

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

Park Advisory Board

Meeting Agenda

Wednesday, July 11, 2018 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs, Colorado

<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. Information / Action Items		
A. Kane Ranch Open Space Master Plan	Ross Williams	Endorsement
B. 2019 – 2023 Capital Improvement Program	Tim Wolken	Endorsement



<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the June 13, 2018
El Paso County Park Advisory Board Meeting
Bear Creek Nature Center, 245 Bear Creek Road
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Terri Hayes, 2nd Vice Chair
Todd Weaver, 3rd Vice Chair
Julia Sands de Melendez, Secretary
Anne Schofield
Ed Hartl
Kathi Schwan

Staff Present:

Tim Wolken, Community Services Director
Brian Bobeck, Park Operations Division Manager
Ross Williams, Park Planner
Jason Meyer, Project Manager
Todd Marts, Rec. & Cultural Services Division Manager

Absent: Jane Dillon, Alan Rainville

The following minutes are a summary of the proceedings. A recording is available upon request at the El Paso County Parks Administration Office.

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: Julia Sands de Melendez made a motion to approve the meeting agenda. Ed Hartl seconded the motion. The motion carried 7 - 0.
3. Approval of Minutes: Ed Hartl made a motion to approve the May 9, 2018 meeting minutes. Julia Sands de Melendez seconded the motion. The motion carried 6 – 0 – 1 with Kathi Schwan abstaining from the vote.
4. Introductions and Presentations:
 - A. **Kathi Schwan – Park Advisory Board Member**

The Park Advisory Board welcomed Kathi Schwan to the Park Advisory Board.

5. Citizen Comments

None

6. Development Applications:

- A. **Forest Lakes Filing No. 2B-A Final Plat**

Ross Williams provided an overview of the Forest Lakes Filing No. 2B-A Final Plat and addressed questions.

Julia Sands de Melendez recommended to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 2B-A Final Plat include the following condition: require fees in lieu of land dedication for urban park purposes in the amount of \$11,424, but recommend additionally that a waiver of urban park fees be addressed in a concurrent park lands agreement as an acceptable alternative to urban park fees if executed prior to recording of this final plat and subject to provision of urban park amenities, specifically Waterfront Park. Ed Hartl seconded the motion. The motion carried 7 - 0.

7. Information / Action Items:

A. Urban Park Development Discussion

Tim Wolken reviewed the current efforts by El Paso County Parks to encourage developers to construct urban parks in their respective developments. Craig Dossey, Executive Director of the Planning and Community Development Department (PCDD), provided an overview of the Land Development Code and its relation to urban park development. Mr. Dossey indicated that PCDD is in the process of updating the County-Wide Master Plan and the development of urban parks could be considered during the update process. It was suggested that a Park Advisory Board member participate on an appropriate Master Plan committee.

B. The Greenway Fund Presentation

Christine Lowenburg, Executive Director, The Greenway Fund, presented the mission and vision of the Greenway Fund and led a discussion on potential collaborative opportunities between the Greenway Funds and County Parks.

C. Ellicott Community Park Presentation

Tim Wolken gave an overview of the Ellicott Community Park and a request made by High Plains Sertoma Club, who owns and manages the park, for County Parks to assume the maintenance of the park. Mr. Wolken addressed several issues regarding maintaining the park which included the park not aligning with the regional park concept, the drive time for County maintenance staff, and the need for park upgrades. It was recommended that the Sertoma Club approach Ellicott Schools to maintain the park as they have facilities approximately one mile from the park. The Park Advisory Board also suggested that staff provide the Sertoma Club with grant program information to help fund improvements at the park.

D. Paint Mines Interpretive Park / Photography Workshops

Todd Marts updated the Park Advisory Board on plans to offer nighttime photography workshops at Paint Mines Interpretive Park. The workshops will be led by Mike Pach, a local professional photographer, who has led photography workshops in County Parks for several years.

E. Park Lands Agreement – GTL, Inc.

Ross Williams provided an overview of the proposed Park Lands Agreements with GTL, Inc. for development of urban park opportunities in the Meridian Ranch development.

Kathi Schwan moved to endorse the approval of the individual Park Lands Agreements with GTL Inc. for the Enclaves at Stonebridge Filing No. 4, WindingWalk Filing No. 1, and WindingWalk Filing No. 2. Ed Hartl seconded the motion. The motion carried 7 - 0.

F. Park Lands Agreement – Forest Lakes Residential Development, LLC

Ross Williams provided an overview of the proposed Park Lands Agreement with the Forest Lakes Residential Development, LLC. for the development of urban park opportunities at the Forest Lakes Development. Susan Davies, Executive Director of the Trails and Open Space Coalition expressed concern that the public may not have access to the dock and suggested the dock be removed from the applicant's Urban Park Fee Credit Request application letter.

Todd Weaver moved to endorse the Park Lands Agreement with Forest Lakes Residential Development, LLC, contingent on the removal of the dock from the applicant's Urban Park Fee Credit Request letter. Terri Hayes seconded the motion. The motion carried 7-0.

8. Monthly Reports:

Tim Wolken reported that the recent hail storm in southern El Paso County caused extensive damage to County Parks vehicles, roofs, and skylights.

Bob Falcone inquired about the opening of the Pinerias Open Space. Ross Williams stated that staff is currently in contact with Wilson & Co. to finalize the design and specifications for Phase 1 improvements and anticipates bidding the construction of the project in late summer.

Todd Marts provided an update on the Northern Nature Center. He reported that the project is out to bid for the feasibility study. Once the bidding process is completed, the feasibility study will move forward with emphasis on location, funding and partnerships.

9. Board/Staff Comments:

Julia Sands de Melendez inquired about the current uncontrolled dog rule. Tim Wolken reviewed the current rule and encouraged board members to have citizens contact County Parks if they have concerns about the current uncontrolled dog rule.

Bob Falcone requested that the Park Advisory Board receive a brief written summary of Minor Subdivision Development applications that are being processed administratively.

Tim Wolken updated the board on National Trails Day events and thanked Ed Hartl for supporting the equestrian ride with Commissioner VanderWerf.

Tim Wolken informed the board that El Paso County is currently seeking a Park Fee Advisory Committee member.

RECORD OF PROCEEDINGS

Ed Hartl voiced concern about conflicts between trail users. Tim Wolken suggested that the County produce a video to educate the public on proper trail use. This video could be linked to other organization websites involved with community trails.

10. Adjournment: **The meeting adjourned at 3:36 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Kane Ranch Open Space Master Plan

Agenda Date: July 11, 2018

Agenda Item Number: # 6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

In 2003, El Paso County Parks was conveyed 490 acres of pristine grasslands through the execution of the will of former rancher, Alexander F. Kane. Located approximately 4 miles east of the City of Fountain, Colorado, along Squirrel Creek Road, this large, previously undeveloped parcel of ranchland, known as Kane Ranch, features rolling terrain, small pockets of Cottonwood trees, dry creek beds, and sweeping views of Pikes Peak and Southern Colorado Front Range. With the land available for recreational, cultural, and educational opportunities, El Paso County Parks, along with consultant, Design Concepts, developed a Master Plan for the Kane Ranch Open Space. This Master Plan will comprehensively outline existing conditions, community interests and recommend new sustainable recreational facilities for Kane Ranch Open Space over the next ten years. The Master Plan will reaffirm the essential goals and objectives of the overall 2013 El Paso County Parks Master Plan, an important element of the El Paso County Strategic Plan, while at the same time generating new ideas based on needs expressed by citizens and stakeholders, through interviews and public meetings.

The Kane Ranch Open Space Master Plan is a guiding document whose purpose is to strategically plan for capital improvements that provide outdoor recreation opportunities and land stewardship within the park. The Master Plan will also be helpful in obtaining third-party funds since it articulates the future vision for the property. The planning process was designed to comprehensively address the needs of the Kane Ranch Open Space, including a trailhead area, trails, open space, and interpretive opportunities. The Master Plan endeavors to provide a sustainable approach to allocation of resources, and to provide the elements of a first phase of improvements that will be initiated in 2018.

The Kane Ranch Open Space Master Plan process began in March 2018 with the establishment of a Master Plan Team, comprised of project consultant, Design Concepts, and El Paso County staff members from both the Community Services Department and Public Works Department. Input from the Master Plan Team, in combination with input from stakeholder interviews and the public open house, held in June 2017, established recommendations and site-specific plans illustrating a phased approach to the open space improvements. The Kane Ranch Open Space Master Plan

will be presented at public hearings before the Park Advisory Board for endorsement and the Board of County Commissioners for final approval, both in July 2018.

Given Kane Ranch Open Space's unique combination of historical and natural resources and intermittent hydrologic features set in a wide-open prairie environment, a technical site analysis was necessary to pinpoint those areas that are not conducive to development, and identify areas suitable for construction of new or improved facilities without disturbing critical wildlife habitat or environmentally-sensitive areas, such as floodways, wildlife habitat, and riparian areas. The site analysis led the Team to conclude that only low impact facilities and minimal investment infrastructure should occur within the existing floodways, such as those encompassing Williams Creek and Dry Creek. These facilities can withstand periodic flooding, resulting in little or no property damage. High-investment facilities, such as parking areas and restrooms, will be located out of the floodway to minimize or prevent expensive structural losses.

The combination of public input and technical analysis led to the development of goals and recommendations for the future of the Kane Ranch Open Space. Highlights of the Master Plan include a trailhead area with equestrian and passenger car parking, multi-user trail system, picnic tables, and interpretive nodes. Most of the improvements will occur north of Williams Creek in the proposed trailhead area, while most of the trail improvements will occur in the remaining central and southern sections of the park.

An electronic copy of the draft Master Plan is attached for Park Advisory Board review.

Staff requests Park Advisory Board endorsement of the Kane Ranch Open Space Master Plan.

Recommended motion:

Move to endorse the Kane Ranch Open Space Master Plan and recommend adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process.

KANE RANCH OPEN SPACE MASTER PLAN

~DRAFT~

EL PASO



COUNTY

COLORADO

KANE RANCH OPEN SPACE MASTER PLAN



ACKNOWLEDGEMENTS

El Paso County Board of County Commissioners

Darryl Glenn, President
Mark Waller, President Pro Tempore
Stan VanderWerf, Parks Advisory Board Liaison
Longinos Gonzalez, Jr.
Peggy Littleton

Henry Yankowski, County Administrator
Nicola Sapp, Deputy County Administrator

El Paso County Park Advisory Board

Bob Falcone, Chair
Jane Dillon, 1st Vice-Chair
Terri Hayes, 2nd Vice-Chair
Todd Weaver, 3rd Vice-Chair
Julia Sands de Melendez, Secretary
Anne Schofield
Allen Rainville
Edmund Hartl
Kathi Schwan

El Paso County Master Plan Team

Tim Wolken, Community Services Director
Ross Williams, Park Planner (Project Manager)
Jason Meyer, Project Manager (Assistant Project Manager)
Brian Bobeck, Park Operations Manager
Pat Salamon, South District Supervisor
Todd Marts, Recreation and Cultural Services Manager
Dana Nordstrom, Community Outreach Coordinator
Brett Hartzell, Engineer, Public Works
Nancy Prieve, Natural Resource Specialist
Lieutenant Bill Huffor, El Paso County Sheriff's Office

Consultant Team

Robby Layton, Principal, Design Concepts
Bill Gotthelf, Project Manager, Design concepts
Carter Marshall, Associate, Design Concepts
Yu-Chun Chiu, Designer, Design Concepts
Priscilla Marbaker, Principal, Tapis Associates



RODEO HAND

A rodeo hand is a twister.

*You can tell them easy cause even the short ones have a tall walk.
They're dust devil damned with a punch of bourbon, and graced with
a big black hat politeness, their rainbow shirts like flags in a thousand
arenas, and down every road that ever led to a rodeo.*

*The oldest Indian war Gods blow smoke four ways when they pass.
The bronc riders on the big rebel horses, they ride the wild ponies, and
name them to fit: Big Bear Mountain, Chief Tyhee, Widow Maker, War
Paint, Wagon Wheel, Five Minutes to Midnight and Kings X.*

*Calf ropers with the fast hands, Billy the Kid and Jesse James Quick,
with the ropes that move like an answered prayer, and the lives gauged
in tenths of a second on the snap finger nimble rope horses. Horse and
man moving together as though they had traded souls some prairie
night.*

*Steer wrestlers making the longjumps from the backs of the locomotive
train tracked dogging horses, the leaping reach onto the running steer,
rope horses and dogging teams as valuable as diamond humming
birds. Bull riders on the Brahma bulls, with the snide horns bent
to smash and death as an alibi, the rider outweighed by just two
thousand pounds.*

*Whoop swagger cowboys, ignoring with a care the adding up of the
constant stampede hurts, always able to go that other further, past
the hell gate odds, happily screaming the oldest almost lost cries in the
night, these are the heirs to the last of the old West.*

Peter La Farge

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Andy Kane at Kane Ranch (date unknown)

INTRODUCTION

In 2003, El Paso County Parks was conveyed 440 acres of pristine grasslands through the execution of the will of former rancher, Alexander F. Kane. Located approximately 4 miles east of the City of Fountain, Colorado, along Squirrel Creek Road, this large, previously undeveloped parcel of ranchland, known as Kane Ranch, features rolling terrain, small pockets of cottonwood trees, and dry creek beds. With the land now available for recreational, cultural, and educational opportunities, El Paso County Parks has developed a Master Plan for the Kane Ranch Open Space. The purpose of this Master Plan is to comprehensively outline existing conditions, community wants and needs, and recommend new sustainable recreational facilities and cultural services for Kane Ranch Open Space over the next seven to ten years. The Master Plan reaffirms the essential goals and objectives of the overall 2013 El Paso County Parks Master Plan, an important element of the El Paso County Strategic Plan, while at the same time generating new ideas based on needs expressed by citizens and stakeholders, through interviews and a public meeting.

As with all individual parks and open space master plans, the Kane Ranch Open Space Master Plan will be used as a guiding document for the development of passive and active use facilities and services throughout the park. This Master Plan is intended to provide a vision for the future of Kane Ranch Open Space, while outlining new facilities, recreation opportunities, and cultural services programs. It explores existing conditions and future needs from the vantage point of the public, stakeholders, and County staff and leaders to provide a roadmap for the future. This vision is further expressed through the following goals, action items, and implementation plan. It will work alongside other County Parks master plans to provide outdoor recreational opportunities and foster long term protection of open space, wildlife habitat, and historic and cultural resources throughout El Paso County. All park master plans serve as an important element in the County's overall comprehensive plan and statutory master plan used by the Planning and Development Services Department, the El Paso County Planning Commission, and the Board of County Commissioners to ensure that new development proposals conform and contribute to a cohesive system of parks and open space development.

The Kane Ranch Open Space Master Plan uses site analysis, regional growth and demographic patterns, documented user needs, recreational trends, and other statistics to ensure the validity of its context and final recommendations. Recommended improvements include a loop trail system, trailhead parking area, restroom, gazebo and/or picnic areas, and interpretive opportunities, one low-water crossing, as well as possible site location of the El Paso County Sheriff's Office Equestrian Unit's stable facilities.

A total project budget of \$450,000 has been designated for planning, design, implementation, and construction of the Kane Ranch improvements identified in this master plan, funded through Regional Park Fees and 2014 Ballot Question 1-A funds. The implementation component of the Master Plan will address sustainable facilities development and maintenance practices to ensure wise use of limited resources. Developing and implementing the Kane Ranch Open Space Master Plan reinforces the County's commitment to providing a balanced approach when addressing community recreational needs, while providing responsible land stewardship and asset management.

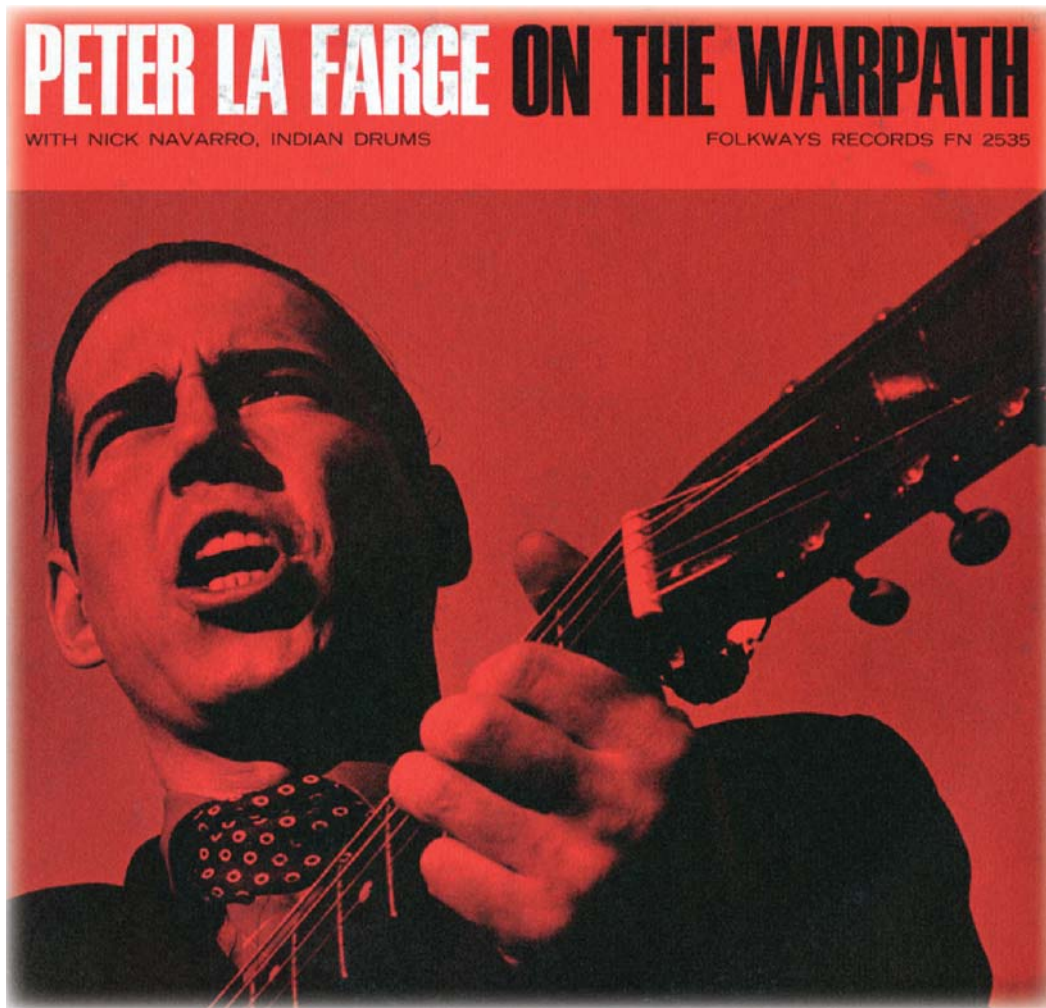


Kane Ranch Open Space, looking north along western boundary fence

CHAPTER 1:

GOALS & PLANNING PARAMETERS

*We walk this road together
and this road is freedom bound
- Peter La Farge -
(from I'm an Indian, I'm an Alien, 1965)*





Kane Ranch Open Space, looking north toward the cottonwoods along Williams Creek

GOALS

Broadly stated, the goal of the Kane Ranch Open Space Master Plan is to balance the preservation of the property's unique resources with managed public use. In order to accomplish this broad goal, directional statements, called planning parameters, were established that set boundaries to balance public use with preservation.

General goals were also established to guide development of the Master Plan and future use of the property. The goals and the planning parameters work together to provide direction and structure for the master planning process. The goals of the Kane Ranch Open Space Master Plan are:

- Provide a place for the recreational use and enjoyment of the citizens of El Paso County, consistent with the provisions of the land use restrictions stipulated by the Estate of Alexander Kane.
- Protect and enhance the natural features of the site and its wildlife habitat.
- Provide educational and interpretive opportunities in the design of facilities and the open space programming.
- Develop the site as a regional open space area providing a trailhead and a stacked loop trail system serving hikers, cyclists, and equestrians.
- Plan linkages to future regional trails including the Black Squirrel Creek Trail and Kane Ranch Trail as identified in the 2013 El Paso County Parks, Trails, and Open Space Master Plan.
- Plan linkages to projected City of Fountain developed areas.
- Respect the historical ranching heritage and the cultural values of the property in the design and siting of facilities.
- Minimize impacts on adjacent residential properties in the design and management of facilities.



Andy Kane at the Rodeo Broadmoor, 1950

PLANNING PARAMETERS

Planning parameters are direction-setting statements that become the guidelines for preparation of the final plan recommendations. The Kane Ranch Open Space planning parameters are divided into two categories:

1. Land use restrictions established by the Estate of Alexander Kane
2. Planning guidelines employed in developing the Master Plan with respect to natural and cultural resources, park programming, layout and design of constructed features, and by operational requirements to facilitate sustainable administration and maintenance of the open space with respect to staffing and budgeting

1. LAND USE RESTRICTIONS

The following planning parameters summarize key elements of the land use restrictions governing the Kane Ranch Open Space Plan. This is not a complete description of every land use restriction contained in the referenced documents, but a brief description of the parameters most relevant to the Master Plan:

- A. Comply with the Declaration of Land Use Restrictions made by The Estate of Alexander F. Kane, recorded May 23, 2007. This declaration applies to the main body of the Kane Ranch property deeded to El Paso County. The parameters of this declaration include, but are not limited to the following:
 - **Recital:** Declarant, being desirous of preserving the vacant, unimproved nature of the Property, and maintaining scenic, open space in order to preserve the visual beauty of the Property, does hereby declare that the following terms, covenants, conditions, restrictions, limitations and obligations shall be deemed to encumber title and run with the land described herein, and shall be a burden upon and benefit to any person or persons acquiring or owning any interest in the Property, their grantees, successors, heirs, devisees and assigns.
 - **2.1.3 Park Facilities.** Declarant grants to the El Paso County Parcel the limited right to construct and maintain a county open space park including related structures, infrastructure, and facilities. Trail systems may be a feature of the open space park.
 - **2.1.4 No Other Improvements.** No home, building, other structure or landscaping shall be erected or allowed to remain which violates this Declaration.
 - No development, construction, alteration, or remodeling or any other things of a similar nature other than those described herein shall be undertaken or permitted to be undertaken on the Property.
 - **3.1 Owner Maintained.** Except for those limited uses described in Article II, the Owner is required to maintain the Property as open space park pursuant to the terms and conditions hereof. The cost of such maintenance shall be borne by the Owner.
- B. Comply with the Deed of Conservation Easement dated December 27, 2007, applying to the 63.49 acre parcel adjacent to the northwest corner of El Paso County's Kane Ranch parcel. The land use restrictions contained in this conservation easement are more restrictive and more detailed than those stipulated the Declaration of Land Use Restrictions. The conservation easement parameters include, but are not limited to the following:
 - It is the purpose of this Easement to assure that the Property will be retained forever predominantly in its natural, scenic, and open space condition, to preserve and protect

in perpetuity the wildlife, aesthetic, ecological, recreational, and environmental values of the Property, and to prevent any use of the Property that will impair or interfere with the Conservation Values of the Property and to extinguish any and all development rights and allocations, whether presently existing or arising in the future. Grantor intends that this Easement will continue the use of the Property to such activities as are consistent with the purpose of this Easement.

- The following uses and practices, though not an exhaustive recital of consistent uses and practices, are permitted under this Easement:
 - » To conduct such forestry and pastoral activities on the Property as are consistent with the overall purposes of the Easement, including, tree thinning, fire mitigation measures, planting of native trees, pest control and/or other necessary forest and pasture maintenance in accordance with the recommendations from the Natural Resource Conservation Service, the Colorado State Forest Service, or any other successor or government agency with similar interests and purposes.
 - » To construct a wildlife friendly perimeter fence, livestock fencing, maintain, repair, and replace trails, fences, ditches, pastures, corrals and other similar improvements, on the Property at locations of Grantor's choosing as may be necessary or desirable to maintain the Property in its current condition and for the primary purpose of the enjoyment of open space.
 - » To grant an easement for a proposed sixty (60) foot wide loop road ("road easement") within that certain one hundred (100) foot wide envelope ("road envelope") which is shown on Exhibit "C", which will modify access to the Property by allowing motor vehicles and pedestrian use thereon, the alignment of which loop road will be governed by a bridge to be constructed over Williams Creek; provided, however, the exact location of such road easement within the road envelope will be determined by agreement between the Grantor and Grantee, which approval Grantee will not unreasonably withhold, and said corridor shall neither significantly diminish nor impair the Conservation Values of the Property. Alternatively, the Grantor, its successors and assigns, may construct such loop road meeting the above requirements.
 - » To grant a trail easement to allow El Paso County, another governmental unit or an appropriate private organization to construct and maintain trails on areas of the Property acceptable to Grantee in a manner which will neither diminish nor impair Conservation Values of the Property, additionally, it is intended to connect the trails to El Paso County's open space to the Southeast. Alternatively, the Grantor, its successors and assigns, may construct such a trail meeting the above requirements.
 - » To construct a trailhead area no greater than 3 acres in size in the vicinity of the proposed loop road which would provide opportunity for public access for passive recreational opportunities on the Easement. The proposed area which is shown generally on Exhibit "C" and is identified as the "trailhead envelope", may include an area for public parking, restroom facilities, and signage identifying the trailhead.

C. Comply with the Will of Alexander F. Kane with regard to the property deeded to El Paso County. The will includes the following description (Article X, Part A):

- No homes are to be built on the property. It is to be an open space park area. The cemetery is to remain in place, although the county may wish to place an appropriate and attractive fence around it.

2.1.3 Park Facilities. Declarant grants to the El Paso County Parcel the limited right to construct and maintain a county open space park including related structures, infrastructure and facilities. Trail systems may be a feature of the open space park.

2.1.4 No Other Improvements. No home, building, other structure or landscaping shall be erected or allowed to remain which violates this Declaration. The issuance of a building permit by the County or other governmental authority having jurisdiction over the Property shall not prevent or prohibit the Declarant from enforcing the terms and provisions of this Declaration. Compliance with the provisions hereof is not a substitute for compliance with governmental building, zoning and subdivision regulations and other applicable laws, and the Owner is responsible for obtaining all approvals, licenses and permits as may be required prior to commencing construction of any improvement.

From the Declaration of Land Use Restrictions made by the Estate of Alexander F. Kane

2. PLANNING GUIDELINES

The following planning guidelines were employed in developing the Master Plan with respect to natural and cultural resources, park programming, layout and design of constructed features, and by operational requirements to facilitate sustainable administration and maintenance of the open space with respect to staffing and budgeting:

GENERAL MANAGEMENT

- Guidelines found in the 2013 El Paso County Parks Master Plan provide context and direction.
- Fence the open space perimeter to control unauthorized access, and to delineate boundaries between public and private property.
- Remove interior fencing and other non-contributing constructed elements.
- If identified on the property, public access will be restricted to any rare plant locations or critical wildlife habitat.

TRAILS

- Design trails to avoid drainageways and wetland areas whenever possible.
- Limit drainage crossings. All crossings should be perpendicular to drainages.
- Provide a “stacked loop” trail system to provide choices in trail routes with varying distances and challenge levels.
- Don’t overcrowd trails. Locate trails so that one leg of a loop is not visible from the opposite leg, where possible. Use natural landforms and distance to visually and physically separate trail segments, to preserve the perception from each trail location that the user is in a large expanse of open space.
- Use El Paso County Tier II double track trail for trail sections where county maintenance vehicles and emergency vehicles require access.
- Provide an accessible trail with crusher fines surfacing, incorporating significant views and/or natural/cultural resource features, originating at an accessible parking area within the proposed trailhead parking area.
- Provide separation between equestrian parking and general trailhead parking to reduce user conflicts.
- Design the trail system to discourage the development of social trails.

TRAILHEAD AND PUBLIC ACCESS

- Provide trailhead parking, including equestrian parking and a turnaround loop, just south of the new public access, on the north side of Williams Creek.
- Provide separation between equestrian parking and general trailhead parking to reduce user conflicts.
- Due to cost concerns, there will be no bridge across Williams Creek. Public vehicle access will be limited to the trailhead parking loop on the north side of Williams Creek. Trail access to the south side of Williams Creek will be via a low-water trail crossing.
- Prohibit motorized vehicle use on the open space property, except for designated parking areas, county maintenance, and emergency access.
- Fence the open space perimeter to control unauthorized access, and to delineate boundaries between public and private property.

PUBLIC AMENITIES

- Provide restroom facilities, either a vault restroom or portable restroom enclosure, at the proposed trailhead parking area.
- Provide interpretive signage and/or other interpretive elements highlighting significant natural/cultural elements and/or other unique features of the Open Space.
- Provide shade, particularly near the trailhead parking area.



Looking west toward Pikes Peak with the cottonwoods along Williams Creek on the right



Peter La Farge mural, Kane Ranch House
(Photography by Ron Pollard)

*I remember when protest songwriting was really big,
but there was never any such thing as a protest movement.*

*The guy who was best at that was Peter LaFarge.
He was a champion rodeo cowboy and sometime back he'd been a boxer.
He had a lot of his bones broken. I think he'd also been shot up in Korea.*

*Anyway he wrote "Ira Hayes,"
"Iron Mountain", "Johnny Half-Breed", "White Girl" and about a hundred
other things. There was one about Custer "the general he don't ride well
anymore." We were pretty tight for a while. We had the same girlfriend.*

*Actually, Peter is one of the unsung heroes of the day.
Johnny Cash recorded a bunch of his songs. When I think of a guitar poet or
protest singer, I always think of Peter, but he was a love song writer too.*

- Bob Dylan, CBS Biograph -

CHAPTER 2:

HISTORICAL BACKGROUND

*Then there will be changes to another way,
We will fight battles that are legends long.
But of all our glory
None will stay,
Who will remember
that I sang this song?*

- Peter La Farge -
(from *Vision of a Past Warrior*, 1963)



HISTORICAL BACKGROUND

Kane Ranch has a rich and unique history, of which little physical evidence remains. The establishment of Kane Ranch Open Space provides an opportunity to highlight some of the stories that would not otherwise be known or apparent to most visitors. The personalities associated with Kane Ranch have cultural ties far beyond local ranching history.

The 440-acre parcel that is now Kane Ranch Open Space was once part of a 5,000-acre ranch established in the 1940s by a woman named Wanden Matthews La Farge. Born Wanden Matthews, she came from a privileged background in New York and was extremely well-educated and well-travelled. Especially noted for her language expertise, Wanden reputedly spoke seven languages and was an accomplished scholar of Arabic and Sanskrit.

Wanden's first husband, Oliver La Farge, was a noted American writer and anthropologist best known for his research and writing on Native American culture. His novel "Laughing Boy" won a Pulitzer Prize. Wanden and Oliver had a son, Oliver Albee La Farge, and a daughter, Povy La Farge. The family relocated to Santa Fe in 1933 where Oliver toured and studied Native American sites across the Southwest, often accompanied by the family. Wanden and Oliver's struggling marriage ended in divorce in 1935, with Wanden and the children resettling in Fountain, Colorado.

Wanden originally purchased a house in town, but soon purchased the 5,000 acres east of town that would become Kane Ranch. She hired Alexander "Andy" Kane, a local rancher, as the foreman, and the two eventually were married. Thereafter, she was known as Wanden Kane, and the ranch became known as Kane Ranch. In addition to ranching, Wanden Kane served two terms as mayor of Fountain starting in 1942. She was Colorado's first female mayor.



Wanden Kane

The ranch became a successful quarter-horse enterprise, and Wanden and Alexander amassed a considerable fortune. To support their shared belief in independence through education, they established the Kane Family Foundation. This foundation provides merit-based college scholarships covering tuition, fees, and books for up to five years to promising students in southern Colorado who might not otherwise be able to afford a college education.

Wanden's son Oliver Albee La Farge inherited a deep connection to Native American culture from his

father and was introduced to the skills that would make him a professional rodeo rider by his stepfather. Uncomfortable with the name Oliver Albee as a child, he began to go by "Pete" and would be known for his adult life as Peter La Farge. Peter La Farge was a writer, a painter, a poet, a Shakespearian actor, and a rodeo rider. But he was best known as a folksinger in the Greenwich Village of the 1950s and 1960s, where he spent time with Bob Dylan, Ramblin' Jack Elliot, Dave Van Ronk, and Pete Seeger, among others. Peter La Farge wrote five of the eight songs on Johnny Cash's 1964 "Bitter Tears" album dedicated to the status and treatment of American Indians. "The Ballad of Ira Hayes" and "As Long as the Grass Shall Grow" are two of La Farge's better-known songs.

Peter La Farge was found dead in his apartment in 1965 at the age of 34. The official cause of death was listed as a stroke, but it was also rumored to have been an accidental overdose. He is buried in the Kane Family Cemetery which is now encircled by the Kane Ranch Open Space.

Words & Music:
By PETER LAFARGE

DRUMS


© 1964, by author
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Emphatically

From the In-dian Reser- vation to the Govern- mental School, Well they're goin' to ed-u-
cate me to the white man's Golden Rule; And I am learning quick-ly For I've learned to be a-
shamed, And I come when they call "Billy" though I've
(spoken to B7) CHO: G
got an Indian name. There are drums beyond the
mountain, There are drums you cannot hear, There are
drums beyond the mountain And they're gettin' mighty
near. (CONT'D)

PETER
La FARGE

(Photo by Dave Gahr)



Peter La Farge

KANE RANCH OPEN SPACE MASTER PLAN

Although it was not located on the open space parcel, the former Kane Ranch House is worth mentioning for its architectural significance. The house was designed by noted modern architect Jan Ruhtenberg, who was involved in the Bauhaus movement in Germany, studied under Mies van der Rohe, and worked with Philip Johnson. The Kane Ranch House is included in the book “Modern at Midcentury: Ruhtenberg Revisited” by Elaine Freed. Photographs of the house, including murals painted by Peter La Farge, can be seen at photographer Ron Pollard’s website:

<http://www.ronpollardphotographer.com/the-andy-kane-ranch-fountain-clorado/>.

The house was demolished in 2005.



Kane Ranch House exterior (photography by Ron Pollard)



Kane Ranch House interior (photography by Ron Pollard)

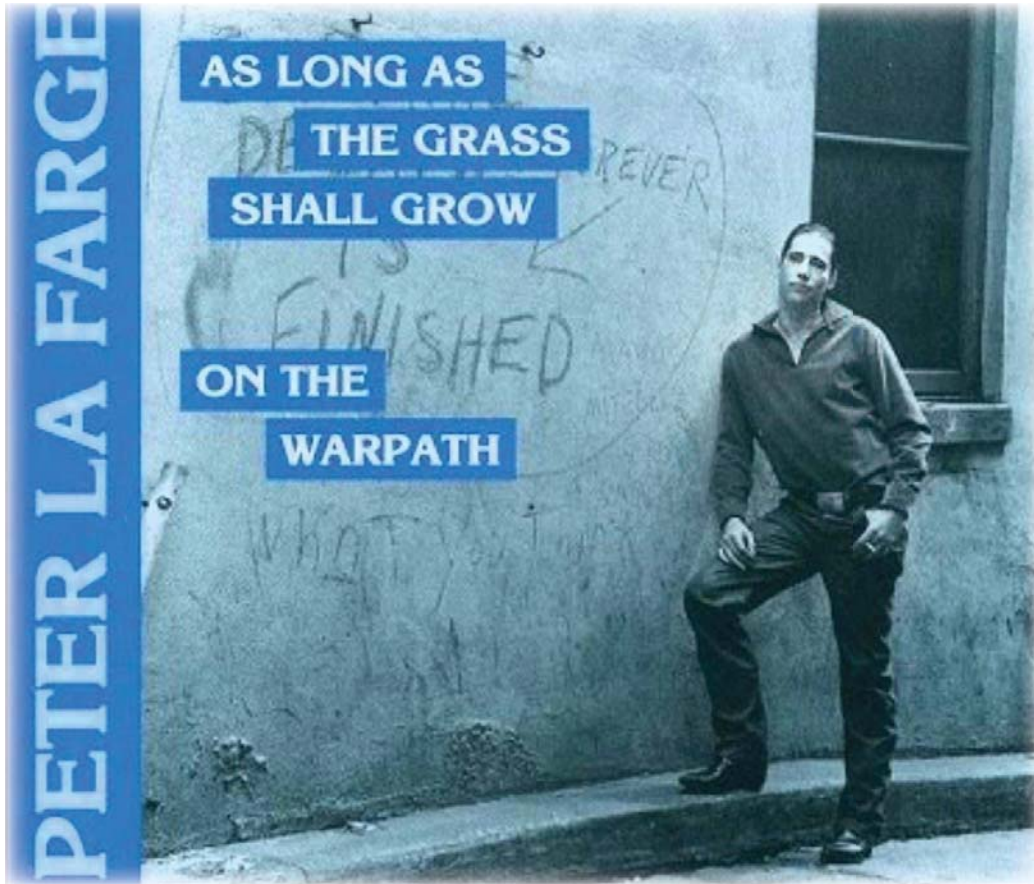
CHAPTER 3:

SITE INVENTORY & ANALYSIS

*As long as the moon shall rise
As long as the rivers flow
As long as the sun will shine
As long as the grass shall grow*

- Peter La Farge -

(from As Long as the Grass Shall Grow, 1964)





Kane Ranch House exterior (*photography by Ron Pollard*)

TOPOGRAPHY

Although much of the Kane Ranch parcel is relatively flat with grades in the 0-5% range, the rolling topography and incised drainageways present certain design challenges and opportunities. Working from north to south, the topographical challenges include siting an access drive from Squirrel Creek Road, providing suitable entrance road and trailhead parking grades, providing a trail crossing at Williams Creek, avoiding a poorly drained mudflat area in the west central portion of the site, and providing a trail crossing at the southern drainageway, East Branch Dry Creek. Topographical opportunities include high points with excellent views at the northwest and southeast parts of the site, and a low-lying, secluded area in the eastern central portion of the site.

SITE ACCESS

The Kane Ranch parcel has public road frontage on the north end only, at two locations along Squirrel Creek Road. At the eastern access point, Andy Kane Road, provides the only existing public road access into the open space. This existing access point, however, is just below the crest of a ridge on Squirrel Creek Road. Vehicles traveling west on Squirrel Creek Road have very little distance to react to vehicles turning left onto Squirrel Creek Road. The Kane Ranch property boundary does not extend far enough in either direction to relocate the Andy Kane Road intersection to a safer location. For this reason, the eastern access point is not recommended for public access to the open space. The western access point has good visibility in both directions along Squirrel Creek Road. It is recommended as a safer location for public access.



Andy Kane Road looking southwest to the former Kane Ranch homestead



Andy Kane Road looking north toward Squirrel Creek Road

ENTRANCE ROAD AND TRAILHEAD PARKING

From the recommended western access point off Squirrel Creek Road, the topography slopes downward to the south, toward Williams Creek. It is recommended to curve the proposed access road into the slope to mitigate the 10% average grades. At the bottom of this slope, north of Williams Creek, the grades ease to allow a comfortable trailhead parking location well above the creek bank. In addition to providing access to a nice shady area suitable for picnicking on the north bank of Williams Creek, this trailhead parking location offers a natural boundary to discourage unauthorized vehicle traffic deeper into the park. Without a bridge, it would require a very deliberate effort and clear disregard for the rules to drive beyond the trailhead parking loop.



Proposed entrance road and trailhead parking area location is on the far side of Williams Creek, just left of the white fenceline (looking north)

[WILLIAMS CREEK TRAIL CROSSING](#)

Although the volume of water flowing in Williams Creek is intermittent, the floodway channel is up to 100 feet wide with steep banks. The cost of a bridge with a span long enough to clear the floodway would exceed the project budget. A low water trail crossing is therefore recommended. A suitable location for this low water crossing has been recommended southeast of the proposed trailhead parking, where the floodway widens out and the existing grades are moderate.



Proposed Williams Creek trail crossing location (looking southeast from the north side of the creek)

WEST CENTRAL MUDFLAT

The west central mudflat is a naturally low-lying area surrounded by slightly higher grades on all sides, without positive drainage. Cattle grazing in this area while it is muddy have heavily impacted the surface, leaving deep hoofprints everywhere. To avoid seasonal impacts in the future and to allow this area to recover, it is recommended not to construct trails in the mudflat area. The trail should skirt this area on the higher ground to the east.

EAST BRANCH DRY CREEK TRAIL CROSSING

This southern drainageway is topographically challenging to cross because it is deeply incised, with steep banks. Options for trail crossings include carving a shallower, oblique approach into the bank or constructing rustic steps with timber or stone. It may be acceptable for the southern crossing to be more challenging than the Williams Creek crossing because it is more distant from the trailhead and more challenging to access.

TRAIL TOPOGRAPHY — HIGH POINTS

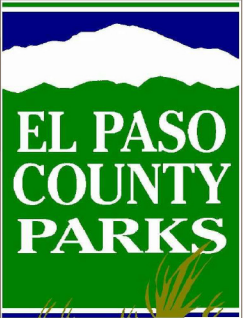
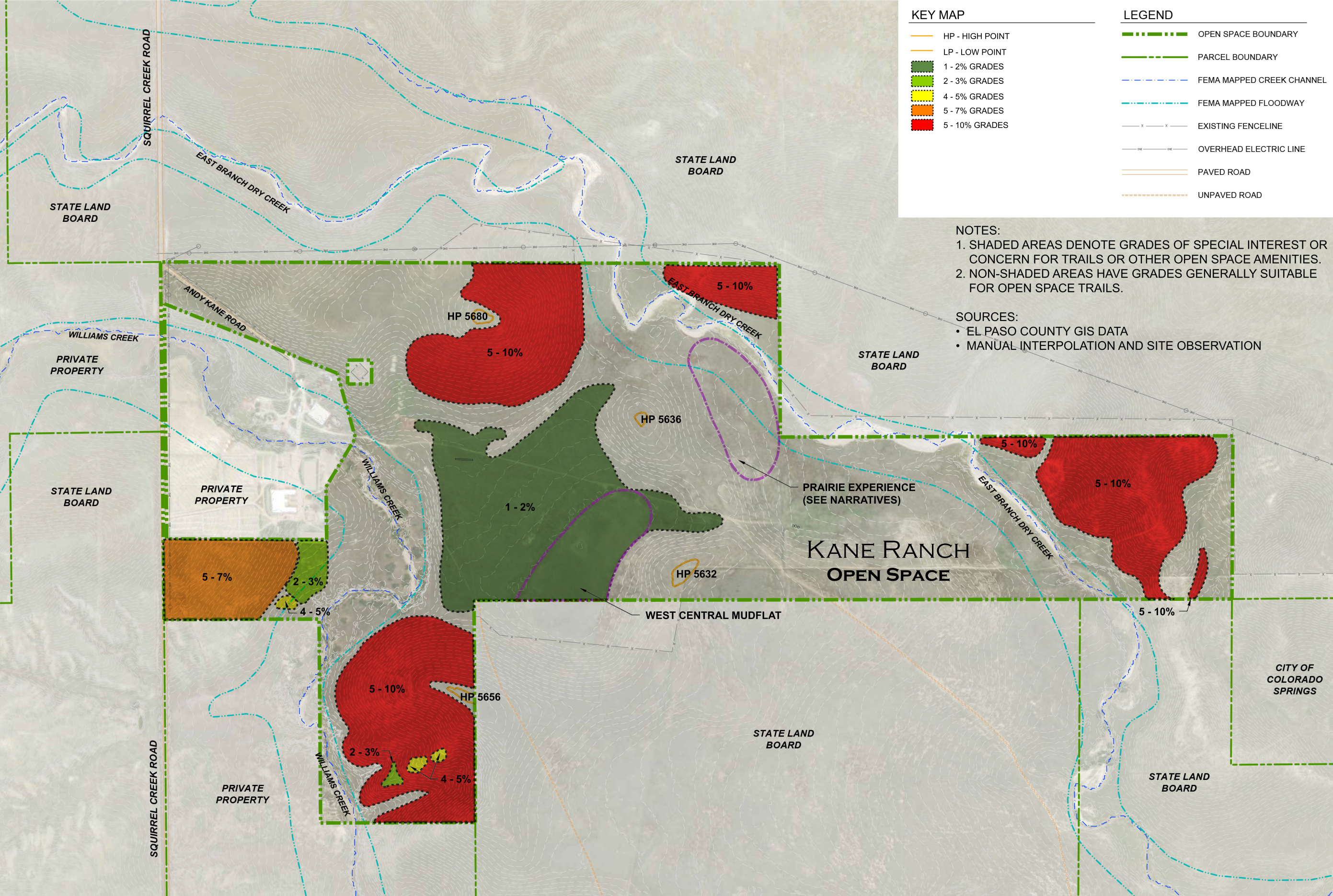
Desirable trail high points with excellent views have been located at the northwest and southeast parts of the site. Trails to these high points should be constructed using sustainable trail building practices. Although the Half Rule is typically employed to establish sustainable trail grades in the mountains and foothills, the One Third Rule is recommended to prevent trail erosion in the prairie. In other words, trail grades should not exceed one third of the grades of the side slopes they traverse. Trail drainage characteristics are also of great importance in the prairie. Guidelines are included in the Appendix. The proposed trail alignments in this master plan have been designed to meet these guidelines.

TRAIL TOPOGRAPHY — VISUAL BUFFERS

The Kane Ranch site is long, narrow, and open, with expansive 360-degree prairie views and dramatic western mountain views. To preserve the feeling of wide-open prairie and to discourage short-cut social trails, it is important to maintain visual and distance buffers between trails. To offer an interesting trail experience, it is desirable to provide loop trail opportunities rather than a single out-and-back route. At the narrow southern end of the property, however, it is challenging to provide a loop that does not appear to double back on itself tightly and overcrowd the available space. To provide the illusion of greater trail separation than there actually is, it is recommended to carefully use the ridges and valleys on the higher eastern side of the site to hide the eastern and western legs of the trail loop from each other as much as possible. The proposed trail alignments have been designed to take advantage of these topographical opportunities.

TRAIL TOPOGRAPHY — PRAIRIE EXPERIENCE

Although it does not have the most dramatic mountain views on the property, the secluded, low-lying area in the east central portion of the site offers a unique experience due to its topography. The landforms around this location rise up enough to block all views of civilization, providing the illusion of endless prairie all the way to the mountains. This area is sure to be one of the highlights of the Kane Ranch trail experience, and its unique character and views should be recognized and maintained. The proposed trail system has been designed to provide access to this experience while preserving its integrity.



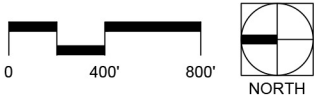
KANE RANCH OPEN SPACE
DRAFT MASTER PLAN



TOPOGRAPHIC ANALYSIS

A1

TOPOGRAPHIC ANALYSIS



SOILS AND GEOLOGY

Kane Ranch soils are primarily silt loams, sandy loams and clay loams. The soil criteria most critical for the proposed open space program elements include suitability for an unpaved access road and trailhead parking, suitability for a small restroom structure, and suitability for trails. Soil data for this site analysis was obtained from the Natural Resources Conservation Service Web Soil Survey.

ENTRANCE ROAD

Soil suitability for natural surface access roads is rated as “moderately suited” for almost the entire Kane Ranch parcel. There is one exception along Williams Creek. Soils along Williams Creek are rated as poorly suited for natural surface roads due to flooding potential. Because no vehicle crossing is proposed for Williams Creek, all roads and parking can be located in the “moderately suited” zones. The soil zones at the proposed entrance area are rated “moderately suited” due to slope, low strength, and dust. Fair performance can be expected from natural surface roads on moderately suited soils. More maintenance needs can be anticipated for these roads compared to roads constructed on soils without these unfavorable properties. As long as no Williams Creek vehicle crossing is required, soil suitability for natural surface roads does not appear to be a limiting factor for the proposed Kane Ranch Open Space development.

TRAILHEAD PARKING

Soil suitability for trailhead parking is based on the same criteria as natural surface access roads. The trailhead parking should also avoid the flood-prone soils adjacent to Williams Creek. Other than that, soils do not appear to be a limiting factor for trailhead parking.

RESTROOM STRUCTURE

Within the western Squirrel Creek Road frontage where the park entrance is anticipated, there are two soil types. Nelson-Tassel fine sandy loams are rated “very limited” for small commercial buildings due to unfavorable slopes and shallow depth to soft bedrock. Wiley silt loam is more favorable for building construction, with a “somewhat limited” rating due to slope. It is recommended to locate the proposed restroom structure within the Wiley silt loam soil zone. This also coincides with the more favorable slopes and supports the conceptual trailhead parking location.

TRAILS

Multiple soil property ratings affect suitability for trails. The first is a general soil suitability rating for paths and trails. Almost the entire Kane Ranch parcel is rated as “somewhat limited” with the primary limitation being dustiness. Trail surfacing materials such as crusher fines will help mitigate dusty conditions. For natural surface trails at Kane Ranch, dusty conditions can be anticipated when it is dry and windy.

Erosion hazards for roads and trails at Kane Ranch are rated slight to moderate, with the moderately erosive areas on the steeper slopes. Sustainable trail building practices as recommended in this report will help mitigate trail erosion issues.



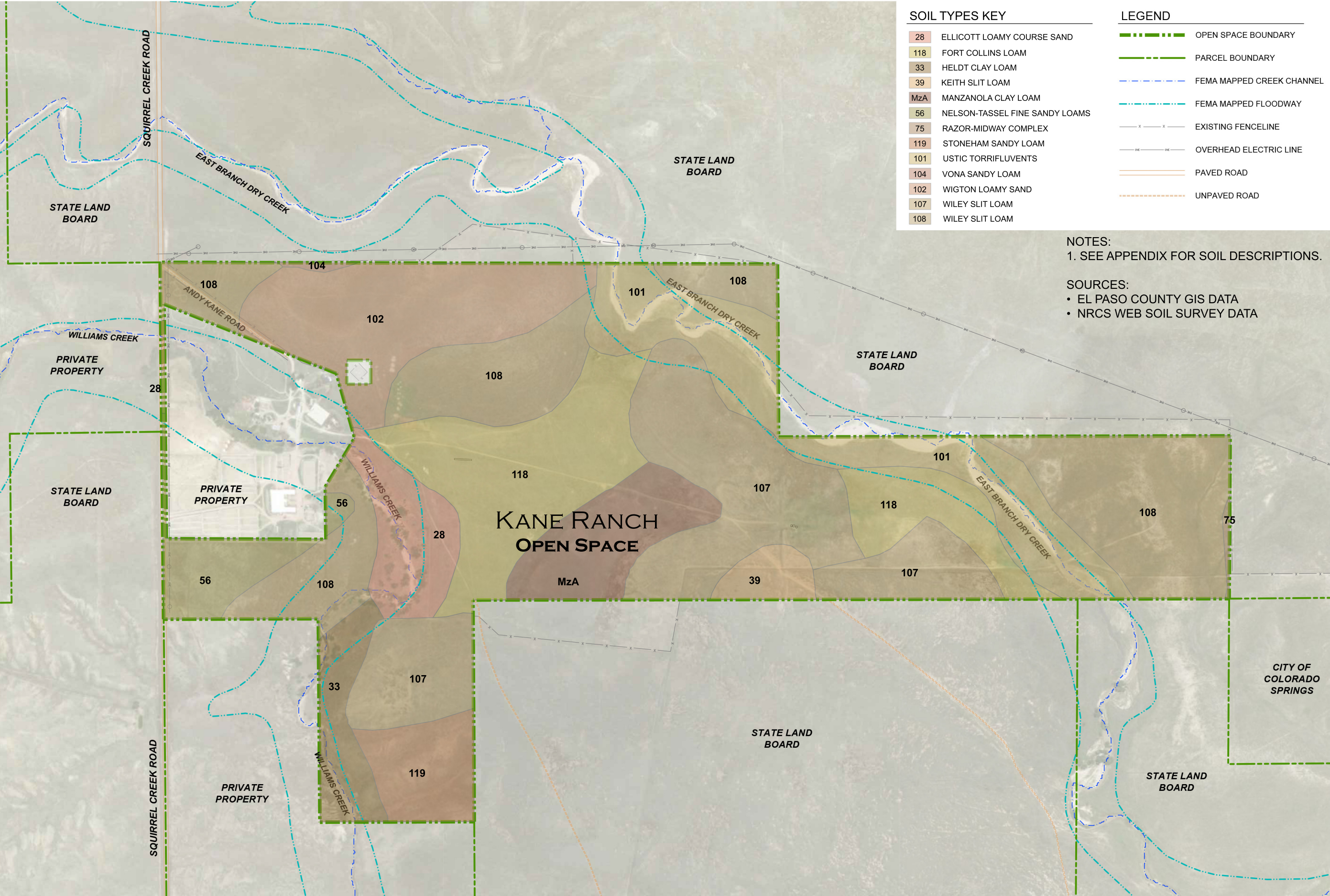
Old cottonwood near Williams Creek, looking east

Ponding frequency is an additional soil characteristic that can affect trails. All of the Kane Ranch soils receive the lowest rating for ponding frequency, which is “none”. Although this appears to indicate that the possibility of ponding is not a concern for Kane Ranch trail routing, site observation indicates that there is at least one location where seasonally muddy conditions occur. This area coincides with the soil type indicated as Manzanola silty clay loam on the soils maps. This soil zone occupies a low, flat area without positive drainage, and has been impacted by cattle leaving deep hoofprints during muddy conditions. It is recommended to route trails on higher ground away from this zone to avoid seasonally muddy trail conditions.

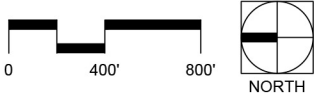
The final soil characteristic reviewed in relation to proposed trails is soil rutting hazard. Almost the entire Kane Ranch parcel is severely susceptible to soil rutting due to low strength soils. Flat trail construction techniques will likely be needed for most of the trails. Crusher fines trail surfacing where feasible may help provide a sustainable solution. Restricting motorized vehicle access will also help mitigate this problem, but higher trail maintenance needs can be anticipated for this site in comparison to sites with higher strength soils. Periodic re-grading and resurfacing will be required.

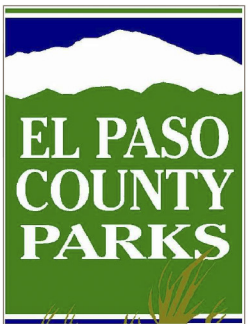
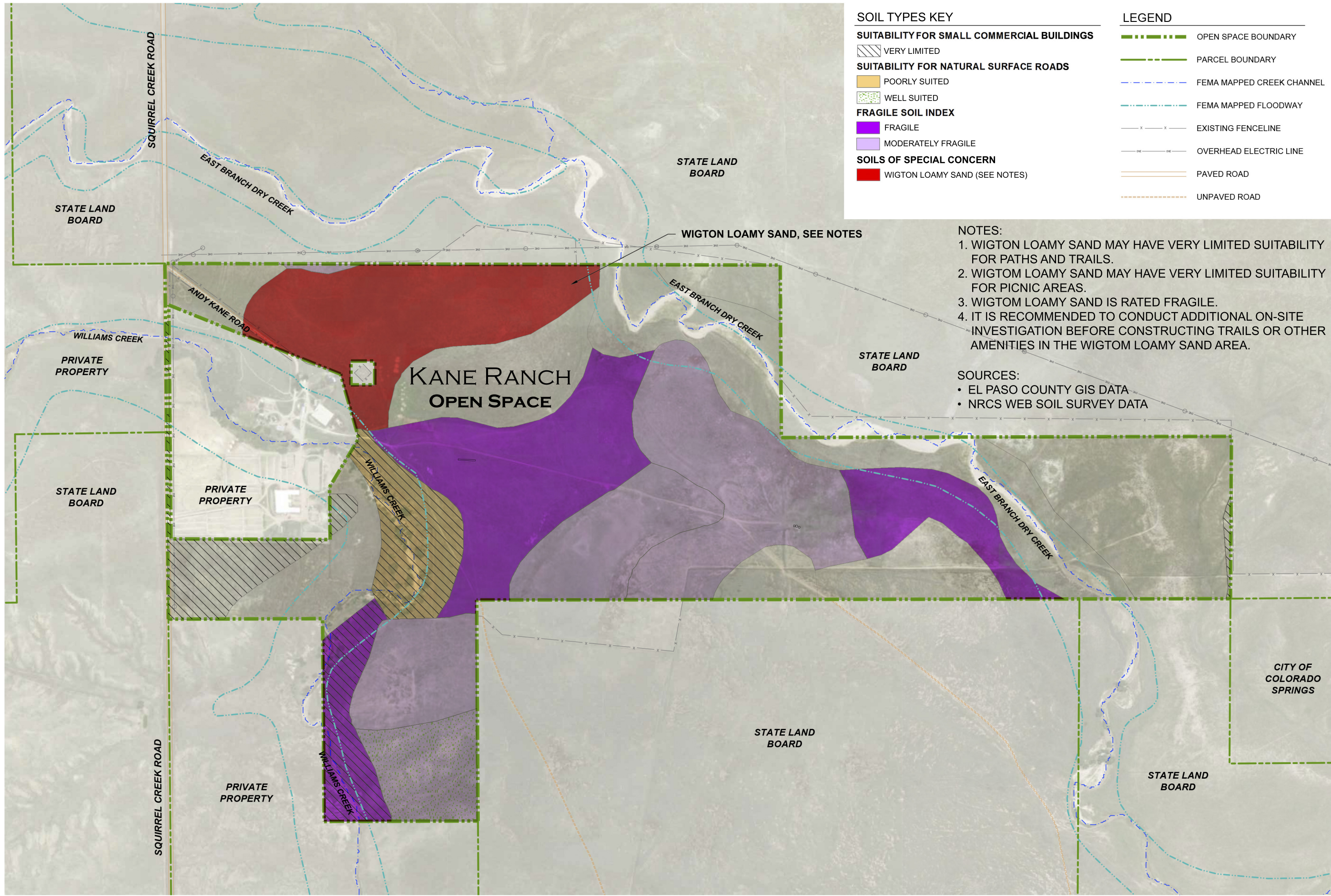


Andy Kane at Kane Ranch (date unknown)



KANE RANCH OPEN SPACE
DRAFT MASTER PLAN





KANE RANCH OPEN SPACE

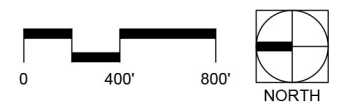
DRAFT MASTER PLAN



SOIL SUITABILITY ANALYSIS

A3

SOIL SUITABILITY ANALYSIS



CREEKS AND DRAINAGEWAYS

Two significant drainages cross Kane Ranch. Williams Creek originates in the plains east of Colorado Springs and drains into Fountain Creek about seven miles south of the City of Fountain. Williams Creek is not a year-round, perennial stream. It carries intermittent, seasonal flows. East Branch Dry Creek is a tributary of Williams Creek that originates about five miles north of Kane Ranch and joins Williams Creek about two miles southwest of Kane Ranch. East Branch Dry Creek appears to be an ephemeral stream that only carries water after heavy precipitation.

Williams Creek and East Branch Dry Creek are both FEMA-mapped floodways. Outside of the mapped 100-year floodways, the remainder of the site is outside the 500-year floodplain.



Williams Creek looking east



Williams Creek looking west



Williams Creek looking east



East Branch Dry Creek looking southwest



East Branch Dry Creek looking west

HABITAT

The Kane Ranch Open Space parcel is untilled landscape in the Central Shortgrass Ecoregion and is primarily prairie grassland. There are also areas of riparian and wetland ecosystem associated with Williams Creek.

According to the Colorado Natural Heritage Program, sponsored by the Warner College of Natural Resources at Colorado State University, the Western Great Plains Shortgrass Prairie system is characterized by sod-forming short grasses dominated by *Bouteloua* (grama) species. Other associated grasses may include *Buchloe dactyloides* (buffalo grass), *Hesperostipa comata* (needle-and-thread grass), *Koeleria macrantha* (prairie junegrass), *Pascopyrum smithii* (western wheatgrass), *Aristida purpurea* (purple three-awn), and *Sporobolus crytandrus* (sand dropseed). Healthy shortgrass prairie systems historically supported grassland bird species, prairie dog complexes, pronghorn, deer, elk, and bison in sufficient numbers to support populations of wolves. With the loss of much of the prairie ecosystem and its massive herds of bison and other large mammals, coyotes have replaced wolves as the top predators.

According to Colorado's 2015 State Wildlife Action Plan by Colorado Parks and Wildlife (CPW), nearly 50% of the state's shortgrass prairie has been converted to other uses. Many of the remaining tracts have been managed for the domination of blue grama and the exclusion of other grasses, with a loss of native forb diversity. Although the short grass species that dominate this system are tolerant of drought and grazing, increasingly warm and dry conditions are likely to favor increasing growth of shrubby species such as cholla and snakeweed, especially in areas that are disturbed. Site observations at Kane Ranch Open Space appear to correlate CPW's description of diversity loss and climate impacts, with large areas of exposed soil, isolated patches of grama grasses, and cholla.

The Kane Ranch Open Space is within the Chico Basin Conservation Area (#25) with a "Very High" conservation value, as designated in the Central Shortgrass Prairie Ecoregional Assessment and Partnership Initiative. This partnership includes the US Department of Defense, Colorado Parks and Wildlife, The Nature Conservancy, USDA Natural Resources Conservation Service, and USDI Fish & Wildlife Service. The property is also within a "High Priority Habitat Acquisition Area" as designated by the Colorado Parks and Wildlife in its Colorado Species Conservation Program. These designations indicate that the Kane Ranch Open Space is part of a threatened ecosystem that is important to conserve.

CPW's recommended conservation actions for shortgrass prairie environments that have altered native vegetation due to grazing intensity (such as Kane Ranch Open Space) include native prairie restoration using site-specific techniques and context. Management techniques to support shortgrass prairie restoration include modifying grazing regimes, reintroducing fire to manage vegetation, and seeding to restore and reintroduce native plant populations. Cattle grazing at Kane Ranch has ended, at least temporarily, with the expiration of the property's grazing lease in May 2018. Because grazing by bison, pronghorn, and other ungulates is one of the processes that naturally occurs in a native prairie ecosystem, some grazing may be desirable to support the long-term health of the Kane Ranch landscape. While cattle and public recreation may be a problematic mix, native grazers like pronghorn may be more attracted to the site as its grassland recovers. Fire is another one of the natural processes that helps maintain the health of prairie landscapes, helping grasses remain dominant and controlling the spread of cholla and other shrubs. Given the extreme fire danger in this area and the difficulty in containing its spread, this may not be a safe or appropriate management tool for Kane Ranch Open Space restoration. Seeding with native shortgrass prairie species may be an effective technique for improving the health and diversity of Kane Ranch Open Space. The flat and gently rolling terrain is suitable for drill seeding. It is recommended to consult a specialist in prairie

restoration seeding, and to consider developing custom seed mixes specific to the different soil types, exposures, and localized conditions across the open space. The mud flats, for example, may support a different mix and proportion of plant species than the dryer, sandier upland areas.

Natural resource assessment and monitoring may also be a component of the Kane Ranch Open Space restoration process if resources are available to support this effort. Lists are provided in the Appendix with additional detail on plant and animal species that are naturally occurring in shortgrass prairie ecosystems and that may currently occur or may be supported in the future at Kane Ranch Open Space. Birds protected under the Migratory Bird Treaty Act are likely to be found on the site and should be considered during trail layout and construction. These include tree nesting bird species in the cottonwoods as well as ground nesting species in the prairie. Species such as burrowing owls and mountain plovers have been identified on other properties in the region.



Typical patchy grass and cholla, looking south-southwest with the peaks of the Sangre de Cristo range in the distant center

During a site tour of the Kane Ranch Open Space property conducted June 20, 2018 as part of the public outreach for this master plan, the following bird species were identified:

- Turkey vulture
- Mourning dove
- Say's phoebe
- Western kingbird
- Eastern kingbird
- European starling
- Horned lark
- Western meadowlark
- Cassin's sparrow
- Lark sparrow
- House finch
- Swallow species

It was surmised that all of the observed species, with the exception of the turkey vulture, were likely nesting on the property.

Additionally, large numbers of prairie dogs were observed during the site walk, primarily in colonies surrounding the central mudflat area. Rattlesnakes were also observed on the site walk, and the public meeting comments indicate that rattlesnake encounters are common.

VISUAL RESOURCES

Views at Kane Ranch are characterized by open expanses of flat and rolling prairie grassland, with a dramatic Front Range backdrop to the west. Pikes Peak and Cheyenne Mountain are prominent from much of the site. More distant peaks are visible from higher elevations, including the Spanish Peaks to the south and the foothills above the northwestern Colorado Springs and the US Air Force Academy areas to the north.



View west across Kane Ranch with Pikes Peak in center



Cholla in bloom at Kane Ranch Open Space

CLIMATE / MICROCLIMATES

(from Central Shortgrass Prairie Ecoregional Assessment, Final Report, November 2006)

This region lies in the rain shadow of the Rocky Mountains and receives 10-25 inches (25 to 60+ cm) of annual precipitation, increasing from west to east, mostly in the form of summer rainfall. The climate is semi-arid, with cold, dry winters, and warm to hot summers. Mean annual temperature varies from 44-61° F (7-16° C). Extreme events in the form of hail, blizzards, tornadoes, and dust storms are frequent. Precipitation levels fluctuate greatly from year to year throughout the Great Plains. In 2002, the region experienced a drought that became the worst on record for many municipalities along the western edge of the ecoregion (Pielke et al. 2002). Climate projections for the Great Plains suggest that extreme events might become more commonplace within the next century. Global climate models predict a 7° F (3.9° C) or greater temperature increase in the Great Plains within the next century, and increased weather variability that might result in greater competition for water resources, particularly among farmers and urban communities (McCarthy et al. 2001). A recent analysis of a downscaled global climate model projects a 12° F (6.7° C) warming for the CSP in the next century, along with up to an 8% decrease in average annual precipitation (Zimmerman et al. 2006).



Looking south-southwest along the old ranch road

CULTURAL FEATURES

The Kane Ranch Open Space parcel does not include the former Kane Ranch home site where most of the constructed features are located. The Open Space is mostly open prairie that has been used for grazing, with unimproved access roads and wire fencing. The Kane family cemetery is a private 1-acre parcel contained within the open space. It will not be open to the public.



Former Kane Ranch homesite - looking west



Former Kane Ranch homesite - looking north



Kane family cemetery

An old, non-functioning, water pumping windmill and two old stock tanks are the most prominent constructed features in the central portion of the open space. Another artifact of the site's ranching heritage is a long, wooden trough in the north central part of the site.

As described in the historic background section of this report, Kane Ranch has a striking cultural legacy. Almost nothing of this legacy is readily apparent to the casual visitor. Providing open space visitors with some references to the site's history would open a whole new dimension to the experience.



Windmill and stock tanks



Wood trough

POPULATION AND GROWTH ANALYSIS

The El Paso County Parks Master Plan anticipates population growth in the Kane Ranch vicinity, including the City of Fountain and unincorporated areas on the north side of Squirrel Creek Road. Because most of the land directly north of Kane Ranch is owned by the State Land Board, with the exception of the Williams Creek corridor which is leased grazing land, Kane Ranch may not be directly impacted by development to the north for the foreseeable future.

Although also long term, City of Fountain planning maps indicate future residential development directly abutting Kane Ranch on the northwest, with an open space corridor along Williams Creek. If realized, this would create a direct link between Kane Ranch and City of Fountain open space. Kane Ranch would then serve as an extended backyard and as a local open space for a significant population. This would be a change from Kane Ranch's current character as a relatively isolated facility and a regional, rather than a local, destination.

COMMUNITY NEEDS ASSESSMENT

The El Paso County Parks Master Plan, based on projected recreational needs for anticipated population growth, suggests the need for a regional park in the vicinity of Kane Ranch. Kane Ranch Open Space development is deed restricted and cannot provide active recreation facilities. To serve a role in supporting the assessed community needs that are compatible with its development restrictions, Kane Ranch will provide passive recreational amenities such as trails through preserved open space, as well as regional trailhead facilities. Kane Ranch and its trails can become part of a regional trails and open space network as envisioned in the El Paso County Parks Master Plan.



Looking west across Kane Ranch Open Space

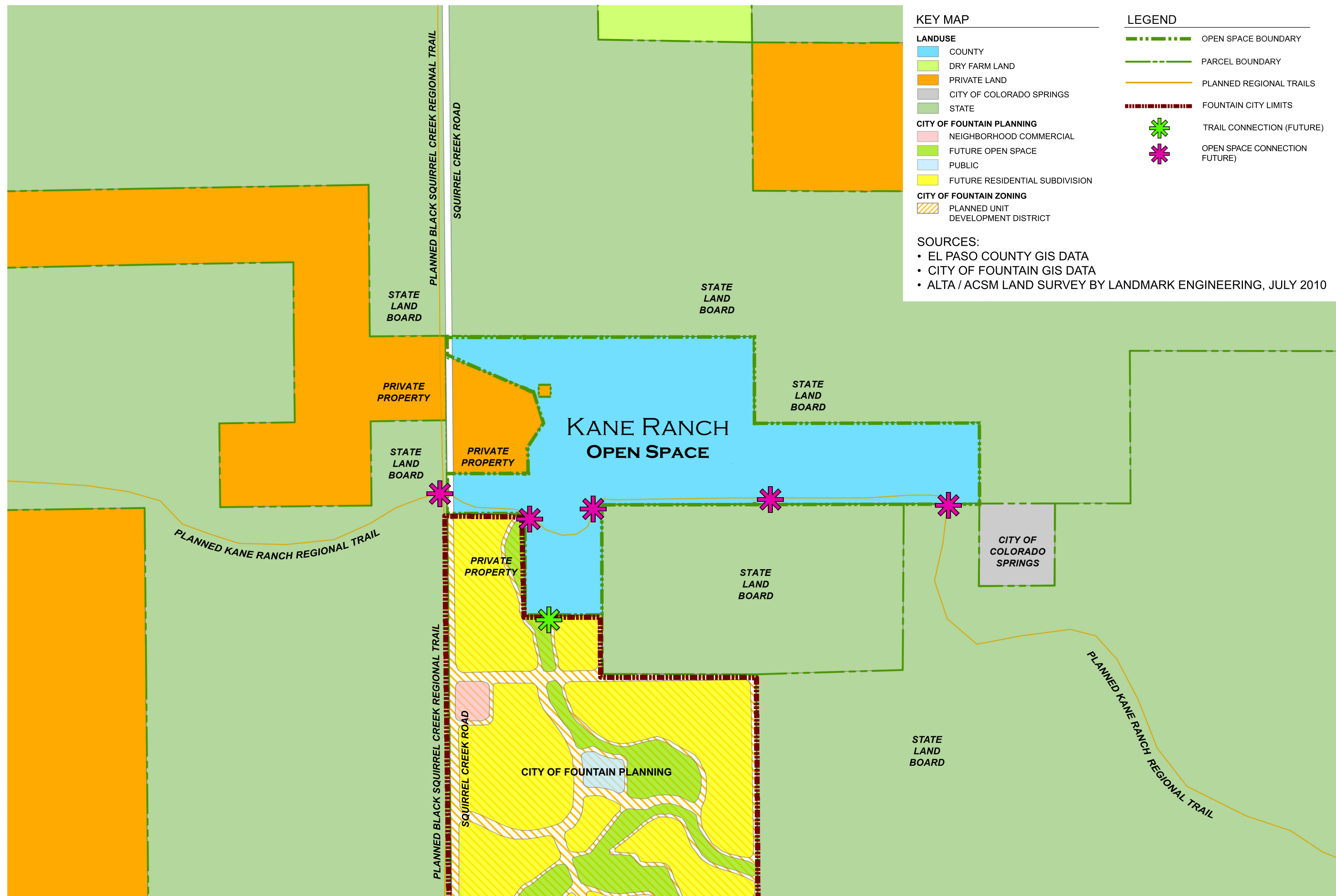


Looking north up the old ranch road toward the former Kane Ranch homestead

TRENDS ANALYSIS: SUPPORT FOR EL PASO COUNTY PARKS MASTER PLAN GOALS AND OBJECTIVES

As described above, Kane Ranch's development will be quite limited, with an emphasis on preserving natural open space with trails and views. General recreation trends influencing regional parks and active recreation areas are not especially relevant to this limited open space context. The specific set of recreation trends that are relevant to Kane Ranch Open Space are the goals and objectives of the El Paso County Parks Master Plan. The El Paso County Parks Master Plan goals that are supported by the Kane Ranch Open Space Master Plan are listed below.

- **OVERALL SYSTEM MISSION/ROLE**
 - *Goal 2:* Provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents.
- **REGIONAL TRAILS**
 - *Goal 1:* Work collaboratively with others to create a continuous, connected system of regional trails.
 - *Goal 2:* Prioritize and locate trail connections using criteria and proposed actions items identified in this master planning process.
- **OPEN SPACE**
 - *Goal 1:* Protect and enhance El Paso County's legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the county.
- **RECREATION AND CULTURAL SERVICES PROGRAMS AND FACILITIES**
 - *Goal 1:* Provide high quality recreation and educational experiences for users of county park facilities and recreational areas.
 - *Goal 2:* Expand recreation and education opportunities and programs that build upon the area's natural and cultural resources and agricultural heritage and promote conservation and stewardship.



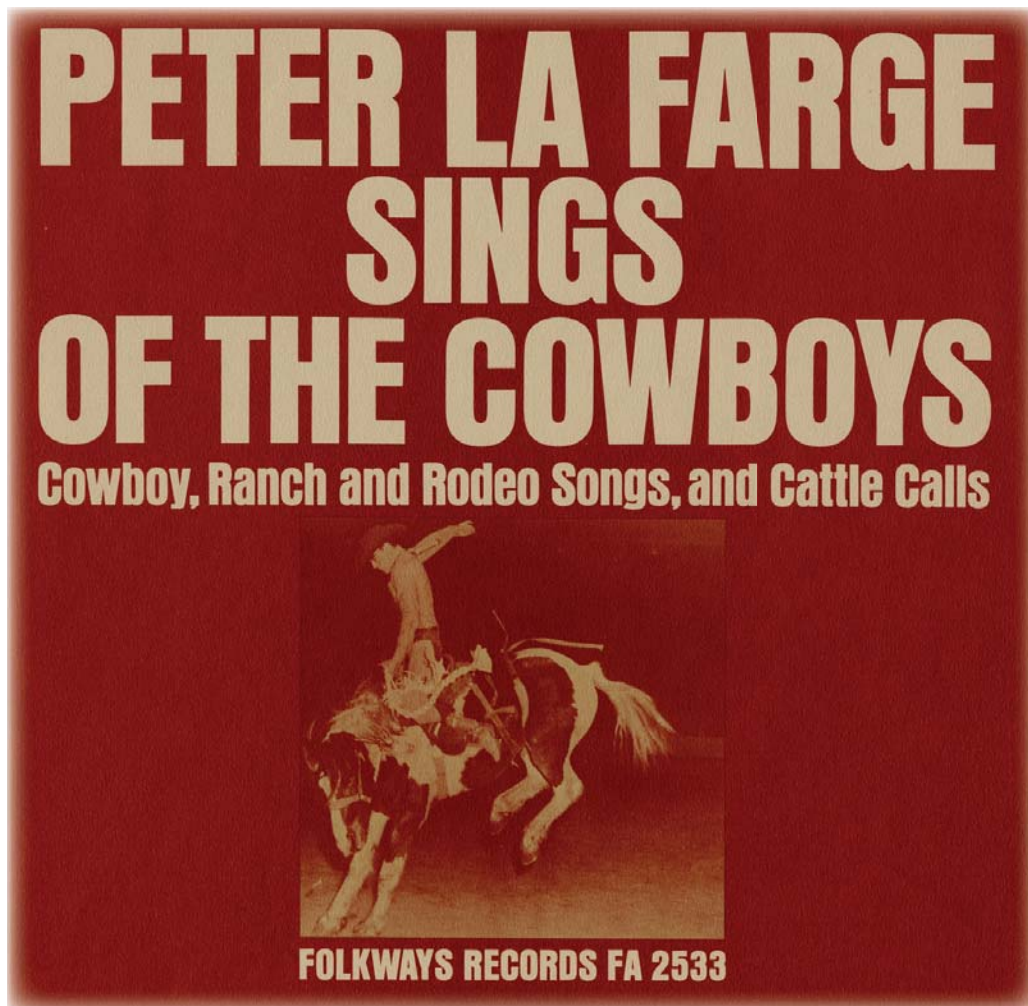
CHAPTER 4:

PUBLIC PROCESS AND OUTREACH

*Don't tell me how I looked falling
Buddy tell me how I looked on
Don't tell me how I looked fading
Cuz yesterday is gone*

- Peter La Farge -

(from Don't Tell Me How I Looked Falling, 1963)





Looking southeast toward Williams Creek

PUBLIC PROCESS AND OUTREACH

Public outreach for the Kane Ranch Open Space was conducted through a public open house, a site tour, and stakeholder interviews. These processes are summarized below.

PUBLIC OPEN HOUSE

A public open house was held June 7, 2018 at the Fountain Creek Nature Center. It was advertised by press release, email invitation, and through social media outlets. At the open house, project background, existing conditions, and draft master plan concepts were presented on display boards and on an 8-minute looped slideshow. Two members of the consultant team and two El Paso County Parks representatives were present to discuss, answer questions, and record comments. Although the open house was scheduled from 6:00 – 7:30 PM, visitors began arriving by about 5:40 and remained for discussion until nearly 8:00. Thirteen individuals signed in, but actual attendance appeared to be closer to fifteen or twenty. Comments included:

- Consider a nature center in the master plan update.
- Preserve the fragile ecosystem.
- Don't disturb bird nests.
- We would like to tour the site prior to providing comments.
- Concerns for public safety in relation to rattlesnakes, hunting, flash flooding, and emergency response times.
- Concerns regarding potential conflicts between recreational uses and adjacent cattle operations including livestock disturbance, wildfire danger, and illicit activity.
- Support for equestrian facilities.



Looking southwest from the north central area of Kane Ranch Open Space

SITE TOUR

A public site tour was conducted June 20, 2018 to allow interested parties to view and hike the site during the master planning process. Bird species identified on this hike are listed in the Habitat section of this report. Prairie dogs and rattlesnakes were also observed.



Wenden Kane (date unknown)

STAKEHOLDER INTERVIEWS

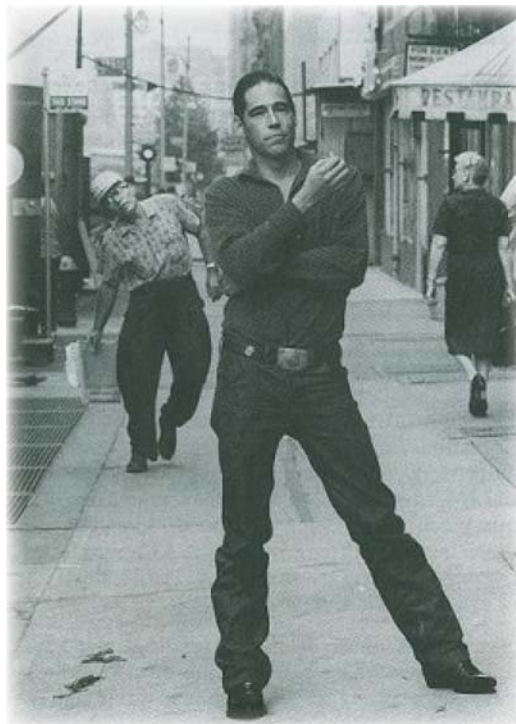
Eight stakeholder organizations were identified for outreach. These were:

- El Paso County Sheriff's Office
- Fountain Creek Watershed, Flood control and Greenway District
- Friends of the Equestrian Skills Course
- Trails and Open Space Coalition
- Colorado Springs Astronomical Society
- City of Fountain
- Medicine Wheel Trail Advocates
- Aiken Audubon Society

Each Stakeholder was sent a brief questionnaire and a link to the 8-minute slideshow describing the project background, existing conditions, and draft master plan concepts that was also presented at the public open house. Comments could be returned by email or phone. Follow-up to request responses was conducted by phone. Five organizations provided responses. The responses were generally positive in support of the proposed open space and trails. More specific comments included:

- Support for equestrian trails and parking.
- Good hiking opportunity in an underserved area.
- Possible stopping point for road cyclists.
- Good for recreational single track riders and beginning mountain bikers.
- Incorporate history and ranching heritage.

Stakeholder responses are included in the Appendix.



Peter La Farge in New York (date unknown)

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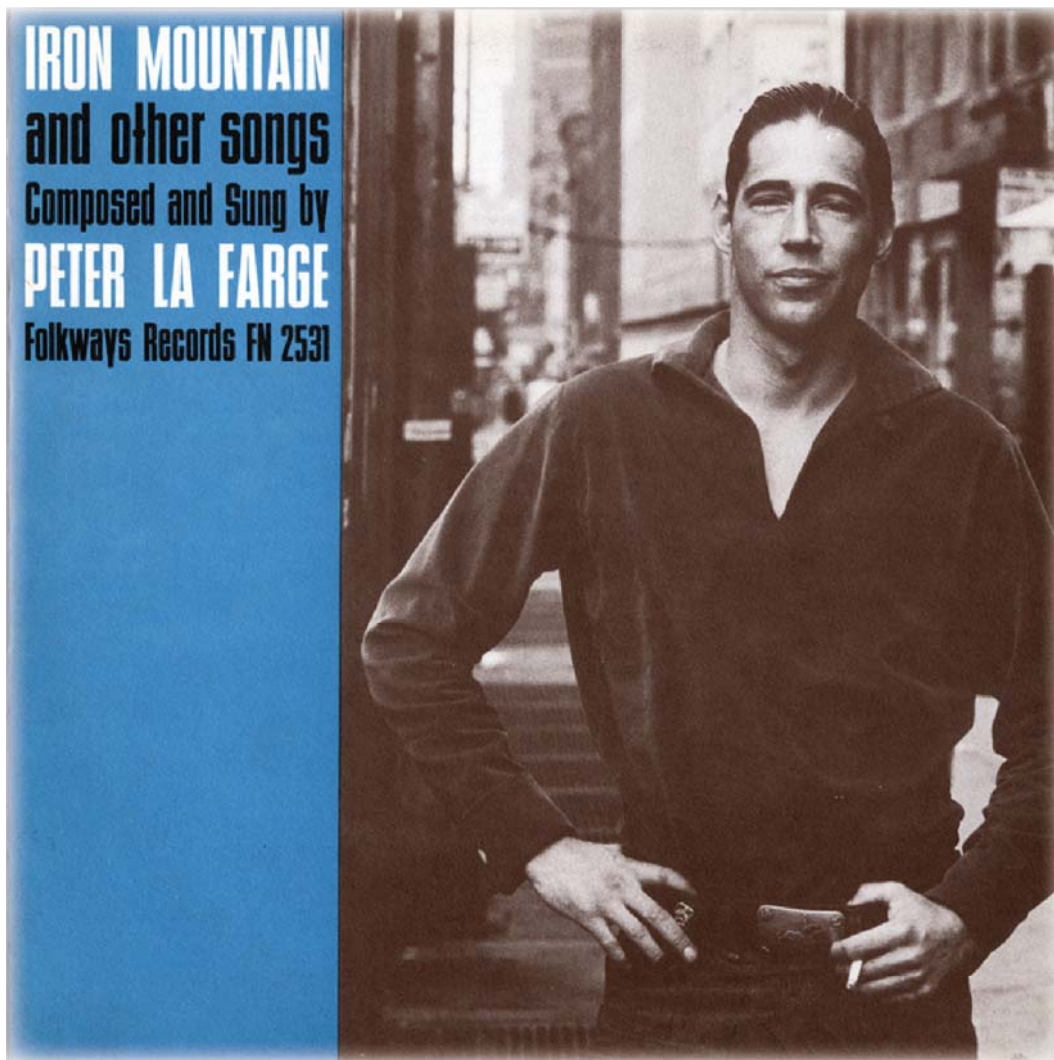
CHAPTER 5:

RECOMMENDATIONS

*I don't have much to give you in winters cold and snow
But listen to my offer once more before you go
The time of the snowdrops is coming
I can hear the bluebells sing
And I will bring you flowers
If you will stay till spring*

- Peter La Farge -

(from *I Will Bring You Flowers*, 1964)





Looking southeast across the central portion of Kane Ranch Open Space

RECOMMENDATIONS

The recommendations of the Kane Ranch Master Plan represent the best approach identified by the planning team for achieving the project goals within the framework of the opportunities and constraints described in this report, including planning parameters, site inventory and analysis, public process, and budget. In addition to this narrative description, the project recommendations are illustrated graphically in Master Plan sheets MP1 through MP4. Recommendations describing design character and criteria for proposed improvements are contained in the Design Guidelines, sheets DG1 through DG11. Together, the Recommendations, Master Plan graphics, and Design Guidelines provide the basis for the proposed development of the Kane Ranch Open Space.

PUBLIC ACCESS

Public access to the Kane Ranch Open Space is recommended from the western Squirrel Creek Road frontage. As described in the site analysis, the eastern Squirrel Creek road frontage where Andy Kane Road enters the open space parcel is just below the crest of a ridge. This would be a hazardous and accident-prone location for public access and is not recommended. The master plan reflects the recommended western location for the proposed trailhead access road. Intersection visibility is better at the western location. The existing grades allow the proposed entrance road to be graded very gently at the Squirrel Creek Road intersection for good visibility. Between the intersection and the proposed trailhead parking, the access road descends at a moderate 5% - 6% grade before flattening out at the proposed trailhead parking area.

TRAILHEAD LOCATION

The proposed trailhead location is in close proximity to the proposed access point, facilitating a short access road for efficient use of construction, operations, and maintenance budgets. The trailhead parking loop is proposed at a relatively flat area at the base of the slope below Squirrel Creek Road. This provides an attractive trailhead location because the existing grades facilitate parking without extensive regrading and because the natural setting above Williams Creek offers pleasant views, shade from large cottonwood trees, and adequate space for equestrians, hikers, and picnickers. Although a portion of the trailhead parking loop extends into the mapped 100-year floodplain, it is well above the Williams Creek embankment. This location appears to represent a balanced approach, accepting some risk of flood damage while avoiding the extensive regrading that would be required to locate the entire parking loop above the floodplain.

TRAILHEAD AMENITIES

The proposed trailhead amenities support the project goals, providing public access for trail users and picnickers. Equestrians and hikers are anticipated to be the primary trail users. Because Squirrel Creek Road is part of a popular road bike circuit, some road bikes may venture onto Kane Ranch trails. Although the more popular mountain bike trails are in the foothills to the west, some mountain bikers may also be attracted to Kane Ranch's plains trails. To support the various trail users, pull-through parking spaces are proposed for equestrians, and angled head-in parking is proposed for standard vehicles. Paved accessible parking and crushed limestone accessible routes are proposed throughout the trailhead area. A trailhead kiosk is proposed near the trailhead parking, providing a trail map, rules, and

historical background. Restroom facilities are proposed adjacent to the trailhead parking loop just above the mapped floodplain. If budget allows, a prefabricated vault toilet building is recommended. As a less costly alternative, a steel-framed lavatory enclosure for a portable restroom is also included in the Design Guidelines. Three picnic sites are proposed overlooking Williams Creek, each with a single table and a picnic shelter. One larger picnic shelter with two tables is proposed near the trailhead.

CREEK CROSSING

Because a bridge across Williams Creek would be budget-prohibitive, a low-water trail crossing is proposed. This is envisioned as a hardened, reinforced route through the creek bottom and extending up the banks using cast-in-place concrete, precast concrete pavers, and/or stone according to the criteria contained in the Design Guidelines. This will be designed to allow the ephemeral flows in Williams Creek to move unimpeded over the crossing. The crossing surface will accommodate hikers, equestrians, and bikes. Authorized vehicles including El Paso County maintenance and operations trucks and emergency vehicles will also use the low-water crossing to access the main portion of the park south of Williams Creek. No hardened crossing is recommended for East Branch Dry Creek because the southern end of the park south of East Branch Dry Creek is more remote and no vehicle access is anticipated there. East Branch Dry Creek crossing improvements will consist of stable, sustainable trail alignments down the creek banks, and a natural, sandy crossing through the creek bed. Both creeks are subject to flash floods. It is recommended to close the trails during and immediately after heavy rain events, and to provide warning signage at the trailhead advising visitors of the flash flood danger.

TRAIL STANDARDS

A hierarchy of El Paso County standard trail details is proposed for the Kane Ranch Open Space trail system. This is detailed in the Design Guidelines and includes crushed-limestone-surfaced trails for accessible routes near and within the trailhead area, and natural-surfaced trails for the remaining routes. Double-track trail is preferred for equestrian use and for authorized maintenance vehicle access along the Kane Ranch Regional Trail between the trailhead parking area and East Branch Dry Creek. Single-track trail is proposed for all other trails, where vehicle access is not anticipated.

TRAIL ALIGNMENTS

Trail alignments have been proposed to provide attractive, sustainable routes linking the viewing points and interesting site features noted in the site analysis. Looped trails and trail route options have been proposed where feasible without overcrowding the open space and diminishing the open prairie experience. The proposed trail alignments have been designed to support sustainable flat trail construction techniques. Although only the crushed-limestone-surfaced trails near the trailhead area are anticipated to be designated as accessible routes, it is recommended to follow the trail slope recommendations of the Forest Service Trails Accessibility Guidelines (FSTAG) wherever feasible. At the master planning level, it appears that the majority of the Kane Ranch Open Space trail system can be constructed with running grades of 5% or less.

PERIMETER FENCING

Much of the existing perimeter fencing does not follow the property lines. In some cases, the fence alignment appears to have been purposefully located on higher ground above the creek banks where the property line follows the creek bed or has multiple creek crossings. In order to keep visitors within the open space boundaries while maintaining fence alignments that do not need to be repaired after every flood event, it is recommended to consider new fence alignments inside the open space boundary above the creek floodways where they are currently outside the open space boundary. These are indicated on the master plan. All wire fencing is recommended to follow wildlife-friendly standards as indicated in the Design Guidelines.

PRAIRIE RESTORATION

Much of the prairie grassland has been impacted by decades of cattle grazing. In order to assist the restoration of this open space to a condition more reflective of the grassland plant species and density found in a more pristine prairie environment, it is recommended to re-seed with a native prairie restoration seed mix. Re-seeding is recommended particularly in the low, flat areas with little remaining grass, and to naturalize old roads and tracks that are not part of the proposed trail system. Native grass mixes can be custom designed to support specific site soil conditions and restoration goals. Recommended suppliers include Arkansas Valley Seed in Denver, Pawnee Buttes Seed in Greeley, Sharp Brothers Seed in Greeley, and Western Native Seed in Coaldale.

PROGRAM OPPORTUNITIES

As the prairie restoration efforts progress, natural resource education and interpretive programming opportunities should increase. Improved grassland health and diversity can be highlighted, as well as the restoration efforts themselves. The stories of Kane Ranch and the personalities associated with it are compelling and unique, providing a perspective on this place that the public is unlikely to be aware of without interpretive exhibits or programming. Kane Ranch Open Space also contains locations where visitors can have a brief illusion of being surrounded by open prairie. This is becoming hard to find, especially on public land, as development spreads eastward from the I-25 corridor. Suggestions and ideas that surfaced during the master planning process include:

- Incorporating cowboy poetry and song lyrics in the open space experience through interpretive elements, wayfinding features, or other site amenities. The Peter La Farge references throughout this report are intended to provide inspiration.
- Providing stargazing and/or night photography workshops that take advantage of the dark sky opportunities at Kane Ranch Open Space.
- Organizing equestrian events such as social rides, mini poker runs, etc.

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CHAPTER 6:

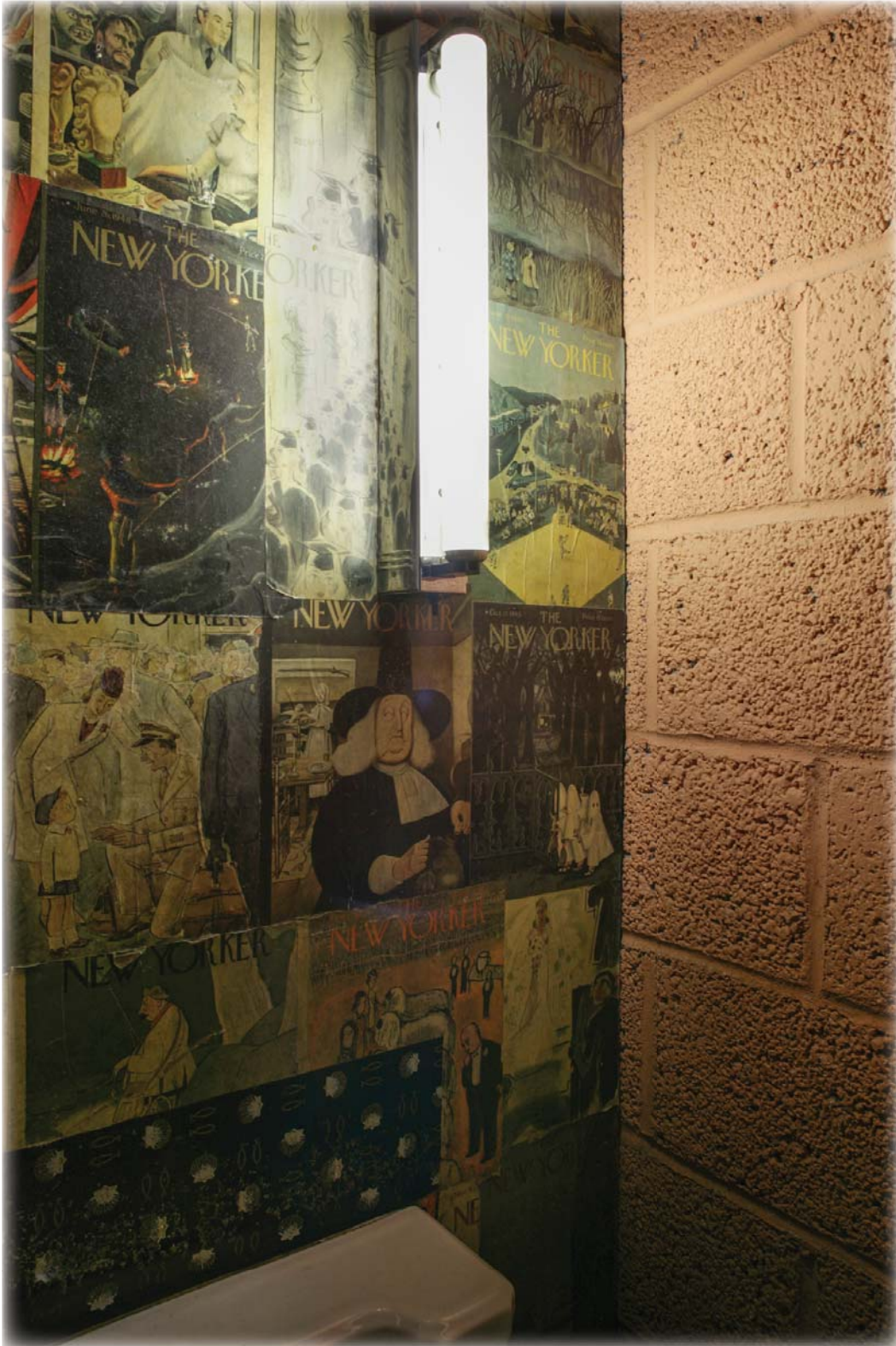
IMPLEMENTATION AND COST ESTIMATING

*It takes more than one feather to weight the wings of a bird,
It takes more than one letter to make peace a word,
It takes more than one people to reach for the stars,
If we all reach together then we'll all stand on Mars,
But nobody can do it alone.*

- Peter La Farge -

(from Nobody Can Do It Alone, 1964)





Kane Ranch House interior (photography by Ron Pollard)

MASTER PLAN IMPLEMENTATION

The Kane Ranch Open Space Master Plan is intended to provide a guiding document for the initial development and phased improvements to this property over a period of 10-15 years. Understanding that the current budget of \$450,000 for planning, design, and implementation will cover only a portion of the master plan's recommendations, the master plan is designed to be implemented in multiple phases. This chapter of the master plan provides recommended goals and guidelines for each phase, as well as planning-level cost estimates.

PHASE 1 RECOMMENDATIONS

Kane Ranch Open Space does not yet have facilities for public access or use. The ideal result of Phase 1 implementation would be to provide a level of development facilitating public access and use. At a minimum, this would include the entrance road and trailhead parking, enough trail development to provide a worthwhile outing, and perimeter fencing to establish clear boundaries between public open space and adjacent properties. Trailhead amenities such as restroom and picnic facilities, ranch-style entrance features, and interpretive features would also be desirable to include in Phase 1 if feasible.

The Phase 1 trail recommendations include the Picnic Loop Trail, the portion of the Kane Ranch Regional Trail between the trailhead parking area and East Branch Dry Creek, and Last Stand Loop Trail at the southern end of the open space. This provides access to the full north-south extents of the open space, a high point with views, and a small loop. Hiking the Kane Ranch Regional Trail from the trailhead to Last Stand Loop, completing the loop, and returning to the trailhead via Kane Ranch Regional Trail would be a 4.25-mile round trip. Development of the Kane Ranch Regional Trail is also intended to facilitate access by maintenance and emergency vehicles for nearly the full length of the open space.

Based on initial cost estimating, it is not feasible to develop all of the desired Phase 1 facilities within the current budget. Two ways to address this budget gap would be to obtain additional funding or to divide Phase 1 into smaller phases. The Phase 1 cost estimate is divided into Phases 1a and 1b to facilitate either approach. Phase 1a is intended to develop the most essential facilities in the short term, and to defer the costs of less essential but desirable amenities to the subsequent Phase 1b.

PHASE 2 RECOMMENDATIONS

Adding variety and choices to the Kane Ranch Open Space trail system is the goal of Phase 2. The recommended Phase 2 trails are the East Branch Trail, Dust Devil Connector Trail, Stampede Trail, and an additional connection between the Last Stand Loop Trail and the Kane Ranch Regional Trail. These routes add a little over 3 miles to the trail system. More importantly, they provide multiple options for a variety of loop hikes. East Branch Trail offers the secluded prairie experience on the east side of the open space, and Stampede Loop Trail offers a gentle climb to the northwestern high point overlook. These trails complete the trail system recommended for the interior of Kane Ranch Open Space, providing variety and interest while maintaining the open prairie character.

PHASE 3 RECOMMENDATIONS

The goal of Phase 3 is to add connections to future regional trails. The El Paso County Parks, Trails, and Open Space Master Plan identifies two regional trails with connections to or through Kane Ranch Open Space. The Kane Ranch Regional Trail, identified as the main north-south trail route in the Kane Ranch Open Space Master Plan, is planned to be extended north along the Williams Creek corridor to meet the Widefield area regional trails, and southwest toward Clear Spring Ranch to meet the Fountain Creek Trail. The Black Squirrel Creek Trail is planned to run east-west adjacent to Squirrel Creek Road. Phase 3 Kane Ranch Open Space trail development is intended to provide connections to this planned regional trail network. In addition, City of Fountain planning maps indicate future residential development adjacent to Kane Ranch Open Space on the northwest, with a city open space corridor along Williams Creek. Phase 3 Kane Ranch Open Space trails may also provide connections to future City of Fountain open space trails along this corridor.

HABITAT RESTORATION

Habitat restoration, including assessment, native seeding, and monitoring, is an ongoing process that may be partially included within the implementation phases described above or may be an independent effort. The potential range of habitat restoration efforts is huge, from small focus areas to hundreds of acres of prairie seeding. Because habitat restoration is not bound to a specific implementation timeframe or budget, habitat restoration cost estimating has not been included in the phased implementation cost estimating. The native seeding included in the Phase 1 cost estimate is intended to revegetate areas disturbed during construction, independent from other habitat restoration initiatives.

PHASING PLAN

Master Plan Sheet MP3 in the following chapter is a phasing plan illustrating the relationships between Phase 1 and subsequent implementation phases.

COST ESTIMATING

Planning level cost estimating for Phase 1A through Phase 3 is provided below and on the following pages.

Conceptual Phasing Cost Estimate	
SUMMARY OF ALL PHASES	
PHASE	TOTAL COST
PHASE 1A: Essential Phase 1 Amenities - Entrance Drive, Trailhead Parking, Phase 1 Main Trail	\$609,185
PHASE 1B: Additional Phase 1 Amenities	\$392,795
PHASE 2: Additional Trails	\$198,170
PHASE 3: Regional Trail Connections	\$88,046
GRAND TOTAL - PHASES 1-3	\$1,288,196

KANE RANCH OPEN SPACE MASTER PLAN

Conceptual Phasing Cost Estimate				
PHASE 1A: Essential Phase 1 Amenities				
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
DEMOLITION				
Sawcut asphalt roadway	100	LF	\$4.00	\$400
Demo existing asphalt	200	SF	\$4.00	\$800
Temporary construction fencing at entrance road / trailhead parking area	4,000	LF	\$4.50	\$18,000
Traffic control	1	LS	\$3,000.00	\$3,000
Demo existing wire fence	20,000	LF	\$0.25	\$5,000
SUBTOTAL				\$27,200
TEMPORARY EROSION CONTROL				
Temporary erosion control at entrance road / trailhead parking area	4.60	AC	\$10,000.00	\$46,000
Temporary erosion control along phase 1 trails	15,500	LF	\$3.50	\$54,250
SUBTOTAL				\$100,250
EARTHWORK & GRADING				
Earthwork at entrance road / trailhead parking area (cut, fill, & compact on	4,000	CY	\$12.00	\$48,000
SUBTOTAL				\$48,000
UTILITY - STORM DRAINAGE				
Culvert and Swale Allowance	1	LS	\$7,500.00	\$7,500
SUBTOTAL				\$7,500
ROADWAYS & PARKING				
6" aggregate base course for new entrance road and trailhead parking area	88,000	SF	\$0.85	\$74,800
Concrete paving for ADA parking	550	SF	\$7.50	\$4,125
Roadway and parking lot signage	7	EA	\$300.00	\$2,100
Striping for ADA parking	1	LS	\$750.00	\$750
SUBTOTAL				\$81,775
SITE CONSTRUCTION				
New 4-wire perimeter fencing (re-use existing where feasible)	13,000	LF	\$5.50	\$71,500
Crushed limestone surfacing at trailhead area	5,000	SF	\$3.75	\$18,750
Trails, natural surface	15,500	LF	\$5.00	\$77,500
Low-water trail crossing	2,500	SF	\$6.50	\$16,250
SUBTOTAL				\$184,000
SITE FURNISHINGS				
Trailhead kiosk	1	EA	\$5,000.00	\$5,000
Trail markers	8	EA	\$200.00	\$1,600
Trash receptacles	2	EA	\$850.00	\$1,700
SUBTOTAL				\$8,300
LANDSCAPE				
Native Seeding for revegetation adjacent to new construction	3	AC	\$3,500.00	\$10,500
SUBTOTAL				\$10,500
CONSTRUCTION SUBTOTAL				\$467,525
COST FACTORS				
Site Survey - entrance road and trailhead parking area			0.3%	\$1,403
Mobilization			0.5%	\$2,338
Contractor Survey & Staking			0.5%	\$2,338
Fees and Permitting			3.0%	\$14,026
Construction Administration			6.0%	\$28,052
Owner's Contingency			10.0%	\$46,753
Planning Contingency			10.0%	\$46,753
SUBTOTAL				\$141,660
GRAND TOTAL - PHASE 1A				\$609,185

KANE RANCH OPEN SPACE MASTER PLAN

Conceptual Phasing Cost Estimate				
PHASE 1B: Additional Phase 1 Amenities				
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
TEMPORARY EROSION CONTROL				
Temporary erosion control along phase 1 trails	2,000	LF	\$3.50	\$7,000
SUBTOTAL				\$7,000
ROADWAYS & PARKING				
New asphalt at entrance road transition	3,000	SF	\$7.00	\$21,000
Base course for asphalt	3,000	SF	\$3.00	\$9,000
SUBTOTAL				\$30,000
SITE CONSTRUCTION				
Ranch-style entrance gate	1	LS	\$15,000.00	\$15,000
3-rail post and dowel fence along Squirrel Creek Road frontage	650	LF	\$40.00	\$26,000
New 4-wire perimeter fencing	17,000	LF	\$5.50	\$93,500
Concrete paving at picnic pads	2,500	SF	\$6.50	\$16,250
Trails, crushed limestone surface at picnic loop	2,000	LF	\$12.00	\$24,000
SUBTOTAL				\$174,750
STRUCTURES				
Restroom allowance (vault toilet or roofed enclosure for portable restroom)	1	LS	\$40,000.00	\$40,000
Picnic shelter for 2 tables	1	EA	\$25,000.00	\$25,000
Picnic shelter for 1 table	2	EA	\$18,000.00	\$36,000
SUBTOTAL				\$101,000
SITE FURNISHINGS				
Trail markers	2	EA	\$200.00	\$400
Trail wayside interpretive sign	1	EA	\$2,500.00	\$2,500
Picnic tables	5	EA	\$1,500.00	\$7,500
SUBTOTAL				\$10,400
CONSTRUCTION SUBTOTAL				\$302,150
COST FACTORS				
Mobilization			0.5%	\$1,511
Contractor Survey & Staking			0.5%	\$1,511
Fees and Permitting			3.0%	\$9,065
Construction Administration			6.0%	\$18,129
Owner's Contingency			10.0%	\$30,215
Planning Contingency			10.0%	\$30,215
SUBTOTAL				\$90,645
GRAND TOTAL - PHASE 1B				\$392,795

KANE RANCH OPEN SPACE MASTER PLAN

Conceptual Phasing Cost Estimate				
PHASE 2: Additional Trails				
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
TEMPORARY EROSION CONTROL				
Temporary erosion control along phase 2 trails	17,000	LF	\$3.50	\$59,500
SUBTOTAL				\$59,500
SITE CONSTRUCTION				
Trails, natural surface	17,000	LF	\$5.00	\$85,000
SUBTOTAL				\$85,000
SITE FURNISHINGS				
Trail markers	10	EA	\$200.00	\$2,000
Trail wayside interpretive sign	1	EA	\$2,500.00	\$2,500
SUBTOTAL				\$4,500
CONSTRUCTION SUBTOTAL				\$149,000
COST FACTORS				
Mobilization			1.0%	\$1,490
Contractor Survey & Staking			1.0%	\$1,490
Fees and Permitting			5.0%	\$7,450
Construction Administration			6.0%	\$8,940
Owner's Contingency			10.0%	\$14,900
Planning Contingency			10.0%	\$14,900
SUBTOTAL				\$49,170
GRAND TOTAL - PHASE 2				\$198,170

Conceptual Phasing Cost Estimate				
PHASE 3: Regional Trail Connections				
ITEM	QUANTITY	UNIT	UNIT COST	TOTAL COST
TEMPORARY EROSION CONTROL				
Temporary erosion control along phase 3 trails	7,600	LF	\$3.50	\$26,600
SUBTOTAL				\$26,600
SITE CONSTRUCTION				
Trails, natural surface	7,600	LF	\$5.00	\$38,000
SUBTOTAL				\$38,000
SITE FURNISHINGS				
Trail markers	8	EA	\$200.00	\$1,600
SUBTOTAL				\$1,600
CONSTRUCTION SUBTOTAL				\$66,200
COST FACTORS				
Mobilization			1.0%	\$662
Contractor Survey & Staking			1.0%	\$662
Fees and Permitting			5.0%	\$3,310
Construction Administration			6.0%	\$3,972
Owner's Contingency			10.0%	\$6,620
Planning Contingency			10.0%	\$6,620
SUBTOTAL				\$21,846
GRAND TOTAL - PHASE 3				\$88,046

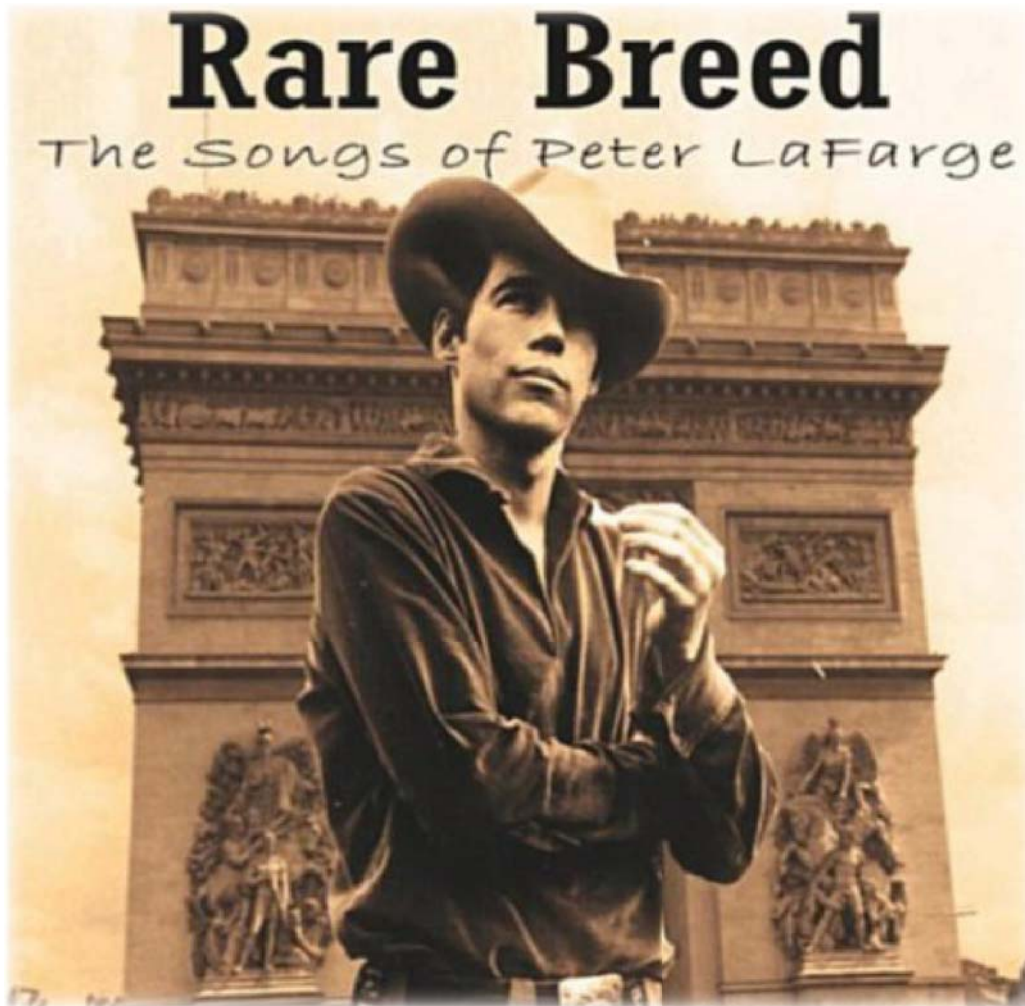
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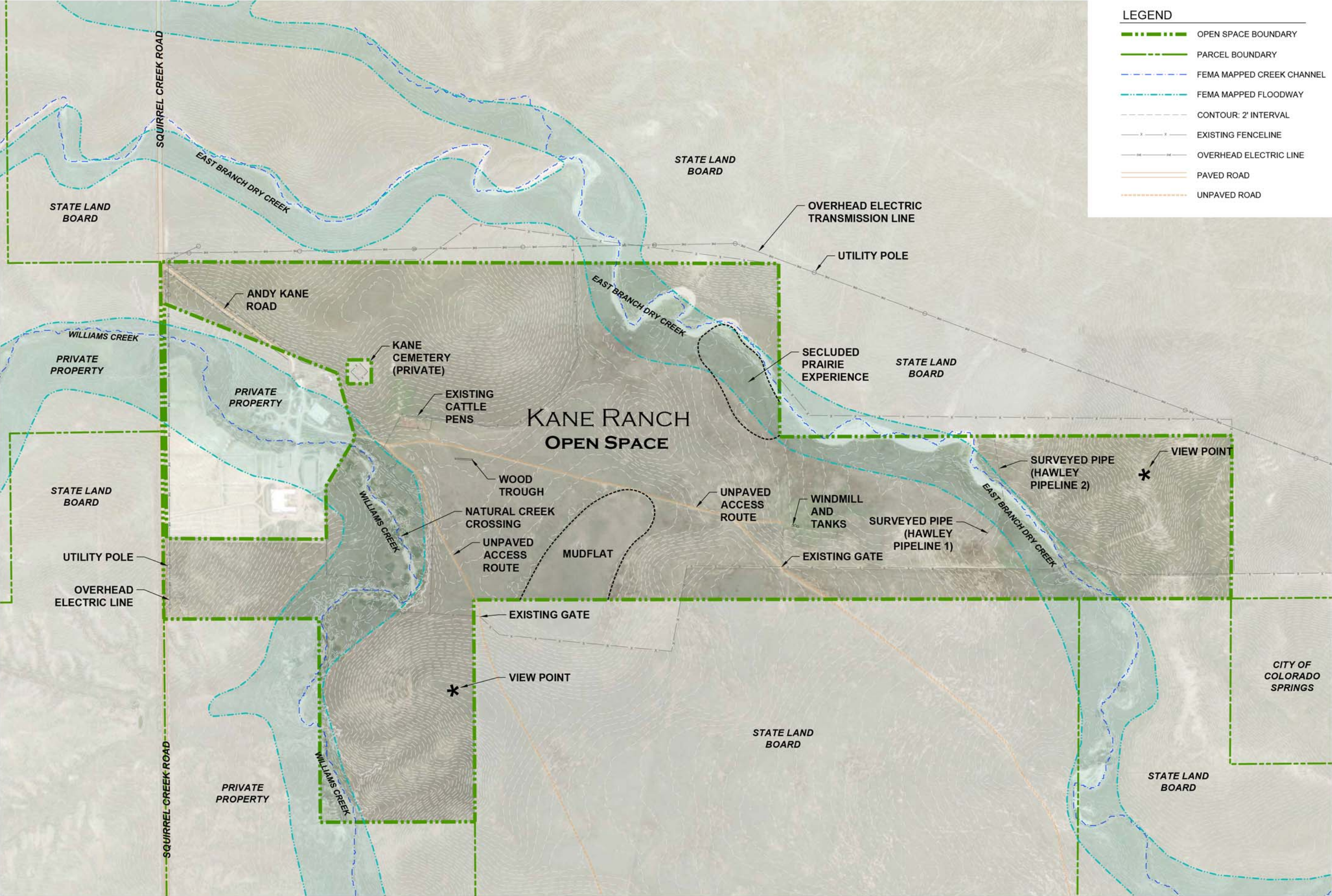
CHAPTER 7:

MASTER PLAN

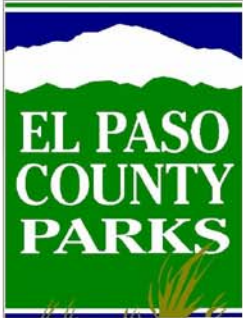
*Ask for me by the whipporwill, he'll say where I'll be found
I prefer to talk with wildcats and to hear the wild goose moan
I'm headed back to wilderness, the forest is my home.*

- Peter La Farge -
(from *Johnny Half-Breed*, 1965)





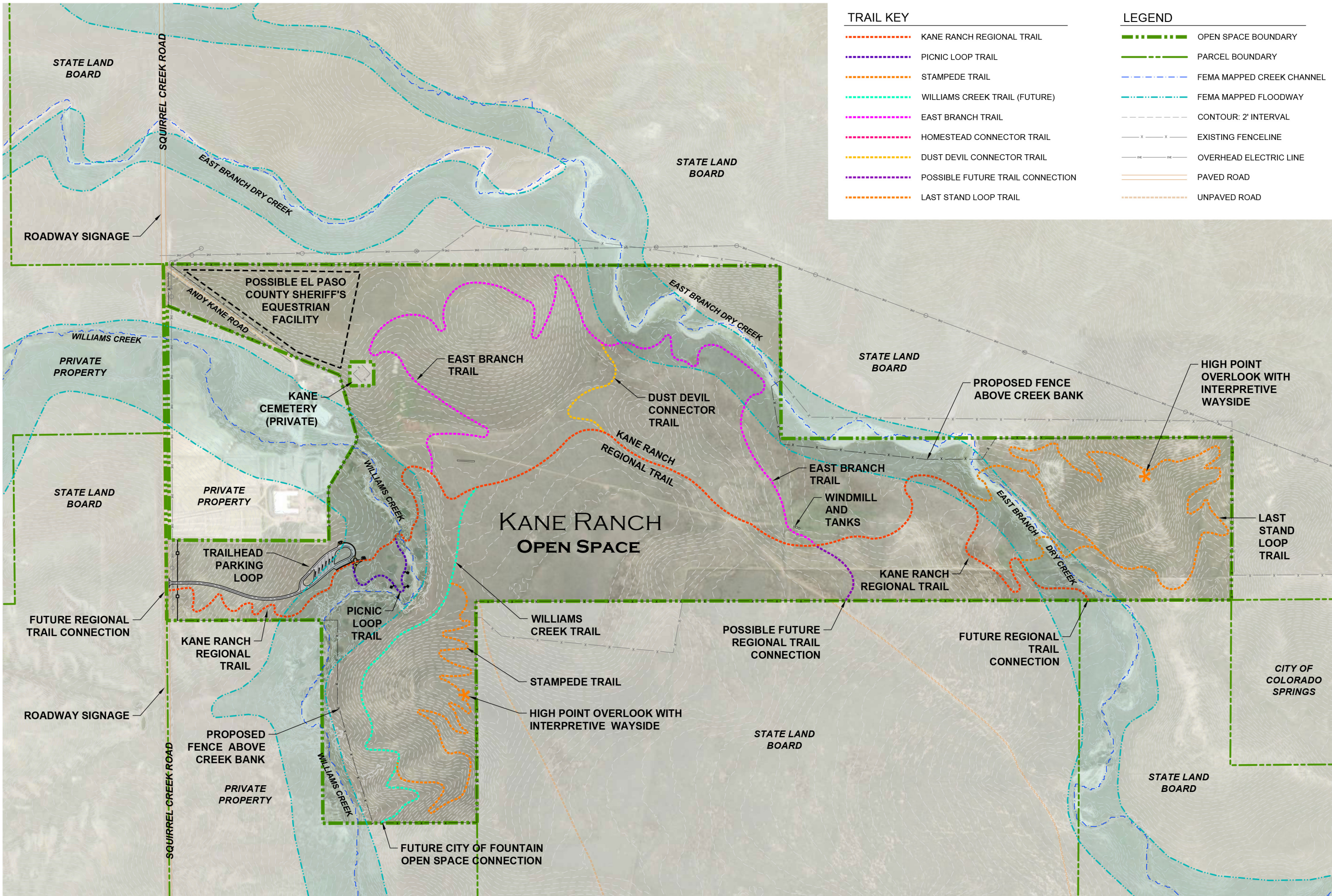
EXISTING CONDITIONS SITE PLAN



KANE RANCH OPEN SPACE
MASTER PLAN



EXISTING
CONDITIONS
SITE PLAN
MP1

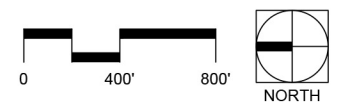


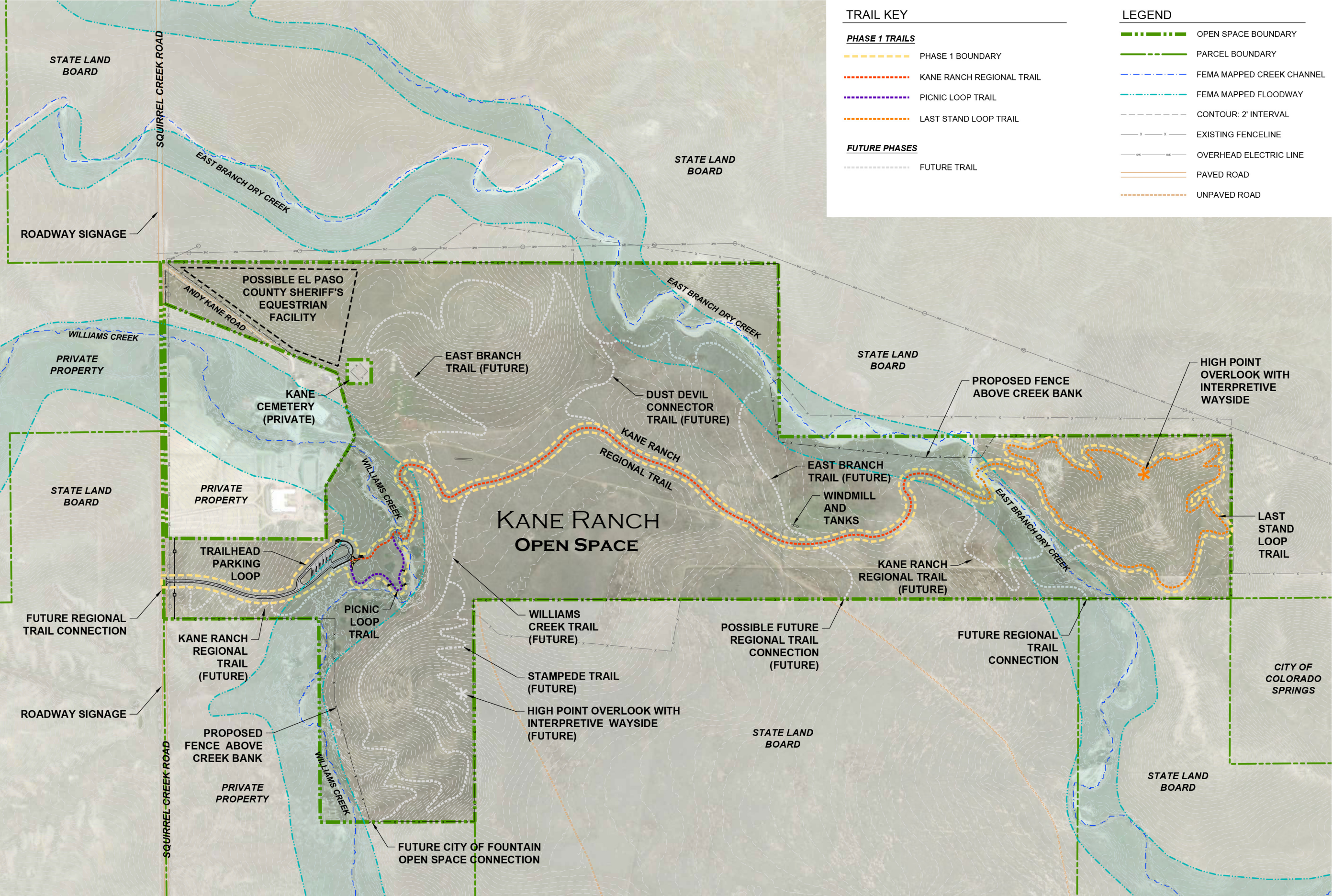
KANE RANCH OPEN SPACE MASTER PLAN



OVERALL MASTER PLAN MP2

OVERALL MASTER PLAN





TRAIL KEY

PHASE 1 TRAILS

- PHASE 1 BOUNDARY
- KANE RANCH REGIONAL TRAIL
- PICNIC LOOP TRAIL
- LAST STAND LOOP TRAIL

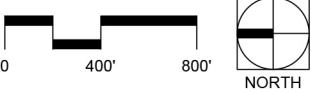
FUTURE PHASES

- FUTURE TRAIL

LEGEND

- OPEN SPACE BOUNDARY
- PARCEL BOUNDARY
- FEMA MAPPED CREEK CHANNEL
- FEMA MAPPED FLOODWAY
- CONTOUR: 2' INTERVAL
- EXISTING FENCELINE
- OVERHEAD ELECTRIC LINE
- PAVED ROAD
- UNPAVED ROAD

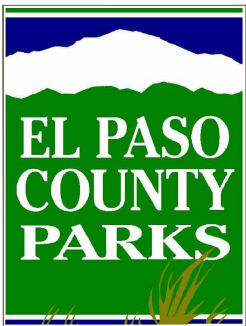
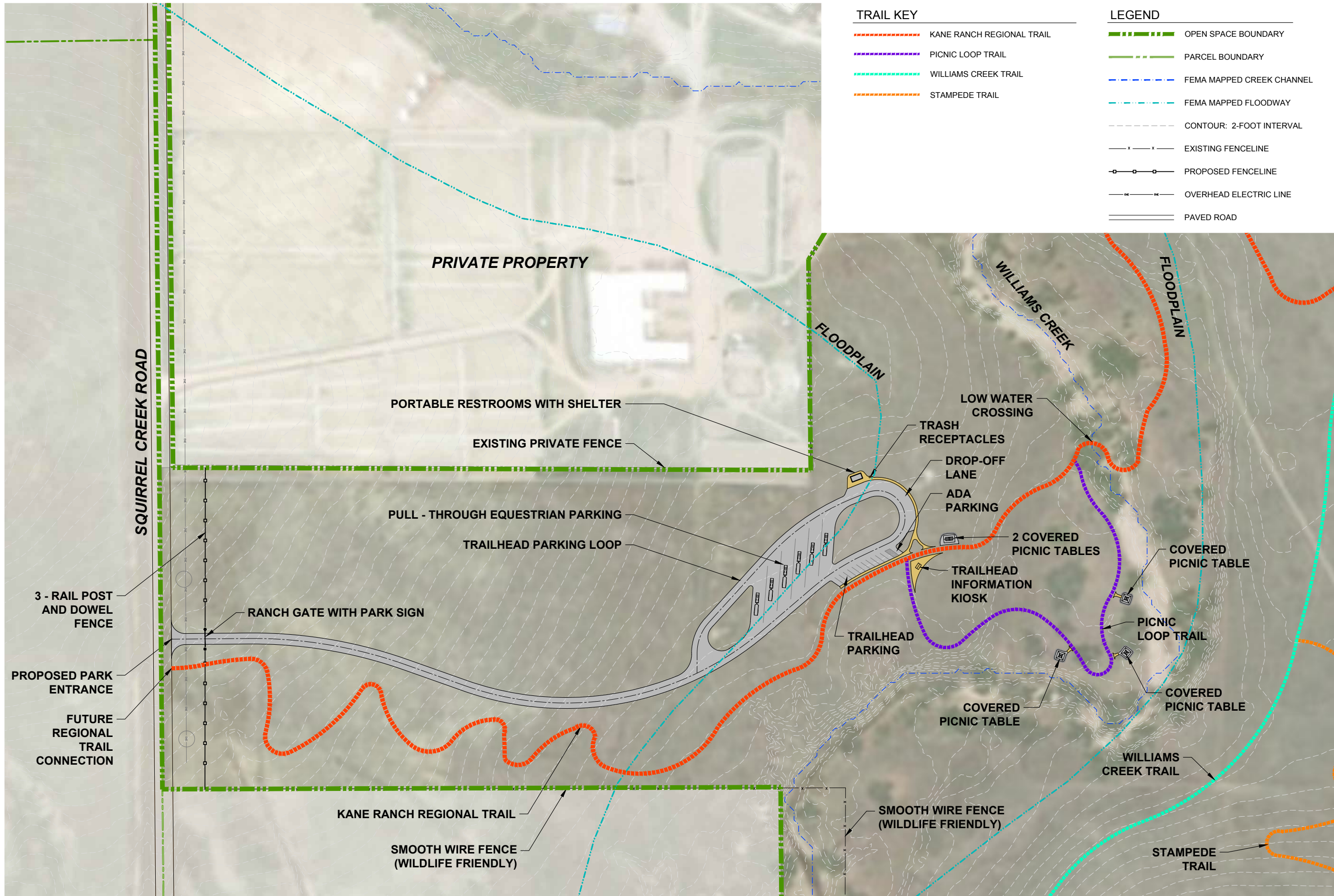
PHASING PLAN



KANE RANCH OPEN SPACE
MASTER PLAN



PHASING PLAN
MP3



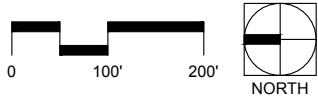
KANE RANCH OPEN SPACE MASTER PLAN



ENLARGEMENT
PLAN

MP4

TRAILHEAD PLAN

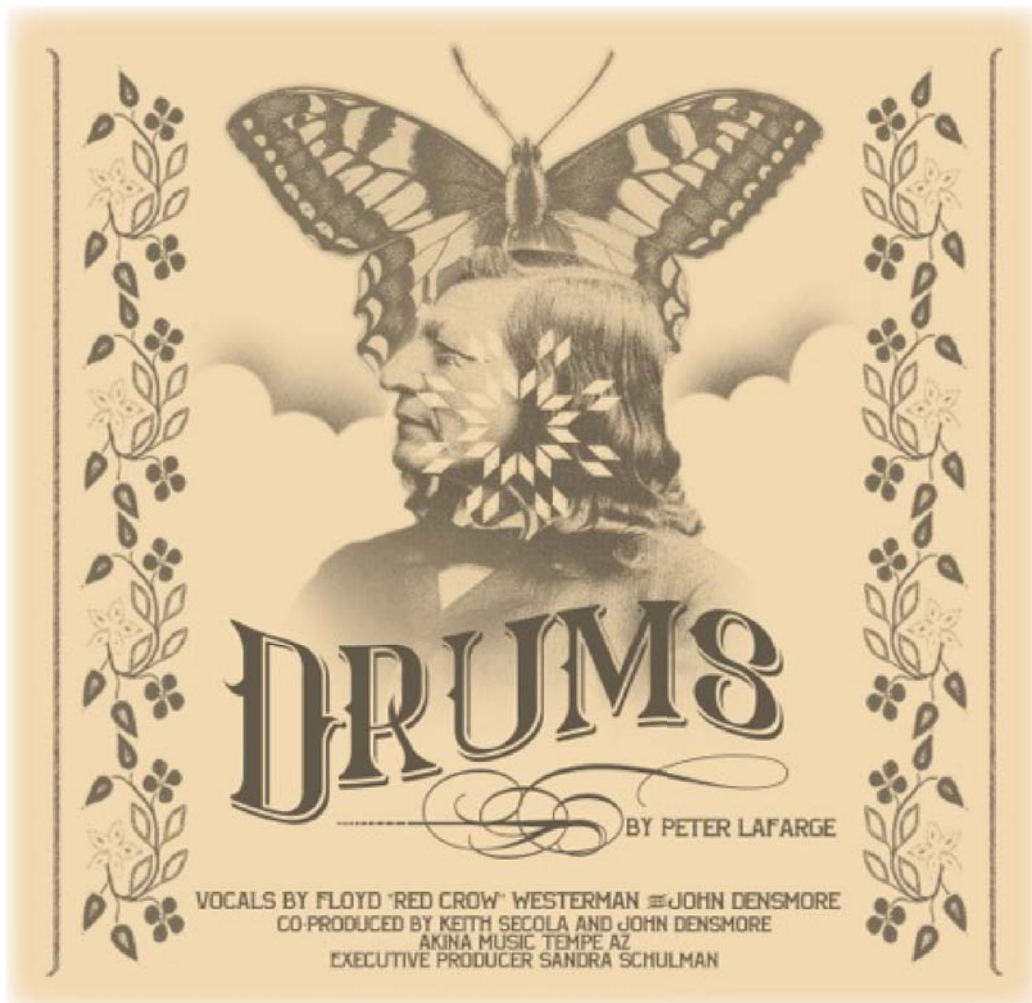


CHAPTER 8:

DESIGN GUIDELINES

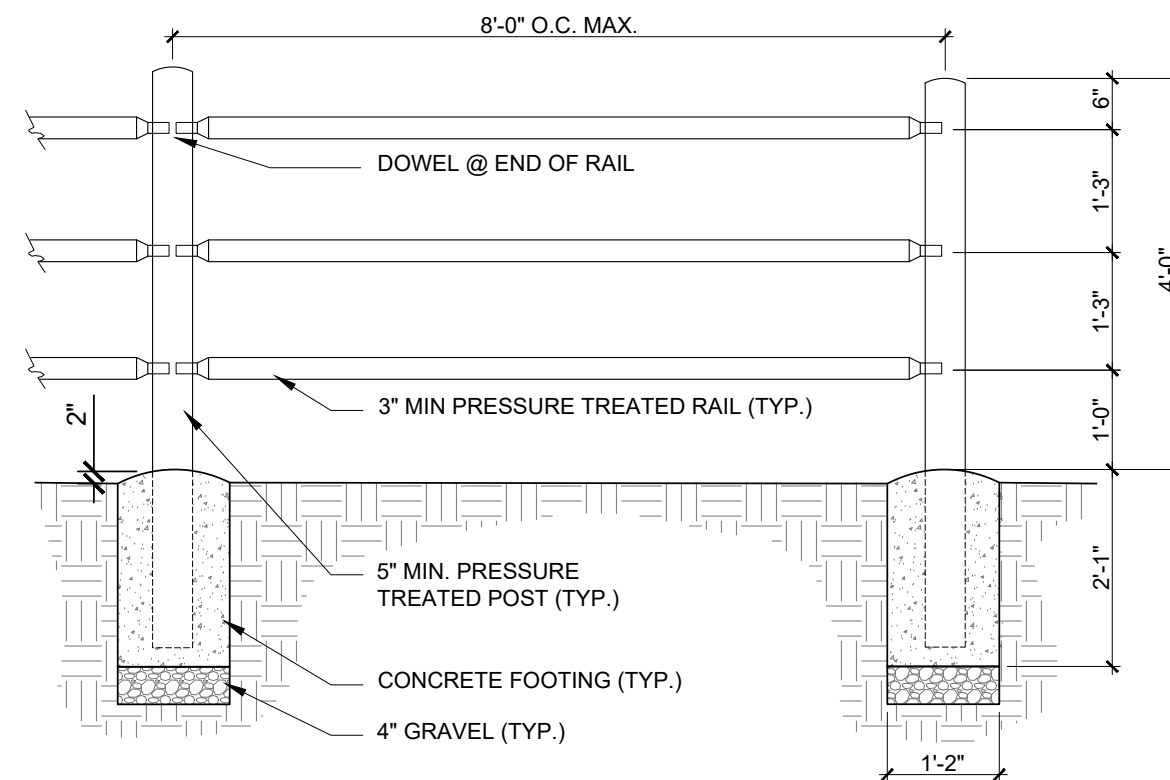
There are drums beyond the mountain
And they're getting mighty near

- Peter La Farge -
(from *Drums*, 1965)

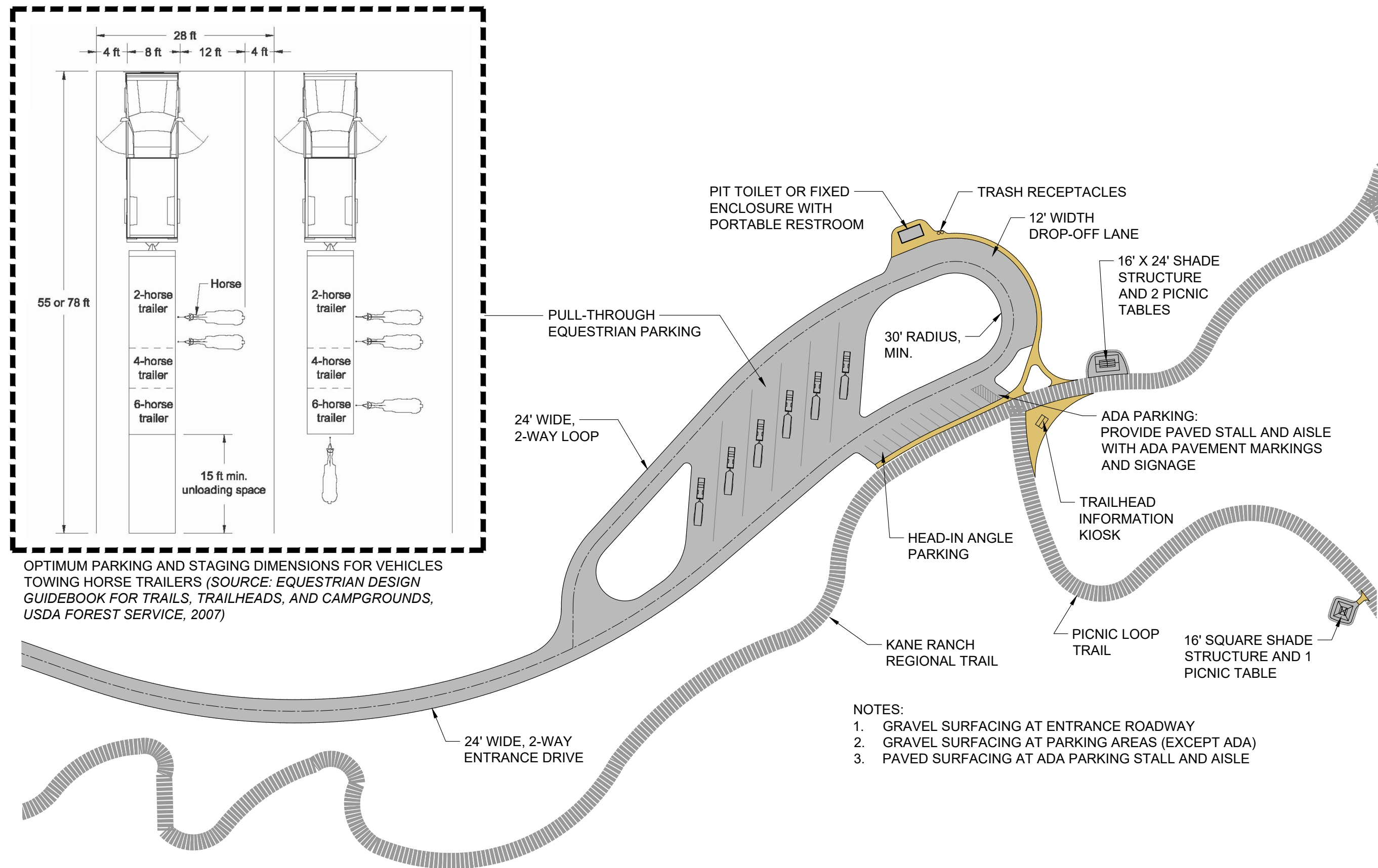




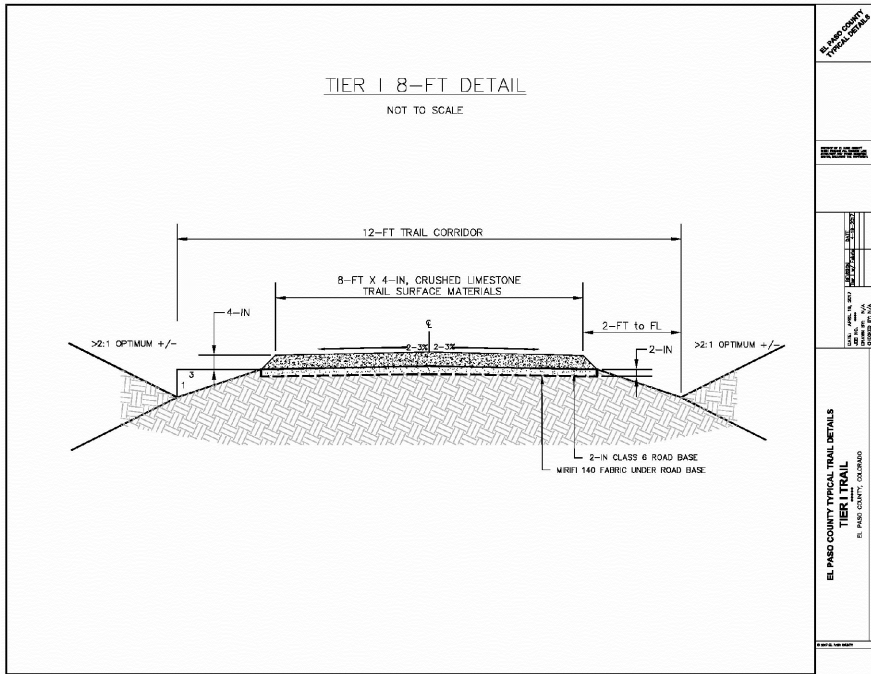
OLD WEST RANCH CHARACTER AT ENTRANCE SIGN / GATE



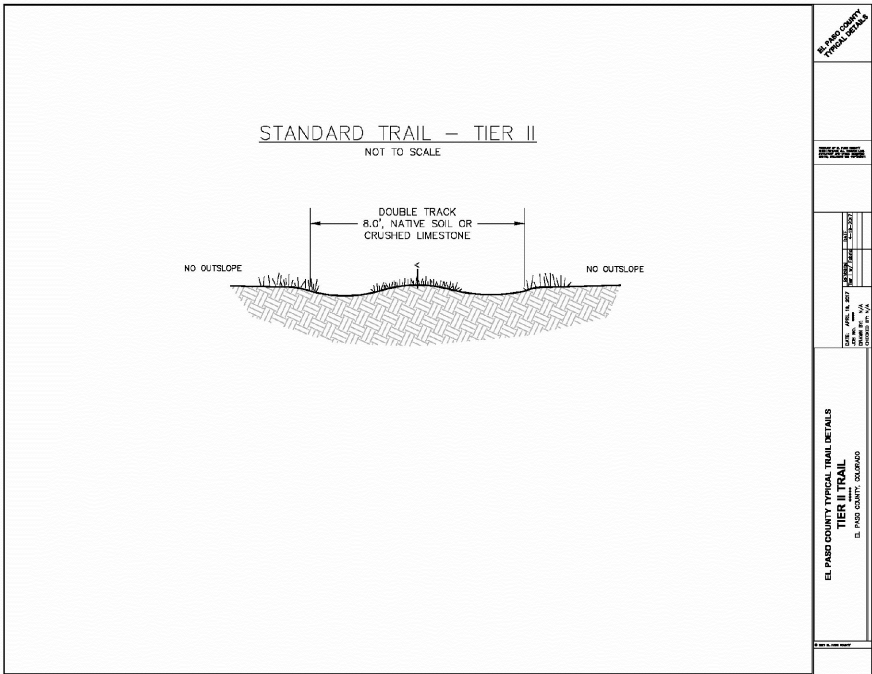
3 - RAIL POST AND DOWEL FENCE ALONG SQUIRREL CREEK ROAD



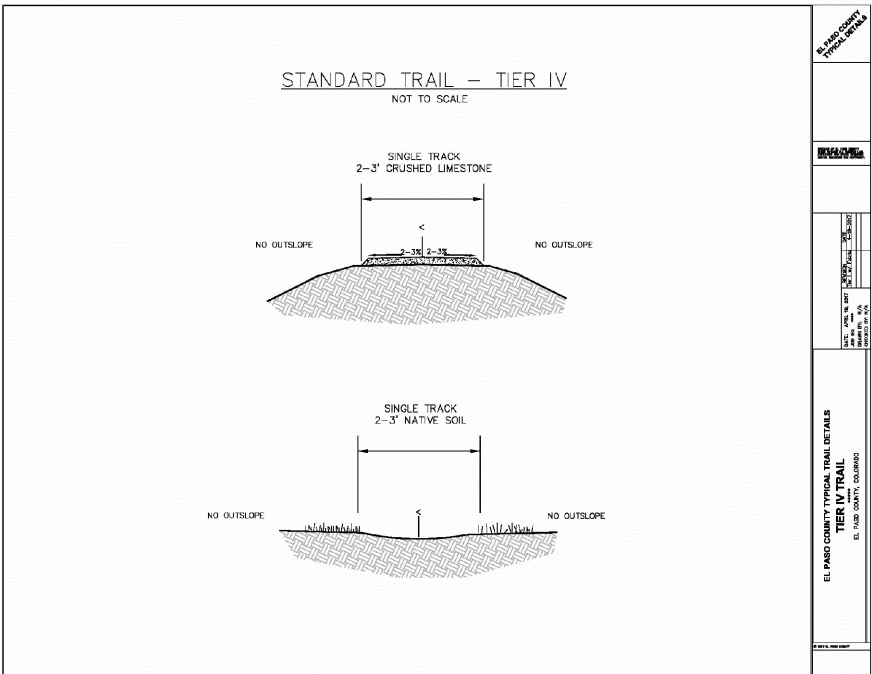
TRAILHEAD PARKING AREA CONCEPTUAL PLAN



EL PASO COUNTY TYPICAL TIER I TRAIL DETAIL



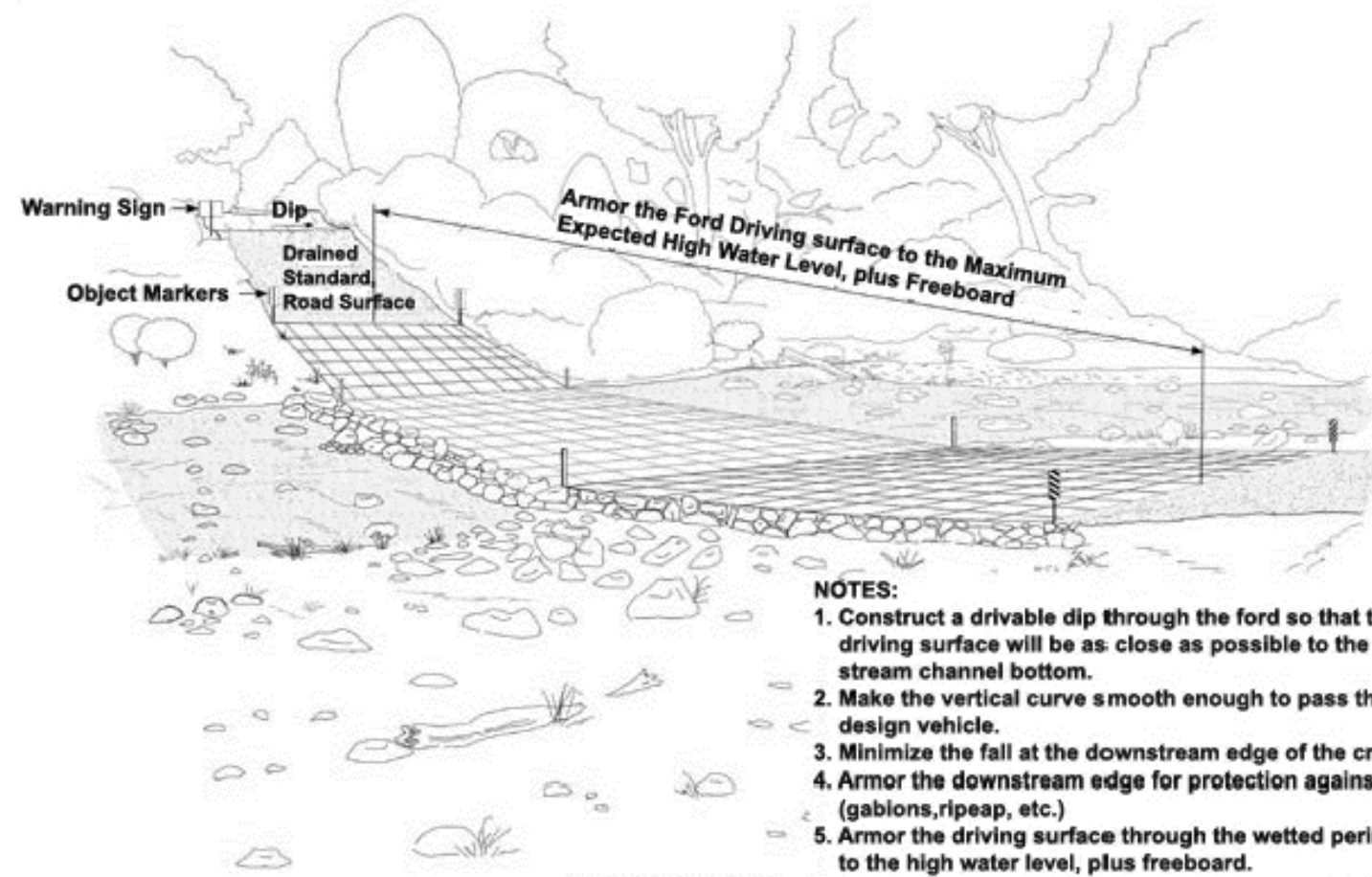
EL PASO COUNTY TYPICAL TIER II TRAIL DETAIL



EL PASO COUNTY TYPICAL TIER IV TRAIL DETAIL

KANE RANCH OPEN SPACE - TRAIL STANDARDS

El Paso County Trail Standard	Trail Width	Trail Surface	Proposed Uses	Proposed Locations
Tier 1	8'	Crushed Limestone	Nonmotorized Multi-Use / ADA Accessible	Within trailhead / parking area only: Kane Ranch Regional Trail, Picnic Loop
Tier 2	8'	Natural Surface	Nonmotorized Multi-Use / Double-Track	Kane Ranch Regional Trail, Last Stand Loop Trail, East Branch Trail, Williams Creek Trail
Tier 4	2' - 3'	Natural Surface	Nonmotorized Multi-Use / Single-Track	Stampede Trail, Dust Devil Connector

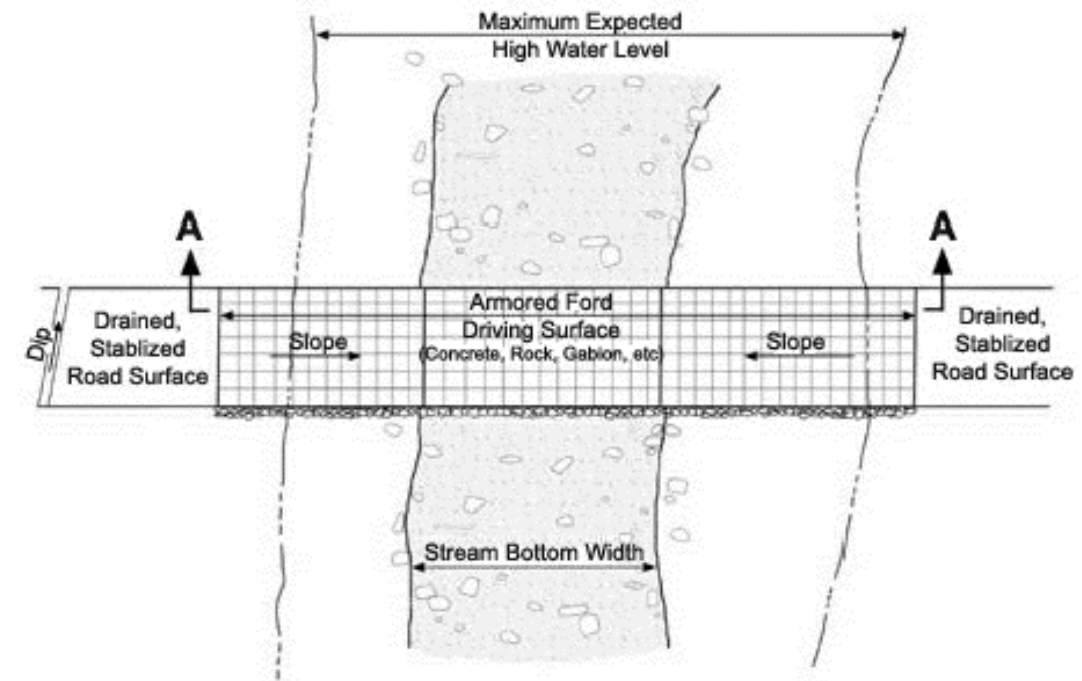


PERSPECTIVE VIEW

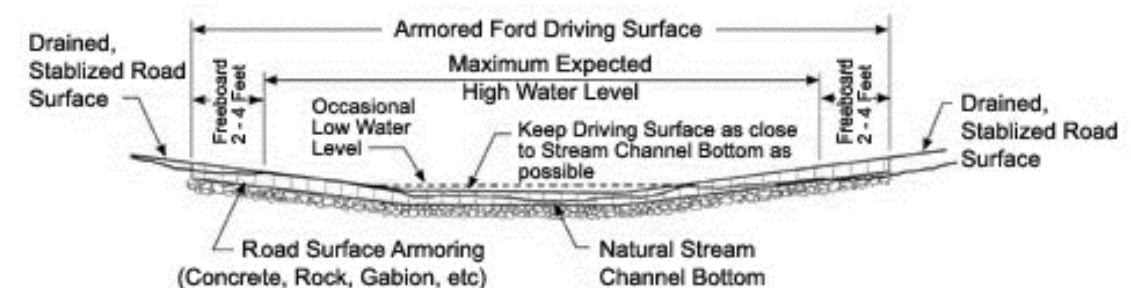
KEY DESIGN COMPONENTS FOR AN UNVENTED, IMPROVED
LOW-WATER FORD CROSSING AN EPHEMERAL STREAM

NOTES:

1. Construct a drivable dip through the ford so that the driving surface will be as close as possible to the natural stream channel bottom.
2. Make the vertical curve smooth enough to pass the design vehicle.
3. Minimize the fall at the downstream edge of the crossing.
4. Armor the downstream edge for protection against scour (gabions, riprap, etc.)
5. Armor the driving surface through the wetted perimeter to the high water level, plus freeboard.
6. Use a roughened surface to minimize flow acceleration across the slab/apron.
7. Provide for traffic safety with signs, depth markers, and object markers.



PLAN VIEW

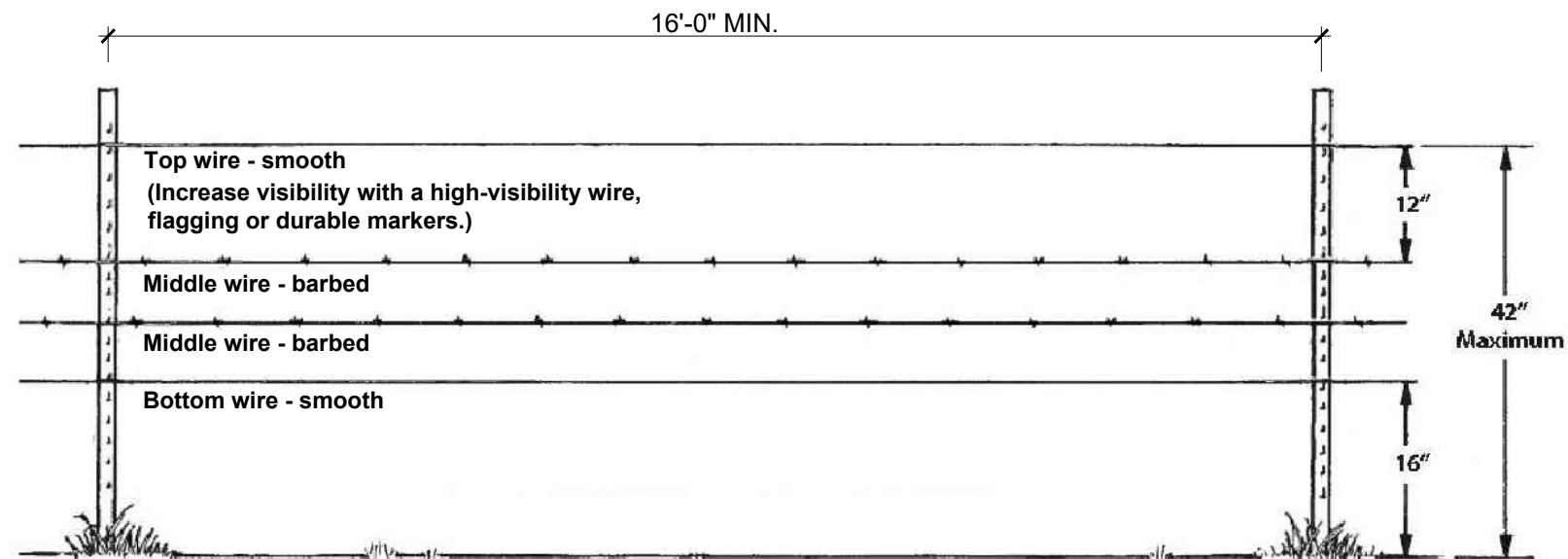


SECTION A-A

KEY DESIGN COMPONENTS FOR AN UNVENTED,
IMPROVED LOW-WATER FORD CROSSING
AN EPHEMERAL STREAM (cont.)

SOURCE:

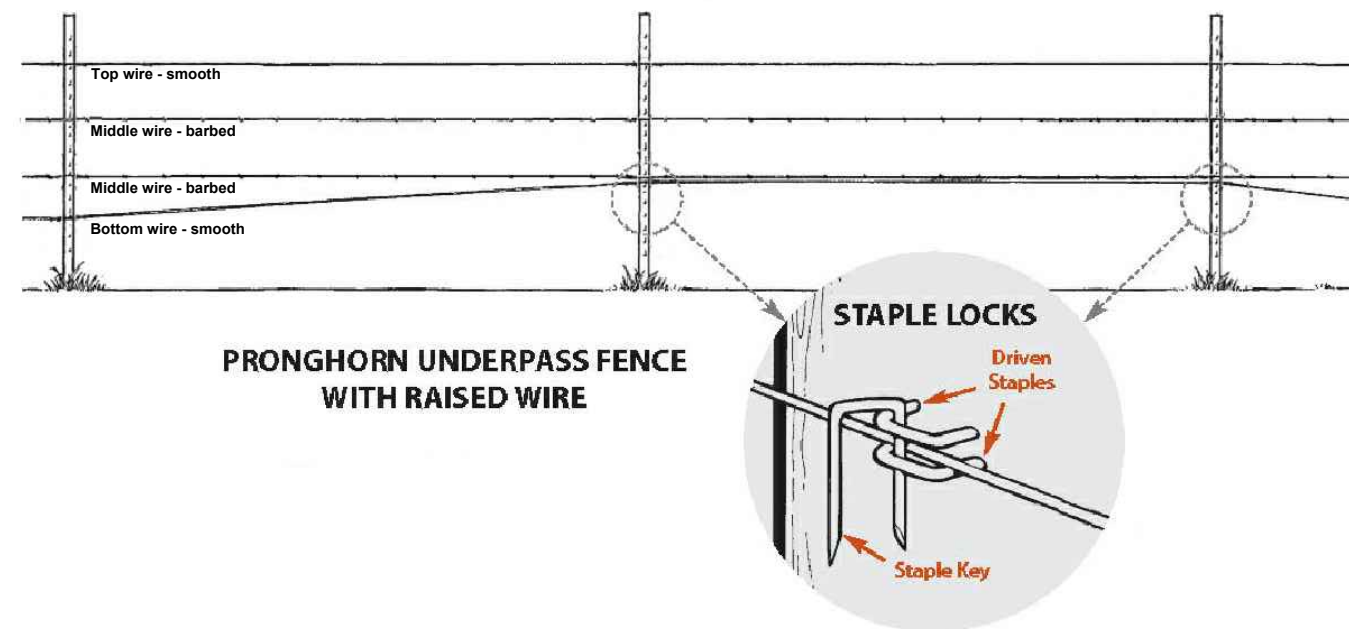
LOW-WATER CROSSINGS: GEOMORPHIC, BIOLOGICAL, AND ENGINEERING
DESIGN CONSIDERATIONS, USDA FOREST SERVICE, 2006



NOTES:

1. PLACE FENCING WIRE ON THE SIDE OF THE FENCE POSTS WHERE DOMESTIC ANIMALS ARE LOCATED.
3. HEIGHT OF TOP WIRE SHOULD BE 42" OR LESS.
4. PROVIDE AT LEAST 12" BETWEEN THE TOP TWO WIRES.
5. PROVIDE AT LEAST 16" BETWEEN THE BOTTOM WIRE OR RAIL AND THE GROUND.
6. POSTS AT MINIMUM 16' INTERVALS.
8. HIGH-VISIBILITY WIRE, FLAGGING, OR OTHER VISUAL MARKERS RECOMMENDED FOR THE TOP WIRE.

WILDLIFE - FRIENDLY WIRE FENCE



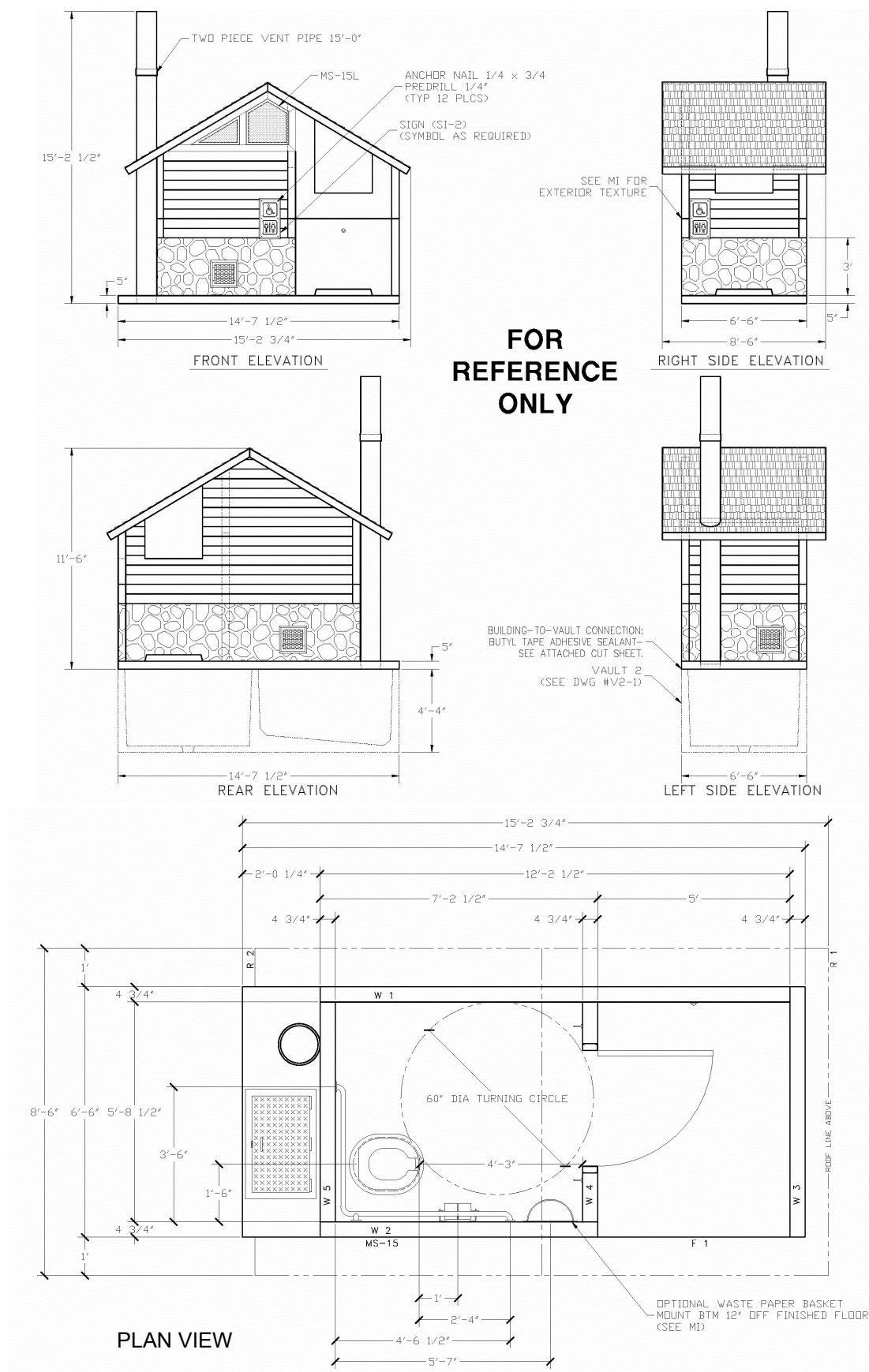
SOURCE:

*FENCING WITH WILDLIFE IN MIND,
COLORADO PARKS AND WILDLIFE, 2015*

NOTES:

1. PRONGHORN UNDERPASS FENCE SECTIONS MAY BE PLACED WHERE HIGH CONCENTRATIONS OF PRONGHORNS CROSS.
2. INSTALL TWO FENCE STAPLES HORIZONTALLY AND LESS THAN 1 INCH APART ON EACH POST AT THE LEVEL OF BOTH THE TOP WIRE AND THE SECOND WIRE.
3. SLIP THE FENCE WIRE BETWEEN THE TWO STAPLES.
4. SECURE IT IN PLACE BY HOOKING A THIRD STAPLE THROUGH THE PAIRED STAPLES VERTICALLY, LIKE A LATCH.

PRONGHORN UNDERPASS FENCE SECTION WITH RAISED WIRE



ROCKY MOUNTAIN MODEL PRECAST VAULT TOILET BUILDING BY CXT

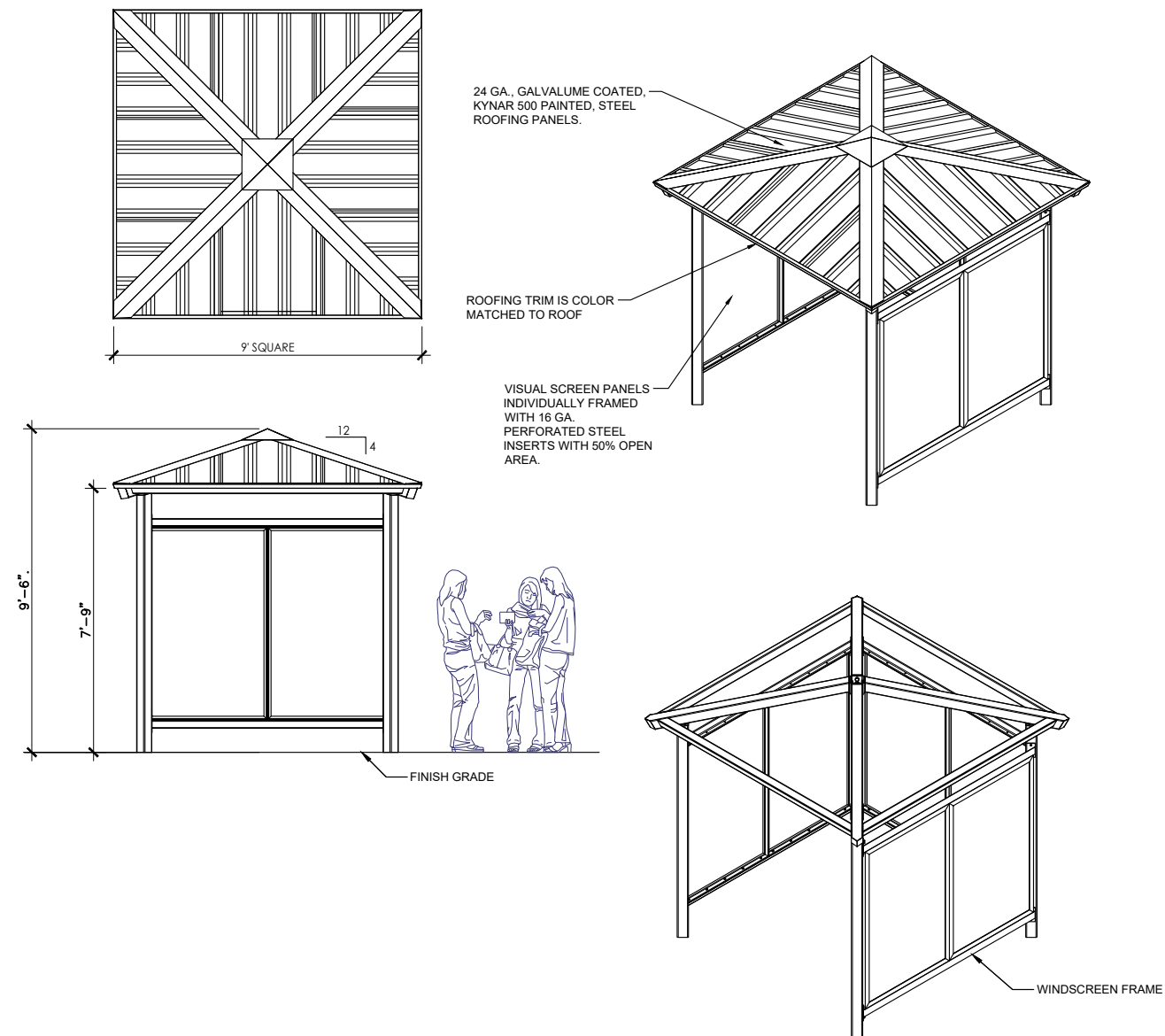


INTERIOR VIEW

PRECAST CONCRETE VAULT TOILET RESTROOM BUILDING - ALTERNATIVE 1

RESTROOM FACILITY - ALTERNATIVE 1

DESIGN GUIDELINES

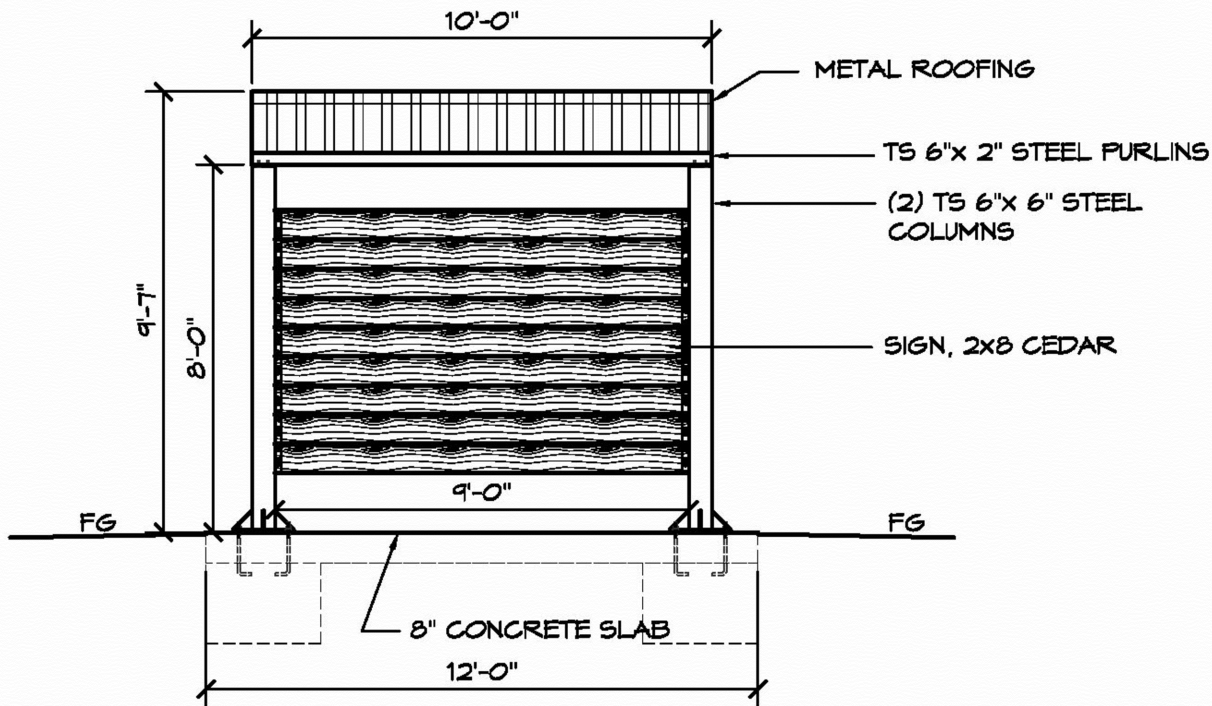


PORTABLE LAVATORY ENCLOSURE MODEL PLE-HC1 BY POLIGON

PORTABLE LAVATORY ENCLOSURE RESTROOM FACILITY - ALTERNATIVE 2



UPRIGHT PANEL TRAILHEAD KIOSK - ALTERNATIVE 1



ROOFED TRAILHEAD KIOSK - ALTERNATIVE 2

TRAILHEAD KIOSK

DESIGN GUIDELINES



KANE RANCH OPEN SPACE MASTER PLAN

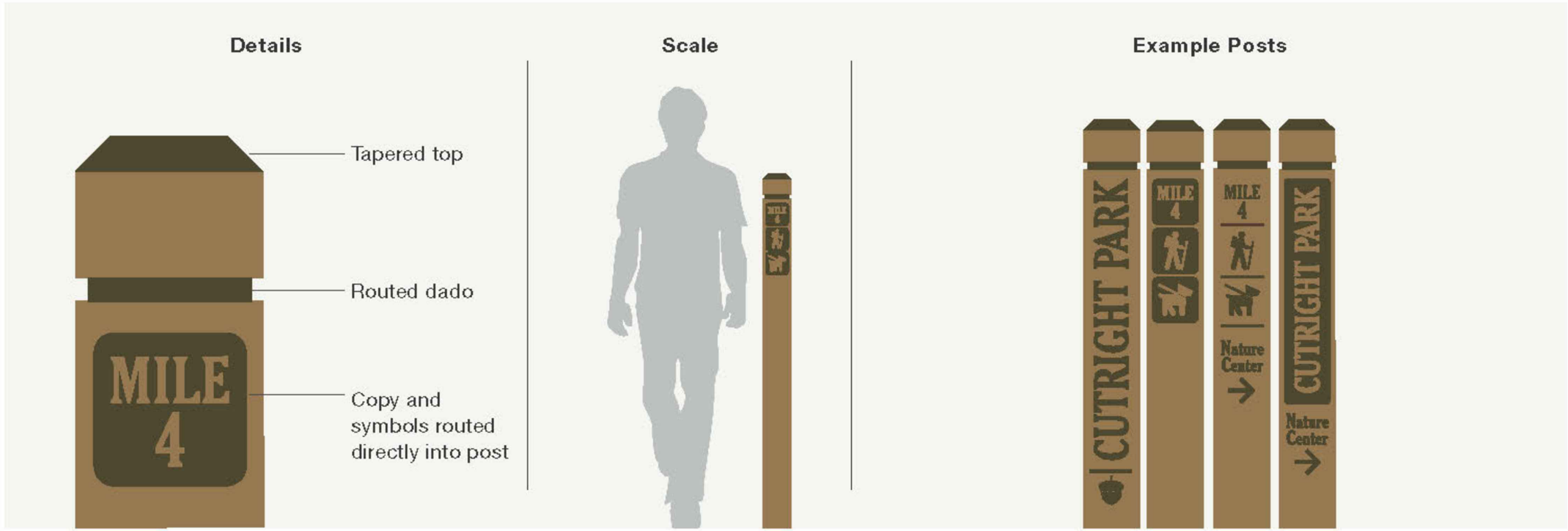


DESIGN
CONCEPTS

Community + Landscape Architects
211 North Fifth Street, Suite 200
Tulsa, OK 74103
303.464.5201 www.dcnat.net

DESIGN
GUIDELINES

DG8



ROUTED BI-COLOR HDPE TRAIL MARKER
BY VACKER SIGN



Bi-color Routed Posts

Copy and symbols are routed directly into a bi-color (cedar/brown) post revealing the contrasting interior core of the post. Elements such as park / trail names, directional arrows, mile markers and recreation symbols can be incorporated directly into the post material. Bi-color posts are available in 4"x4" (true) x7' long.

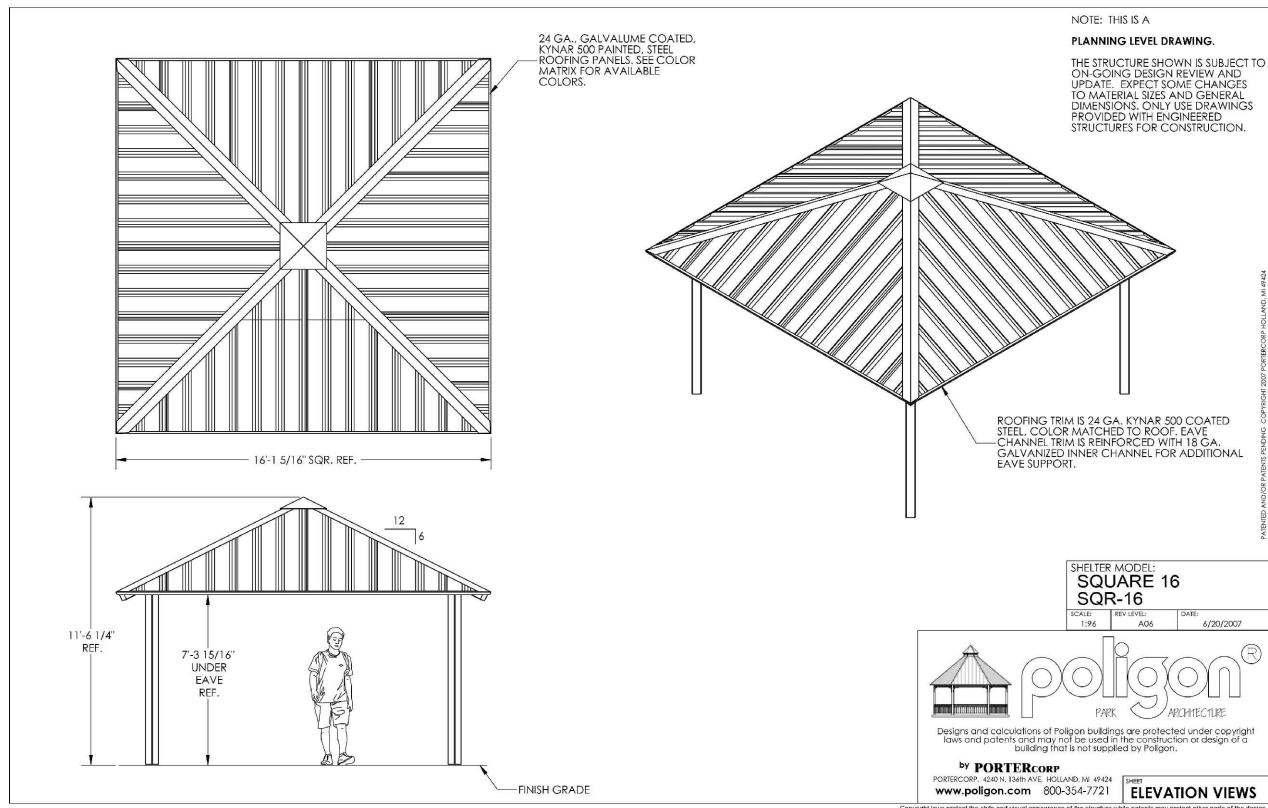
Clients are encouraged to provide a rough sketch with desired content for each post side to serve as a resource during the design process.

TRAIL WAYFINDING MARKERS

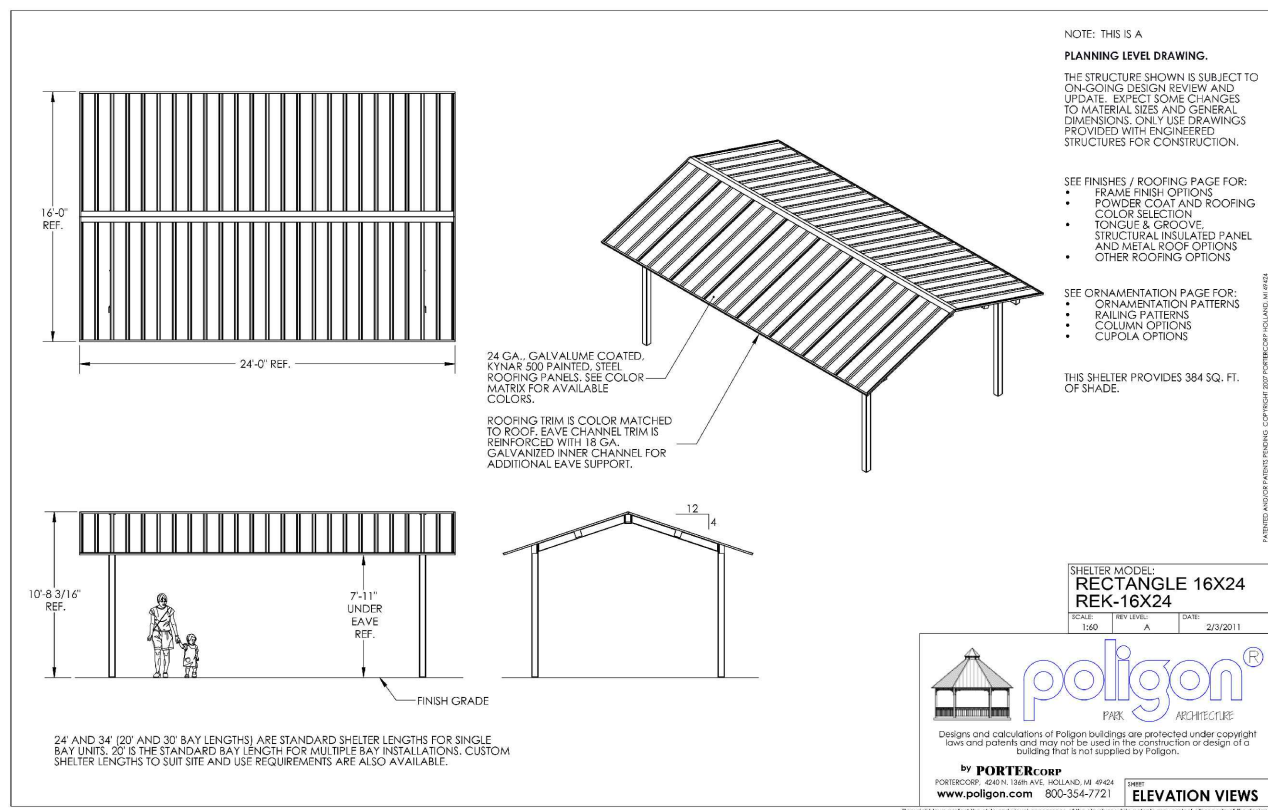
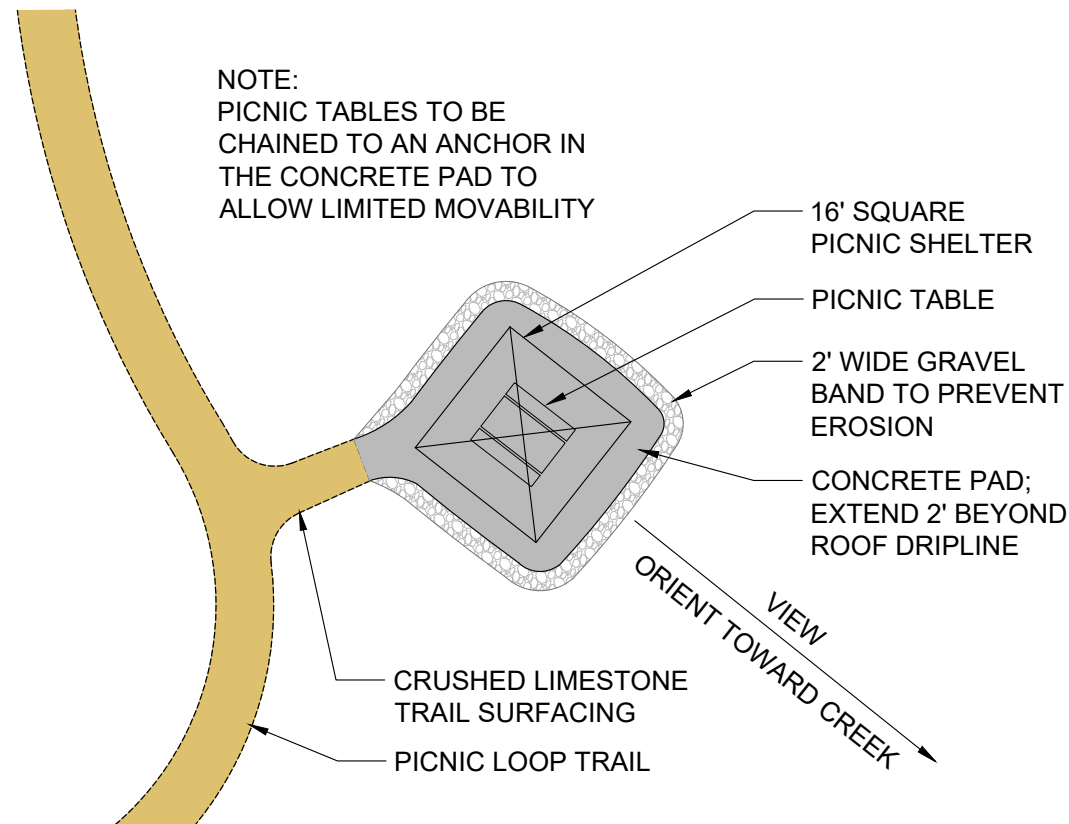


NPS CANTILEVER-STYLE WAYSIDE WITH METAL FRAME

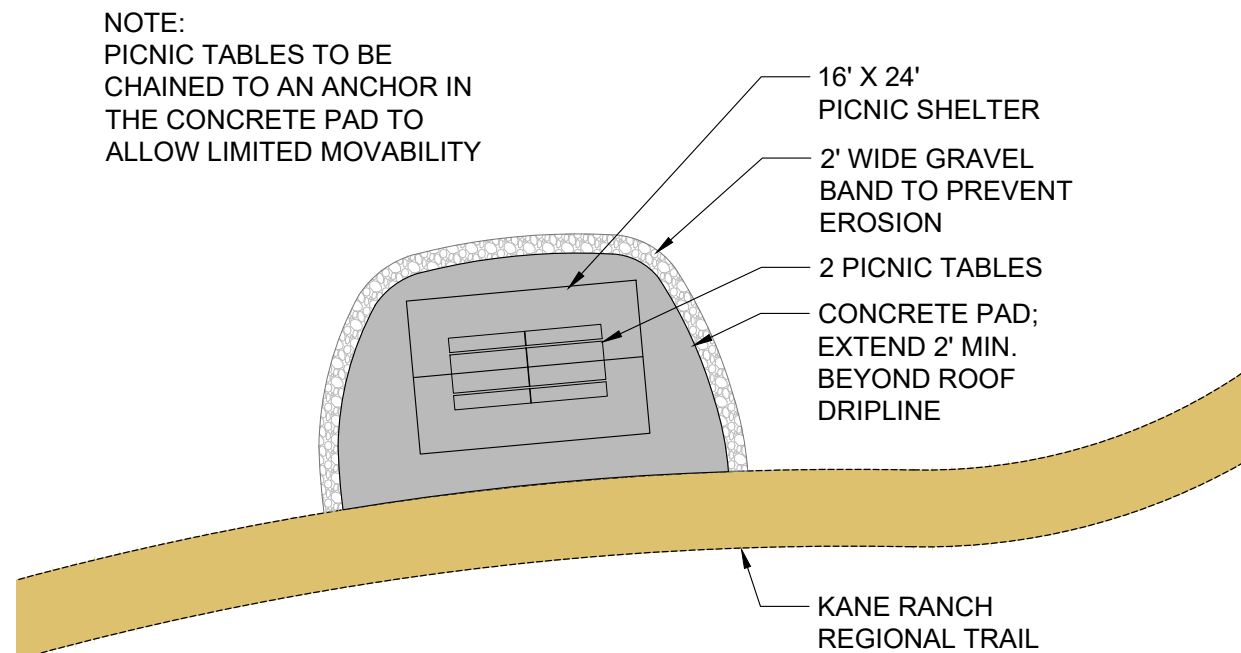
TRAIL INTERPRETIVE WAYSIDES

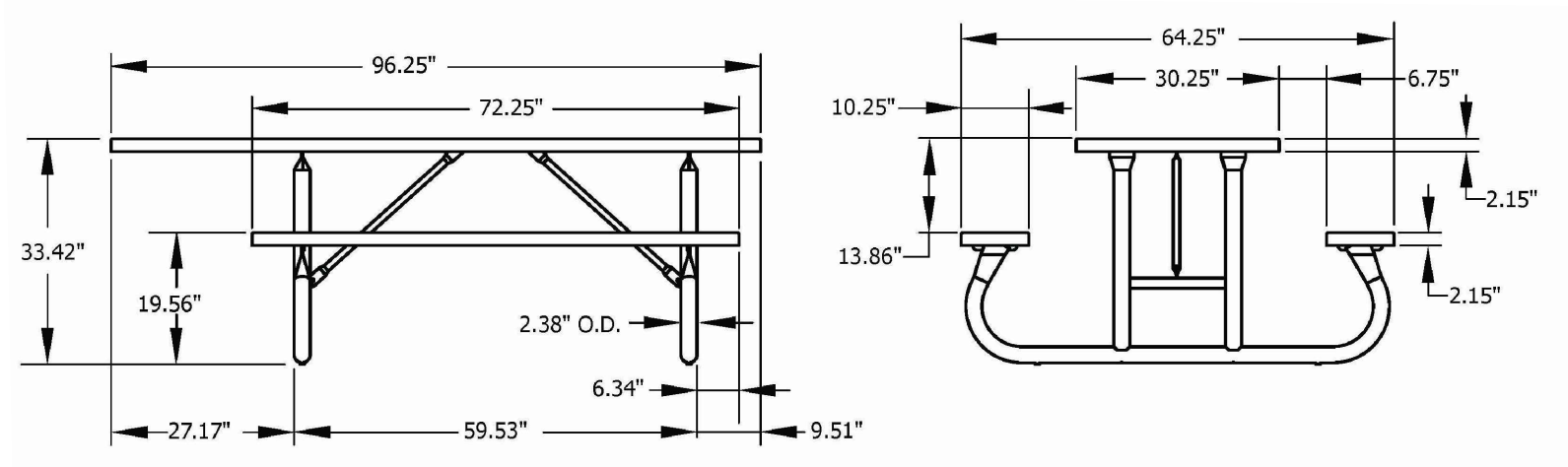


SQUARE SHELTER FOR ONE PICNIC TABLE



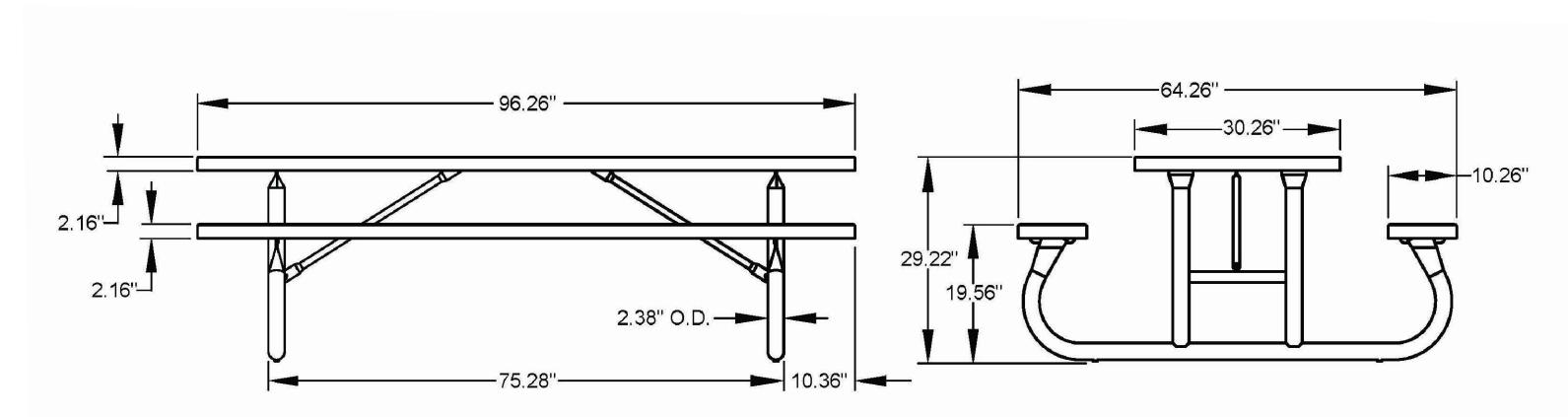
RECTANGULAR SHELTER FOR TWO PICNIC TABLES





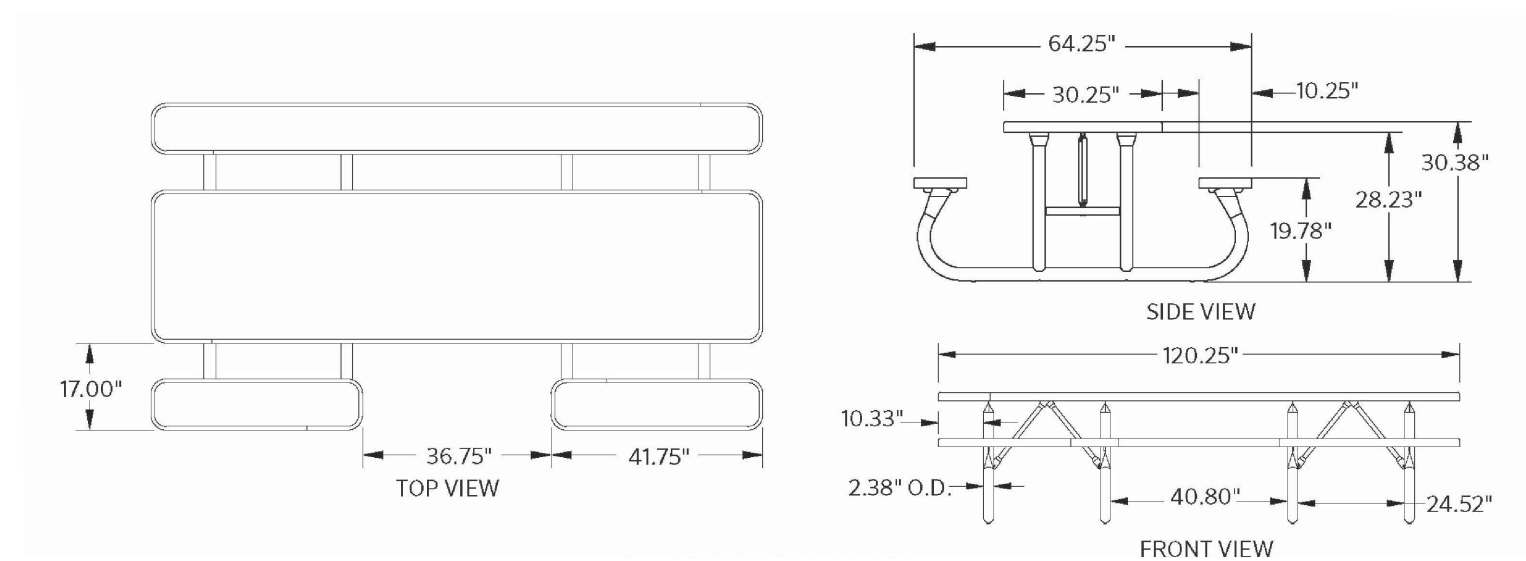
MODEL D2014 PICNIC TABLE BY ANOVA

STANDARD PICNIC TABLE - 8' LENGTH



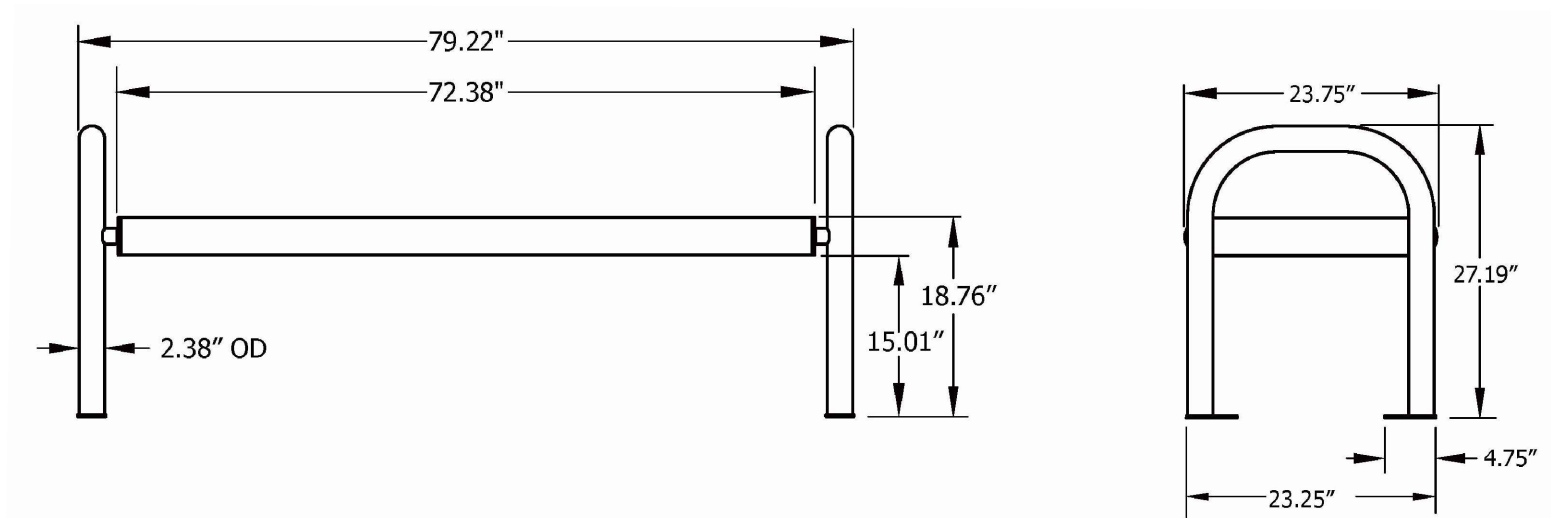
MODEL D1007 PICNIC TABLE BY ANOVA

ACCESSIBLE PICNIC TABLE - 8' LENGTH



MODEL F6410 PICNIC TABLE BY ANOVA

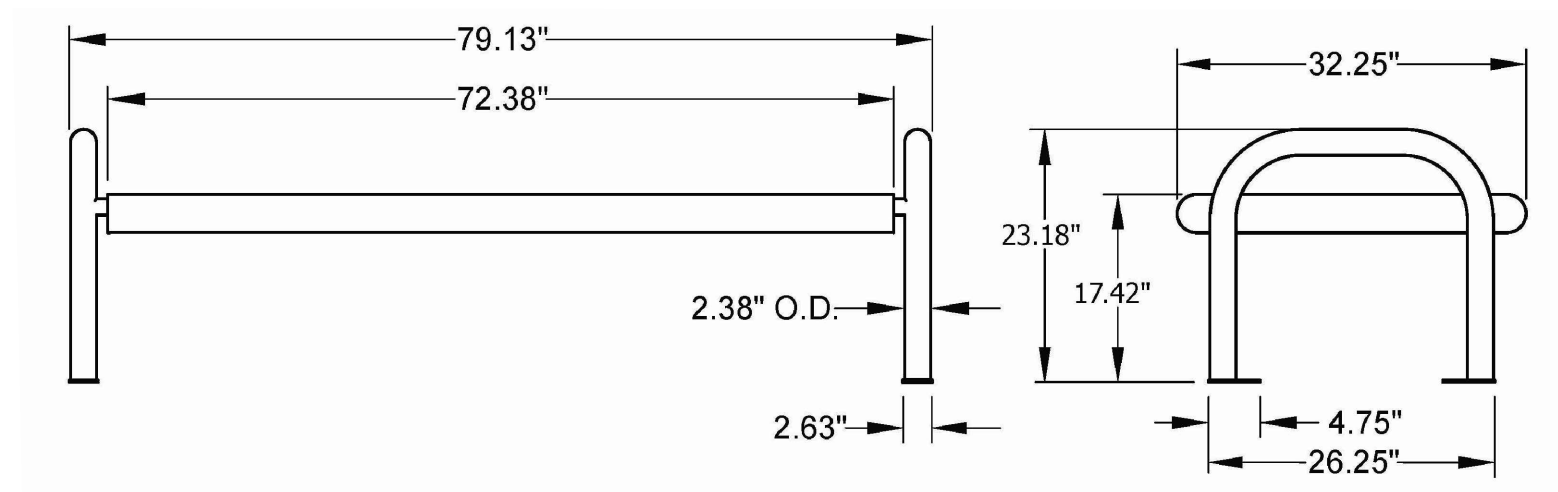
ACCESSIBLE PICNIC TABLE - 10' LENGTH



STANDARD BENCH - 6' LENGTH



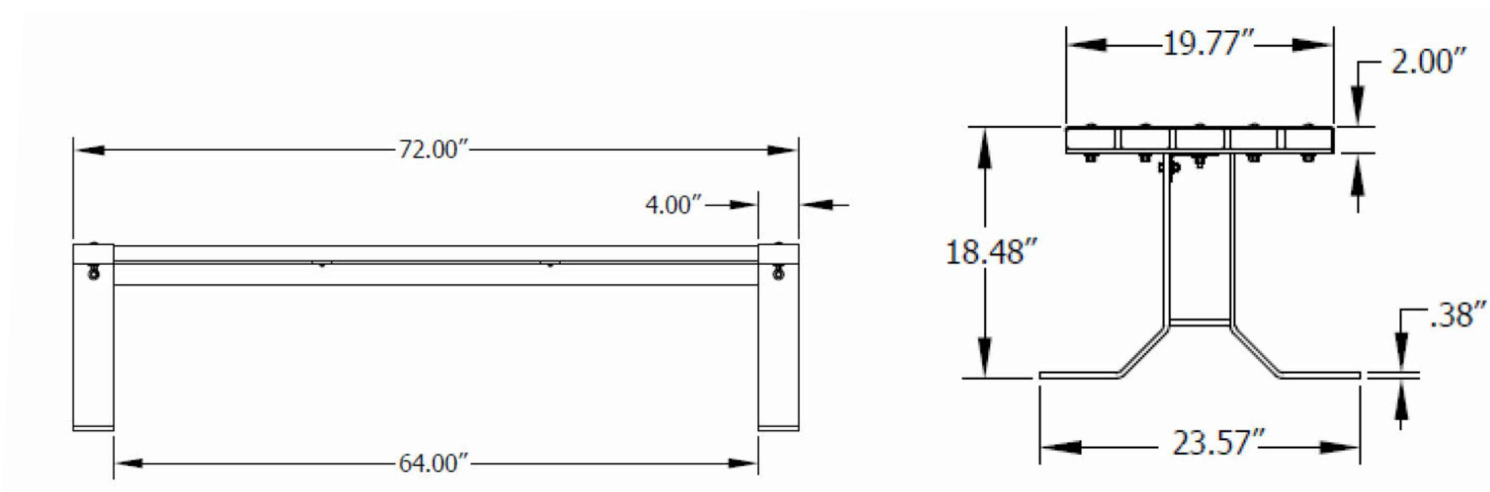
MODEL F1365 ULTRA FLAT BENCH BY ANOVA
(TO COORDINATE WITH PICNIC TABLES)



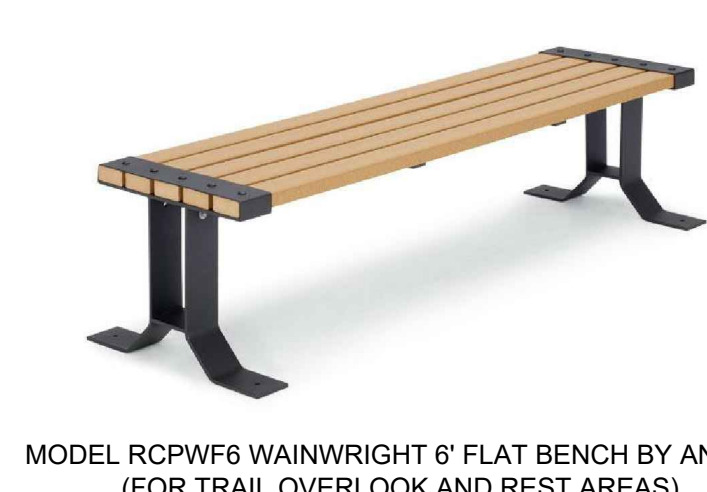
WIDE BENCH - 6' LENGTH



MODEL F1360 EXTRA WIDE ULTRA FLAT BENCH BY ANOVA
(TO COORDINATE WITH PICNIC TABLES)



RANCH STYLE BENCH - 6' LENGTH



MODEL RCPWF6 WAINWRIGHT 6' FLAT BENCH BY ANOVA
(FOR TRAIL OVERLOOK AND REST AREAS)

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APPENDIX A

PUBLIC PROCESS

Kane Ranch Open Space Master Plan

Public Open House

Location: Fountain Creek Nature Center

Date: June 7, 2018

Time: 6:00 – 7:30 PM

Planning Team Attendees:

- ☐ Ross Williams, PM, El Paso County
- ☐ Jason Meyer, Asst. PM, El Paso County
- ☐ Bill Gotthelf, PM, Design Concepts
- ☐ Priscilla Marbaker, Principal, Tapis Associates

Registered Public Attendees from sign-in sheet:

- ☐ Ed Hartl
- ☐ Charles L. Durbin
- ☐ Linda Foulk
- ☐ Robert Foulk
- ☐ Rise E. Foster-Brid...
- ☐ Carl Christian
- ☐ Chris Jackson
- ☐ Linda Hodges
- ☐ Patty Lovekin
- ☐ Nathan Winfield
- ☐ Shannon Winfield
- ☐ Cheryl Pixley
- ☐ Raymond Carr

Note:

Not all visitors appear to have signed in. Total attendance appeared to have been approximately 15-20 visitors.

Purpose

The purpose of this meeting was to present project background and draft master plan concepts to the public for information and feedback. Visitors were shown an 8-minute slideshow describing the project background and presentation boards illustrating project background, existing conditions, and draft master plan concepts. Comments were gathered on two flip-chart pads at either end of the room based on discussions with visitors.

Notes

- Consider a nature center in the master plan update (10-15 years)
- I love this idea! (nature center) Importance of short grass prairie ecosystem
- Preserve fragile ecosystem!
- Agree. (preserve fragile ecosystem)
- Be aware – and work around – any bird nests (ground, cottonwoods)
- Public hike before master plan finalization?
- Public safety concerns:
 - There are many prairie dogs and rattlesnakes. Hazardous for equestrians who are unaware or unprepared.
 - Hunting season is already dangerous for ranchers in this area. There are livestock losses and dangerous encounters due to antelope hunters shooting illegally and irresponsibly.
 - Flash flooding in Williams Creek and East Branch Dry Creek has become more frequent and more violent with increasing development in the headwater areas to the north. Fence crossings and vehicle crossings are washed out regularly.
 - Emergency response times for this area are not good. City of Fountain is closest but it is not in their jurisdiction.
- Concerns about potential public access / rancher conflicts:
 - Hundreds of cattle are on the adjacent lands. Off-leash dogs on open space that cross the fence and harass cattle can do livestock damage and risk being shot.
 - There is extreme fire danger here as evidenced by the recent 117 fire. One tossed cigarette could destroy many people's livelihoods as well as lives.
 - There is already a lot of illicit activity in this area already because it is isolated. Opening it to the public will bring parties and drug dealing and will place the public and the neighbors in bad situations.
- The Christian Open Space would be a better place to invest in public recreation facilities. It has a more attractive setting, more convenient access, better trail connections, fewer hazards, and fewer use conflicts with neighboring lands.
- Equestrian-related comments:
 - Horses and bikers don't mix. Bikers have access to many other trails. Kane Ranch should be for equestrians and hikers only. There are more attractive destinations for bikers.
 - Don't use concrete low-water trail crossings. Equestrians who ride in the prairie do not shoe their horses. Pavement hurts their hooves. Gravel trails are also undesirable for this reason.
 - More horse trailer parking capacity needed.
- The proposed parking extends into the floodplain. It will wash out.
- Public recreation funding would be better spent elsewhere. This is not the best location.
- Relocating the perimeter fencing is expensive and unnecessary.

Action Items

1. Additional comments are anticipated via email and possibly by phone from attendees who wanted more time to organize their responses. Please forward any additional comments to Bill for inclusion on an updated list.
2. Priscila has sent stakeholders a link to the project background video and a questionnaire. Stakeholder comments will be incorporated in the public outreach summary of the master plan report.

Attachment:

- Scanned copy of sign-in sheet

Prepared by:



Bill Gotthelf, PLA
Sr Project Manager
billg@dcla.net
July 3, 2018

Open House Sign-In Sheet

Meeting Purpose: Kane Ranch Open Space Master Plan

Meeting Date: June 7, 2018

Facilitator: El Paso County Parks / Design Concepts

Place/Room: Fountain Creek Nature Center

Attendee's Name	Email Address for More Information
Ed Hartl	(Contact information redacted for privacy.)
Charles L. Durhin	
Linda Foulk	
Robert Foulk	
Rise E. Foster-Bruhn	
Carol Christian	
Chris Jackson	
Linda Hodges	
Patty Lovekin	
Nathan Winfield	
Shannon Winfield	
Cheryl Pixley	
Raymond Carr	



**DESIGN
CONCEPTS**

Community + Landscape Architects

KANE RANCH OPEN SPACE MASTER PLAN STAKEHOLDER INTERVIEW QUESTIONS

21 JUNE 2018 3:00PM

1. Have you viewed the Kane Ranch Open Space informational video?

EPC Sheriff: Lt. Bill Huffor - yes

Fountain Creek Watershed, Flood Control and Greenway District: [no response to date](#)

Equestrians: Debbie Bibb - Yes. The video was really informative and provides a great history of the ranch.

TOSC: Susan Davies – not able to watch until next week – I provided an overview

CS Astronomical Society: Matthew T. Russell – Yes, the informational video was done professionally.

City of Fountain: Silvia Huffman – replying via email per conversation on 14 June. I left a message on 18 June she is out of the office [no response to date](#)

Medicine Wheel and Advocacy-chair Bike Colorado: Cory Sutela – no – I provided an overview.

Audubon Society: Comments received by EPC staff

2. Please describe your organization, its primary purpose, and the general demographic it serves or represents.

EPC Sheriff: Lt. Bill Huffor - The sheriff's Office is comprised of approximately 800 employees (535 sworn deputies and the remainder are civilian support staff). Our primary purpose is pretty obvious, but we operate the largest jail in the state of Colorado, provide patrol services to the unincorporated areas of the county, serve civil papers and conduct evictions, transport prisoners throughout the state, and provide wild land fire services among other things.

Fountain Creek Watershed, Flood Control and Greenway District: Larry Small

Equestrians: Debbie Bibb - Our Friends of the Equestrian Skills Course group is responsible for designing, building, funding and maintaining the Equestrian Skills Course at Bear Creek Regional Park. Many of us also try to be good advocates for equestrian access and use throughout the Pikes Peak area.

TOSC: Susan Davies –1,000 members with a focus on stewardship and preservation of trails, open spaces and parks

CS Astronomical Society: Matthew T. Russell - Since 1993, The Colorado Springs Astronomical Society (CSAS) has promoted and stimulated amateur astronomy for its members and the Pikes Peak Front Range community through a continuing program of observing events, seminars, meetings, workshops, speakers, publications, and free public star parties.

CSAS often works in conjunction with various public entities helping them enhance their nature education programs between March and November of each year. We typically provide viewing and astronomy education to interested members of the Pikes Peak Region, which includes El Paso County. Several collaborations include Florissant Fossil Beds National Park, Garden of the Gods, Bear Creek Regional Park and the Fountain Creek Regional Park and Nature Center.

City of Fountain: Silvia Huffman

Medicine Wheel and Advocacy-chair Bike Colorado Springs: Cory Sutela – Medicine Wheel is 400 members with a focus on mountain bike single-track and fun riding experiences - trails for mtn bikers. Bike Colorado Springs is an outreach of TOSC. Its mission to make bicycling better for all ages and abilities with a focus on safe connectivity.

Audubon Society: Comments received by EPC staff

3. How might your organization and/or your constituents utilize Kane Ranch Open Space, either recreationally or administratively?

EPC Sheriff: Lt. Bill Huffor - I think the citizens of El Paso County would enjoy using the space, and I would imagine if community events are held there, EPSO would participate to some degree, especially with our Mounted Unit. Early on, there was some discussion about moving the EPSO Mounted Unit to the Space. But because of the location, EPSO does not feel strongly that the space would be close enough for us to utilize effectively.

Fountain Creek Watershed, Flood Control and Greenway District: Larry Small

Equestrians: Debbie Bibb - We would use it as a recommendation for a place to ride horses with using the Skills Course as a training ground. If possible, we could also promote the skills course as a place for riders at Kane Ranch to further their skills to better use Kane Ranch and improve interactions with other trail users. It would also be a great place for our group to get together and enjoy another open space.

TOSC: Susan Davies - TOSC looking for interesting places to take our members on hikes in underserved areas of the County so this is good and welcome. Currently TOSC does not see it as a destination for our members.

CS Astronomical Society: Matthew T. Russell - The opportunity to provide public star parties and outreach at Kane Ranch would be a tremendous addition to the list of locations in El Paso county for public star parties conducted by CSAS

City of Fountain: Silvia Huffman

Medicine Wheel and Advocacy-chair Bike Colorado: Cory Sutela – Likely not a biking destination, although a good opportunity for bikers who live in and around Fountain. May be a great stopping point for road cyclist.

Audubon Society: Comments received by EPC staff

4. What proposed amenities or assets at Kane Ranch are most important to you?

EPC Sheriff: Lt. Bill Huffor – No opinion either way

Fountain Creek Watershed, Flood Control and Greenway District: Larry Small

Equestrians: Debbie Bibb - Very happy to see equestrian pull-through parking for trailers! It looks like a good variety of trails there as well. I noticed the "Future Equestrian Facility" on the map. I'm curious what that could be. In general, good access for parking horse trailers is a necessity for the equestrian community and trails that give riders good line of sight to see oncoming traffic.

TOSC: Susan Davies – Additional trails are good - combining trails with interpretation and picnicking is great.

CS Astronomical Society: Matthew T. Russell - The most important accommodations include dark skies free of unnecessary and obtrusive artificial lighting fixtures and an area near the main parking for us to set up our telescopes and provide viewing of astronomical objects to the general public. Information regarding proper lighting techniques can be found at the International Dark Sky Association's website (<http://darksky.org/>). We also believe that extended night time access to appreciate the nighttime sky should be considered, especially during the summer months.

City of Fountain: Silvia Huffman

Medicine Wheel and Advocacy-chair Bike Colorado: Cory Sutela – The ability to ride recreationally on single track and a gateway/beginner mountain biking opportunity in the east.

Audubon Society: Comments received by EPC staff

5. What programs and/or facilities would you like to see at Kane Ranch Open Space?

EPC Sheriff: Lt. Bill Huffor - I think this would be a good place to conduct a variety of community events which I would imagine would draw citizens from more rural portions of the county.

Fountain Creek Watershed, Flood Control and Greenway District: Larry Small

Equestrians: Debbie Bibb - Most important to our group is that all trail users be welcome. With the ranching history of Kane Ranch, it would be really nice to see the history incorporated in the interpretive signage. Ranching is such a dying lifestyle and so many in our area today are not aware of that rich history. This seems like a good opportunity to share that. That could be through signage and maybe even a day a year that

could be some sort of ranching celebration that would maybe have some activities and demonstrations, etc., to help share that history.

TOSC: Susan Davies – Engaging interpretation and art in combination with trails and picnicking - combining cultural stories with recreation.

CS Astronomical Society: CSAS continues to advance the science and appreciation of astronomy through our programs and in partnership with other organizations, institutions, professional astronomers, and other groups interested in astronomy. In order to make that happen, we believe that keeping the Kane Ranch Open Space a dark sky site is extremely advantageous.

We are in the final process of entering into an agreement with the United States Air Force Academy to transfer their Boller and Chivens 24 in. telescope to CSAS as the centerpiece of an intended observatory and science education center serving the El Paso County community. We are in search of a suitable location for this telescope and facility and the Kane Ranch site would be ideal for this purpose.

City of Fountain: Silvia Huffman

Medicine Wheel and Advocacy-chair Bike Colorado: Cory Sutela - Connectivity to the rest of the trail network or safe bike-lane connections is key. Also, would be interested in opportunities for some beginner mountain bike features such as ramps or balancing boardwalks.

Audubon Society: Comments received by EPC staff

6. Would your organization be able to support and/or assist in the ongoing maintenance and future development of Kane Ranch Open Space? (e.g. in-kind services, grants, donations, programs, advocacy, etc.)

EPC Sheriff: Lt. Bill Huffer - I don't believe so unless the EPSO Mounted Unit was relocated to the site. If that happened, then certainly we (EPSO or the County) would be responsible to assist with the constructions of the facilities and the ongoing maintenance etc.

Fountain Creek Watershed, Flood Control and Greenway District: Larry Small

Equestrians: Debbie Bibb - At this time all of our group's funding goes entirely to further building the skills course (we're about 20% complete at this point). We may be able to assist in small donations but would most likely be able to help more in other programs and especially advocacy. We are a group who is passionate about keeping horses on our trails and sharing them with others!

TOSC: Susan Davies – Would be able to help develop a Kane Ranch OS friends group. Will continue to support EPC thru advocacy.

CS Astronomical Society: CSAS places high emphasis on community education through our public outreach programs. We would be able to provide similar support and programs at the Kane Ranch Open Space.

City of Fountain: Silvia Huffman

Medicine Wheel and Advocacy-chair Bike Colorado: Cory Sutela – Medicine Wheel is interested in supporting Kane Ranch OS in principle as there are not many mountain bike opportunities out east – not

realistically a top focus. Interested in supporting grant applications or supporting a local friends or riding group.

Bicycle Colorado Springs currently is focusing CS and Manitou. With their limited resources, BSC would be interested in assisting a local advocacy group or supporting a unique opportunity for connectivity.

Audubon Society: Comments received by EPC staff

7. Please provide your additional comments or input.

EPC Sheriff: Lt. Bill Huffor

Fountain Creek Watershed, Flood Control and Greenway District: Larry Small

Equestrians: Debbie Bibb - The Kane Ranch looks like it will be a wonderful asset for El Paso County Parks. There is a large need for more trails and open space in the eastern portion of the county and this looks like it will provide a good variety of terrain and access for all trail users. Again, we would like to see the history of the ranch be honored in some way as the open space and trails are developed.

TOSC: Susan Davies - na

CS Astronomical Society: We have no additional comments or input at this time.

City of Fountain: Silvia Huffman

Medicine Wheel and Advocacy-chair Bike Colorado: Cory Sutela - na

Audubon Society: Comments received by EPC staff

APPENDIX B

NATURAL RESOURCES

GRASSLANDS

Grasslands (or prairies) are the most common vegetation type on the eastern plains of Colorado. The Great Plains region that once covered central North America between the Rocky Mountains and central Iowa had three main components arranged in irregular north-south trending bands from southern Canada to central Texas (Sims et al. 1978). As precipitation decreases from east to west, height and species composition of the dominant prairie grasses changes. Tall-grass prairie covered the eastern band from 95°-100° west longitude; mid-grass prairie dominated the middle section between 100° and 105° west longitude, and short-grass prairie typified the arid western region between 105° and 110° west longitude. The plains of Colorado are in the short-grass zone, but fingers of mid-grass prairie extend into the short-grass prairie, and patches of tall grasses occur in riparian areas where conditions are sufficiently moist year-round.

Notes on grassland projects

True restoration of the prairie that once covered hundreds of thousands of square miles and sustained the complex interactions of hundreds of species is probably impossible on the small parcels that are available today. However, where native grasslands do occur, they can be maintained and their condition improved. Small created prairies can preserve native prairie plants and give visitors a feel for the former native prairie.

Depending on the degree of past disturbance, rehabilitation may be accomplished by removing grazing, introducing fire, interplanting native grasses and forbs, and/or removing aggressive nonnative plants.

Planting a prairie from scratch is a long-term project. It may take 3 to 5 years for the prairie to look like the vision you have of it.

Transplanting from the wild is difficult because many prairie plants have developed long, deep roots to promote survival during drought. Try salvaging plants from sites that are scheduled for development rather than trying to move plants from intact native prairies.

Mow prairie plantings the first year after planting to prevent weeds from going to seed.

If possible, burn occasionally to reduce litter accumulations and prevent invasion by shrubs and trees. Burning only a part of the prairie in any year will leave the remainder as a refuge for creatures living there.

For more information on prairie planting or restoration, see Brune 1991, Roundy et al. 1993, and Schramp [1978](#).

NOTE:

Kane Ranch Open Space grassland restoration information excerpted from:
 Native Plant Revegetation Guide for Colorado, Colorado Natural Areas Program, 1998

SHORT-GRASS PRAIRIE

Short-grass prairie covers much of the eastern plains, occurring on drought-prone, mildly alkaline, medium and fine-textured soils. The character of the short-grass prairie is shaped by aridity; average annual precipitation is between 10 and 16 inches (25-40 cm). Mid-grasses are able to survive during periods of moderate conditions, but are replaced by blue grama and buffalograss during and following events of stress such as drought or overgrazing. In the absence of such stress, mid-grasses such as needleandthread, sideoats grama, junegrass, and Sandberg bluegrass are common and even dominant, and the many associated forbs can turn the prairie into a colorful wildflower garden in wet summers. Western wheatgrass may form monotypic stands in swales and depressions on clay-rich soils. Few shrubs grow consistently in short-grass prairie because the soils are too dry and compacted to support them; yucca, cacti, fourwing saltbush and rabbitbrush are the most common woody plants on the prairie.

Plant Finder 1: Short-grass Prairie

(dominant species in bold type)

GRAMINOIDS

Bouteloua gracilis

Bouteloua hirsuta

Buchloe dactyloides

Carex filifolia

Hilaria jamesii

Koeleria macrantha

Muhlenbergia torreyi

Pascopyrum smithii

Poa secunda

Sporobolus cryptandrus

Stipa comata

blue grama

hairy grama

buffalograss

threadleaf sedge

galleta (southern plains)

junegrass

ring muhly

western wheatgrass

Sandberg bluegrass

sand dropseed

needleandthread

FORBS

Argemone polyanthemus

Artemisia carruthii

Artemisia frigida

Astragalus missouriensis

Heterotheca canescens

Cryptantha thyrsiflora

Dalea candida

Dalea purpurea

Delphinium carolinium ssp. *virescens*

Eriogonum effusum

Erysimum asperum

Gaillardia pinnatifida

Gaura coccinea

Ipomoea leptophylla

Liatris punctata

Linum lewisii

Mirabilis linearis

Oenothera caespitosa

crested pricklypoppy

Carruth's sagewort

fringed sagewort

Missouri milkvetch

hoary false goldenaster

calcareous catseye

white prairieclover

purple prairieclover

Carolina larkspur

spreading buckwheat

plains wallflower

red dome blanketflower

scarlet beeblossom

bush morning glory

dotted gayfeather

Lewis' flax

narrowleaf four o'clock

clumped evening primrose

Plant Finder 1: Short-grass Prairie

(dominant species in bold type)

FORBS (continued)

Psoralea tenuiflorum

Ratibida columnifera

Solidago mollis

Sophora sericea

Sphaeralcea angustifolia

Sphaeralcea coccinea

Tetaneuris acaulis

Zinnia grandiflora

slimflower scurfpea

upright prairie coneflower

velvety goldenrod

silky sophora

copper globemallow

scarlet globemallow

stemless hymenoxys

Rocky Mountain zinnia (southern plains)

TREES AND SHRUBS (INCLUDING SUCCULENTS)

Atriplex canescens

Chrysothamnus parryi

Coryphantha vivipara

Echinocereus triglochidiatus

Echinocereus viridiflorus

Krascheninnikovia lanata

Opuntia fragilis

Opuntia macrorhiza

Opuntia phaeacantha

Opuntia polyacantha

Yucca glauca

fourwing saltbush

Parry's rabbitbrush

scarlet hedgehog cactus

kingcup cactus

nylon hedgehog cactus

winterfat

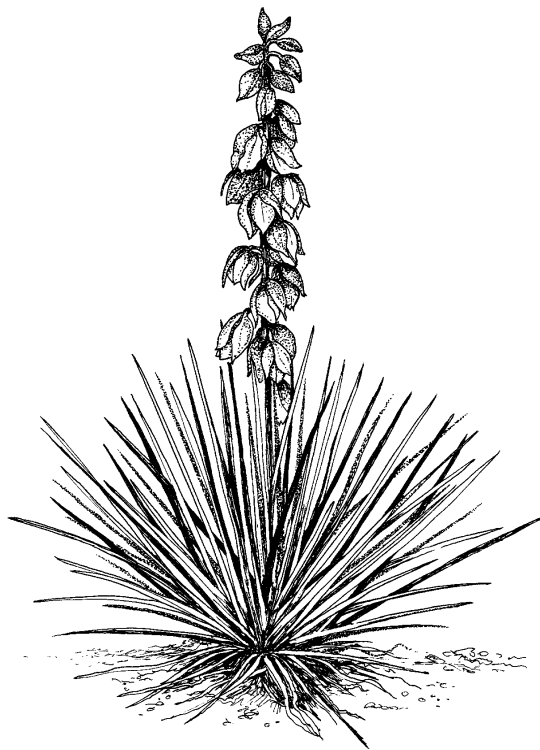
brittle pricklypear

twistspine pricklypear

Mojave pricklypear

hairspine pricklypear

small soapweed



Yucca glauca

Table 8 - Continued.

Grassland

Shortgrass Prairie

Tier 1 Species				Tier 2 Species			
Group	Species	Common Name	Primary	Group	Species	Common Name	Primary
Birds	<i>Athene cunicularia</i>	Burrowing owl	<input checked="" type="checkbox"/>	Amphibians	<i>Scaphiopus couchii</i>	Couch's spadefoot	<input checked="" type="checkbox"/>
Birds	<i>Aquila chrysaetos</i>	Golden eagle	<input checked="" type="checkbox"/>	Amphibians	<i>Anaxyrus debilis</i>	Green toad	<input type="checkbox"/>
Birds	<i>Charadrius montanus</i>	Mountain plover	<input checked="" type="checkbox"/>	Birds	<i>Haliaeetus leucocephalus</i>	Bald eagle	<input type="checkbox"/>
Mammals	<i>Mustela nigripes</i>	Black-footed ferret	<input checked="" type="checkbox"/>	Birds	<i>Aimophila cassinii</i>	Cassin's sparrow	<input checked="" type="checkbox"/>
Mammals	<i>Perognathus fasciatus</i>	Olive-backed pocket mouse	<input checked="" type="checkbox"/>	Birds	<i>Calcarius ornatus</i>	Chestnut-collared longspur	<input checked="" type="checkbox"/>
Reptiles	<i>Aspidoscelis neotesselata</i>	Colorado checkered whiptail	<input type="checkbox"/>	Birds	<i>Buteo regalis</i>	Ferruginous hawk	<input checked="" type="checkbox"/>
Reptiles	<i>Sistrurus catenatus</i>	Massasauga	<input checked="" type="checkbox"/>	Birds	<i>Ammodramus savannarum</i>	Grasshopper sparrow	<input checked="" type="checkbox"/>
				Birds	<i>Calamospiza melanocorys</i>	Lark bunting	<input checked="" type="checkbox"/>
				Birds	<i>Lanius ludovicianus</i>	Loggerhead shrike	<input checked="" type="checkbox"/>
				Birds	<i>Numenius americanus</i>	Long-billed curlew	<input checked="" type="checkbox"/>
				Birds	<i>Rhynchophanes mccownii</i>	McCown's longspur	<input checked="" type="checkbox"/>
				Birds	<i>Circus cyaneus</i>	Northern harrier	<input checked="" type="checkbox"/>
				Birds	<i>Falco mexicanus</i>	Prairie falcon	<input checked="" type="checkbox"/>
				Birds	<i>Asio flammeus</i>	Short-eared owl	<input checked="" type="checkbox"/>
				Birds	<i>Buteo swainsoni</i>	Swainson's hawk	<input checked="" type="checkbox"/>
				Insects	<i>Bombus pensylvanicus</i>	American bumblebee	<input checked="" type="checkbox"/>
				Insects	<i>Euphilotes rita coloradensis</i>	Colorado blue	<input checked="" type="checkbox"/>
				Insects	<i>Danaus plexippus</i>	Monarch butterfly	<input checked="" type="checkbox"/>
				Insects	<i>Bombus morrisoni</i>	Morrison bumblebee	<input checked="" type="checkbox"/>
				Insects	<i>Eurystrymon favonius Ontario</i>	Northern hairstreak	<input type="checkbox"/>
				Insects	<i>Speyeria idalia</i>	Regal fritillary	<input checked="" type="checkbox"/>
				Insects	<i>Polites rhesus</i>	Rhesus skipper	<input checked="" type="checkbox"/>
				Insects	<i>Callophrys mcfarlandi</i>	Sandia hairstreak	<input checked="" type="checkbox"/>
				Insects	<i>Bombus fraternus</i>	Southern plains bumblebee	<input checked="" type="checkbox"/>
				Insects	<i>Bombus suckleyi</i>	Suckley cuckoo bumblebee	<input checked="" type="checkbox"/>
				Insects	<i>Euphyes bimacula</i>	Two-spotted skipper	<input type="checkbox"/>
				Insects	<i>Bombus occidentalis</i>	Western bumblebee	<input checked="" type="checkbox"/>
				Insects	<i>Euproserpinus wiesti</i>	Wiest's sphinx moth	<input type="checkbox"/>
				Insects	<i>Bombus fervidus</i>	Yellow bumblebee	<input checked="" type="checkbox"/>
				Mammals	<i>Bison bison</i>	Bison	<input checked="" type="checkbox"/>
				Mammals	<i>Cynomys ludovicianus</i>	Black-tailed prairie dog	<input checked="" type="checkbox"/>
				Mammals	<i>Vulpes velox</i>	Swift fox	<input checked="" type="checkbox"/>
				Mammals	<i>Lepus townsendii</i>	White-tailed jackrabbit	<input checked="" type="checkbox"/>
				Plants	<i>Frasera coloradensis</i>	Colorado green gentian	<input checked="" type="checkbox"/>
				Plants	<i>Asclepias uncialis ssp. uncialis</i>	Dwarf milkweed	<input checked="" type="checkbox"/>
				Plants	<i>Oenopsis puebloensis</i>	Pueblo goldenweed	<input checked="" type="checkbox"/>
				Plants	<i>Oenopsis foliosa var. monocephala</i>	Rayless goldenweed	<input checked="" type="checkbox"/>
				Plants	<i>Trifolium dasyphyllum ssp. anemophilum</i>	Whip-root clover	<input checked="" type="checkbox"/>
				Reptiles	<i>Thamnophis cyrtopsis</i>	Blacknecked gartersnake	<input type="checkbox"/>
				Reptiles	<i>Hypsiglena chlorophaea</i>	Desert nightsnake	<input type="checkbox"/>
				Reptiles	<i>Rhinocheilus lecontei</i>	Long-nosed snake	<input checked="" type="checkbox"/>
				Reptiles	<i>Rena dissectus</i>	New Mexico threadsnake	<input checked="" type="checkbox"/>
				Reptiles	<i>Phrynosoma modestum</i>	Round-tailed horned lizard	<input checked="" type="checkbox"/>
				Reptiles	<i>Phrynosoma cornutum</i>	Texas horned lizard	<input checked="" type="checkbox"/>

NOTE:

Tier I and Tier II Conservation Species list
 excerpted from: State Wildlife Action Program:
 A Strategy for Conserving Wildlife in Colorado,
 Colorado Parks and Wildlife, 2015

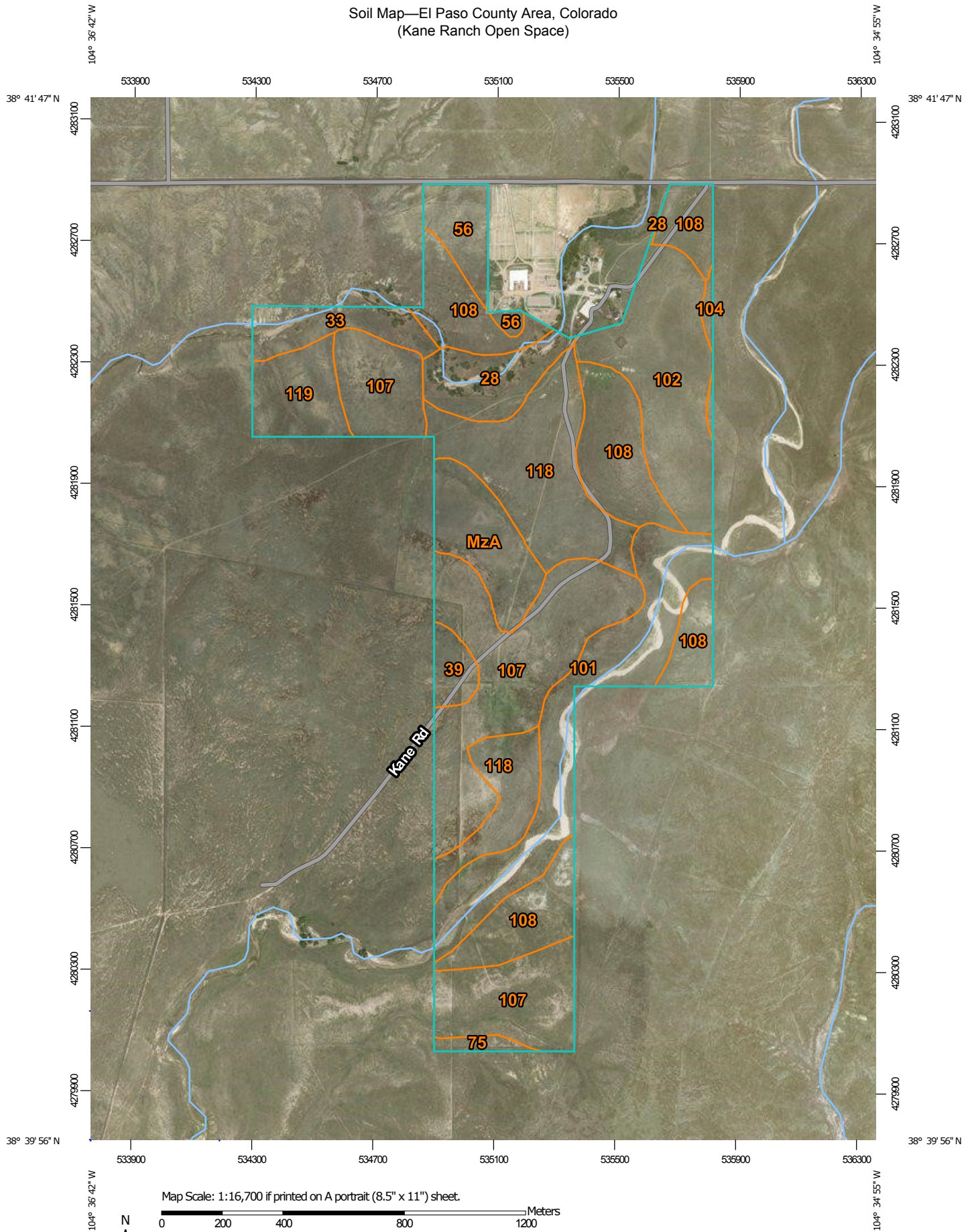
Table 8 - Continued.

<div> Reptiles <i>Lampropeltis triangulum taylori</i> Utah milksnake <input checked="" type="checkbox"/> </div>				
General Threat	Specific Threat	General Conservation Action	Specific Conservation Action	Priority
01.1 Housing & Urban Areas	Urban, suburban, and ex-urban development	1.2 Resource & Habitat Protection	Acquire conservation easement for habitat protection	H
02.3 Livestock Farming & Ranching	Altered native vegetation (grazing intensity)	2.3 Habitat & Natural Process Restoration	Restore native prairie using site-specific techniques and context	H
03.1 Oil & Gas Drilling	Fragmentation of native habitat due to oil/gas development & associated infrastructure	5.3 Private Sector Standards & Codes	Implement Best Management Practices for energy development and mining	H
01.2 Commercial & Industrial Areas	Urban, suburban, and exurban development	5.2 Policies & Regulations	Promote zoning that concentrates use and protects habitat	M
02.1 Annual & Perennial Non-Timber Crops	Conversion to cropland	1.2 Resource & Habitat Protection	Acquire conservation easement for habitat protection	M
02.1 Annual & Perennial Non-Timber Crops	Windbreaks, agricultural methods such as tilling, pitting	2.3 Habitat & Natural Process Restoration	Restore native prairie using site-specific techniques and context	M
04.1 Roads & Railroads	Roads or Railroads (super slab)	5.2 Policies & Regulations	Promote consideration of biodiversity issues in transportation and land use planning processes	M
08.1 Invasive Non-Native/Alien Species	Invasive plants	2.2 Invasive/Problematic Species Control	Write and/or implement integrated weed/pest management plan	M
11.2 Droughts	Climate variability (intensification or alteration of normal weather patterns, e.g., droughts)	2.3 Habitat & Natural Process Restoration	Maintain appropriate patch size and habitat mosaic	M
03.3 Renewable Energy	Wind energy development	5.3 Private Sector Standards & Codes	Implement Best Management Practices for energy development	L
07.1 Fire & Fire Suppression	Altered native vegetation (woody encroachment, seral stage imbalance, etc.)	2.3 Habitat & Natural Process Restoration	Restore natural fire regime	L

APPENDIX C

SOIL DATA

Soil Map—El Paso County Area, Colorado (Kane Ranch Open Space)



**Natural Resources
Conservation Service**


Web Soil Survey
National Cooperative Soil Survey

4/27/2018
Page 1 of 3

Soil Map—El Paso County Area, Colorado
(Kane Ranch Open Space)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado

Survey Area Data: Version 15, Oct 10, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 7, 2015—Mar 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Ellicott loamy coarse sand, 0 to 5 percent slopes	21.6	4.1%
33	Heldt clay loam, 0 to 3 percent slopes	17.6	3.4%
39	Keith silt loam, 0 to 3 percent slopes	7.8	1.5%
56	Nelson-Tassel fine sandy loams, 3 to 18 percent slopes	15.8	3.0%
75	Razor-Midway complex	3.5	0.7%
101	Ustic Torrifluvents, loamy	63.8	12.2%
102	Valent sand, 1 to 12 percent slopes, dry	55.9	10.7%
104	Vona sandy loam, warm, 0 to 3 percent slopes	2.5	0.5%
107	Wilid silt loam, 0 to 3 percent slopes	124.5	23.7%
108	Wiley silt loam, 3 to 9 percent slopes	88.6	16.9%
118	Fort loam, 1 to 5 percent slopes, cool	74.9	14.3%
119	Fort sandy loam, 1 to 8 percent slopes, cool	20.8	4.0%
MzA	Manzanola silty clay loam, saline, 0 to 2 percent slopes	27.2	5.2%
Totals for Area of Interest		524.6	100.0%

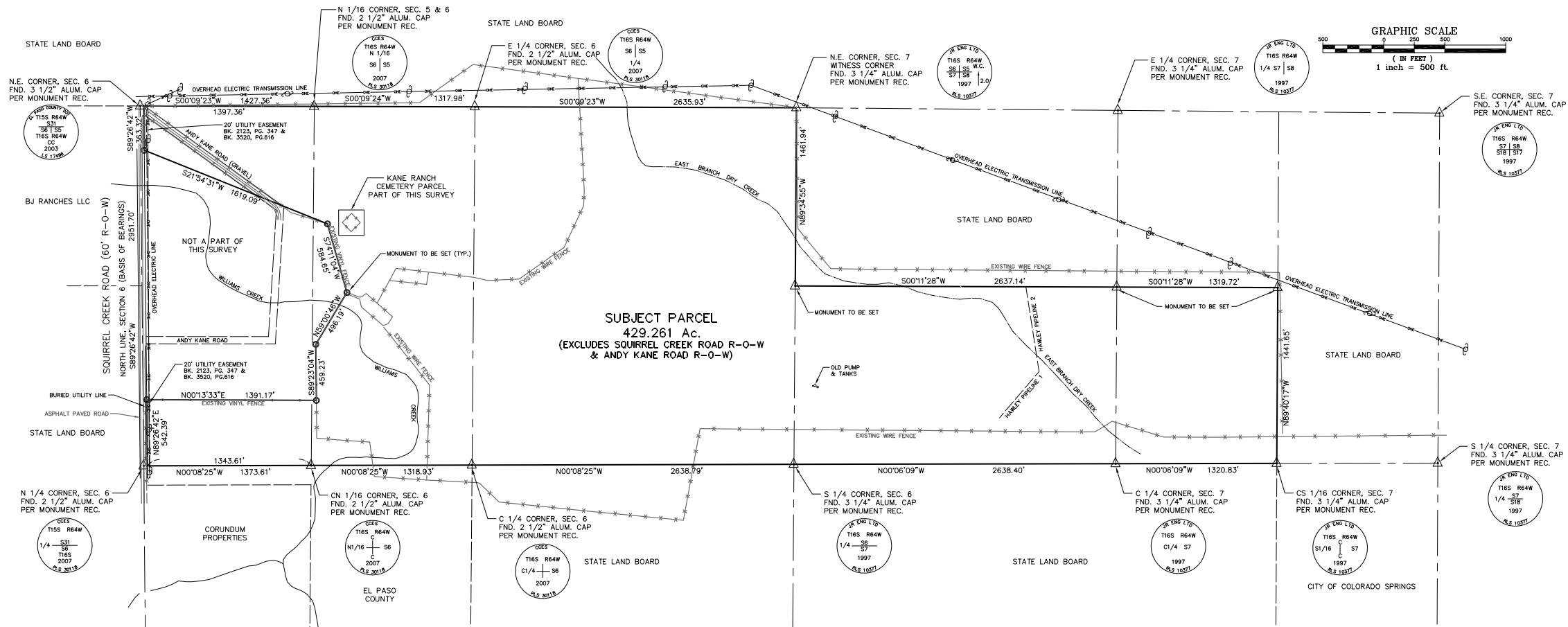
APPENDIX D

SURVEY:

MAIN PARCEL

ALTA/ACSM LAND TITLE SURVEY

OF A PORTION OF SECTION 6 AND A PORTION OF SECTION 7,
TOWNSHIP 16 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO.



Legal Description:

Government Lots 1 and 2, also known as the North half of the Northeast Quarter; the South half of the Northeast Quarter; and the Southeast Quarter of Section 6, Township 16 South, Range 64 West of the 6th Principal Meridian, together with the West half of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 7, Township 16 South, Range 64 West of the 6th Principal Meridian, in El Paso County, Colorado, BUT EXCLUDING THEREFROM THE FOLLOWING THREE PARCELS:

(A) A strip of land sixty (60) feet in width, lying and being thirty (30) feet on each side of the following described centerline, to-wit:

Beginning at a point on the North line of Section 6, Township 16 South, Range 64 West of the 6th Principal Meridian, the said point being fourteen (14) feet West from the Northeast corner of said Section 6; thence South 36°23' West, 1414.0 feet; thence North 85°55' West, 1081.7 feet; thence North 00°35' East, 1061.3 feet to a point on the North line of said Section 6, 1920.8 feet West from the Northeast corner of said Section 6, being that parcel previously conveyed to El Paso County for purposes of maintaining a public road by Deed recorded August 5, 1921 in Book 602 at Page 184. (Andy Kane Road)

(B) That portion of Government Lots 1 and 2, and that portion of the South Half of the Northeast Quarter of Section 6, Township 16 South, Range 64 West of the 6th P.M., El Paso County, Colorado described as follows:

Commencing at the Northeast corner of said Section 6; thence South 84°33'45" West (said bearing and all others in this description being relative to the North line of Section 6 which was assumed to bear South 89°26'42" West) a distance of 364.93 feet to the POINT OF BEGINNING; thence South 21°54'31" West, 1619.09 feet; thence South 74°11'04" West, 584.65 feet; thence North 59°00'46" West, 496.19 feet; thence South 89°23'04" West, 459.23 feet; thence North 00°13'33" East, 1391.15 feet; thence North 89°26'41" East, on a line 30.00 feet South of, and parallel with the North line of Section 6, a distance of 2045.82 feet to the Point of Beginning (purported to contain a calculated area of 60.11 Acres, more or less) (The Morley Parcel / MM Ranch)

(C) A tract of land in the Northeast Quarter of Section 6, Township 16 South, Range 64 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said Section 6; thence South 27°40'57" West a distance of 1836.67 feet to the POINT OF BEGINNING; thence South 00°08'23" East, 208.71 feet; thence South 90°00'00" West, 208.96 feet; thence North 00°00'00" West, 208.20 feet; thence North 89°51'37" East, 208.46 feet to the Point of Beginning (purported to contain a calculated area of One (1) Acre, more or less) (The Kane Ranch Cemetery Parcel) Shown and included in this Survey.

BASIS OF BEARINGS

Assumed the North line of Section 6 as bearing South 89°26'42" West and with all bearings contained herein herein relative thereto. Said line being monumented as shown hereon.

To: JLR, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 'Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys,' jointly established and adopted by ALTA and NSPS in 2005, and includes terms 1, 4, 7a, 8, 9, 10, 11a, 13, 16, 17 & 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Landmark Engineering Ltd.

By: Paul A. Hernandez
Colo. L.S. 32829

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

NOTES:

1) Recorded and apparent rights-of-way and easements are shown per Title Commitment prepared by North American Title Company of Colorado, File No. 36200-10-00659 TFS, dated July 14, 2010.

SCHEDULE B - EXCEPTIONS

- through 7. Standard Exceptions.
- Any interest which may have been acquired by the public by reason of the Resolution of the Board of County Commissioners dated and recorded October 3, 1887 in Road Book A at Page 78, which provided that all sections lines, township lines, and range lines on the public domain East of the Range line dividing Range lines 65 West and 66 West are declared to be public highways of the width of 60 feet, being 30 feet on each side of said section lines, township lines, or range lines. (Appears to be the source for Squirrel Creek Road along the North boundary of the property.) As shown
- Any existing ditch rights, included but not limited to, (a) the Williams Ditch located by Al Williams in November of 1907, and (b) the Hawley Seepage and Underflow Pipe Line filed with the El Paso County Clerk and recorded as file No. 680. Approximate location shown, exact location cannot be defined.
- The right of proprietor of vein or lode to extract or remove his ore, should the same be found to penetrate or intersect the premises thereby granted and rights of way for ditches and canals as reserved in the United States Patent recorded as follows, and any and all assignments thereof or interests therein:
June 4, 1895 in Book 143 at Page 272
January 17, 1914 in Book 420 at Page 562
September 15, 1915 in Book 165 at Page 255
- Reservation for ditch and ditch rights contained in deed recorded August 29, 1918 in Book 591 at Page 280.
- Reservation of an undivided one-half of all oil, gas, and other minerals and mineral rights in instrument recorded December 17, 1942 in Book 1014 at Page 506.
- An easement for utilities and incidental purposes granted to Mountain View Electric Association, by the instrument recorded March 22, 1966 in Book 2123 at Page 347. As shown
- An easement for utilities for and incidental purposes granted to Mountain View Electric Association, by the instrument recorded January 11, 1982 in Book 3520 at Page 616. As shown
- Terms, conditions, provisions, agreements and obligations specified under the Notice by the El Paso County Telephone Company recorded January 29, 1982 in Book 3527 at Page 176.
- The effect of the inclusion of the subject property in Hanover Fire Protection District, as disclosed by the instrument recorded December 22, 1993 in Book 6340 at Page 1268.
- Terms, conditions, provisions, agreements and obligations specified under the Declaration of Land Use Restrictions recorded May 23, 2007 at Reception No. 207069395.
- Reservation of an undefined perpetual, non exclusive easement for access, ingress and egress of pedestrians and vehicles from Squirrel Creek Road to the Kane Ranch Cemetery, together with an easement for water pipeline, contained in Personal Representative's Deed recorded May 31, 2007 at Reception No. 207073281. The exact location not defined.
- Terms, conditions, provisions, agreements and obligations specified under the Non-Exclusive Permanent Access Easement and Maintenance Agreement recorded May 24, 2007 at Reception No. 207073283. The exact location not defined.
- Any existing leases or tenancies.

NOTES CONT:

- The locations of underground utilities as shown hereon are based on above-ground structures and field locates by utility companies. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, contact the Utility Notification Center of Colorado at 1-800-922-1987 for verification of utility type and for field locations.
- The survey shown hereon was performed on the ground.
- There was no observable evidence of earth moving work, building construction or building additions within recent months.
- There were no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction or repairs.
- There was no observable evidence of site use as a solid waste dump, sump or sanitary land fill.
- The lineal units used in preparing this survey are U.S. survey feet.
- The location of Williams Creek and the East Branch of Dry Creek shown hereon were established using a scanned image of the U.S.G.S. Fountain NE Quadrangle Map.

REVISIONS	Description	By	Date

Landmark Engineering
Engineers Planners Surveyors Architects Geotechnical
3521 West Eisenhower Blvd., Loveland, Colorado 80537
(970) 687-6262 Fax (970) 687-6266
www.landmarktd.com

DATE: JULY, 2010

SCALE: 1"=500'

DRAWN: P.A.H.

DESIGNED: N/A

APPROVED: P.A.H.

CLIENT: JLR, LLC

TITLE:
ALTA/ACSM LAND TITLE SURVEY
S.E. COLORADO NATIONAL V.A. CEMETERY

JOB NO.: JLRLLC

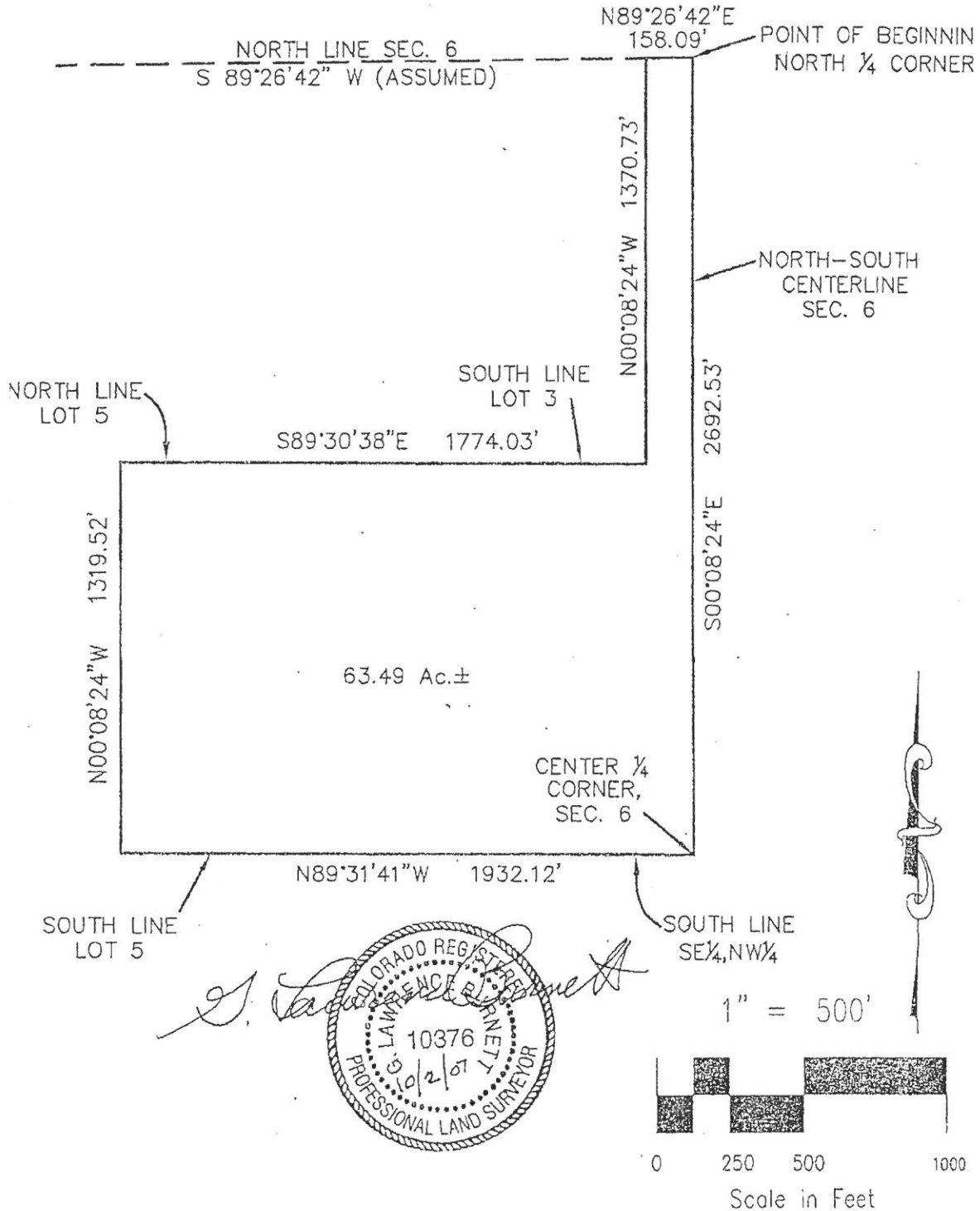
OC5C07-603

SHEET

1 OF 1

APPENDIX E
PARCEL BOUNDARIES:
NORTHWEST
“PANHANDLE”

EXHIBIT "B"
MAP OF REAL PROPERTY



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2019 - 2023 Capital Improvement Program
Agenda Date: July 11, 2018
Agenda Item Number: # 6 - B
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement:** X

Background Information:

The Park Advisory Board annually considers and / or endorses the upcoming five-year Capital Improvement Program (CIP) at the July meeting. The CIP includes proposed capital improvement projects for the next five years. Please find enclosed the 2019 - 2023 CIP memo for consideration and / or endorsement.

Recommended motion:

Move to endorse the 2019 – 2023 Capital Improvement Program.

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

MEMORANDUM

TO: El Paso County Park Advisory Board

FROM: Tim Wolken, Director
Community Services Department

RE: 2019 – 2023 Capital Improvement Program

DATE: July 11, 2018

El Paso County Parks (County Parks) currently manages a multi-million dollar park system that includes approximately 8,000 acres of parkland, 105 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, 2,500 acres of conservation easements, and numerous athletic facilities. County Parks also manages the El Paso County Fairgrounds and landscape maintenance efforts at County buildings. It is critical that County Parks utilizes a systematic process to ensure all facilities are well-maintained and that we make every effort to meet the parks and recreation needs of our citizens with our available resources.

To achieve the above goals, County Parks develops a five-year Capital Improvement Program (CIP) that includes proposals for land purchase, facility development and / or improvements. A capital improvement is defined as having a useful life of more than five years with a value in excess of \$25,000.

The CIP is a critical management tool that provides the following:

1. Serves as a comprehensive needs assessment for capital projects;
2. Provides a prioritized implementation schedule;
3. Identifies funding sources to complete the proposed improvements;
4. Ensures ongoing major maintenance in the County's park system.

Funding Sources

The CIP program is funded from a variety of sources as described below:

Regional and Urban Park Fees

Regional and urban park fees are paid by developers during the land development process to support new or enhanced park and recreation facilities to address population growth in respective areas of the County. Please see Appendix B and C for available regional and urban park fee funds.

1A Funds

The Board of El Paso County Commissioners approved coordinated election ballots in November, 2014 and November, 2017 seeking voters' permission for the County to retain and expend approximately \$2 million in excess revenues collected in 2013 and \$1.5 million in excess revenue collected in 2016. Both ballot issues were approved. The funds have been and will be used for needed maintenance and improvements at regional parks, open space, nature centers and regional trails. The remaining 2014 funds will be used to support the Pinerias Open Space and Kane Ranch Open Space projects. The remaining 2017 funds will be used to support projects at Bear Creek Regional Park, Falcon Regional Park, County Fairgrounds, Drake Lake, Fountain Creek Regional Park, Fox Run Regional Park, and the regional trail system.

Grants / Fundraising

Every effort is made to supplement local funding sources with federal, state and local grants, and / or fundraising or collaborative efforts between other governmental jurisdictions and private organizations.

Annual CIP Timeline

- May / June - Staff reviews / updates CIP
- June - Management team reviews recommendations and completes CIP proposals for Park Advisory Board (PAB) consideration
- July - Park Advisory Board reviews / endorses proposed CIP for recommendation to Board of County Commissioners (BoCC) / County Administration
- August - Funding for Park CIP projects are included in the upcoming County budget
- November - BoCC approves budget for upcoming year

Project Prioritization Methods

County Parks utilizes the following criteria to determine the timeline and funding priorities for the respective Park projects.

Risk management

The project will reduce the potential of injury to facility users.

Citizen needs

Project has received high rankings on citizen surveys or other demonstrated citizen input processes.

Funding

Projects that can be completed from available funding sources will be given a higher priority.

Timing

Projects that are part of a phased improvement program that requires the phases be completed in sequence.

Critical function

Projects that must be completed for a critical function within a respective facility (irrigation, restrooms,...) will be given priority over non-critical function projects.

Manpower reduction

Project will reduce the manpower to maintain the respective facility.

Aesthetics

Project will improve the overall aesthetics of the facility.

Long-term stability

The project will improve the long-term stability of the respective facility which will in turn, reduce ongoing maintenance.

Address overall county goals

Project addresses County objectives in the County's 2017 – 2021 Strategic Plan.

Pineries Open Space Project

The Pineries Open Space Phase I Improvements design project will be completed in July, 2018, laying the groundwork for a first phase of trail and recreation improvements. The first phase, per the Pineries Open Space Master Plan, includes approximately 8 miles of multi-use single- and double-track trail and a main trailhead parking area near the existing restroom and former ranch headquarters. The overall construction cost of the Phase I improvements is estimated at approximately \$580,000. The project will begin in fall, 2018 and is scheduled to be finished in the spring, 2019.

Funding Sources

Regional Park Fees	\$400,000
1A Funds (2014)	\$120,000
Forestry Funds	\$ 30,000
Third Party Funding	<u>\$ 70,000</u>

Total: \$620,000

Estimated Costs

Entrance Road	\$185,000
Access Road	\$165,000
Parking Area	\$120,000
Trails	<u>\$150,000</u>

Total: \$620,000

Project Timeline

Phase I Design Completion	July 2018
Bid Projects / Procurement	July – August 2018
Trail Construction	September – October 2018
Trailhead Facility Construction	September 2018 – January 2019

Bear Creek Regional Park Improvements

The updated master plan for Bear Creek Regional Park was approved by the Board of County Commissioners on December, 2014. The proposed improvements include the renovation / replacement of the main park restroom, asphalt paving of parking lots, and the creation of an Equestrian Skills Course and trailhead within the eastern portion of the park near 8th Street. In cooperation with the Friends of the Equestrian Skills Course, the first components of the skills course were opened for public use in June, 2017. The parking lot is proposed along 8th Street using the existing driveway north of the American Red Cross building that also serves the Norris-Penrose Event Center. It is also proposed to apply for a Colorado Springs Health

Foundation Grant to complete tennis court renovations, archery facility upgrades, and additional parking improvements.

Funding Sources

Ballot Question 1A (2017)	\$500,000
County Major Maintenance Funds	<u>\$ 50,000</u>
Colorado Health Foundation Grant	<u>\$300,000</u>
Total:	\$850,000

Estimated Costs

Restroom Design	\$ 40,000
Restroom Construction	\$260,000
8 th Street Parking Lot Design	\$ 25,000
8 th Street Parking Lot Construction	\$115,000
Parking Lot Paving	\$210,000
Tennis Courts Renovation	\$150,000
Archery Facility Upgrade	<u>\$ 50,000</u>
Total:	\$850,000

Project Timeline

Restroom Design	July – October, 2018
Restroom Construction	November, 2018 – March, 2019
8 th Street Parking Lot Design	July – October, 2018
8 th Street Parking Lot Construction	November, 2019 – February, 2019
Parking Lot Paving	Spring, 2019
Tennis Court / Archery Range	Spring, 2019

Fox Run Regional Park Improvements

The gazebo at Fox Run Regional Park is located within the lower pond and was constructed in 1985. In 2006, electrical service was provided to the site, an accessible ramp was installed to improve access, and a brick wall was built around the gazebo to compliment the facility and to add more seating for park patrons. Over the years, the gazebo has become a very popular wedding facility with approximately 150 weddings per year as well as hosting concerts and other community events.

Due to high usage, materials reaching the end of their useful life, and weather related impacts, the gazebo is in need of a major renovation. The brick wall around the perimeter has begun to settle and the brick is separating, the wood utilized for the bridge and the pillars for the gazebo

are deteriorating and the bridge railing height and perimeter wall need addressed for ADA accessibility and compliance.

The project will include securing a design firm for gazebo assessment, engineering, design, and specifications for constructing a solid foundation and repairing the gazebo.

The majority of roads and parking lots throughout Fox Run Regional Park are gravel which results in rutting and ongoing maintenance. It is proposed to pave portions of the main park road loop and main parking lots to address ongoing erosion and maintenance issues.

Funding Sources

Regional Park Fees	\$100,000
1A Funds (2017)	<u>\$175,000</u>
Total:	\$275,000

Estimated Cost

Gazebo Design	\$ 25,000
Gazebo Renovation	\$100,000
Road / Parking Lot Paving	<u>\$150,000</u>
Total:	\$275,000

Project Timeline

Secure Design Firm	July, 2018
Completion of Plans / Bid Gazebo Project	August - October, 2018
Gazebo Renovation	October – December, 2018
Paving Projects	April, 2019

Kane Ranch Open Space Improvements

Upon completion of the Kane Ranch Open Space Master Plan in July 2018, staff will implement design and construction of Phase 1 Improvements, following guidelines set forth in the Master Plan. Phase I Improvements will include a loop trail system, fencing upgrades and trailhead facilities that will include equestrian vehicle parking, restroom, and picnic tables.

Funding Sources

Regional Park Fees	\$ 220,000
Ballot Question 1A	<u>\$ 180,000</u>
Total:	\$ 400,000

Estimated Costs

Trailhead Parking Area	\$ 150,000
Tier I & Tier IV Trails	\$ 100,000
Fencing	\$ 50,000
Vault Toilet Structure	<u>\$ 100,000</u>
Total:	\$ 400,000

Project Timeline

Complete plans and specifications	August – October, 2018
Bid construction	November / December, 2018
Project Construction	January – May, 2019

Eastonville Regional Trail

This trail project connects residential developments, parks and schools in the Falcon community. It is a key connection in the regional trail system and part of the perimeter trail loop around Falcon Regional Park. The project includes construction of the trail adjacent to Eastonville Road along the east side of Falcon Regional Park for approximately 5,160 linear feet and along the northern portion of Falcon Regional Park for a distance of approximately 2,640 linear feet.

Funding Sources

Regional Park Fees	\$ 50,000
State Trails Grant	<u>\$ 136,000</u>
Total:	\$ 186,000

Estimated Costs

Design / Engineering	\$ 20,000
Trail Construction	\$ 149,000
Drainage Structures	\$ 7,000
Signage / Benches	<u>\$ 10,000</u>
Total:	\$ 186,000

Project Timeline

Secure State Trails Grant	June, 2018
Develop Plans and Specifications	September – December, 2018
Bid Construction	February, 2019
Project Construction	March – May, 2019

New Santa Fe Regional Trail Flood Repairs

Flooding in 2015 along the New Santa Fe Regional Trail resulted in damages along the trail, including within the United States Air Force Academy (USAFA). A declaration for public assistance was made and funding was provided by the Federal Emergency Management Agency (FEMA) to repair the trail to pre-flood condition. Environmental and regulatory approvals were completed in 2017. A scope change for increased project funding and a grant time extension were approved by FEMA in June, 2018.

Funding Sources

El Paso County (recovery account)	\$ 45,750
Regional Park Fees	\$ 16,750
FEMA (75% project cost share)	<u>\$187,500</u>
Total:	\$250,000

Estimated Costs

Tier I Trail Repairs	\$200,000
Concrete Crossing	<u>\$ 50,000</u>
Total:	\$250,000

Project Timeline

Bid Project	July – September 2018
USAFA Coordination	September, 2018 – December, 2018
Project Construction	December, 2018 – June, 2019

Fountain Creek Bank Stabilization Project (Willow Springs)

Flooding in 2015 along Fountain Creek resulted in damages to the creek bank at Willow Springs Ponds. The Fountain Creek Regional Trail was relocated away from the creek bank in 2015. An environmental assessment and design of creek bank repairs was completed in 2017 and is currently being reviewed by FEMA. Upon approval, construction will commence, which is anticipated for fall / winter 2018 during low creek flows. In early 2018, a temporary riprap berm was installed to deflect flows away from the damaged creek bank. The riprap will be incorporated into the final repairs.

Funding Sources

El Paso County (recovery account)	\$ 306,038
FEMA (75% project cost share)	<u>\$1,125,000</u>
Total:	\$1,431,038

Estimated Costs

Project Design	\$ 100,000
Project Construction	<u>\$ 1,331,038</u>
Total:	\$ 1,431,038

Project Timeline

Bid Construction Project	August – October, 2018
Project Construction	October, 2018 – April, 2019

Hanson Trailhead

Flooding in 2015 along Fountain Creek severely damaged the Hanson Trailhead area to include the berm, trail, and pedestrian bridge. A lengthy environmental review and scoping effort between the County and State was completed in 2017. A consultant was hired in 2018 to complete the design of needed repairs for FEMA review. Upon approval, construction will commence, which is anticipated fall / winter 2019 during low creek flows.

Funding Sources

El Paso County (recovery account)	\$ 367,866
FEMA (75% project cost share)	<u>\$1,103,597</u>
Total:	\$1,471,463

Estimated Costs

Design	\$ 300,000
Construction	<u>\$ 1,171,462</u>
Total:	\$ 1,471,462

Project Timeline

Project Design	May – December, 2018
FEMA Review	January – June, 2019
Bid Project	June – August, 2019
Construction	September – December, 2019

New Santa Fe Regional Trailhead Facility Improvements

The restroom facility at Baptist Road was constructed in 1991 to serve New Santa Fe Regional Trail users. One of the restrooms was vandalized due to fire remains closed. When the restroom was constructed, well water was used as a water source and waterless compost waste system was utilized. The wastes system struggles to address the volume of use, causing

increased maintenance for park staff, higher cost for removal of waste by a licensed contractor, and a bad odor from the system.

In 2017 this facility was upgraded to a potable water supply through the Forest Lakes Metropolitan District, thus removing the dependency on a well system that is time consuming and requires constant maintenance and testing. New housing developments in the area has also allowed the facility to be upgraded to a standard flush type of system. The project also includes re-opening the vandalized restroom.

Funding Source

Regional Park Fees	\$30,000
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Estimated Cost

Engineering	\$ 5,000
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Utility Upgrades	\$ 5,000
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Restroom Renovation	<u>\$20,000</u>
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Total:	\$30,000
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Project Timeline

Design / Engineering	July 2018
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Sewer Tap and Tie-in	August - September 2018
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Bid Restroom Renovation	October – November, 2018
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Restroom Renovation	December – January, 2019
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Black Forest Regional Park / Disaster Recovery

Black Forest Regional Park received significant damage in 2015 as the result of heavy rains in the burn scar. An application was submitted to the State seeking funds from the Community Development Block Grant – Disaster Recovery program. The application did not score high enough for initial funding, but the State notified the County in 2018 that remaining program funds were being made available for the project. This project includes 130 acres of forestry work, 3.5 miles of trail construction, and soil stabilization, watershed function, and wildlife habitat improvements. The project is currently under environmental review and a grant agreement is anticipated in August, 2018.

Funding Sources

CDBG-DR	\$ 790,000
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Estimated Costs

Forest management improvements	\$ 250,000
Trail Construction	\$ 300,000
Soil / Watershed / Habitat	<u>\$ 240,000</u>

Total: \$ 790,000

Project Timeline

Grant Agreement	August, 2018
Forestry Work	August – December, 2018
Trail Construction	January, 2018 – July, 2019
Soil / Watershed / Habitat	August, 2018 – July, 2019

Falcon Regional Park - Phase II

The first phase of Falcon Regional Park was completed in 2017. It is proposed to launch on the Phase II of the improvements in 2019 as outlined in the Falcon Regional Park Master Plan. Project components include a restroom building, additional baseball / softball ball fields, multi-use field, parking lot paving, pavilion, playground, and landscaping.

Funding Sources

Great Outdoors Colorado	\$350,000
Ballot Question 1A	\$200,000
Regional Park Fees	\$200,000
Fundraising	<u>\$ 50,000</u>

Total: \$800,000

Estimated Costs

Baseball / softball fields	\$250,000
Restroom	\$250,000
Multi-Use Field	\$120,000
Parking Lot Paving	\$100,000
Playground	\$ 70,000
Landscaping	<u>\$ 10,000</u>

Total: \$800,000

Project Timeline

Apply for GOCO Grant	November 2018
Grant Award	March, 2019
Project Design	April – July, 2019
Bid Construction	August – September, 2019
Project Construction	October, 2019 – April, 2020

Ute Pass Regional Trail

Construction of the Ute Pass Regional Trail will be completed as outlined in the Ute Pass Regional Trail Master Plan which was approved in the fall of 2015. A Transportation Alternatives Program (TAP) grant was awarded to the County to fund the preliminary engineering, final design, permitting, environmental, and Right of Way (ROW) along the remaining 4.5-mile section of the regional trail that has not been constructed.

Funding Sources

TAP Grant	\$340,000
El Paso County	<u>\$ 85,000</u>
Total:	\$425,000

Estimated Costs

Preliminary Engineering	\$175,000
Final Design	\$ 87,500
Permitting	\$ 47,500
Environmental	\$ 55,000
ROW	<u>\$ 60,000</u>
Total:	\$425,000

Project Timeline

Grant Agreement Finalized	September, 2018
Preliminary Engineering / Design	Fall, 2018 – October, 2019
Permitting / Environmental	Fall, 2018 – October, 2019
Project Completion	Fall, 2018 – October, 2019
Trail Construction	Fall, 2018 – October, 2019

Willow Springs Bridge Replacement

A small pedestrian bridge across Crews Gulch is located between the Willow Springs ponds and serves the Fountain Creek Regional Trail. The bridge has encountered damage due to flooding and bank erosion causing significant exposure of the bridges concrete footings as well as structural cracking. The County completed a structural assessment of the bridge and has

determined replacing the bridge is more cost effective and functional than repairing the existing bridge. It is proposed to remove the bridge with County resources in the fall of 2018 and replace the bridge in 2019. Flooding has caused Crews Gulch to increase in width and depth over the years. The new pedestrian bridge will span Crews Gulch with abutments constructed outside of the creek banks in comparison to the current bridge constructed along the creek bottom and edges.

Funding Sources

Insurance Funds	\$20,000
Regional Park Fees	<u>\$50,000</u>
Total:	\$70,000

Estimated Costs

Design / Build Contract	\$70,000
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Project Timeline

Fall, 2018	Remove existing bridge
January / February, 2019	Bid design / build bridge installation
March / May, 2019	Contractor completes installation

2019 Master Planning Projects

Paint Mines Interpretive Park Master Plan

Following the guidance set forth in the Paint Mines Interpretive Park Management Plan completed in 2010, staff recommends completing a master plan to outline park development for the currently-undeveloped western section of Paint Mines Interpretive Park. The process will include the analysis of the current use of the park and assess desired user interests for the west section of the park. The master plan process will provide opportunities for stakeholder involvement, and develop a plan to guide future improvements such as trail and interpretive opportunities, as well as overall park preservation and conservation efforts.

Homestead Ranch Regional Park Master Plan

Located at the edge of Black Forest, this 450-acre regional park has diverse topography ranging from rolling, open meadows to tree-covered bluffs running the length of the park. A natural spring-fed pond and creek in the central valley of the park attracts deer, coyotes, foxes, fishing and over 35 types of waterfowl and birds. The park includes a playground, a playing field and picnic pavilions. Construction of the main trailhead area, which includes a parking area, restroom, multi-use athletic field, pond, and playground, took place in 2004 and 2005, with a second phase of landscaping improvements completed in 2012. Parks staff recommends the completion of a master plan update to outline current conditions, future uses to include

enhanced passive and active recreational opportunities, additional trail and interpretive opportunities, improved land and habitat conservation, and existing infrastructure improvements and maintenance needs.

**Community Services Department
El Paso County Parks
2019 - 2023 Capital Improvement Program**

PROBABLE FUNDING SOURCES:	2019	2020	2021	2022	2023	Total
Regional Park Fees						
Region #1						
Palmer Lake Recreation Area	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ 70,000
Region #2						
Falcon Regional Park	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 400,000
Pinerias Open Space Improvements	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Jackson Creek Trail Project	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Fox Run Regional Trail	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
Homestead Ranch Regional Park Improv	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Northern Nature Center	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
Falcon Vista Trail	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000
Region #3						
Ute Pass Regional Trail Expansion	\$ 85,000	\$ 85,000	\$ -	\$ -	\$ -	\$ 170,000
Region #4						
Fairgrounds Improvements	\$ -	\$ -	\$ 47,000	\$ -	\$ -	\$ 47,000
Willow Springs Pond - Bridge Replacement	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Fountain Creek Regional Pk Improvements	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
Total Regional Park Fees	\$ 335,000	\$ 385,000	\$ 447,000	\$ 215,000	\$ -	\$ 720,000
Urban Park Fees						
Rock Island Trailhead Improvements	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Widefield Community Park	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
Total Urban Park Fees	\$ -	\$ 100,000	\$ 150,000	\$ -	\$ -	\$ 250,000
County Capital Improvement Funds	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ 750,000	\$ 2,250,000
1A Funds						
Falcon Regional Park	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Third Party Funds						
GOCO (Falcon Regional Pk)	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
Falcon Regional Park - Fundraising	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
GOCO (Pinerias)	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
GOCO (Square Pond)	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
Northern Nature Center (GOCO Grant)	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000

Northern Nature Center (other fundraising)	\$ -	\$ 300,000	\$ -	\$ -	\$ 100,000	\$ 400,000
Fox Run Trail (State Trails Grant)	\$ -	\$ 55,000	\$ -	\$ -	\$ -	\$ 55,000
Ute Pass Regional Trail (TIP / TAP)	\$ 340,000	\$ 340,000	\$ 828,000	\$ -	\$ -	\$ 1,508,000
Falcon Vista Trail (State Trails Grant)		\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000
Black Forest Regional Park (CDBG)	\$ 790,000	\$ -	\$ -	\$ -	\$ -	\$ 790,000
County Fairgrounds (CDBG)	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000
Jackson Creek Trail - South (State Trails)	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
Colorado Springs Health Foundation	\$ 300,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 500,000
Bear Creek Regional Park (GOCO)	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000
County Fairgrounds Fundraising	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
WS Ponds Bridge Replacement (insurance)	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Third Party Funds	\$ 1,850,000	\$ 1,150,000	\$ 1,378,000	\$ 245,000	\$ 400,000	\$ 1,850,000
Total Available Funding	\$ 2,385,000	\$ 1,635,000	\$ 2,725,000	\$ 1,210,000	\$ 1,150,000	\$ 9,105,000
TOTALS						\$ -

ESTIMATED COSTS	2019	2020	2021	2022	2023	Total
<u>Bear Creek Regional Park</u>						
Tennis court renovation	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Archery Facility Upgrade	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Parking Lot Upgrade	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Bear Creek Dog Park Improvements	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Lower Gold Camp Road Improvements	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000
<u>Black Forest Regional Park</u>						
Trail / erosion repairs	\$ 790,000	\$ -	\$ -	\$ -	\$ -	\$ 790,000
Tennis court resurfacing	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
<u>Black Forest - Section 16</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>County Fairgrounds</u>						
Barn replacement / maintenance shop	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
Maintenance shop	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000
Paved Walkways	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Survey / Drainage Plan	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
<u>Drake Lake</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Elephant Rock Open Space</u>						
General Improvements	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
<u>Falcon Regional Park</u>						
Phase 2 Improvements	\$ 800,000	\$ -	\$ -	\$ -	\$ -	\$ 800,000
Phase 3 Improvements	\$ -	\$ -	\$ -	\$ 725,000	\$ -	\$ 725,000
<u>Fountain Creek Regional Park</u>						
General Park Improvements	\$ -	\$ -	\$ 100,000	\$ -	\$ 200,000	\$ 300,000

Square Pond Improvements	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
<u>Fox Run Regional Park</u>						
General Improvements	\$ -	\$ -	\$ 200,000	\$ -	\$ 150,000	\$ 350,000
<u>Homestead Ranch Regional Park</u>						
Trail renovations / road improvements	\$ -	\$ 50,000	\$ -	\$ 75,000	\$ -	\$ 125,000
<u>Jones Park</u>						
General Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Kane Ranch</u>						
General Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Nature Centers</u>						
Northern Nature Center	\$ -	\$ 750,000	\$ -	\$ -	\$ 300,000	\$ 1,050,000
<u>Paint Mines Regional Park</u>						
General Improvements (west)	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
<u>Rainbow Falls</u>						
Bridge Construction	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
<u>Palmer Lake Recreation Area</u>						
General Improvements	\$ -	\$ 70,000	\$ -	\$ -	\$ -	\$ 70,000
<u>Pineries Open Space</u>						
General Improvements - Phase 2	\$ -	\$ -	\$ 230,000	\$ -	\$ -	\$ 230,000
<u>Stratmoor Hills Neighborhood Park</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Trail Improvements</u>						
Jackson Creek Trail (south)	\$ -	\$ 30,000	\$ 245,000	\$ -	\$ -	\$ 275,000
Ute Pass Regional Trail - Trail Construction	\$ 425,000	\$ 425,000	\$ 1,000,000	\$ -	\$ -	\$ 1,850,000
Falcon Vista Trail	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ 60,000
Fox Run Trail	\$ -	\$ 85,000	\$ -	\$ -	\$ -	\$ 85,000
Rock Island Trailhead Improvements	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Willow Springs Ponds - Bridge Replacement	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000
<u>Widefield Community Park</u>						
General park improvements	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
Totals	\$ 2,385,000	\$ 1,635,000	\$ 2,725,000	\$ 1,210,000	\$ 1,150,000	\$ 9,105,000

Appendix B

El Paso County Parks 2019 - 2023 Capital Improvement Program Regional Park Fees

Source: El Paso County Parks

	Region 1	Region 2	Region 3	Region 4	
	Northwest	Northeast	Southwest	Southeast	TOTAL
Beginning Balance (1/1/18)	\$ 145,409	\$ 737,557	\$ 195,690	\$ 659,451	\$ 1,738,107
Estimated Revenue (2018)	\$ -	\$ 200,000	\$ 10,000	\$ 100,000	\$ 310,000
Total Revenue / Fund Balance	\$ 145,409	\$ 937,557	\$ 205,690	\$ 759,451	\$ 2,048,107
<u>Estimated Expenditures</u>					
Pinerias Open Space	\$ -	\$ 120,000	\$ -	\$ -	\$ 120,000
Fox Run Regional Park Improvements	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Eastonville Regional Trail	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
North Nature Center Feasibility Study	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
Fairgrounds Improvements	\$ -	\$ -	\$ -	\$ 26,600	\$ 26,600
Kane Ranch Open Space	\$ -	\$ -	\$ -	\$ 220,000	\$ 220,000
Sub-Total	\$ -	\$ 295,000	\$ -	\$ 246,600	\$ 541,600
Estimated Ending Balance - 12/31/2018	\$ 145,409	\$ 642,557	\$ 205,690	\$ 512,851	\$ 1,506,507
Estimated Beginning Balance - 1/1/2019	\$ 145,409	\$ 642,557	\$ 205,690	\$ 512,851	\$ 1,506,507
Estimated Revenue (2019)	\$ -	\$ 50,000	\$ 10,000	\$ 75,000	\$ 135,000
Total Revenue / Fund Balance	\$ 145,409	\$ 692,557	\$ 215,690	\$ 587,851	\$ 1,641,507
<u>Proposed 2019 Uses:</u>					
Falcon Regional Park	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
Ute Pass Regional Trail	\$ -	\$ -	\$ 85,000	\$ -	\$ 85,000
Willow Springs Ponds Bridge Replacement	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
Sub-Total	\$ -	\$ 200,000	\$ 85,000	\$ 50,000	\$ 335,000
Estimated Ending Balance - 12/31/2019	\$ 145,409	\$ 492,557	\$ 130,690	\$ 537,851	\$ 1,306,507

Appendix C

El Paso County Parks
Urban Park Program

		Area 1	Area 2	Area 3	Area 4	Area 5	
<u>Beginning Balance - 2018</u>		SD #38	SD #20	SD #49	SD #3	All other SD	TOTAL
Subdivision Neighborhood		\$ 65,683	\$ 43,731	\$ 78,701	\$ 43,140	\$ 1,054	\$ 232,309
Subdivision Community		\$ 103,223	\$ 122,825	\$ 364,956	\$ 265,100	\$ 5,615	\$ 861,719
		\$ 168,906	\$ 166,556	\$ 443,657	\$ 308,240	\$ 6,669	\$ 1,094,028
Estimated 2018 Revenue		\$ 2,000	\$ 15,000	\$ 70,000	\$ 60,000	\$ -	\$ 147,000
2018 Fund Balance / Revenue		\$ 170,906	\$ 181,556	\$ 513,657	\$ 368,240	\$ 6,669	\$ 1,241,028
<u>Less Outstanding Grants</u>							
The Glen at Widefield		\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
Widefield Park and Recreation		\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
Total Grants		\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
<u>County Urban Parks</u>							
Widefield Community Park	2018	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Total 2018 Expenditures		\$ -	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000
2018 Estimated Balance		\$ 170,906	\$ 181,556	\$ 513,657	\$ 218,240	\$ 6,669	\$ 1,091,028
Estimated 2019 Revenue		\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 45,000
2018 Fund Balance / Revenue		\$ 170,906	\$ 196,556	\$ 528,657	\$ 233,240	\$ 6,669	\$ 1,136,028
2019 Grant Estimates		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 5,000	\$ 205,000
<u>2019 Projects</u>							
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Estimated 2019 Expenses		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 5,000	\$ 205,000
2019 Estimated Balance		\$ 120,906	\$ 146,556	\$ 478,657	\$ 183,240	\$ 1,669	\$ 931,028

<u>Historical Grants / Reimbursed</u>							
YMCA of the PP Region	2/25/08		\$25,000				\$25,000
Woodmen Hills Metro District	4/7/08			\$25,000			\$25,000
Woodmen Hills Metro District	11/17/09			\$25,000			\$25,000
Paint Brush Hills Metro District	6/2/11			\$25,000			\$25,000
Woodmen Hills Metro District	1/17/12			\$25,000			\$25,000
Lorson Ranch Metro District	11/6/12				\$25,000		\$25,000
Curchares Ranch	6/2013				\$25,000		\$25,000
Widefield Community Schools	12/2013				\$25,000		\$25,000

Lorson Ranch Metro District	1/2014				\$20,492		\$20,492
BF Community Foundation	6/2014		\$25,000				\$25,000
Cherokee Metro District	7/2014			\$25,000			\$25,000
Town of Calhan	10/2014					\$7,000	\$7,000
Meridian Ranch Metro District	12/2014			\$25,000			\$25,000
Meridian Ranch Metro District	4/2015			\$25,000			\$25,000
Widefield Community Center	11/2015				\$25,000		\$25,000
Lorson Ranch Metro District	4/2016				\$25,000		\$25,000
Glen at Widefield*	4/2016				\$25,000		\$25,000
Lorson Ranch Metro District	4/2017				\$25,000		\$25,000
Widefield Parks and Recreation*	4/2018				\$25,000		\$25,000
Total			\$50,000	\$175,000	\$220,492	\$7,000	\$452,492

* Not reimbursed as of July, 2018

**El Paso County Parks
2018 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Develop a Junior Camp Counselors Training Program	Nancy Bernard		Completed
Develop a Fairgrounds Volunteer Program	Stacy Reavis		Completed
Develop a Rainbow Falls HS Volunteer Training Program	Theresa Odello	High	In progress
Coordinate a feasibility study for a northern nature center	Todd Marts	High	Bid process
Create a traveling nature center program	Nancy Bernard	Medium	
Expand the Foothills Field Experience program	Mary Jo Lewis	Medium	
Establish a El Paso County Parks hiking series	Nancy Bernard	Medium	
Develop a Junior Naturalist Certification Guide		Medium	80% completed
Develop a marketing plan for the Fairgrounds Rentals	Janice Brewer	Low	
Create a podcast for self-guided tours on FCNC trails	Nancy Bernard	Low	
Create an evening middle school nature camp	Mary Jo Lewis	Low	
Develop father / daughter programs at the Fairgrounds	Stacy Reavis		Completed
Implement a Pikes Peak Outdoor Challenge program		Low	
Develop a "Nature in the Classroom" Teachers Workshop	Nancy Bernard	Low	
Create an East District 5K Run	Janice Brewer	Low	
Park Operations Division	Project Manager	Priority	Status
Complete irrigation renovation plan	Brian Bobeck	High	
Develop individual park operation plans	Brian Bobeck	Low	
Establish a second County Parks Security Officer	Brian Bobeck	High	Hiring process
Planning Division	Project Manager	Priority	Status
Complete the Elephant Rock Open Space Master Plan	Ross Williams	High	In progress
Complete the Kane Ranch Open Space Master Plan	Ross Williams	High	In progress
Complete the Jones Park Master Plan	Tim Wolken	High	Bid process
Establish a Planning Division Internship Program	Jason Meyer	Medium	
Capital Improvement Projects	Project Manager	Priority	Status
Jones Park Improvements	Tim Wolken	High	Construction
Ute Pass Regional Trail Expansion	Jason Meyer	High	Design phase
Pinerias Open Space - Phase 1	Ross Williams	High	Bid construction
Black Forest Regional Park - Drainage	Jason Meyer		Completed
Rainbow Falls Historic Site Improvements	Tim Wolken	High	Construction
Bear Creek Regional Park Improvements	Jason Meyer	High	Design Phase
County Fairground Improvements	Brian Bobeck	High	Construction
Fox Run Regional Park Improvements	Brian Bobeck	Medium	Bid Phase
Nature Center Improvements	Todd Marts	High	Construction
Eastonville Regional Trail Improvements	Jason Meyer	Low	Grant approved
Drake Lake Repairs	Tim Wolken	High	Design phase
Disaster Recovery Projects	Jason Meyer	High	Ongoing
Bear Creek Nature Center Exhibit Upgrades	Todd Marts	High	Installation
Fountain Creek Nature Center Cultural History Exhibit	Todd Marts	Medium	Design
Fountain Creek Regional Park Improvements	Ross Williams	High	Construction
Widefield Community Park Improvements	Ross Williams	High	Construction
Kane Ranch Open Space Improvements	Ross Williams	Low	
Falcon Regional Park Dog Park	Jason Meyer	Low	

Community Outreach	Project Manager	Priority	Status
Complete County Fair Sponsorship Program	Dana Nordstrom		Completed
Coordinate the 2018 Partners in the Park Program	Dana Nordstrom		Completed
Coordinate Friends Groups Capacity Building	Dana Nordstrom	High	
Complete Nature Center Fundraising Program	Todd Marts	High	
Develop an electronic sign at the County Fairgrounds	Christine Burns	Medium	
Develop a County Fair Creative Arts Sponsorship Program	Dana Nordstrom		Completed
Expand activities for National Trails Day	Christine Burns		Completed
Develop a social media campaign for National Parks and Recreation Month	Christine Burns		Ongoing

**Community Services Department
Parks / Recreation & Cultural Services Divisions
June 2018 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2018			2017	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 137,375	\$ 42,625		\$ 142,034
County Fair / Fairgrounds		\$ 257,800	\$ 140,475	\$ 117,325		\$ 135,452
Total		\$ 437,800	\$ 277,850	\$ 159,950		\$ 277,486
<u>Fundraising Revenue</u>		2018			2017	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 70,000	\$ 70,000	\$ -		\$ 46,500
Partners in the Park Program	Park Operations	\$ 30,000	\$ 15,000	\$ 15,000		\$ 5,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 20,950	\$ (10,950)		\$ 12,761
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 6,683	\$ 18,317		\$ 9,668
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)		\$ 50,000
Total		\$ 175,000	\$ 156,633	\$ 18,367		\$ 123,929
<u>Grant Funds</u>		<u>Awarded</u>				
CPW State Trails Non-Motorized Trail Grant	Eastonville Regional Trail	\$ 136,000				
CSFS Forest Restoration Capacity Building Grant	Forest Improvement Equipment	\$ 4,400				
Total		\$ 140,400				
<u>Parks Division Reservations</u>		2018			2017	2017
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		10	426	N/A	29	1064
February		10	85	N/A	26	850
March		13	294	N/A	77	1918
April		154	5480	4.7	240	7619
May		342	16459	4.3	396	17014
June		530	24273	4.1	419	20867
July						
August						
September						
October						
November						
December						
Total		1059	47017	4.37	1187	49332

<u>Parks Facility Reservations</u>	2018		2017	2017
<u>June</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>				
Archery Lanes	65	130		
Athletic Fields	40	3450	37	2800
Pavilions	113	5915	122	6016
Trails	1	100	6	618
Vendor	5	10	1	2
Tennis Courts	30	120		
Vita Course				
Meeting Room	4	46	8	101
<u>Black Forest Regional Park</u>			1	10
Athletic Fields	21	3370	17	1650
Pavilions	27	975	22	895
Vendor				
Tennis Courts	36	168	36	142
<u>Falcon Regional Park</u>				
Baseball Fields	26	850	10	260
<u>Fountain Creek Regional Park</u>				
Athletic Fields	1	60		
Pavilions	37	1911	40	1739
Trails				
Disc Golf Course				
Vendor				
<u>Fox Run Regional Park</u>				
Athletic Fields	15	775	13	648
Gazebo	4	170	17	1126
Warming Hut	8	80	8	74
Pavilions	80	3513	62	2958
Trails	2	40	2	80
<u>Homestead Ranch Regional Park</u>				
Pavilions	9	390	13	464
Athletic Fields			1	30
Trails				
<u>Palmer Lake Recreational Area</u>				
Palmer Lake Santa Fe Trail	3	1700	1	1000
<u>New Santa Fe Trail</u>				
Monument Trail Head New Santa Fe Trail	2	450		
Baptist Road Santa Fe Trail	1	50		
AFA Santa Fe Trail				
Vendor				
<u>Paint Mines Trail</u>			1	4
<u>Rock Island Trail</u>			1	250
<u>Black Forest Section 16</u>				
Total Park Facility Reservations	530	24273	419	20867

<u>Fairgrounds Facility Reservations</u>		2018			2017	2017
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		14	366	N/A	17	463
February		22	761	N/A	15	260
March		17	846	N/A	19	512
April		17	1175	N/A	17	3820
May		17	2992	N/A	15	3519
June		18	3601	N/A	14	3972
July						
August						
September						
October						
November						
December						
Total		105	9,741		97	12,546
<u>Fairgrounds Facility Reservations</u>		2018		2017		
<u>June</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		1	3	1	3	
FAB Meeting		1	21	1	21	
Lions Club Meeting		1	20	1	20	
Senior Dinner		1	57	1	60	
COC Meeting		1	25	1	10	
Forsythe - Graduation		1	40			
Carneal - Wedding		1	75			
Volunteer Orientation		2	15			
West Family reunion		1	40			
<u>Track</u>						
Race		2	3000	2	3416	
<u>Barns</u>						
<u>Livestock Arena</u>						
4h Vet Checks		1	80	1	80	
<u>Grounds -</u>						
<u>Whittemore - Fairgrounds</u>						
Dog Advisory Dog Show		1	100	1	100	
Father Daughter Day		1	20			
Plainsman 4H Dance		1	50			
United Methodist Church - Mission Workers				1	50	

<u>Exhibit Hall - Fairgrounds</u>						
Livestock Committee		1	20	1	20	
<u>Arena</u>						
Silver Buckle		1	35	1	42	
NBHA Barrell Race				2	150	
Month Total Fair Facility Reservations		18	3,601	14	3,972	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Turf damage by vehicle	1/6/2018	Bear Creek Regional Park	Field #3	\$250		
Misc. Graffiti	1/17/2018	Rock Island Trail	Bridge	\$50		
Turf damage by vehicle	1/23/2018	Fox Run Regional Park	Field	\$500		
Turf damage by vehicle	Feb (no exact date)	Fox Run Regional Park	Fields #1 & #2	\$1,000		
Graffiti Vandalism (Bridge underpass)	Feb (no exact date)	Crew's Gulch Trail	Trail(Underpass)	\$200		
Vehicle damage to field and total distruction of portable restroom	3/25/2018	Falcon Regional Park	Field and restroom	\$2,300		
Vandalism to birdfeeders and roof	4/27/2018	Fountain Creek Nature Center	Building	\$100		
Main gate rammed by vehicle	June (no exact date)	Rainbow Falls	Gate	\$1,600		
			Total	\$6,000		
<u>Volunteerism</u>						
		2018		2017		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		151	820	132	648	
February		125	1,073	153	1226	
March		170	1,308	261	1,800	
April		573	2,314	853	3,290	
May		689	2,924	468	3111	
June		427	2,774	407	2,868	
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	2135	11,213	2274	12,943	

		2018				
<u>June</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Parks Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		78	701			
Adopt-A-Park / Trail / Volunteer Projects		320	1,922			
Front Range Community Service		1	40			
Total		427	2,774			
<u>Programming</u>	Goal	2018			2017	2017
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		35	631	5.00	19	461
February		44	1346	4.90	32	1104
March		69	2791	5.00	34	706
April		122	2204	4.93	112	3819
May		195	4350	4.94	214	4089
June		122	6403	5.00	93	5127
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	587	17725	4.96	504	15306
<u>June</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Habitat	BCNC	3	51	5.00		
Incredible Insects	BCNC	8	82	5.00		
Colorado Wildlife Detectives	BCNC	6	79	5.00		
Get Outdoors Day Memorial Park	BCNC	1	1500			
National Trails Day Hike at Paint Mines	BCNC	1	15			
Colorado Springs Deaf Kids Nature Club	BCNC	3	50			
Nature Camp: Crawlers, Wigglers, Diggers	BCNC	5	160	5.00		
Community Intersections	BCNC	1	8			
Heroes United Providers	BCNC	1	8			
Music on the Mesa Concert	BCNC	1	300			
Volunteer Walk	BCNC	1	3			
Little Wonders: Flying Flowers	BCNC	2	37	4.80		
Nature Explorers: Ladybug Life Cycle	BCNC	2	32	4.89		
Pikes Peak Library District Story Time: Birds	BCNC	1	16			
Birthday: Bugs & Beasts	BCNC	2	33	5.00		
Nature Camp: Where the Wild Things Are	BCNC	5	150	4.80		
Volunteer Continuing Education: City of Sunshine	BCNC	1	17			
School in the Woods	BCNC	1	12			

Our House	BCNC	1	15	
Timberview Middle School	BCNC	1	24	
Fairgrounds Volunteer Training	BCNC	1	3	
Girl Scout Troop 42206 Junior Naturalist	BCNC	1	20	
Palisades Senior Living Walk	BCNC	1	10	
Moonlight Storytelling Hike at Fox Run	BCNC	1	30	5.00
Happy Trails Committee Meeting	BCNC	1	7	
Trail Maintenance Project	BCNC	1	6	
Awesome Arthropods	FCNC	4	65	5.00
Walk the Wetlands	FCNC	10	132	5.00
Discover the Wetlands	FCNC	1	25	5.00
Ft. Carson	FCNC	1	12	
Nature Adventures: Beautiful Butterfly or Majestic Moth	FCNC	2	30	5.00
Outreach: Get Outdoors Day	FCNC	1	1500	
Fellowship of the Rockies	FCNC	1	50	
Blue Sky Day Care	FCNC	2	38	
Jr. Camp counselor Training	FCNC	1	8	
Jr. Docent presentations: Wild About Wildlife	FCNC	4	140	
Kane Open Space Master Plan meeting	FCNC	1	30	
Night Sky program	FCNC	1	22	5.00
Free Storytime with Puppets	FCNC	1	18	
Scout: Girl Scouts Tree Badge	FCNC	1	22	4.50
Sema Group Camp	FCNC	1	8	
Nature Camp: Nature Quest at FCNC	FCNC	5	155	4.50
Nature Camp: Nature Quest at Fox Run Reg. Park	FCNC	5	180	
Rental: Rios/Harris Wedding	FCNC	1	50	
Jr. Docent presentations: Uses of Yucca	FCNC	4	117	
2's & 3's Outdoors: Crawling, Hopping, swimming, flying	FCNC	1	20	5.00
School in the Woods Park Hoppers	FCNC	1	12	
Jr. Docent presentations: Cattails are Swamp Superhero	FCNC	5	217	
Nature Jam with Pepper Grass	FCNC	1	12	
Rental: I.T. meeting	FCNC	1	12	
Birthday Party: Nature Detectives	FCNC	1	10	4.60
Cultural History Exhibit Meeting	FCNC	2	9	
Round Up Fellowship	FCNC	1	11	
Little Tykes	FCNC	1	15	
Tinkergarten	FCNC	2	16	
Free Archery Day	BCRP	1	223	
Archery Camp	BCRP	2	6	5.00
Warrior Games	SPEVT	1	150	
Girl Scout Olympic Day: Archery	BCRP	1	120	
Concert in the Park	BCRP	1	300	
TOTALS		122	6403	4.90

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

June 2018

General Updates:

1. Facility rentals have generated \$137,375 which is 76% of our \$180,000 annual goal.
2. There were 530 reservations made in June for a total of \$38,607.

Special Events:

1. Two events for running and biking enthusiasts were held at the New Santa Fe Regional Trail: The *Subaru Elephant Rock Cycling Festival* is a cycling event that starts and finishes at the Douglas County Fairgrounds in Castle Rock. The festival offers five cycling courses ranging from an 8-mile family ride to a scenic but strenuous 100-mile loop. A section of the new Santa Fe Regional Trail functioned as an aid and water station to the riders of the longer routes. The *Palmer Lake Half Marathon & 10K* was also held on the New Santa Fe Regional trail in June.
2. The Black Forest Regional Park was host the 5th Black Forest Fire Anniversary. The event featured speakers from the Board of County Commissioners, Black Forest Together, Black Forest Fire Department and local leaders. Food trucks, a band as well as fire trucks and other firefighting equipment were part of this community event remembering the fire.
3. *Colorado Legacy Sports* held a volleyball tournament fundraiser at the Black Forest Regional Park.



4. Several camps for kids were held in June: *The Manitou Mountain Monsters*, a MTB Club for middle and high school students based out of Manitou Springs held a bike camp and skills clinic at Bear Creek Regional Park.
AngelArts, a creative art agency, brought approximately 50 kids to Fox Run Regional Park for a week long camp which included play acting, sword drills and pretend sword fighting. (No real weapons were used).
Two Girl Scout group received permits for overnight camping events at the Fallen Timber area of Fox Run Regional Park. The group leaders took the opportunity of the Stage II fires restrictions to teach the girls about fire restrictions and fire safety. Everyone had a great time despite not being able to have a camp fire.
5. Several local organizations held company functions at County parks and received permits to include bounce houses and other inflatable equipment into their events.
6. Fields at County parks were busy with league activities ranging from Kickball, baseball to soccer for all ages and rugby.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – June 2018

Christine Burns, Community Outreach Division Manager

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Partners in the Park Program:** We currently seek partners for Fountain Creek Regional Park and Nature Center for 2018. Please forward any possible partners to:
dananordstrom@elpasoco.com
2. **El Paso County Fair:** Sponsors have committed \$82,500 in sponsorship to support the 2018 County Fair. Staff is now focused on our Sponsor Agreements, Marketing and VIP Reception. Please join us for our Grand Opening and VIP Reception, July 14; starting at 2:30 pm. Come check out the new Fairgrounds Pavilion. Families are welcome!
3. **Community Outreach:** El Paso County Parks is collaborating with Pikes Peak Jazz and Swing Society to host seven Concerts in the Park this summer. All concerts are free!
Upcoming concerts:
 - June 27, 6 -9 pm, at Bear Creek Regional Park featuring New Horizons Kicks.
 - July 18, 6 – 9 pm, at Bear Creek Regional Park featuring The Swing Connection.

Happy Trails BBQ is our annual fundraiser for the El Paso County Nature Centers, coming up Friday, August 24, 6 – 9 pm at the Bear Creek Nature Center. Dust off your boots and join us for an evening of great food, music, wine, beer and incredible desserts. If you would like to purchase a ticket or reserve a table, please call 520-6387.

4. **Friends Groups:** The Friends of Bear Creek Dog Park are partnering with the Pet Festival, July 28 at the Norris Penrose Event Center and Pub Dog to raise funds for new fencing.

Mark your calendars and please join us for our Parties for Parks: **August 16** at Pikes Peak Brewing, Co, and **August 30** at Fountain Creek Nature Center, from 6 – 8 pm.

Grants

1. El Paso County Parks currently has 11 open grants totaling \$1,260,400 in grant funding for projects across the county, including the Fairgrounds, Jones Park, Bear Creek Regional Park, Falcon Dog Park, Kane Ranch Open Space, Widefield Community Park, and Ute Pas Regional Trail.



2. If you have an interest working with El Paso County Parks on grants to support park projects, please call Christine Burns at 520-6996.

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

RECREATION & CULTURAL SERVICES DIVISION
MONTHLY REPORT – JUNE 2018
SUBMITTED BY: TODD MARTS, DIVISION MANAGER

General

1. Bear Creek Nature Center hired two new Seasonal employees. Jessica Wirtz will fill a five month term as Seasonal Nature Center Interpreter and Hayley Tubbs will fill the role of a three month Summer Camp Assistant.
2. Fountain Creek Nature Center Staff filled the second two 5-month Seasonal position with Mary Beth Coker.
3. Staff attended an Army 101 course at Fort Carson on Thursday, June 21. This course gave an overview of military life, and explained how to best distribute information on special events and programs to military families and individuals. Staff made great contacts to help share our information with this market.

Projects, Fundraising & Grants:

1. The first two meetings for the Cultural History Exhibit with Maureen Long Design were held on June 7 & 8. Recreation & Cultural Services Manager, FCNC Supervisor, advisors Leah Davis Witherow and Kathy Sturdevant were present along with Maureen Long and Deb Accord.

Programs & Events:

1. Fountain Creek Nature Center presented 15 Environmental Education field trips to 222 students and teachers in the month of June.
2. Fountain Creek Nature Center staff presented two nature camps in June: Nature Quest at Fountain Creek Nature Center—31 campers Nature Quest at Fox Run Regional Park—36 campers. Campers took an adventurous journey through nature with their teams to solve nature mysteries and succeed in nature challenges along the way. Challenges included nest building to see if the one they built was strong enough to protect an egg when dropped from a tree branch and matching animal tracks. Daily play in the woods, skipping rocks in Fountain Creek, games and songs rounded out the weeks.

3. Fountain Creek Nature Camp Aide Training was held on the evening of Tuesday, June 6 from 6-8:00 p.m. Eight new and returning teens learned and played camp games, hiked the nature trail, learned about the expectations of the volunteer job, and were trained in rudimentary First Aid practices typical in nature camp. Included was also a “behind the scenes” tour and distribution of camp t-shirts. This new training served to better prepare teens for volunteering at nature camp.
4. Fountain Creek Junior Docents began their summer series of on-going presentations to the public outside the nature center front doors. Their topics include Wild About Wildlife, a presentation of pelts, scats, tracks and skulls; Uses of Yucca, a demonstration of making shampoo, soap and woven goods with the yucca plant; and Cattails are the Swamp Superheroes, a demonstration of weaving and food uses of cattail plants. These teens attended training on public speaking and use hands-on methods to conduct their interactive presentations.
5. Bear Creek Nature Center hosted two weeks of full-day, weeklong summer nature camp in the month of June. ‘Crawlers, Wigglers and Diggers’ camp June 4-8 gave campers an appreciation for the variety and importance of arthropods and ‘Where the Wild Things Are’ camp June 18- 22 gave campers a deeper understanding of the habitats and inhabitants found in the Foothills Life Zone. Each camp was filled to capacity, with 30 elementary-aged children. Parent evaluation scores averaged 4.95 out of 5 and parent comments included, “Counselors connect with campers on a personal level and encourage a high amount of discovery and imaginative play.”
6. Bear Creek’s Partner in the Park, Gold Hill Mesa, offered a ‘Music on the Mesa’ concert in collaboration with, and to benefit, Friends of El Paso County Nature Centers. El Paso County staff members and nature center volunteers provided crafts, games, educational activities, and information about El Paso County Parks and Nature Centers. Several hundred community members were in attendance and the event raised \$470 for Friends of El Paso County Nature Centers. Bear Creek will partner with Gold Hill Mesa for a Fall Harvest Festival on October 13.
7. Bear Creek Nature Center staff and volunteers led a Moonlight Storytelling Hike at Fox Run Regional Park on the evening of June 29, which was filled to capacity with thirty individuals. Participants of all ages enjoyed an evening stroll, discussed the meaning of the ‘Strawberry Moon’ and participated in acting out stories related to the natural world. Evaluation scores averaged 5 out of 5 and comments included, “The staff’s fun participation and full commitment made the program. Thanks so much for a fun night!”
8. Friends of El Paso County Nature Centers Board member, Meg Poole, led a continuing education program for volunteers of El Paso County Nature Centers. Meg is the Program Coordinator for the Colorado Springs Pioneers Museum. She led a walking tour of Downtown Colorado Springs focusing on the way tuberculosis shaped the history of the city. Seventeen El Paso County Nature Centers volunteers participated in this free educational program.
9. The Free Archery Day at Bear Creek Regional Park occurred on Saturday, June 2. The percent increase in participation was 914%: from 22 in 2017 to 223 in 2018. Archery School of the Rockies instructed this great event and hopefully it will help increase attendance in our summer Archery Camps.

10. Two Archery Camps were offered during the month of June; June 11-13 and June 25-27. A total of 6 campers attended the camps and had a wonderful time.
11. Girl Scouts of Colorado, El Paso County Parks, and Archery School of the Rockies worked together to sponsor an Olympic Day on June 23, with Free Archery at Bear Creek Regional Park Archery Range. The event was full, with 20 participants per hour that registered in advance and a total of 120 participants and spectators.
12. The first of seven Concerts in the Park was on Wednesday, June 27, 6:00 p.m. to 8:00 p.m., featuring the New Horizons Kicks Band. This was a great free event sponsored by the Pikes Peak Jazz and Swing Society, and had about 300 people in attendance.
13. Staff attended the 2018 Warrior Games at the Air Force Academy on Monday, June 4. We hosted two tables in the Family Zone with a Skins and Skulls display and had around 150 people stop by to do the activity and get information on El Paso County Parks and Nature Centers.

COMMUNITY SERVICES DEPARTMENT

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

PARKS PLANNING DIVISION MONTHLY REPORTS JUNE 2018

ACTION PLAN:

Capital Project Management:

1. Black Forest Regional Park: Rocky Mountain Field Institute provided their 4th annual restoration report summarizing their 2017 work efforts within the park. In total RMFI engaged 166 volunteers providing 805 volunteer hours at a value of \$20,906. Additionally RMFI staff contributed 1,016 hours leading and training volunteers and conducting winter forestry work. This partnership will continue into 2018 through the IndyGIVE campaign.

An IFB for construction of drainage improvements was advertised in March, 2018 and RMC Consultants was selected after an evaluation of two received bids. Construction began in April and was completed in May. Work included constructing a drainage swale, installation of three boardwalks, log checks, and erosion barriers. Resurfacing the main trail through the park and expansion of the northern gravel lot was also completed.

An IFB was advertised for trail repair and construction was advertised in December, 2017. Singletrack Trails was selected after an evaluation of four received bids. Construction began in February and was completed in March. Work included realignments of several 6-ft trail and new single track trail construction. Trail closure and hazard tree removal was also completed along the new trail corridors.

2. Elephant Rock Open Space: The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been initiated.

3. Pineries Open Space: The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March. 30% design plans were reviewed by staff in early May. A public meeting to review design plans and trail alignments was held on June 8 at The Lodge at Cathedral Pines. 90% design plans and construction documents were completed in July and were reviewed by staff and the contractor in November 2017. Contractor to complete design documents in June 2018, with Phase I construction bidding to follow. Staff completed marking of singletrack trail corridors in July 2017, and Mile High Youth Corp crews



completed approximately 1.5 miles of singletrack trail. RMFI will be completing an additional ½-mile of singletrack trail and boardwalk in summer 2018.

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. A revised IFB focused on access improvements to the waterfall only was issued in March and awarded to Avery Asphalt in April, 2018. Parks is evaluating different bridge options.

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. An on-call contract for professional engineering services was awarded to Michael Baker International to complete final design and survey efforts are underway. After completion of final design in mid-2018, construction will commence and be completed by December 31, 2018.

Staff continues to support the Ring the Peak Trail and is coordinating advocacy with TOSC, City Parks and the State. Jason Meyer attended the October 11 key stakeholder meeting. The master planning process will be completed in mid-2018.

Planning:

1. City of Colorado Springs Bike Master Plan: Planning Staff is serving on the Technical Advisory Committee for the update of the plan. The final TAC meeting was on August 2 to review the initial draft. The final Master Plan was presented to the City Parks and Recreation Advisory Board in February 2018 and approved by Colorado Springs City Council in April 2018.

2. Fountain Creek Regional Park Master Plan / Phase I Improvements: Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden will be finished late winter 2018. An RFP for design and civil engineering of additional Phase I Improvements was published in May 2018, with construction taking place in Summer–Winter 2018.

3. Widefield Community Park Master Plan / Phase I Improvements: The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grants will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements. An RFP for Phase I Improvement design was published in May 2018, with construction taking place in Summer–Winter 2018.

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. Staff site visit took place May 2018.

5. Kane Ranch Open Space Master Plan: The master planning process for the property was initiated in March 2018. The County selected Design Concepts to lead the effort which included stakeholder interviews, public open house, and several site visits taking place in April–

June 2018. The Kane Ranch Open Space Master Plan will be presented at public hearings before the Park Advisory Board for endorsement and the Board of County Commissioners for final approval, both in July 2018. Implementation of the master plan is anticipated to being Fall-Winter 2018/2019.

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 to collaboratively advance projects. A contract to complete the Black Forest Section 16 and Drake Lake repairs was awarded to RMC and work was completed in May, 2017. A contract to complete Fountain Creek Regional Trail flood repairs was awarded to Wyoming Efficiency Contractors and work was completed on September 8. The Willow Springs design contract was awarded to J3 Engineering, and design is under FEMA review. A contract for Hanson Trailhead design was awarded to Bohanna-Houston in April 2018. An IFB for New Santa Fe Trail repairs was advertised with bids due in November, 2017 but was canceled after receiving no qualified bids. Staff submitted project extensions that are currently being reviewed by FEMA and will re-bid these projects in 2018.

Internal resources were mobilized in January, 2018 to complete repairs at the Maxwell Street Trailhead. Work includes repairs to the creek embankment, trail, and parking lot. Temporary repairs at the Willow Springs Ponds utilizing internal resources are also being completed while the design of the permanent repairs is under FEMA review. Work included construction of a riprap berm along the damaged creek embankment. Work at both locations was completed in April, 2018.

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 was completed in mid-2017. Staff continues to field questions about CMTs in our parks and open spaces.

2. Development Permit Application Reviews: Staff reviewed one development permit application in June and provided administrative comments.
3. Fountain Creek Watershed, Flood Control and Greenway District: Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens Advisory Group. The committees help develop and implement watershed restoration and enhancement projects.
4. Geographic Information Systems (GIS): Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.
5. Grants for Capital Projects: Planning Staff received a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space in 2017. The GOCO Board awarded both grants. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was awarded in March, 2018. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, and was awarded the \$150,000 grant in July 2017. Staff has also submitted and was awarded a \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park. A CDBG grant to improve the Fountain Creek Regional Trail through the Stratmoor Valley neighborhood for funding in 2018-2019 was submitted in February 2018. Staff is also exploring a possible Kaboom! Playground grant for Fountain Creek Regional Park to supplement Phase I Improvements.
6. Internships: The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having an intern on board in 2018.
7. Website: Staff has created the new Planning Division for use in the new El Paso County website design, which launched in April 2018. New pages and content will be created as new projects are initiated.

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

STAN VANDERWERF
LONGINOS GONZALEZ, JR.
PEGGY LITTLETON

COMMUNITY SERVICES DEPARTMENT

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

PARK OPERATIONS DIVISION MONTHLY REPORT JUNE, 2018

Operations/Miscellaneous Projects

Fairgrounds Entertainment Pavilion, South Gate and Playground - The pavilion construction project continues to progress well. Ed Green Construction is on schedule to complete the majority of construction by Fair. The pavilion electrical is moving forward with completion scheduled the week of July 9th. All concrete work has been completed.

Ed Green Construction has completed all concrete work around the South Gate and Playground. Other construction items completed include the Fairgrounds entry sign and gate, ornamental fencing, and landscaping. Churchich Recreation has completed the playground installation. The playground safety surfacing material has been delivered and Home Depot has volunteered to install the safety surface material on July 6th. Ed Green Construction, Lenz Electric, and Churchich Recreation have been phenomenal to work with and they are dedicated to finishing these projects by Fair.

Fairgrounds Electrical Upgrade - Ed Green Construction and subcontractor Lenz Electric are quickly moving ahead with installing the power needed for the area south of the Grandstands and new Entertainment Pavilion. These new upgrades will address the issues the County has faced in past years with supplying sufficient power for the vendors that are staged in these areas. Lenz Electric has provided a new 3-Phase 200Amp service panel for the Entertainment Pavilion and another dedicated service panel that will cover any electrical needs south of the Grandstands and new Pavilion. Lenz Electric will be installing the electrical service for the new ticket booth during the week of July 2nd. This will be the first ticket booth that is air conditioned.

Fairgrounds Communications Upgrade - The County I.T. Department continues with upgrading communication lines and Wi-Fi at the Fairgrounds. Lenz Electric has completed installation of all conduit needed to run the fiber optic cable and the communication line to the new south ticket booth. County Facility Management completed the installation of cooling systems for the fiber optic equipment. Currently the new fiber optic line is being installed through the town of Calhan and the contractor will begin installation throughout the Fairgrounds the week of July 2nd.

Santa Fe Trailhead Restroom – Olson Plumbing has completed backflow testing and the new domestic water system is operational. A purchase order has been generated for Olson Plumbing to provide engineered drawings to convert the restroom from a waterless Clivus unit system to a conventional restroom.

Willow Springs Bridge - Parks has received the final load analysis and bridge repair recommendations from Criterium Engineering. The budget estimate provided to repair the bridge is \$43,200.00 and does not include any of the bank stabilization required around the bridge. County staff reviewed the repair options, cost, and potential for future flood damage. Next steps will be to remove the existing structure fall of 2018 and utilize funds to build a new pedestrian bridge that will span Crews Gulch instead of repairing a structure that sits within the creek.

Bear Creek and Fountain Creek Nature Center – The contractor began repairing the concrete patio at the Bear Creek Nature Center. The repair consists of some concrete patio removal and replacement, sealing the concrete perimeter, and applying a penetrating sealer to the entire concrete patio area. This repair is to help prevent the patio from settling any further. Work shall be completed by the first week of July. Purchase orders have been generated for sheetrock repair, painting, and carpet replacement for the Exhibit and Bear Den areas at Bear Creek Nature Center. These repairs and upgrades will occur after the new exhibits have been installed this fall.

Central District

Bear Creek Regional Park – The summer season is in full swing and the Park is attracting many visitors. Given the large volume of park guest and numerous special events, parks staff has limited major projects and is primarily focused on maintenance and event support.

Several record high temperatures were recently set and drought conditions continue to persist. The unusually hot temperatures and absence of precipitation have pushed our irrigation systems to the max. Much time has been devoted to fine tuning irrigation coverage, repairs, troubleshooting, and adjusting program schedules.

All playground swings and swing hardware have been replaced in Bear Creek Regional Park. The new equipment paired with recently installed safety surface material will ensure a safe play area for years to come.

Staff was able to open field #1 after a very successful restoration process and is pleased to provide a high level playing surface to our customers. The field is both aesthetically pleasing and fully functional.

Staff toured the single track trail system with Manitou Trail Cats and secured a volunteer work day in early July. The volunteers will focus their efforts on corridor clearing, tread restoration, and installing water diversion structures.

The Central team continues to battle illegal camping. We are removing 2-3 camps per week on the east side of the Park. Our dedication to early detection and removal efforts has minimized environmental impacts.

Bear Creek Dog Park- Staff received final bids for the fence replacement project and is in the process of securing a contractor.

Staff mowed a large portion of the natural area to provide more usable space in hopes of reducing crowding. The cleared area has been well received with park users.

Rainbow Falls- The site is currently closed for access improvement efforts. Vandalism continues to be a major issue as several pieces of contractor equipment were damaged and the main entrance gate was severely bent due to a vehicle collision. Trespassing and graffiti continue to be a challenge for maintenance and security staff.

Downtown Facilities- Staff completed a large scale landscape restoration project and generated \$6,500.00 to put towards new equipment purchases. The new landscaped area looks great and PPRBD administrative staff was very happy with the project.

Staff is currently focused on adjusting irrigation schedules to combat record setting temperatures and drought conditions. The team has done an excellent job of maintaining a high level of customer service through these challenging conditions.

Jones Park- Staff is working with stakeholders to install educational signage at various locations and trail intersections. Discussions involving possible re-routes of trail 622 have been initiated and may be included in the Master Plan later this year. Volunteers are showing interest in trail restoration efforts along several trail segments in the area and meetings are scheduled to discuss scope of work.

RMFI is onsite to complete decommission and restoration efforts along the abandoned 667 trail. The goal is to restore the trail system in the Bear Creek drainage to eliminate sedimentation in to the creek. Decommissioning efforts should be complete by late summer.

Training- Seasonal staff attended an entry level safety class as well as employee orientation training.

East District

County Fairgrounds - East District Staff has begun preparations for the 2018 El Paso County Fair and completed multiple tasks and projects. The team painted the parking bollards installed in front of the 4-H campground electric panels earlier this year. The bollards were painted safety yellow to increase visibility. Other painting projects included the First Aid Booth floor and the entry steps at Whittemore Building and Exhibition Hall. Staff has also remained busy assisting with the Fairgrounds Pavilion, Playground, and Communication Upgrade projects.

The Fairgrounds Corporation allocated funds for table replacement at the Fairgrounds. Many of our tables were old wooden tables with obvious signs of heavy use. Staff ordered 86 new commercial plastic tables from Home Depot. The team sorted through the old wooden tables and labeled all of our new plastic tables. Our renters will greatly appreciate the new tables.

Paint Mines Interpretive Park – An issue with the park hours at Paint Mines was brought to our attention. New signs that clearly state the park hours will be installed at each of the parking lot entrances. The signs are currently being fabricated.

Homestead Ranch Regional Park – Five Star Automation has completed repairs to the well and lake-fill system at Homestead Ranch Regional Park. A new transducer line was installed to replace the old damaged line. These repairs will help regulate the water level in the pond. Staff was onsite checking the irrigation system and noticed an irrigation leak. After further investigation, staff was able to determine that the 4" mainline near an isolation valve had cracked. The team replaced the cracked pipe and reinstalled the isolation valve.

Falcon Regional Park – High Plains Little League has taken their mid-summer break from baseball. The East District team took advantage of this break to aerate and seed a few damaged turf areas. The dugout benches became detached from the concrete and staff was able to reattach with concrete screws.

Drake Lake Open Space – The Parks Division was contacted by Public Works regarding an accident at Drake Lake. A citizen had pulled off the road towards the parking area and accidentally pressed the gas pedal instead of the brake. The vehicle went through the post and rail fence and over the block retaining wall. The vehicle was high centered on the retaining wall and had to be removed by tow truck. Staff is working with Risk Management to pursue restitution for repairs.

North District

General Information - North District had another two Eagle Scout project completed this month. The first project included resurfacing around Black Forest Regional Park winter ski hut as well as invasive weed removal around the area. The second project bordered the north side of Black Forest Regional Park and included fire mitigation, invasive weed removal, grading to help reduce slope erosion, and creating slash piles for controlled burns this winter by Wildland Fire.

Fox Run Regional Park – The North District team accomplished a number of tasks this month. All turf areas within the Park were aerated and fertilized. Due to the unseasonably dry and warm winter there was a large amount of winter kill in our fields. Staff spent time mapping out irrigation zones and reassigning wires, seeded field areas affected by the winter kill, and ran additional day time watering cycles around park reservations to help establish newly seeded areas. The fields and turf have made drastic improvements and are showing all the hard work that has been accomplished. All parking lots and roads were graded. Native areas at trailheads and park entrances were mowed. Staff also provided support for Fountain Creek Nature Center staff during their nature camp held at Fox Run.

Black Forest Regional Park - Staff aerated and fertilized all turf areas. Weak or damaged turf areas were also seeded. We continued removal of wind-blown trees that pose safety issues for trail users. All roads and parking lots were graded. Staff prepared and provided support for the 5 year Black Forest Celebration.

Pineries Open Space - Staff felled over twenty trees along the north end of the maintenance shop to protect property lines as well as County facilities.

Palmer Lake - Staff mowed all native areas at park entrances and trailheads.

Santa Fe Regional Trail (Baptist Road Trailhead, Highway 105 Trailhead, Ice Lake, North Gate Trailhead) - Staff mowed all native areas at park entrances and trailheads. In addition, the North District team cleaned out all water bars and repaired any trail erosion along the trail system. Baptist Trailhead restroom is now on domesticated potable water.

Section 16 Trailhead - Staff mowed all native areas at park entrances and trailheads.

Hodgen Road Trail - Staff completed native mowing along Hodgen Trail and sprayed weeds that were encroaching the trail.

South District

General Overview and Staffing - The month of June has definitely created challenges for the South District due to construction projects and the June 13th hail storm. The South Team has done a great job responding to the hail storm, cleanup process, and filing reports for damaged facilities. The majority of the property damage occurred at Fountain Creek Regional Park, Fountain Creek Nature Center, and Willow Springs Ponds. Damage occurred to roofs, skylights, playground equipment, solar panels, vehicle windshields and body damage.

Fountain Creek Regional Park – The Park continues to see high daily usage and pavilion reservations. The kids fishing pond at Duckwood hasn't received much activity and the hail storm created additional challenges with a significant fish kill. Staff contacted Colorado Parks and Wildlife (CPW) to assess the pond and water quality. After CPW completed their assessment, it was determined that pond turnover caused the fish kill. Pond turnover is related to the quick cool down from the rain and hail received in a short period of time. Small, shallow ponds are more prone to turnover in the summer months and will have greater fish kill than larger, deeper ponds. Pond and lake turnover naturally occurs, but rapid turnover in smaller ponds can cause oxygen levels to drop significantly for a short period of time.

The hail storm slowed the South District operation for a couple days due to vehicle damage and cleanup. County Fleet did an excellent job getting windshields replaced within a week. The Central District team was a huge help with providing loaner vehicles and mowing Widefield Park. All the help and teamwork was greatly appreciated so the South District could continue operations and cleanup.

The hail storm caused roof damage to the pavilions, restroom, maintenance shop, and storage buildings. Other property damaged included vehicle windshields, vehicle bodies, maintenance equipment, playground slides, and information kiosks.

The south field renovation and recovery are complete and the field was re-opened June 29th.

The City of Fountain began the road construction and park entrance relocation project this month. The anticipated completion date for the project is December 2018.

Widefield Community Park – South District completed a hazardous tree mitigation project at Widefield Community Park. Staff also began preparing for the upcoming park improvement construction project.

Stratmoor Valley Park – Staff completed playground repairs and unfortunately some of the newly repaired items were vandalized again along with graffiti. The hail storm caused damage to the pavilion roof.

Nature Center- In addition to routine maintenance, staff repaired split rail fencing and cleaned out drainage inlets around the Nature Center entrance and parking lot. The hail storm and rain caused additional leaf debris to wash into drains. The hail storm caused roof damage to the Nature Center, pavilion, and wildlife observation blinds.

Willow Springs – Staff noticed the water levels in the north pond have been dropping. This could be a result of the drought and lack of moisture since the pond is spring fed. Staff will continue to investigate and monitor the water level. The hail storm caused roof damage to the pavilion, fish cleaning shelter, and restroom.

Staff extends a special thanks to Randy Feidler, our most hard working volunteer for spending over 30 hours cleaning up storm damage throughout the park.