, and we need your support to continue this valuable effort - that inspires the public to get involved and make a difference. **This year's Creek Week Kick Off is at the Fountain Creek Nature Center, September 30 from 9 am to noon and our Wrap Up Event is at Bear Creek Nature Center, October 7 from 9 am to noon.** Please visit [www.fountaincreekweek.com](http://www.fountaincreekweek.com) for more details and to register!

#### Grants

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



## **COMMUNITY SERVICES DEPARTMENT**

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

### **RECREATION & CULTURAL SERVICES DIVISION MONTHLY REPORT – AUGUST 2017**

SUBMITTED BY: TODD MARTS, DIVISION MANAGER

#### **General**

1. New Interpretive Program Coordinator, Emily Henselin, began August 23. She has a Master's degree in Natural Resources from University of Wisconsin, Stevens Point and a Bachelor's in Sociology. She spent about eight years coordinating camp and nature programs, applied for and received a grant to create a small nature center at one of the camps and has her Certified Interpretive Guide credentials. We welcome Emily to our team at Fountain Creek Nature Center!
2. Bear Creek Nature Center hired a new Seasonal Park Interpreter, Berenice Amezcua. Berenice most recently worked for the CSU Extension through Americorps, providing educational programs to underserved youth populations. She has also worked for Mile High Youth Corps. Berenice is enthusiastic about the opportunity to educate youth at Bear Creek Nature Center.

#### **Projects, Fundraising & Grants:**

1. Eagle Scout project – about 20 scouts from troop 911 work for four hours cutting and removing the invasive Russian Olive tree from the Cattail Marsh Wildlife Area. Eagle Scout candidate Alex coordinated the work project with the nature center and his troop families. They even saw 3 white tail fawns, one doe, several bullfrogs and a garter snake. We encourage taking time to observe nature while doing work projects. See their photos on the nature center Facebook page!
2. Bear Creek and Fountain Creek Nature Centers held the 8<sup>th</sup> Annual Happy Trails BBQ Fundraiser at Bear Creek Nature Center on August 25. 100 people attended and enjoyed an evening of dinner, drinks and live music by the Colorado Springs Conservatory to raise funds for a new Cultural History Exhibit at Fountain Creek Nature Center. A Happy Trails Committee of ten individuals worked to plan the event and eight staff and six volunteers assisted during the event - all contributed to making this a successful fundraiser. Sponsors included Heuberger Motors, Buffalo Gals Catering, Sovereignty Wines, Phantom Canyon Brewing and Sisterhood Vintage Designs. Other donors and supporters included Trader Joes, Panino's Restaurant, Harding's Nursery and 10 local businesses that provided a variety of desserts. This year's Happy Trails BBQ raised \$8,000 for El Paso County Nature Centers.





3. A group of young adults with developmental disabilities from Cheyenne School District, along with their aides and mentors, began volunteering at Bear Creek Nature Center. They are doing meaningful community outreach and gaining life skills by helping to remove invasive plant species such as toadflax and mullein from prominent areas along Bear Creek's trails. They will continue to help us mitigate invasive plants in September.

### **Programs & Events:**

1. Completed Wetland Heroes Nature Camp – 30 campers explored, discovered, hiked and connected to nature and each other by learning about some of our wetlands heroes: cattail woman, Spiderman, turtle man, ant man and batman. Highlights included bugs sweeps, cattail weaving, daily recycling lessons, and avoiding the rain!
2. Implemented Innovative Program: Fountain Creek Treasure Hunt-Intro to Letterboxing – 25 people were introduced to the outdoor hobby of letterboxing which was first invented in England in 1854. After learning the history and making their own stamps, they went on a treasure hunt through the park finding carefully hidden letterboxes, stamping their booklets and enjoying a new outdoor hobby.
3. Bear Creek Nature Center hosted three Girl Scout badge programs for 20 Girl Scouts in the month of August - Flowers, Habitats, and Geocaching. The Scouts learned about local flowers and flower adaptations, foothills habitats, and practical navigation and GPS skills.
4. Bear Creek Nature Center hosted a National Honeybee Day program on August 19, which included educational activities, a guided hike, and of course, observation of BCNC's active honeybee colony. Thirty program participants went home with packets of native perennial flower seeds to help them cultivate healthy populations of honeybees and other pollinators in their own backyards.

## **COMMUNITY SERVICES DEPARTMENT**

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

**Date:** September 13, 2017  
**To:** Park Advisory Board  
**From:** Planning Division Staff  
**Subject:** Planning Division Monthly Report

### **ACTION PLAN:**

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

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

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

The Black Forest Regional Park Trails 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 Pinerias Open Space. As of August the Corps completed four weeks of work within Black Forest Regional Park and Pinerias Open Space.

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

#### **Planning:**

1. City of Colorado Springs Bicycle Master Plan: Planning Staff is serving on the Technical Advisory Committee for the update of the plan. The most recent meeting was on August 2 to review the initial draft.
2. Fountain Creek Regional Park Master Plan: Planning and Park Operations Divisions have launched on implementation of Phase I improvements. The dog park and Cottonwood Meadows parking lot and trails RFP was published in June. One bid was received, considerably over budget. Staff canceled the solicitation and 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 of Award, and is expecting a Notice to Proceed in September 2017. Staff has also submitted an \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated 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 in July. Repairs launched on August 9 and were completed on September 8.
2. Highway 85/87/Maxwell Street Trailhead Bank Stabilization: The feasibility phase of this US Army Corps of Engineers (USACE) Section 14 project is nearing the end with completion of the Preliminary Design Assessment/Environmental Assessment. Construction was planned in 2017-2018; however, project cost increases by the USACE from \$2.5 million to \$3.9 million have put the project out of range for the County at this time. Thirty-five percent matching funds for construction (\$945,000) was secured through a CDBG-DR grant and State disaster recovery funds. Another \$500,000 is now needed given the increased cost. The project will be tabled until the County can secure additional funding.
3. Upper Fountain Creek Restoration: The USACE conducted a cost-benefit analysis to determine if there is Federal government interest in a Section 205 project in the Rainbow Falls vicinity. USACE staff has reported back that a project in this area is not supportable, but there may be other suitable grant programs.

## **OTHER:**

1. Culturally Modified Tree Project: The Pineries Open Space Culturally Modified Tree Assessment has been completed. The Black Forest Regional Park CMT Assessment is underway and expected to be completed in late-summer 2017.
2. Development Permit Application Reviews: Staff reviewed five development permit applications in August, including three that will be presented to the Park Advisory Board on September 13<sup>th</sup>.
3. Fountain Creek Watershed, Flood Control and Greenway District: Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens Advisory Group. The committees help develop and implement watershed restoration and enhancement projects.
4. Geographic Information Systems (GIS): Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. Planning staff received a software upgrade in 2016. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.
5. Grants for Capital Projects: Planning Staff wrote a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space for funding in 2017. The GOCO Board awarded both grants. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018,

and was awarded the grant in July 2017. Staff has also submitted an \$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. Groundwater Quality Study: The Board of County Commissioners endorsed initiation of a monitoring effort. Next steps include re-establishing the Committee and developing a scope of work and funding package for monitoring. A stakeholder meeting was held on February 22. Approval of bylaws and appointment of members was completed on June 20.

7. Internships: The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having intern(s) on board in 2017.

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



## **COMMUNITY SERVICES DEPARTMENT**

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

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

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

**Fairgrounds RV Electric** - Morton Electric in Pueblo has been awarded the contract to install 21 RV electrical pedestals east of the Whittemore building at the Fairgrounds. The pre-construction meeting this month established that the start time for this project will be the week of September 11<sup>th</sup>. The timeline for completion is before the end of October.

**Fairgrounds Owens Arena Electrical Improvements** - The contractor Sedlak Electric, completed dedicated 800 amp service for the Owens Indoor Arena that will free up the electrical load on the Grandstands. Sedlack Electric has passed the final state electrical inspection. The project is complete.

**Santa Fe Trailhead Restroom** - Discussions are proceeding with adapting the restroom at Baptist Road to a potable water system, thus negating the current well system. This change over will reduce the amount of time needed for staff to maintain a public water system. The current restroom utilizes a Clivus Multrum waste water system, much like a septic system. This will also change over to the Water Districts sewer system greatly reducing the time and materials staff requires maintaining this system.

**Insurance Claims Update** - The pavilion roofs at Stratmoor Valley Park and Clear Springs Ranch have been approved for replacement. The pavilion roof in Stratmoor Valley Park suffered hail damage from 2016 and the Clear Springs pavilion roof received damages from the wind storm in January 2017. Both of these roofs are scheduled for replacement in September and October of 2017. The County is still waiting on approval of the roof replacement for Palmer Lake restroom, the restroom at Bear Creek Terrace, and the repairs of the Warming Hut and Gazebo roofs at Fox Run. The new claim that was submitted for the damage to court #6 at Bear Creek has been approved. Evergreen Tennis Courts has been contacted to begin repairs as soon as their schedule allows. Just a reminder, the surface material on court #6 became dislodged in a smaller wind storm in February causing the court to be non-usable, and could not be claimed along with the initial wind damage from January 2017. The maintenance access bridge at Willow Springs that was damage due to a severe storm event in July of 2016 is also proceeding. Matrix Design Group and Terracon Consultants have been contacted to provide estimates for a Geotechnical and Scour assessment of Crews Gulch. The bridge itself was examined by AIG engineering representatives and found to be structurally stable. Once the estimates are in 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 replacement.

**Fountain Creek Nature Center Security Cameras** - Operations staff has investigated the cost of repairing and upgrading the security cameras for the Nature Center. These cameras have been offline since the renovation of the Nature Center. Staff met with ACA Security, the original installer of the current system to explore the possibility for repairing this system. ACA has submitted an estimate for a standalone security monitoring system. VTI Security, the company that provides security systems to most other County departments, has investigated to integrate the Nature Center security system into the County Security system where it would be possible to have County Security monitor the Nature Center 24/7. Due to the fact that the Nature Center does not have a fiber connection, it cannot at this time be integrated into the County Security System. VTI has offered an estimate to repair and upgrade the system to get it back online. Staff will discuss the cost and how we shall proceed.

**Playgrounds Inspections** - All playground inspections for El Paso County Parks have been completed and the assessment reports for each playground provided. Tony Jaramillo with Playground Safety Solutions will be scheduling a meeting with park staff to go over his finding and offer solutions for some of the more difficult code violations. This will be a good opportunity for staff to address any concerns they have.

**Bear Creek Dog Park** - El Paso County Facilities Department informed Parks of a high water usage bill they received from Colorado Springs Utilities concerning the Bear Creek Dog Park. Upon investigation by Facilities and Park staff they discovered an underground leak in the waterline that supplies the hydrant for the main dog park. The hydrant is utilized in filling bowls to supply dogs with water. This leak was losing 1600 gallons of water per day according to Facilities staff. This leak is isolated and shut down. Facilities received an estimate of \$4590.00 from Olson Plumbing to repair the leak. A PO has been generated and the repair is scheduled for September.

**Park Administration Office** - The main skylight in the Park Administrative office has been a maintenance headache for the last twenty years. It has constantly been leaking and causing damages to the interior even after multiple repairs by County staff and roofing contractors. In 2017 funds were budgeted to replace the 30 year old skylight. Trafton Roofing received the contract to replace the skylight. The skylight was engineered and fabricated in Denver, this process began over 6 weeks ago. Trafton Roofing has received the skylight and is scheduling to replace it on September 9<sup>th</sup>.

## **Central District**

**Bear Creek Regional Park** - August has been a great month considering the near perfect weather conditions, and the park has received much use as a result. The ideal weather conditions have allowed staff to be more proactive versus reactive and has given us the opportunity to focus on our continued efforts of beautifying the park. The Central team has received many compliments on the condition of the park and several running organizations have recognized us for providing outstanding trails. Central District staff completed the Argus landscape renovation project by installing a variety of perennials, shrubs and grasses followed by fertilizer application and decorative mulch. To finish the project staff replaced all of the irrigation components and installed high efficiency spray nozzles. The Central team expended much effort with applying nearly 45 yards of decorative mulch to high profile areas throughout the park. Staff cleaned several overgrown landscape beds and added new plant material to improve aesthetic value. Staff continues to combat unwanted weeds in our turf and ornamental landscape beds. Several herbicide applications were made to control plantain, black medic and bindweed. High traffic turf areas were amended with organics and over seeded to improve our overall quality and playability of the athletic fields. Staff opened field #2 after an extensive renovation process and currently have all fields available for athletic use. Staff continued to repair trail damage from storms in June and July and now feel that our trails are in near perfect condition. The Central District team mowed all trail aprons and added over 30yds of surfacing

material to several sections of trail. Staff continues to develop a scope of work for fire mitigation efforts in Bear Creek Regional Park and is working with Colorado State Forest Service to leverage funding opportunities.

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

**Illegal Camp Removal** - There has been a slightly reduced presence of illegal camping activity. Staff continues to remove obvious trash and remains diligent with camp removal. Our team is working closely with park security to hopefully send the message to illegal campers that their actions will not be tolerated. 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** - Attendance has been very high at the Nature Center and Central staff has been busy with janitorial efforts and facility cleaning. Staff removed several wasps nest from the outdoor classroom and main entrance area. Staff mowed the natural areas surrounding the facility and made repairs to the heavily eroded maintenance road on the east side of the facility. Staff added new plant material and mulch to several landscaped areas and made notable efforts to provide clean facilities and grounds for the annual Happy Trails event.

**Rainbow Falls** - The Central District team continues to battle illegal access issues at Rainbow Falls. Staff is hoping to work in conjunction with EPC Security and Manitou PD to reduce noncompliance. Staff created and installed several signs addressing various water access and rock climbing issues. Staff contracted graffiti removal services to remove vulgar images and language from the concrete sidewalk leading to the waterfall. Utilities were located in preparation for fence installation along the Manitou Ave Bridge. We hope that the new fence will deter illegal entry.

**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 began mowing the large native area in the center of the park to provide more open space for visitors to utilize. Staff is currently working on repairing a water mainline leak and removing an unused water fountain. Staff completed the installation of a memorial bench which received many compliments and repaired a large section of fence in the main parking area.

**Volunteer Groups** - Staff continues to receive great support from several Friends groups. Several members of the Equestrian Friends made necessary repairs to the skills course and hosted a cleaning and maintenance day that included trash removal, string trimming, and herbicide application. Many of the dog park Friends continue to assist with maintenance tasks including waste removal and stocking bag dispenser stations.

**Downtown Facilities** - The downtown team completed several landscape renovation projects at the Centennial Hall and Courthouse facilities. Staff removed overgrown and declining vegetation and installed new plant material followed by decorative mulch. Staff made several herbicide applications to remove unwanted weeds from high profile areas. The team continues to work diligently to repair and improve irrigation systems through the district.

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



**Jones Park** - Staff is preparing to haul equipment in to Jones Park for RMFI and the Mile High Youth Corps. Staff will utilize equestrian assistance to haul nearly 500 pounds of supplies to assist with decommissioning efforts. While in the area staff will install signage and update our list of needed signs.

**Training** - Kyle Melvin obtained his Certified Playground Safety Inspector license. No other training was provided.

### **East District**

**Fairgrounds** - The Fairgrounds have been returned to its original condition prior to the 2017 El Paso County Fair. Staff has stored away all fair related items for the year. While doing so, staff was able to address an issue we had in the new cattle barn along the north side of the Livestock Arena Building. There were thirty-two stalls set up in the Beef Pavilion to accommodate the large number steers we had for the 2017 County Fair. The way the stalls were arranged this year caused a few issues during the County Fair. Staff was unable to drag the arena before scheduled events, or bring in additional bleachers for the last Saturday's sale to provide enough seating for potential buyers. The main north overhead door had been blocked by the panels that were set up for stalling. Staff discussed these issues with 4-H, so that everyone was on the same page regarding the changes that were going to be made prior to 2018. The County's electrical supervisor stated that the new pavilion was only designed to provide power for 24 head of cattle. Maintenance staff adjusted the panels in a way to provide 24 total stalls while keeping the center isle open and clear of obstruction to allow entry through the north overhead door.

Fairgrounds staff are now focused on finishing out the 2017 Racing season. Staff prepped the Fairgrounds for a back to back race weekend on August 26<sup>th</sup> and 27<sup>th</sup>. The races were successful with a few minor issues that have been addressed. The Fairgrounds will host two races in September and a large event in October. The large event in October is the ASCS race. The fairgrounds expect to see a large increase in attendance for this race.

A Fairgrounds staff member contacted Cherokee Metropolitan Water District in regards to sand that had to be removed from their playground. Fairgrounds staff have been looking in to adding sand to the outdoor arena. Cherokee Water had made some adjustments to one of their playgrounds and had an excess pile of clean sand they were looking to get rid of. County staff coordinated the loading and trucking from Cherokee's park to the County Fairgrounds. Staff will be adding the sand to the outdoor arena this Fall.

**Drake Lake Open Space** - Staff has continued to keep a close eye on the drainage issue at Drake Lake Open Space. A concerned neighbor of the park moved some sand bags that County staff installed at the washout. The neighbor was attempting to raise the water level in the lake. The water level did rise, but it also caused the water to run around the temporary repairs that staff had made. A meeting was held at the park with an Aquatic Engineer and with neighbors in the area. Staff explained the repairs that were made and why we were not trying to raise the level of the lake. The neighbors seemed to be understanding of our goals and the challenges we are currently faced with. East District staff members were back onsite on the 31<sup>st</sup> of August in order to adjust some of the sand bags that had been moved and to provide additional armor for the banks. Staff will keep a close eye on the area to ensure there is no catastrophic failure while the engineers come up with a long term, permanent fix.

**Rock Island Regional Trail** -The parking lot at Rock Island Regional trailhead has had a significant amount of traffic due to the summer season. There were several potholes that had developed due to this traffic. Staff mowed the trail and trailhead as well as box graded the trail and the parking lot. As soon as the parking lot had been repaired we had an issue with

vandalism. One of the park patrons had crashed into our concrete fencing that borders the parking lot. Multiple posts and rails needed to be replaced. Staff is now looking at speed control measures for the lot in an effort to keep the patrons from speeding and losing control.

**Homestead Ranch Regional Park** - Staff has focused much of our efforts at Homestead on the entrance road and the trail system. The entrance road to the park has had an issue with rough washboards being created by extensive traffic. The Parks grader was in the East District through fair. Prior to sending the grader to other districts, staff was able to grade the entrance road to remove the washboards. Staff will attempt to grade the road again this Fall. Staff spent some time improving the horse trails at Homestead Ranch. Additional gravel was added to wet areas and areas that had been washed out. The single track horse trails were also mowed while staff was onsite.

**Paint Mines** - Staff mowed and box graded the Paint Mines trail. Staff was able to repair several washouts. The trail has been scheduled for an additional box grade prior to snow fall.

### **North District**

**General Information** - In the North District, August has been a busy and productive month. The staff supported the East District sand bagging and raising the dam during flooding season. El Paso County Environmental division met with North District and taught a class on noxious weed identification, proper treatment, containment procedures, as well as an onsite tour and location of the noxious weeds in Fox Run Regional Park.

**Fox Run Regional Park** - Throughout Fox Run Regional Park, we box bladed roads and parking lots, including the area around Aspen and Spruce Lakes. We performed weekly turf mowing, and checked irrigation systems to evaluate needs; resulting in replacing two broken mainlines in Pine Meadows. In addition we repaired a drinking fountain from continually running, as well as replaced split rail along the perimeter of the park. Fox Run has also had a high frequency of bear activity, staff has been working with County Security, Sheriff's department, and Colorado Parks & Wildlife, to detour the bear from the park. We removed two dead trees from oak meadows recreational area of the park. Park staff has been working hard with the installation of two memorial benches, and the upcoming renovation of Fox Run's main landscape bed. Staff is excited to include spruces, boulders, lights and a variety of grasses, shrubs, and flowers.

**Black Forest Regional Park** - In Black Forest Regional Park, the Wildland Fire Crew cleared trees to reduce fuels and create fire breaks. We monitored and reduced our irrigation and performed system checks in the athletic field due to high amounts of seasonal precipitation and natural drainage surrounding the field, creating soft and heavily saturated areas. We hand-watered ponderosa pine trees, continued weekly turf mowing, and cut up wind-downed trees. In addition we also mowed areas around Vessie ponds in the Cathedral Pines community.

**Pineries Open Space** - In the Pineries Open Space, we continued removing wood for Phase 1 development of the Pineries.

**Palmer Lake** -The north district also had an Eagle Scout project come to completion which entailed repairing and replacing rotten trim boards, and painting the entire restroom at our Palmer Lake trailhead along the Santa Fe Trail. Staff mowed native grasses.

**Santa Fe Regional Trail (Baptist road trail head, Highway 105 trail head, Ice Lake, North Gate trail head) -** Staff mowed native grasses.

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

### **South District**

**General Overview and Staffing –** August began as a catch-up month on tasks that were delayed because of Fair schedules, but it quickly transitioned to flood damage repair and trail maintenance, as the monsoon season arrived. Staff was forced to close a section of the Fountain Creek Regional Trail near trail mile marker # 20. We lost about 15 feet of bank that dropped straight into the creek and cut about 1-2 feet into the trail. We are awaiting a new easement agreement with Craddock Properties so that the trail can be re-routed, moving it further west, away from the creek. Staff chased one washout after another. Staff did an excellent job avoiding additional closures by reacting and quickly repairing washouts. Staff eventually caught up on weed control applications and mowing tasks.

**Equipment –** Big Thanks to North District for sharing their mower with us throughout the month of August as fleet repaired the South's main mower. South District received the first of two vehicle replacements that are planned upgrades. The newer truck is a 2006 Ford F150. It replaced one of the 1996 Rangers. Fleet completed the repairs on our Kubota mower that was down almost all season with electrical problems. Kawasaki mule #980 is still down awaiting parts. The district's water tank cracked open and is non-repairable. Like all districts, aging equipment is a challenge.

**Fountain Creek Regional Park –** Staff continued grading work on the new community garden area. Staff completed logistic planning for the garden and construction of the water supply line will commence in September. Staff completed repairs to the irrigation controls system and public water system pumps, which went down two months in a row. Early August the staff dealt with heavy flooding and trail wash outs. Late August staff completed a third round of seeding on the new field, fertilizing and aerating. Staff is confident field 1 will be open in spring 2018.

**FC Nature Center –** Staff continued trail flood repairs and tree branch clean-up efforts. Unfortunately, a large section of the old Grandfather Cottonwood tree split and fell over. Nobody was hurt, thankfully. Staff graded the entrance road and parking lot.

**Willow Springs –** Staff completed parking lot repairs and weed control treatments. Staff met with contractor and Risk Management to review the condition of the damaged bridge. Bridge repair is still pending.

**Widefield Park –** Pike Peak Disc Golf conducted their annual Disc Golf Tournament. Staff removed two large downed trees that resulted from a quick moving wind storm.

Planning and operations continued the Master Plan Improvement process.

**Stratmoor Valley Park –** FEMA contract work was completed for repairing and re-routing the trail away from the creek. Staff completed building shoulder abutments to the newly installed trail south of the park.

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

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

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



**Grinnell Boulevard** – Staff carried out routine maintenance.

**Clear Springs Ranch** – Staff completed trailhead and trail apron mowing. Staff repaired entrance road and graded parking lot.

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