

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

Park Advisory Board

Meeting Agenda

Wednesday, June 13, 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		
A. Kathi Schwan – Park Advisory Board Member		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Forest Lakes Filing No. 2B-A Final Plat	Ross Williams	Endorsement



<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
A.	Urban Park Development Discussion	Tim Wolken / Craig Dossey	Information
B.	The Greenway Fund Presentation	Tim Wolken / Christine Lowenburg	Information
C.	Ellicott Community Park Presentation	Tim Wolken	Information
D.	Paint Mines Interpretive Park / Photography Workshops	Todd Marts	Information
E.	Park Lands Agreements – GTL, Inc.	Ross Williams	Endorsement
F.	Park Lands Agreement – Forest Lake Residential Development, LLC	Ross Williams	Endorsement
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the May 9, 2018
El Paso County Park Advisory Board Meeting
Bear Creek Nature Center, 245 Bear Creek Road
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Ann Nichols, 1st Vice Chair
Terri Hayes, 3rd Vice Chair
Julia Sands de Melendez, Secretary
Alan Rainville
Anne Schofield
Ed Hartl
Todd Weaver

Staff Present:

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

Absent: Jane Dillon

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: Ed Hartl made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 8 - 0.
3. Approval of Minutes: Ann Nichols made a motion to approve the April 11, 2018 meeting minutes. Julia Sands de Melendez seconded the motion. The motion carried 7 – 0 – 1 with Terri Hayes abstaining from the vote.
4. Introductions and Presentations:

A. Ann Nichols Resolution

Chair Bob Falcone presented a resolution and plaque to Ann Nichols for her years of leadership and dedicated service on the Park Advisory Board.

B. National Trails Day Proclamation

Chair Bob Falcone read the National Trails Day Proclamation resolution into record. Tim Wolken commented that trails have always been a high priority for El Paso County citizens. Susan Davies, Trails and Open Space Coalition, stated that the organization is excited that the Ring the Peak project is moving forward. Ms. Davies also recently participated in a Volunteer Crew Leader training with thirty students who learned how to build sustainable trails.

5. Citizen Comments

None

6. Development Applications:

A. The Retreat at TimberRidge Preliminary Plan

Ross Williams provided an overview of the status of The Retreat at TimberRidge Preliminary Plan and the updates that have occurred since the last time the development was presented to the Park Advisory Board. The changes included a reduction in open space and the removal of a neighborhood park. Mr. Williams stated that staff will continue to recommend to the developer that the park be added back as a desired feature for the development. Bob Falcone expressed concern that the proposed open space corridor is in the flood plain.

Todd Weaver recommended to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge Preliminary Plan include the following conditions: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on and dedicated to El Paso County on forthcoming final plats; (2) strongly recommend and encourage the reestablishment of the neighborhood park in order to meet the recreational needs of residents; and (3) fees in lieu of land dedication for regional park purposes in the amount of \$88,150 will be required at time of the recording of the Final Plat. Alan Rainville seconded the recommended motion. The motion carried 8 - 0.

The board discussed if a change to the Land Development Code should be recommended to require a neighborhood park(s). Terri Hayes stated that neighborhood park(s) could be based on the overall size of the development and / or density of homes. Tim Wolken indicated that he will invite a Planning and Community Development staff member to attend the June meeting to discuss this issue.

B. El Dorado Springs Apartments Filing No. 1 Final Plat

Ross Williams provided an overview of the El Dorado Springs Apartments Filing No. 1 Final Plat and addressed questions. The Board discussed the addition of a small playground near the proposed clubhouse and recommended the following motion:

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of the El Dorado Springs Apartments Filing No. 1 Final Plat, include the following conditions: (1) recommend the installation of a small playground preferably near the proposed clubhouse and recreation center, and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$103,200 and urban park fees in the amount of \$65,280. Ed Hartl seconded the motion. The motion carried 8 – 0.

C. Silverado Ranch Filing No. 1 Final Plat

Ross Williams provided an overview of the Silverado Ranch Filing No. 1 Final Plat and addressed questions by the Board.

Terri Hayes recommended to the Planning Commission and the Board of County Commissioners that the approval of Silverado Ranch Filing No. 1 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$4,300. Alan Rainville seconded the motion. The motion carried 8 – 0.

7. Information / Action Items:

A. 2018 Park Advisory Board Tour

Brian Bobeck confirmed that the Park Advisory Board Tour will be conducted on May 19, 2018 from 10:00 a.m. – 2:00 p.m. The following sites will be visited:

- County Fairgrounds
- Paint Mines Interpretive Park
- Homestead Ranch Regional Park
- Drake Lake
- Rock Island Regional Trailhead
- Falcon Regional Park

B. Citizen Connect Project

Brian Bobeck provided an overview of the new Citizen Connect Project. The program has been developed to provide citizens an interactive way to report problems or concerns in the County Parks system. Citizens can choose to provide their request anonymously or provide their contact information which then allows the system to notify them about the status of the request.

(Alan Rainville left the meeting at approximately 2:55 p.m.)

C. Minor Subdivision Development Application Endorsement

Ross Williams presented an overview to the Board regarding the Minor Subdivision Development application process. Staff recommended that the Board consider processing Minor Subdivision Development Applications as an internal administrative review and therefore removing the need to review, prepare and present these applications to the Board unless the subdivision has park land or trail easement dedications. Todd Weaver stated that the resources of the County are better served by focusing on the larger developments that come before the Board.

Julia Sands de Melendez recommended that Minor Subdivision Development Applications be processed as administrative reviews, except in those cases where park land or trail easement dedication is necessary. Terri Hayes seconded the motion. The motion passed 7 - 0.

(Alan Rainville rejoined the meeting at approximately 3:05 p.m.)

D. County Parks Rules and Regulations Amendment

Tim Wolken provided an overview of the current fine structure for trespassing on County Parks property and stated that County leadership has received several complaints concerning the amount of the fine for a first offense trespassing violation. It is proposed to reduce the first offense trespassing fine to \$100. Anne Schofield suggested that the third offense for trespassing and vandalism be raised to \$500.

Terri Hayes moved to endorse a proposed amendment to the County Parks Rules and Regulations to lower the first offense for trespassing to \$100 and increase the third offense to \$500 for both trespassing and vandalism. Alan Rainville seconded the motion. The motion passed 8 - 0.

(Julia Sands de Melendez left the meeting at 3:15 p.m.)

E. 2018 - 19 Officer Elections

Bob Falcone led a discussion on the election of 2018 – 19 officers and recommended the following slate of candidates:

Chairperson:	Bob Falcone
Vice Chairperson:	Jane Dillon
Second Vice Chairperson:	Terri Hayes
Third Vice Chairperson:	Todd Weaver
Secretary:	Julia Sands de Melendez

Alan Rainville seconded the motion. The motion passed 7 - 0.

8. Monthly Reports:

Bob Falcone inquired about the status of permits being issued at the Paint Mines Interpretive Park for nighttime photography permits. Tim Wolken indicated that staff is being approached on a regular basis for the permits and are struggling with providing new permits based on the following safety and security issues: (1) the Paint Mines does not have any lighted parking (2) it is a mile hike to the formations (3) the increased activity may encourage others to access the site at night without a permit. Mr. Wolken indicated that staff will continue to discuss this issue and report back to the Board at the June meeting.

Todd Marts stated that the Fountain Family Fun Day at the Fountain Creek Nature Center drew an estimated 700 people this year. This is more than double from previous years. He also invited the Board to the Pikes Peak Birding Festival on May 11 – 13.

RECORD OF PROCEEDINGS

Commissioner VanderWerf indicated that he is working with the Pikes Peak Outdoor Recreation Alliance and the U.S. Forest Service regarding establishing additional trails to Pikes Peak.

9. Board/Staff Comments:

10. Adjournment: **The meeting adjourned at 3:40 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Parks

Agenda Item Summary Form

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

Agenda Date: June 13, 2018

Agenda Item Number: # 6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Classic Consulting Engineers & Surveyors, LLC., on behalf of Forest Lakes Residential Development, LLC, for approval of Forest Lakes Filing 2B-A Final Plat, which consists of 42 single-family residential lots and one tract on 11.56 acres. The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake.

On January 13, 2016, the El Paso County Park Advisory Board endorsed the Forest Lakes Filing No. 2B Final Plat, which consisted of all 87 single-family residential lots, with approximately 12.65 acres of dedicated open space, some of which is located along the banks of Beaver Creek and Bristlecone Lake. After that endorsement, a FEMA Letter of Map Revision (LOMR) floodplain modification application was submitted for approval, and only 45 lots were included in Filing No. 2B Final Plat, with the remaining 42 lots, known as Tract B, to be platted at a later date as Filing No. 2B-A. While Filing No. 2B-A cannot be filed until the LOMR is approved by FEMA, the applicant is requesting conditional approval in order to move the process forward.

In September 2017, Forest Lakes Filing No. 2B Final Plat, containing 45 lots and Tract B, was endorsed with the following conditions:

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

In January 2018, the El Paso County Board of County Commissioners approved the Forest Lakes Filing No. 2B Park Lands Agreement between Forest Lakes Residential Development, LLC., and El Paso County, waiving urban park fees in exchange for the construction and installation of park amenities, specifically Waterfront Park along the northern shore of Bristlecone Lake, which now includes paved sidewalks, playground, event pavilion, and park benches. Furthermore, staff acknowledges the waiver of all

Forest Lakes regional park fees in exchange for the construction of the Forest Lakes Secondary Regional Trail in its 3-mile entirety, along Forest Lakes Drive, through Waterfront Park, and into the proposed Phase II section of the development. After previous staff site visits, minor language modifications were made to Waterfront Park rules and regulation signage to promote public use of the facilities. Parks staff conducted a second inspection of the site and found it to be in compliance with the requirements of all past Park Lands Agreements.

As no trail easements or park land dedication is required, staff is recommending urban park fees.

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

Recommend 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.

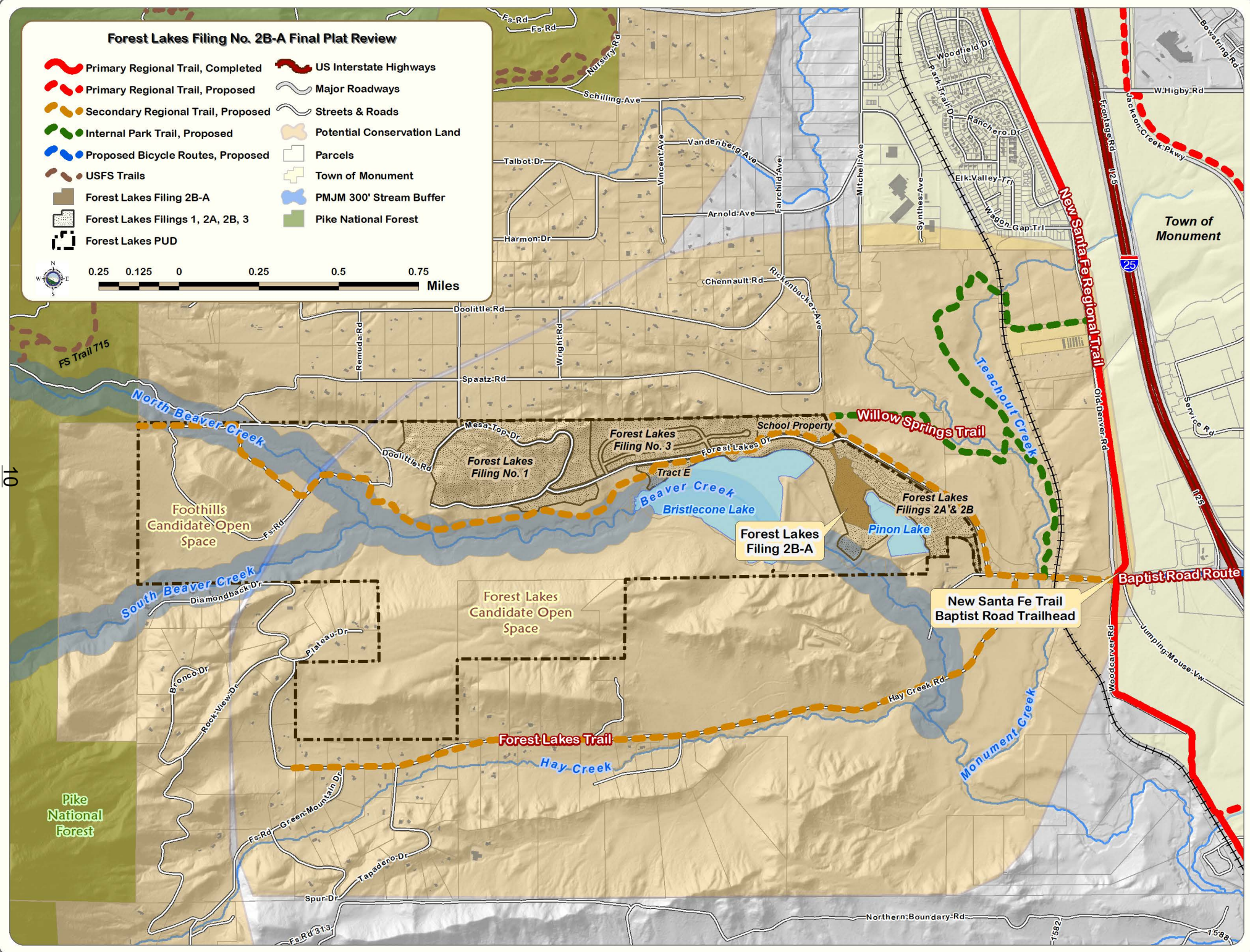
Forest Lakes Filing No. 2B-A Final Plat Review

Legend:

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- USFS Trails
- Forest Lakes Filing 2B-A
- Forest Lakes Filings 1, 2A, 2B, 3
- Forest Lakes PUD
- US Interstate Highways
- Major Roadways
- Streets & Roads
- Potential Conservation Land
- Parcels
- Town of Monument
- PMJM 300' Stream Buffer
- Pike National Forest

Scale: 0.25 0.125 0 0.25 0.5 0.75 Miles

North Arrow: N, S, E, W



Development Application Permit Review



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

June 13, 2018

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

Name:	Forest Lakes 2B-A Final Plat	Application Type:	Final Plat
DSD Reference #:	VR-18-009	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	11.56
Forest Lakes Residential Development, LLC / Jim Boulton	Classic Consulting Engineers & Surveyors, LLC	Total # of Dwelling Units	42
1111 Main Street, Suite 1600	619 North Cascade Avenue, #200	Gross Density:	3.63
Kansas City, MO 64105	Colorado Springs, CO 80903	Park Region:	1
		Urban Area:	1

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

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: 1	Urban Parks Area: 1
0.0194 Acres x 42 Dwelling Units = 0.815 acres	Neighborhood: 0.00375 Acres x 42 Dwelling Units = 0.16 acres
	Community: 0.00625 Acres x 42 Dwelling Units = 0.26 acres
	Total: 0.42 acres

FEE REQUIREMENTS

Regional Parks: 1	Urban Parks Area: 1
\$430.00 / Unit x 42 Dwelling Units = \$18,060.00	Neighborhood: \$107.00 / Unit x 42 Dwelling Units = \$4,494.00
	Community: \$165.00 / Unit x 42 Dwelling Units = \$6,930.00
	Total: \$11,424.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 2B-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 future 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 neighborhood park amenities, specifically the Forest Lakes Secondary Regional Trail and Waterfront Park.

Park Advisory Board Recommendation:



Forest Lakes Filing No. 2B-A Letter of Intent

Owner:

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

Applicant/Consultant

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

Site location:

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

Size:

11.559 Acres

Zoning:

PUD (Existing)

Request:

Applicant requests that the previously platted Tract B (Final Plat for Forest Lakes Filing No. 2B) be replatted to reflect 42 lots where one large tract currently exists. The tract is currently impacted by an existing FEMA Floodplain. The LOMR process (CLOMR already approved), is being processed through FEMA to remove said floodplan from the site. The plat cannot be recorded until the floodplan is removed, but conditional approval is being requested to move the project forward.

Justification:

Classic Consulting Engineers & Surveyors (CCES) had already worked with the County on this project In order to allow the area of Filing 2B unaffected by the floodplain to be platted and developed (Filing 2B). Construction of the 2B-A area is taking place as CD approval to facilitate the LOMR was obtained from El Paso County in 2017. All prior requirements and obligations will remain unchanged from the prior submittal (for the overall original Filing 2B area). Construction Surety already posted for both 2B and 2B-A.

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

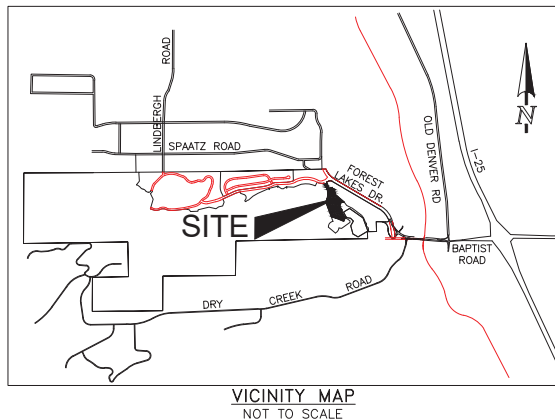
Forest Lakes Drive is fully constructed adjacent to this site and water and sanitary have been previously placed with the Filing 2B area that serves the 2B-A area.

Waiver Requests:

None required.

Sm/117502/letter of intent 2B-A.docx

FOREST LAKES FILING NO. 2B-A
A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES
FILING NO. 2B RECORDED UNDER RECEPTION NO. 217714065
RECORDS OF EL PASO COUNTY, COLORADO
EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:
THAT FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, BEING THE OWNER OF
THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:
TRACT B AS PLATTED IN FOREST LAKES FILING NO. 2B, RECORDED UNDER RECEPTION NO. 21714065, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 503,501 SQUARE FEET, 11.559 ACRES

OWNER'S CERTIFICATE:

THE UNDERSIGNED, INCLUDING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND REPLATED SAID LANDS INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FOREST LAKES FILING NO. 28-A. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO THE PUBLIC AND TO THE PUBLIC UTILITY COVENANT AND AGREED THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND FOR COMMUNICATION SYSTEMS AND PURPOSES AS SHOWN HEREON. THE UNDERSIGNED ARE HEREBY RESPONSIBLE FOR PROVIDING THE SERVICE OF WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:
FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY
COMPANY, HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____,
20____, A.D.

BY: _____
FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC

[illegible]

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., BY _____ AS _____ OF FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

GENERAL NOTES: (CONTINUED)

14. THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR TRACT TO FOREST LAKES DRIVE.
 15. TRACTS A, B AND D ARE FOR OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
 16. TRACT C IS FOR DRAINAGE, PARK, INGRESS/EGRESS AND PUBLIC UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
 17. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
 18. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDED OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
 19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE FOREST LAKES METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN BOOK 5065 AT PAGE 1279 AND BOOK 5165 AT PAGE 326.
 20. THE FOREST LAKES METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
 21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12-382). AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
 22. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE PINON PINES METROPOLITAN DISTRICT NO. 1 BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 204033347 AND 208042748.
 23. UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
 - A. A 5.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT ALONG THE FRONT LINES OF EACH LOT.
 - B. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
 - C. A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
 - D. A 15.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES ALONG THE FRONT LINES OF EACH LOT.
- THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
24. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
 25. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 42 LOTS.
 26. PURSUANT TO RESOLUTION 16-454, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 216145945, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FOREST LAKES FILING NO. 28-A ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20__.

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

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN 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 THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

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

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE

CLERK AND RECORDER:

[illegible]

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

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

SCHOOL FEE: _____

BRIDGE FEE:_____

PARK FEE: _____

DRAINAGE FEE: _____

OWNER:

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

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

FOREST LAKES
FILING NO. 2B-A
JOB NO. 1175.02
APRIL 23, 2018
SHEET 1 OF 2

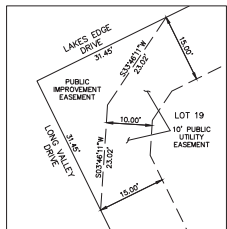
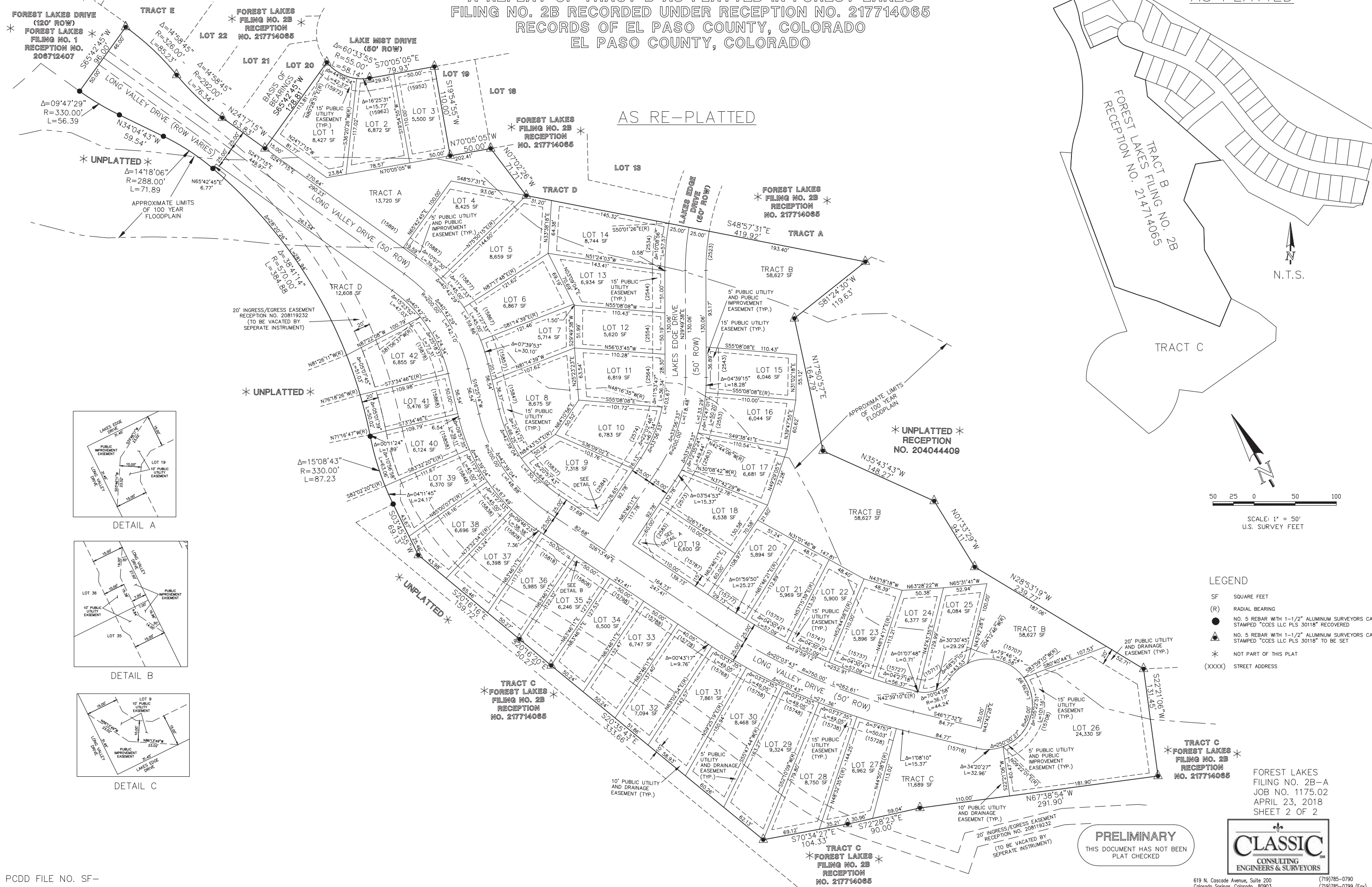
NO	REVISION	DATE

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

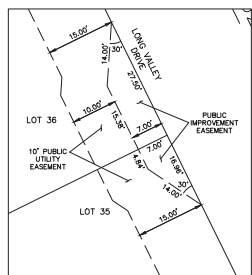
(719)785-0799 (Fax)

FOREST LAKES FILING NO. 2B-A

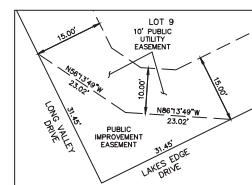
A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES
FILING NO. 2B RECORDED UNDER RECEPTION NO. 217714065
RECORDS OF EL PASO COUNTY, COLORADO
EL PASO COUNTY, COLORADO



DETAIL A



DETAIL B



DETAIL C

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

SCALE: 1" = 50'
U.S. SURVEY FEET

TRACT C
*FOREST LAKES
FILING NO. 2B
RECEPTION
NO. 217714065

FOREST LAKES
FILING NO. 2B-A
JOB NO. 1175.02
APRIL 23, 2018
SHEET 2 OF 2



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

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

TRACT C
*FOREST LAKES
FILING NO. 2B
RECEPTION
NO. 217714065

TRACT C
*FOREST LAKES
FILING NO. 2B
RECEPTION
NO. 217714065

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Urban Park Development Discussion

Agenda Date: June 13, 2018

Agenda Item Number: # 7 - A

Presenter: Tim Wolken, Executive Director, Community Services Department
Craig Dossey, Executive Director, Planning and Community Development Department

Information: X **Endorsement:**

Background Information:

At the May, 2018 Park Advisory Board meeting, the members expressed the desire to encourage developers to construct urban parks within major residential developments. The members and staff believe the development of urban parks will have a significant positive impact on the quality of life for residents living in the residential developments.

Currently, County Parks provides the following incentives to encourage the development of urban parks within residential developments:

- 1) El Paso County provides urban park grants to governmental organization in El Paso County, including metropolitan districts, special districts, and non-profit, tax-exempt organizations to develop urban parks. The grants are commonly \$25,000 and must be equally matched by grantee funds.
- 2) El Paso County enters into parkland agreements with developers to provide credit for urban park fees provided the proposed urban park(s) are developed within a specified timeframe and the cost of the urban park(s) exceeds the required urban park fees.

The El Paso County Land Development Code does not require the development of urban parks within a residential development. However, many developers have elected to construct an urban park(s) to enhance the quality of life and marketability for the respective development.

During discussions with the El Paso County Planning and Community Development Department staff, we discussed several challenges to requiring urban park development in the Land Development Code:

A) Attempting to define what amenities should be included in an urban park can be challenging and will have a significant impact on the overall cost of the park.

B) The ongoing maintenance of an urban park(s) can be challenging if the respective development does not have a metropolitan district.

Craig Dossey, Executive Director, Planning and Community Development Department, will attend the June meeting and will provide an overview of the Land Development Code as it relates to urban park development and address questions from the Park Advisory Board.

Recommended motion:

Information only

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Greenway Fund Presentation

Agenda Date: June 13, 2018

Agenda Item Number: # 7 - B

Presenter: Tim Wolken, Executive Director, Community Services
Department

Christine Lowenburg, Executive Director, The Greenway
Fund

Information: X

Endorsement:

Background Information:

The Greenway Fund's mission is to advance our regional waterways as unique assets impacting the environmental, economic, and recreational vitality of our community. Long-term, The Greenway Fund's vision is to create safe, healthy, and accessible regional waterways so people can connect, protect, and create with water for an improved life.

Christine Lowenburg, Executive Director of The Greenway Fund, will present a power point presentation regarding current efforts by The Greenway Fund and how El Paso County Parks may expand our partnership with The Greenway Fund.

Recommended motion:

Information only

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Ellicott Community Park Presentation

Agenda Date: June 13, 2018

Agenda Item Number: # 7 - C

Presenter: Tim Wolken, Executive Director, Community Services Department

Information: X **Endorsement:**

Background Information:

The High Plains Sertoma Club has requested El Paso County consider assuming the maintenance of Ellicott Community Park (community park). The Sertoma Club members have indicated that as their membership ages, it has become increasingly challenging to secure the needed volunteers to maintain the community park.

The community park was constructed in the 1950's and serves as a meeting place for community gatherings and drop in use. The community park is currently owned and managed by the High Plains Sertoma Club. The park is approximately eleven acres with ten acres of fenced grass land and one acre of active play space which includes a playground, picnic facilities, play court and parking lot.

There is electric and water on the site. The annual utility cost is estimated at \$600 for electricity and \$375 for a portable restroom (summer only).

Previous maintenance support, in addition to the High Plains Sertoma Club, has been provided by the 4-H clubs, Boy Scouts, school clubs and Schriever Air Force Base.

Please find below a summary of positive attributes and challenges regarding the assumption of maintaining the community park:

Positive Attributes

A. The community park has a long history of providing recreational opportunities for the Ellicott area.

B. County Parks does not currently provide a regional park in the Ellicott area.

Challenges

A. The community park does not meet the mission of the County's regional park facilities which are normally 200 acres and larger.

B. The community park is approximately 22 minutes travel time from the East District Maintenance facility.

C. The East District Maintenance staff are currently at capacity with maintaining the County Fairgrounds, Homestead Ranch Regional Park, Falcon Regional Park, Drake Lake Natural Area, Paint Mines Interpretive Park, Rock Island Regional Trail, and trails / trailheads.

D. The community park is in need of upgrades to address functional, liability and aesthetic issues. El Paso County Parks has a current list of \$9 million of park projects identified over the next five years and it will be challenging to complete improvements at the community park in the near future.

Suggested next steps:

1. Ellicott School District currently maintains a variety of outdoor recreation facilities approximately .5 miles from the community park. It is recommended the Sertoma Club approach the School District to determine if the School District would be willing to contract with the Sertoma Club to maintain the park.

2. It is recommended that the Sertoma Club apply for a Community Development Block Grant to complete improvements at the park.

Recommended action:

Information only



Location: 112 North Ellicott Highway
(26.5 Miles From Fountain Creek Regional Park)

~ Hi-Plains Sertoma Ellicott Community Park ~ Ellicott, Colorado



Scale - 1:900



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Paint Mines Interpretive Park / Photography Workshops

Agenda Date: June 13, 2018

Agenda Item Number: #7 - D

Presenter: Todd Marts, Recreation & Cultural Services Manager

Information: X **Endorsement:**

Background Information:

As a follow-up to the discussion at the May, 2018 Park Advisory Board meeting regarding nighttime photography at the Paint Mines Interpretive Park (Paint Mines), County Parks has entered into an agreement with Mike Pach, a local professional photographer, to lead five nighttime photography workshops at the Paint Mines in 2018.

We believe that having Mr. Pach leading the workshops will help ensure the safety of participants while monitoring that workshop participants abide by the rules in the Paint Mines designed to protect the formations. The workshops will also limit nighttime access to the Paint Mines versus issuing multiple private permits.

Mr. Pach has led photography workshops in County Parks for several years and has received positive evaluations and feedback from participants. In addition to leading the workshops, the agreement includes Mr. Pach providing photographs of County Parks that will be used for the website, publications and marketing.

Recommended motion:

Information Only

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – GTL, Inc.

Agenda Date: June 13, 2018

Agenda Item Number: # 7 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Meridian Ranch is a 2,650-acre mixed-use development located north of the Town of Falcon, between Meridian Road and Eastonville Road. The developer, GTL Inc., is in the process of completing the requirements of three Final Plat subdivision applications for portions of southern Meridian Ranch: The Enclaves at Stonebridge Filing No. 4 (209 lots), WindingWalk Filing No.1 (354 lots), and WindingWalk Filing No. 2 (60 lots).

GTL, Inc. has indicated their intention to construct urban park amenities within and/or immediately adjacent to the aforementioned three filings within the Meridan Ranch development, and has requested the waiver of all urban park fees.

Please find attached the proposed Enclaves at Stonebridge Filing No. 4, WindingWalk Filing No. 1, and WindingWalk Filing No. 2 Park Lands Agreements that include providing credit of the following urban park fees:

- The Enclaves at Stonebridge Filing No. 4 - \$56,848
- WindingWalk Filing No. 1 - \$93,840
- WindingWalk Filing No. 2 - \$16,320
- Total Urban Park Free Credits - \$167,008

County Parks is proposing to grant GTL, Inc. credit for the urban park fees provided the Property Owner installs urban park and trail improvements of an equal or greater value to those certain parcels identified as Tract A in the Enclaves at Stonebridge Filing No. 4, and Tracts A, D, and G in WindingWalk Filing No. 1, and which urban park improvements will provide urban recreation opportunities for residents living in all three filings. The Property Owner estimates the overall cost of the park and trail projects to be approximately \$258,560. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulation, resolutions, and standards. The park will be maintained by the Developer or the Meridian Ranch Metropolitan District.

Recommended Motion:

_____ move 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.

PARK LANDS AGREEMENT

THE ENCLAVES AT STONEBRIDGE FILING NO. 4

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2018, by and between GTL, Inc. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as The Enclaves at Stonebridge Filing No. 4 (the "Property") for development of 209 single-family lots, whose application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2018.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for The Enclaves at Stonebridge Filing No. 4 to be \$56,848.

D. The County desires to grant the Property Owner \$56,848 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements of an equal or greater value to those certain parcels identified as Tract A in the Enclaves at Stonebridge Filing No. 4, and Tracts A, D, and G in WindingWalk Filing No. 1, and which urban park improvements will provide urban recreation opportunities for residents living in The Enclaves at Stonebridge Filing No. 41.

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

1. **Park Development and Obligations.** Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Enclaves at Stonebridge Filing No. 4 Tract A, and WindingWalk Filing No. 1 Tracts A, D, and G, located northwest of the intersection of Stapleton Drive and Eastonville Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban park improvements (the "Park Improvements") within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$56,848.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for The Enclaves at Stonebridge Filing No. 4.
- d. The Park Improvements shall include, but are not limited to open spaces and WindingWalk Park, including outdoor exercise equipment, sod, trees, shrubs, irrigation, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$56,848 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The site(s) will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Enclaves at Stonebridge and WindingWalk PUD Development Plans.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

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

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

GTL, INC.

By: _____
President

By: _____
Raul Guzman, Vice President

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

PARK LANDS AGREEMENT
WINDINGWALK FILING NO. 1

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2018, by and between GTL, Inc. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as WindingWalk Filing No. 1 (the "Property") for development of 345 single-family lots, whose application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2018.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the WindingWalk Filing No. 1 to be \$93,840.

D. The County desires to grant the Property Owner \$93,840 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements of an equal or greater value to those certain parcels identified as Tract A in the Enclaves at Stonebridge Filing No. 4, and Tracts A, D, and G in WindingWalk Filing No. 1, and which urban park improvements will provide urban recreation opportunities for residents living in WindingWalk Filing No. 1.

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

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Enclaves at Stonebridge Filing No. 4 Tract A, and WindingWalk Filing No. 1 Tracts A, D, and G, located northwest of the intersection of Stapleton Drive and Eastonville Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban park improvements (the "Park Improvements") within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$93,840.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for WindingWalk Filing No. 1.
- d. The Park Improvements shall include but are not limited to open spaces and WindingWalk Park, including outdoor exercise equipment, sod, trees, shrubs, irrigation, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$93,840 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The site(s) will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Enclaves at Stonebridge and WindingWalk PUD Development Plans.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the “District”) for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

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

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

GTL, INC.

By: _____
President

By: _____
Raul Guzman, Vice President

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

PARK LANDS AGREEMENT
WINDINGWALK FILING NO. 2

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2018, by and between GTL, Inc. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as WindingWalk Filing No. 2 (the "Property") for development of 60 single-family lots, whose application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2018.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the WindingWalk Filing No. 2 to be \$16,320.

D. The County desires to grant the Property Owner \$16,320 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements of an equal or greater value to those certain parcels identified as Tract A in the Enclaves at Stonebridge Filing No. 4, and Tracts A, D, and G in WindingWalk Filing No. 1, and which urban park improvements will provide urban recreation opportunities for residents living in WindingWalk Filing No. 2.

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

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Enclaves at Stonebridge Filing No. 4 Tract A, and Winding Walk Filing No. 1 Tracts A, D, and G, located northwest of the intersection of Stapleton Drive and Eastonville Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban park improvements (the "Park Improvements") within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$16,320.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for WindingWalk Filing No. 2.
- d. The Park Improvements shall include but are not limited to open spaces and WindingWalk Park, including outdoor exercise equipment, sod, trees, shrubs, irrigation, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$16,320 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The site(s) will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Enclaves at Stonebridge and WindingWalk PUD Development Plans.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the “District”) for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

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

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

GTL, INC.

By: _____
President

By: _____
Raul Guzman, Vice President

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

**GTL, INC. dba
GTL DEVELOPMENT, INC.**

Fax No. (619) 223-2865
Telephone No. (619) 223-1663

3575 Kenyon Street, Suite 200
San Diego, CA. 92110

Mailing Address
P. O. Box 80036
San Diego, CA 92138

May 10, 2018

Tim Wolken
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: WINDINGWALK FILING NO. 1 AND NO. 2 AND THE ENCLAVES AT
STONEBRIDGE FILING NO. 1 – URBAN PARK FEE CREDIT REQUEST

Dear Mr. Wolken:

On behalf of GTL, Inc., I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant GTL, Inc. Urban Park Credits in the following amounts:


1. WindingWalk Filing No. 1, 345 Lots - \$93,840.00
2. WindingWalk Filing No. 2, 60 Lots - \$16,320.00.
3. The Enclaves at Stonebridge Filing No. 1, 209 Lots - \$56,848.00

GTL, Inc. will install improvements of an equal or greater value through the construction of paved, multi-use recreation trails along the major surrounding roads and dedicated open spaces as well as the WindingWalk park and open space system. Please see the attached exhibit for the park and trail improvements as well as the attached cost estimate. The county prepared Parks Land Agreement will cover the details of granting GTL, Inc. the Urban Park Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Very truly yours,

GTL, INC. dba
GTL DEVELOPMENT, INC.



Raul Guzman, Vice President

RG:nl

Cc: Andrea Barlow @ NES

Open Space Trail and Park System Costs

13-Apr-18

Winding Walk Open Space Trail

OPEN SPACE/TRAIL

	Qty Units	Unit Price	Cost
Native Seed Areas	87,108 SF	\$ 0.25	\$ 21,777.00
Trails	7259 LF	\$ 3.50	\$ 25,406.50
Trees	51 EA	\$ 300.00	\$ 15,300.00
Concrete Trail Subtotal =			\$ 62,483.50

Stonebridge Enclaves Open Space Trail

OPEN SPACE/TRAIL

	Qty Units	Unit Price	Cost
Native Seed Areas	31,644 SF	\$ 0.25	\$ 7,911.00
Trails	2637 LF	\$ 3.50	\$ 9,229.50
Trees	27 EA	\$ 300.00	\$ 8,100.00
Concrete Trail Subtotal =			\$ 25,240.50

Winding Walk/Enclaves PARK

Native Turf Areas

Sod

Trees

Mulch Playsurfacing

Outdoor Fitness Equipment

Irrigation

37,066 SF	\$ 0.25	\$ 9,266.50
51,585 SF	\$ 0.50	\$ 25,792.50
10 EA	\$ 300.00	\$ 3,000.00
1,571 SF	\$ 1.25	\$ 1,963.75
1 LS	\$ 20,000.00	\$ 20,000.00
88,651 SF	\$ 1.25	\$ 110,813.75
Park Subtotal =		\$ 170,836.50

Total Park and Trail Costs = \$ 258,560.50

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – Forest Lakes Residential Development, LLC

Agenda Date: June 13, 2018

Agenda Item Number: # 7 - F

Presenter: Ross Williams, Park Planner
Community Services Department

Information: **Endorsement:** X

Background Information:

The Forest Lake Residential Development is a 977 acre development located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake. The developer is in the process of completing the requirements of a Final Plat application for a portion of the property platted as Forest Lakes Filing No. 2B-A for development of 42 single-family residential lots, which is anticipated to go before the Planning Commission and the Board of County Commissioners 2018.

In September 2016 and again in January 2018, the El Paso County Board of County Commissioners approved the Forest Lakes Filing No. 2A and Filing No. 2B Park Lands Agreements, respectively, between Forest Lakes Residential Development, LLC, and El Paso County, waiving urban park fees in exchange for the construction and installation of park amenities, specifically Waterfront Park along the northern shore of Bristlecone Lake, which now includes a paved parking lot for the park and county trailhead, gazebo, small events amphitheater, low profile playground, small turf area, passive seating areas, rules and regulation signage, and landscape/irrigation. Parks staff has conducted two inspections of the site and found it to be in compliance with the requirements of all past Park Lands Agreements.

Please find enclosed the proposed Forest Lakes Filing No. 2B-A Park Lands Agreement that includes providing a waiver of the \$11,424 of urban park fees, as the Property Owner has completed urban park improvements at Waterfront Park as well as trail improvements along the Forest Lakes Secondary Regional Trail, and both are beneficial for and provide recreational opportunities to the public and residents of Forest Lakes Filing No. 2B-A. The Property Owner estimates the overall cost of the trail and park projects to be \$400,000 to \$480,000.

Recommended Motion:

_____ move to endorse the Park Lands Agreement with Forest Lakes Residential Development Development, LLC.

PARK LANDS AGREEMENT

FOREST LAKES FILING 2B-A

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of ____, 2018, by and between Forest Lakes Residential Development, LLC. ("Property Owner"), FOREST LAKES METROPOLITAN DISTRICT ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado, consisting of approximately 977 acres and commonly known and described as Forest Lakes (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County in 2002.

B. Property Owner is in the process of completing the Final Plat application for a portion of the Property to be platted as Forest Lakes Filing No. 2B-A for development of 42 single-family residential lots, whose application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2018.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Forest Lakes Filing No. 2B-A to be \$11,424.

D. The County desires to grant the Property Owner \$11,424 in Urban Park Fee Credits, as the Property Owner or District has installed urban park improvements of an equal or greater value to certain parcels identified as Tract E, Forest Lakes Filing No. 1, owned by District and referred to as Waterfront Park, which will provide urban recreation opportunities for residents living in Filing No. 2B-A.

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

1. Park Development and Obligations. Property Owner has satisfied its urban park development requirements and obligations for Forest Lakes Filing No. 2B-A through the installation of urban park and trail improvements on Tract E of Forest Lakes Filing No. 1. The County further recognizes that Waterfront Park located in Forest Lakes Filing No. 1 is owned by the District for the purpose of providing recreational opportunities and protecting the adjacent drinking water supply reservoir for residents of Filing No. 2B-A. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for Forest Lakes Filing No. 2B-A, the Property Owner, through cooperation with the District, has installed or cause to be installed certain urban park improvements within

the designated tracts.

- b. The value of the contribution of Property Owner towards the improvements installed is equal to or greater than \$11,424.
- c. The Property Owner, in coordination with District, will provide a site plan and a design and construction cost estimate for the urban park improvements to the County for review and approval prior to the recording of the Final Plat for Forest Lakes Filing 2B-A.
- d. El Paso County Parks staff will conduct an inspection of the site(s) to finalize the conditions of this Parks Lands Agreement. The improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$11,424 will be immediately paid to the County by Property Owner. If the above mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within Forest Lakes until such the improvements have been completed or fees have been paid.
- e. The park and trails will be governed by the Rules and Regulations of the District with the understanding that the park and trails will remain open for public use in perpetuity and the trails will allow pedestrian, bicycle and equestrian use. The use will be consistent with the zoning of the property identified in the approved Forest Lakes PUD Development Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the District for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

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

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

Forest Lakes Residential Development, LLC.

By: _____
President

By: _____

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

FOREST LAKES METROPOLITAN DISTRICT

President

ATTEST:

Secretary



May 31, 2018

Ross Williams
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: FOREST LAKES FILING NO. 2BA – URBAN PARK FEE CREDIT REQUEST

Dear Mr. Williams:

On behalf of Classic Homes, I respectfully request that the Community Services Department consider our request to enter into a Park Lands Agreement to grant Urban Park Credits for Forest Lakes Filing No. 2BA.

Classic Homes has installed substantial improvements to create Waterfront Park, which is the centerpiece of the Forest Lakes community. Attached are the construction documents for the park and receipts and invoices paid for the construction of the park. As you can see, the overall project with trailhead, play equipment, gazebo, amphitheater, structures, landscaping, irrigation, dock, paving and other features is over \$500,000.

To date, Urban Park Credits have been issued for the following filings within Forest Lakes:

Forest Lakes Filing No. 2A - \$15,479
Forest Lakes Filing No. 2B - \$11,565
Total - \$27,041

Forest Lakes Filing No. 2B. comprises 42 Lots and the requested credit is \$10,794 (\$257 x 42), which would bring the total credits for this project to \$37,835. The value of the installed improvements substantially exceeds this combined total of granted and currently requested Urban Park Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Jim Boulton". The signature is stylized with a large, looping "J" and a long horizontal stroke extending to the right.

Jim Boulton
Classic Homes
Vice President/Project Manager
719-499-3818 (cell)
719-785-3259 (off.)



WOODS

SITE play scopes

P.O. Box 4321
Evergreen, CO. 80439
PH: 303-688-2132
Email: markl@woodssite.com

Confirmation

Date

5/16/2016

Confirmation #

260

Quotation #

Q-16-75789-A1

Enter Your PO #

Classic Communities
6385 Corporate Dr.
Colorado Springs, CO. 80919

PH: 719-592-9333

FX:

Sales Rep

TP

Project / Job Name

Forest Lakes

Description	Qty	Rate	Total
1563-3, Double Belt / Single Tot Swing, free-of-heart-center premium Douglas fir posts and beams, BLACK swing hangers, TAN seats	1	3,800.00	3,800.00
4877-RP RePlay playground structure, standard color CASPAX-7 powder-coated metal accessories, Cedar colored 100% post-consumer HDPE recycled plastic posts, BROWN SofDek Plastic-coated Perforated Steel Decks, Baluster Walls, TAN plastic accessories, EVERGREEN metal accessories		34,240.00	34,240.00
Freight	1	2,970.00	2,970.00
Installation of Playground Equipment	1	9,587.00	9,587.00
PlaySoft Engineered Wood Fiber, All materials, freight and labor to install 2,865 s.f. Engineered wood fiber is installed 12" after compaction over two layers of geotextile filter fabric with 3 - 4" of gravel between the two layers of geotextile.	1	7,590.00	7,590.00
Any Colorado taxes are extra and not included. Prices are F.O.B. factory, freight to job site included as a separate line item. Items are unitized for lift truck handling. Unloading and any assembly/installation are the responsibility of the customer, unless otherwise quoted. Standard sales terms apply. Shipment can occur within 60 days after our receipt of an acceptable order i.e.: receipt of your deposit, approved drawings and the signed original blue copy of the order confirmation. Quotation is valid for 30 days and subject to confirmation thereafter.		0.00	0.00T

PLAYGROUND

Signature:

Date:

Total

Confirm Ship to and Contact

Name:

Contact:

Address:

Contact Phone:

City, ST, Zip:

This confirmation is valid for 30 days and subject to our re-confirmation thereafter. Estimated install date is 4-6 weeks from receipt of signed order unless otherwise specified above. Please specify when ordering if a specific install date/window is required, as expedited install is often available.

Terms: Deposit of 50% required at time of order entry. Balance due upon receipt of product with approved credit.
Freight: Shipped by common carrier, to one business address only. Your personnel to meet driver and promptly remove product from truck. Shipping packages are usually heavy and awkward and require mechanical handling to accomplish truck unloading at destination. Fees are based on fuel prices today and may change on date of delivery.

Please sign and Date this Confirmation and return with your deposit so that your Order Process May Begin.

WOODS

SITE PlayScapes

P.O. Box 4321
Evergreen, CO. 80439
PH: 303-688-2132
Email: markl@woodssite.com

Confirmation

Date
5/16/2016
Confirmation #
260
Quotation #
Q-16-75789-A1
Enter Your PO #

Classic Communities
6385 Corporate Dr.
Colorado Springs, CO. 80919

PH: 719-592-9333

FX:

Sales Rep

TP

Project / Job Name

Forest Lakes

Description	Qty	Rate	Total
If installation of playground equipment is quoted the following applies: The owner/General Contractor will provide a flat, clean compacted sub-grade to proper elevation (Depending on fall surface material) with drainage out of the playground pit and machinery access to the playground pit. Fall surfacing can not be installed until the installation of all the playground equipment. No Davis Bacon wage rates, special insurance requirements, licenses, city or special use taxes, etc. No mounting anchors are included without installation. If any of the above items are not adhered to, there may be additional charges. If the Owner/General Contractor is going to issue a sub-contract for installation and require insurance that sub-contract should be issued to Playgrounds of the Rockies, not Woods Site & PlayScapes Inc.		0.00	0.00T
Sales Tax		4.90%	0.00

Signature:

Date:

Total

\$58,187.00

Confirm Ship to and Contact

Name:

Contact:

Address:

Contact Phone:

City, ST, Zip:

This confirmation is valid for 30 days and subject to our re-confirmation thereafter. Estimated install date is 4-6 weeks from receipt of signed order unless otherwise specified above. Please specify when ordering if a specific install date/window is required, as expedited install is often available.

Terms: Deposit of 50% required at time of order entry. Balance due upon receipt of product with approved credit.
Freight: Shipped by common carrier, to one business address only. Your personnel to meet driver and promptly remove product from truck. Shipping packages are usually heavy and awkward and require mechanical handling to accomplish truck unloading at destination. Fees are based on fuel prices today and may change on date of delivery.

Please sign and Date this Confirmation and return with your deposit so that your Order Process May Begin.

WOODS SITE Playscapes

P.O. Box 4321
Evergreen, CO 80439

Phone # (303) 688-2132 woodssite@gmail.com
Fax # (303) 646-4288 www.woodssite.com

Invoice

19000

Date	Invoice
7/20/2016	3081R1

Bill To
Classic Communities 6385 Corporate Dr. Colorado Springs, CO. 80919

Ship To

RECEIVED JUL 22 2016

P.O. Number	Terms	Rep	Ship	Via	FOB	Project
	Net 30	TP	5/23/2016			Forest Lakes
Quantity	Item Code	Description	Price Each	Amount		
1	AZTEC	Aztec Shelter 36' Aztec Double Tier with louvered cupola, standard pitch roof, Octagonal Roof Shelter, 8' eave height, standard top railing, 40#/SqFt snow load, 100 mph wind load, standard color W-panel Galvalume Roofing, Standard color Super Durable Anti Graffiti Powder coated frame. El Paso County code	37,986.00	37,986.00T		
1	Misc.	Americana Custom Pergola, 22' radius, as per drawings supplied by customer	26,220.00	26,220.00T		
2	E-S-DRAW	Sealed, Engineered Drawings for Shelters	400 800.00	1,600.00T		
1	Freight	Freight	1485 2,970.00	2,970.00		
		Sales Tax <u>FL #</u> <u>19000</u> <u>15178/11/01/1/19999</u> Vendor <u>ALWOSI</u> Inv. # <u>3081 R1</u> Inv. Date <u>7/20</u> Check # _____ Check Date _____	1612.24 4.90%	3,224.49		
Thank you for your business!						Total \$72,000.49

Creative Fabrications, LLC
 4949 Geiger Blvd.
 Colorado Springs, CO 80915
 Phone: 719-471-3316
 Fax: 719-473-1225
 Email: creativefabrications.co@gmail.com

Invoice

Date	Invoice #
7/12/2016	575

Bill To	Ship To
Classic Homes Address Monuments Forest Lakes	RECEIVED JUL 11 2016

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			7/12/2016			

Quantity	Item Code	Description	Price Each	Amount
2	Custom Product	Custom Address Monuments 3 1/2' x 5' Sign 2" C-Channel Interior Frame Powder Coated Black 1/8" Corten Sheet Cover Panels Pre-Rust Corten Sheets Stainless Pinset Letters and Numbers Custom Hanging Brackets Powder Coated Black	3,470.00	6,940.00T
1	Special Labor	Install Address Monuments	540.00	540.00

*Z CORTEXEN
ADDRESS
SIGNS*

*FOREST LAKES 1
CODE 19000*

Thank You!



Job FL#1 Cat. 15178 Amt. FLR/OPP/1/19999
 Vendor ACRFA
 Inv. # 575 Inv. Date 7/12
 Check # _____ Check Date _____

Signature _____

Subtotal \$7,480.00
Sales Tax \$356.02
Total \$7,836.02
Payments/Credits \$0.00
Balance Due \$7836.02

Mountain States Recreation, Inc.

5065 Tennyson St.
 Denver, CO 80212
 p: (303) 458-9595
 f: (303) 458-9596

Bill To:

Classic Homes
 Forest lakes
 Jim Boulton
 719-499-3818
 Colorado Springs, CO jrboulton@classichomes.com

Invoice

Number: 1445

Date: July 20, 2016

Ship To:

Classic Homes
 Forest lakes
 Jim Boulton
 719-499-3818
 Colorado Springs, CO jrboulton@classichomes.com

PO Number**Terms****Ship Via**

50% down balance COD

Product ID	Description	Quantity	Price	Tax 1	Amount
208010	80" dock section	6.00	1,773.00	✓	10,638.00
500960R	EZ Launch right one-way	1.00	7,152.00	✓	7,152.00
301300	3 coupler pair	7.00	162.00	✓	1,134.00
100757ss	launch to dock adapter	1.00	439.00	✓	439.00
130250	standard pipe bracket	2.00	106.00	✓	212.00
118025	18' pipe	4.00	128.00	✓	512.00
100255	auger	5.00	27.00	✓	135.00
100900	Poly pipe post	20.00	151.00	✓	3,020.00
g300520	alum. gangway 5'x10'	1.00	3,785.00	✓	3,785.00
g200550	transition shore plate	1.00	657.00	✓	657.00
shipping	freight	1.00	2,100.00		2,100.00
g200560	gangway to dock hing	1.00	477.00	✓	477.00

DOCK

Note: Per accepted terms, all overdue balances shall accrue interest at a rate of 3% weekly.

Job FLR Cat. AMT 1661295
 0 - 30 days 15128/11/10/1/1/1999 31 - 60 days 61 - 90 days
 \$16,617.95 \$0.00 \$0.00 \$0.00

Vendor AMTDR
 Inv. # 1445 Inv. Date 7/20
 Check # _____ Check Date _____

> 90 days

\$0.00

Total

\$16,617.95

PAY THIS
 NOW

BEAR CLAW LANDSCAPING, INC.
7355 Corsicana Dr.
COLORADO SPRINGS, CO. 80923
PHONE (719) 591-2733 FAX (719) 570-9683

Classic Communities **INVOICE**

Name: Forest Lakes (Street-Scape) **Date:** June 20, 2016
Address: Attn: Ron Ocanna
Invoice # 0002002

Due Date: Upon Completion of Job

DESCRIPTION	COST	AMOUNT PAID	BALANCE
-------------	------	-------------	---------

15% more of the street
scape completed
Forest Lakes

5400 lineal feet of edging
For future pathway

2 backflows installed
For median

Planting:
225 #1 gallon grasses &
81 #5 gallon shrubs for median **\$64824.83**

Additional Work :

Fix main line repairs where
Truck ran over and crushed
Line by the park **\$ 668.88** ✓

Amount due this Invoice

\$65,493.71

AMOUNT DUE

All payments due
specifications of t
accrue monthly o
completion of the
will be responsibl
have any question
choosing Bear Cla

Job *FLR* **65493.71**
1510R/FLR/08/1/19999
ABEAR
2002
4/50
Check # _____ Check Date _____

\$65,493.71

completed on or above
e charge of 18% will
d in full within 60 days of
es listed on this invoice
and court fees. If you
ately. Thank you for

Mountain States Recreation, Inc.

5065 Tennyson St.
Denver, CO 80212
p: (303) 458-9595
f: (303) 458-9596

Bill To:

Classic Homes
Forest lakes
Jim Boulton
719-499-3818
Colorado Springs, CO jlboulton@classichomes.com

Quotation

Number: E613

Date: May 02, 2016

Ship To:

Classic Homes
Forest lakes
Jim Boulton
719-499-3818
Colorado Springs, CO jlboulton@classichomes.com

PO Number

Terms

Ship Via

50% down balance COD

Product ID	Description	Quantity	Price	Tax 1	Amount
208010	80" dock section	6.00	1,773.00	✓	10,638.00
500960R	EZ Launch right one-way	1.00	7,152.00	✓	7,152.00
301300	3 coupler pair	7.00	162.00	✓	1,134.00
100757ss	launch to dock adapter	1.00	439.00	✓	439.00
130250	standard pipe bracket	6.00	106.00	✓	636.00
116025	16" pipe	6.00	117.00	✓	702.00
100255	auger	6.00	27.00	✓	162.00
100900	Poly pipe post	20.00	151.00	✓	3,020.00
g300520	alum. gangway 5'x10'	1.00	3,785.00	✓	3,785.00
g200550	transition shore plate	1.00	657.00	✓	657.00
shipping	freight	1.00	2,100.00		2,100.00
g200560	gangway to dock hing	1.00	477.00	✓	477.00

Sub-Total

\$30,902.00

State Tax 2.90% on 28,802.00

835.26

To order: Sign where indicated and fill in (PO#), date, and quantity noted.

By your acceptance of above quoted

Signed:

not include installation unless otherwise

Total

\$31,737.26

Job: FLR Qty: 15800.00

15178/Pr/off/1/19999

Vendor: AMTR

Job: E613

Quantity:

5/2

\$15800

PARA

19000 CODE

DEPOSIT FOR DOCK

Diane Bergman

From: Jim Boulton
Sent: Tuesday, May 17, 2016 8:53 AM
To: Diane Bergman; Aaron Caywood
Cc: Ron Ocanna (rocanna@msn.com)
Subject: Forest Lakes Play Ground equipment
Attachments: DOC051716-05172016083800.pdf

I will need a deposit check to Woods Site and Play Scapes for \$11,412 as a deposit as soon as possible.

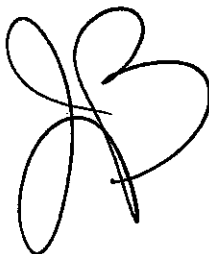
Thanks

Jim Boulton

Classic Homes
Vice President/Project Manager
719-499-3818 (cell)
719-785-3259 (off.)

DEPOSIT ON
PLAY STRUCTURE

Job FLR Cat. Amt. 11412.00
15178/An/off/1/19999
Vendor AWOSI
Inv. # Inv. Date
Check # Check Date



SCHANEL CONSTRUCTION INC
2910 CAPITAL DR.
COLORADO SPRINGS, CO 80939-9713

RECEIVED
JUN 27 2016

Invoice

BY: _____

Date	Invoice #
6/21/2016	27765

Bill To
CLASSIC DEVELOPMENT 6385 CORPORATE DRIVE COLO. SPRGS., CO 80919 ATTN: JIM BOLTON

RECEIVED JUN 24 2016

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
267	FOREST LAKES / AMP. THEATRE		
267	267 LF. AMP. THEATRE SEATING	61.00	16,287.00
225	225 F.F. TOP RETAINING WALL	25.00	5,625.00
<p>AMPITHEATER REDI-ROCK STONE</p> <p>Job # _____ 15178/F.F./OFF/1/19999</p> <p>Vendor: ASCHA Inv: 27765 QTY: 6/21/16</p>			
Total			\$21,912.00



ENVIRONMENTAL
STONEWORKS

Remit To

ENVIRONMENTAL MATERIALS, LLC
7306 South Alton Way Suite B
Centennial, CO 80112
United States
PH: 303-309-3040
FAX: 303-623-6912

Invoice Date: 4/1/2016

Invoice: RM98378

Customer Acct# CRM10032

Customer PO: SEND INVOICE

Bill To:

CLASSIC HOMES
6385 CORPORATE DR., SUITE 200
COLORADO SPRINGS, CO 80919
Attn: Jim Boulton

Order Details:

Cust Ord ID: SRM62238
Lot / Block:
Plan: MONUMENT SIGN
Ship To Address: FOREST LAKES
Ship To City: COLORADO SPRINGS
Ship To State: CO
Ship To County: EL PASO
Ship To Zip: 80923

Description	Tax	Amount
-------------	-----	--------

INST0002 - INSTALLED ESW STONE

1,303.87

FOREST LAKES
OFFSITES PARCEL 1

CODE
19000

JB

STONE
FOR
ADDRESS
PI UX STEL

Job FLR Amt 1303.87

15178/Pr/off 1/1/19999

Vendor AEDMA
Inv. # RM98378
Check # 4/1

Terms: On Receipt

Sub Total	\$1,303.87
Tax	0.00
Freight	0.00
Payments	0.00
Prior Billing	0.00
Grand Total	<u>\$1,303.87</u>

USD

Includes all applicable sales and use taxes

RECEIVED
APR 19 2016

BY:

BEAR CLAW LANDSCAPING, INC.
7355 Corsicana Dr.
COLORADO SPRINGS, CO. 80923
PHONE (719) 591-2733 FAX (719) 570-9683

Classic Communities INVOICE

Name: Forrest Lakes (Street-Scape) Date: April 18, 2016
Address: Attn: Ron Ocanna

Invoice # 0002001

Due Date: Upon Completion of Job

DESCRIPTION	COST	AMOUNT PAID	BALANCE
-------------	------	-------------	---------

21% of job completed For street scape at Forest Lakes	\$70,866.25		
---	-------------	--	--

Additional Work (over and above Original price) completed: 160 feet of 4 inch PVC Pipe Across forest lakes road at 3 feet deep for street crossing	\$ 1,035.11		
---	-------------	--	--

Amount due this Invoice	\$71, 901.36		
-------------------------	--------------	--	--

FL #1
\$ 1900.00
Job FLC Cat. Amt. 71901.36
15178/Pw/off/1/19999
Vendor ABER
Inv. # 2001 Inv. Date 4/18
Check # Check Date

R 4/27/16

Thank You!

AMOUNT DUE

\$71,901.36

All payments due are due upon completion of the job. Any additional work completed on or above specifications of the original proposal will be noted on this invoice. A finance charge of 18% will accrue monthly on accounts unpaid after 25 days. If payment is not received in full within 60 days of completion of the job all accounts will be subject to legal action and all parties listed on this invoice will be responsible for any and all of Bear Claw Landscaping, Inc. attorney and court fees. If you have any questions concerning this invoice please contact our office immediately. Thank you for choosing Bear Claw Landscaping, Inc. for your landscaping needs.



FIELD PURCHASE ORDER
(F.P.O.)

Submitted By: Chris Vest

Customer: classic
Subdivision: pinions
Address: forest lakes

Project Manager: vest
ESW Installer: jose g.

Job #: (AutoFill)
Date: 3/4/2016

RECEIVED
MAR 04 2016

BY: _____

Additional Material				
QTY	Unit	Description	Unit Price	Extended Amount
120	sf	autumn blend weatheredge	\$9.56	\$ 1,147.20
60	lf	autumn blend weatheredge corners	\$2.29	\$ 137.40
		LABOR		
1	EA	Tax		\$ 19.27
Total			\$	1,303.87

Comments / Description of Additional Work

STONE FOR ADDRESS FL #1 P.L.A.S.T.E.R.S.A.L.L... # 19000 R 3/23/16

tory this is for the sign you emailed about please send the vpo so I can open a job and order the stone

P- JB

Customer/Builder: (Print) _____ Date: _____
Customer/Builder: (Sign) Job FLR Cat. Ant Amt. 1303.87 Ph. # _____
Acct. Dept. contact: 15128/Plr/ok/1/19999 Ph. # _____
E. StoneWorks approv: _____ Date: _____
Vendor ADW
Inv. # 030416 Inv. Date 3/4
Check # _____ Check Date _____



INVOICE

LOADED BY	CHECKED BY	DELIVERED BY

2810 CAPITAL DR
COLORADO SPRINGS, CO 80939
(719) 638-6400

2555290

INVOICE

R

02/22/16 13:33 011

CLASSIC HOMES
6385 CORPORATE DR.
SUITE #200
COLORADO SPRINGS, CO 80919

SHIP 3356 MESA TOP DR
TO: FOREST LAKES
MONUMENT CO 80132

S 4
P2772
DB4011 A1051
TK 251 W4006
PR1101 C 88
P 37
FROM: 0 4519115
BID#: 559.151

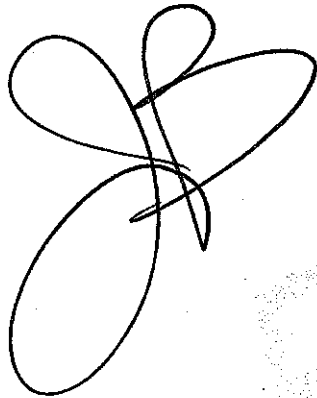
CUST#: 559.1510 DEL DATE: 02/03/16
719-592-9333

MISC:
CUST PO: STEVE
OUR PO: 97954
TERMS: NET 10TH

L#	QTY	DESCRIPTION	CATALOG	UNITS	PRICE	AMOUNT
----	-----	-------------	---------	-------	-------	--------



1D		GIVE TO AUDIE WHEN RECEIVED				
2D						
3	2	6X16X16 SANSIZED DF	SOLE	E	298.50 EA	597.00
4		CAPITAL PO # CAM97954				



BEAMS
FOR
ADDRESS
PILASTER

PLEASE CODE & PAY
TO

O'ANNAS BUDGET

CODE TO

LANDSCAPE

FOREST LAKES

Job FLR Cat. Amt.

15178/11-10/1/1979.9

Vendor APDOB
Inv. # 2555290 Inv. Date 2/22
Check # Check Date

SUBTOTAL 597.00
D ST/OLDELP/BRRTA 30.63
TOTAL 627.63

15178/19000/\$627.63

R-2-26-16

PAYMENT ON THIS ACCOUNT IS DUE IN FULL ON THE 10TH OF THE MONTH FOLLOWING PURCHASE. FINANCE CHARGES AT THE MAXIMUM LEGAL RATE IN THE STATE WHERE THE GOODS ARE PURCHASED WILL BE CHARGED ON ALL DELINQUENT AMOUNT

1. Check Your Load - No Adjustment Made If Not Called To Our Attention At Time of Delivery.
2. A Restocking Charge Will Be Made On All Merchandise Returned for Credit
3. All Returns Must Be Accompanied By Your Sales Invoice
4. Special Orders Cannot Be Returned
MERCHANDISE RECEIVED COMPLETE AND IN GOOD CONDITION

BY:

THANK YOU!
WE APPRECIATE YOUR BUSINESS
PLEASE KEEP THIS COPY FOR YOUR REFERENCE

BEAR CLAW LANDSCAPING, INC.
7355 Corsicana Dr.
COLORADO SPRINGS, CO. 80923
PHONE (719) 591-2733 FAX (719) 570-9683

RECEIVED
JUL 20 2016

BY: _____

Classic Communities
Waterfront Park

INVOICE

Name: Forest Lakes (~~Street-Scape~~) **Date:** July 20, 2016
Address: Attn: Ron Ocanna

Invoice # 0002003

Due Date: Upon Completion of Job

<u>DESCRIPTION</u>	<u>COST</u>	<u>AMOUNT PAID</u>	<u>BALANCE</u>
63% of Waterfront Park	\$261,590.00		
Extras to Waterfront Park:			
6-28-16 Find and expose 6 inch drain in playground 2 men 1.5 hours	\$135.00		
6-28-16 Add soil and grade topsoil In park around playground And concrete sidewalks Loader 3.75 hours	\$506.00		
7-5-16 Grade slope above gravel Path E. of amphitheater (loader 5 hours)	\$675.00		
7-7-16 Add on site boulders around Parking lot at park (per Bolton's request) Loader 2.5 hours	\$337.00		
7-11-16 Add dirt and grade playground (loader 2.25 hours)	\$304.00		
7-11-16 Dig swale below sidewalk Chase, fabric, and add on site rock (loader 2.25 hours, 4 guys 5 hours)	\$1230.00		

Job FLR Cat. _____ Amt. _____
15178 / 16 / off / 1 / 19999
 Vendor ABEAR
 Inv. # 2003 Inv. Date 7/20
 Check # _____ Check Date _____

7-12-16-7-13-16 Grade slope
Between gravel path and lake
(Loader 14.5 hours) \$1958.00

7-15-16 Grade two tandems of topsoil
On hill at amphitheater
(Loader 1.5 hours) \$203.00

7-18-16 Grade dirt around new trellis location
Extend gravel path to new locations
(loader 1 hour, 1 guy 3 hours,
Edging, & 1.2 ton gravel) \$328.00

7-18-16 Place on site boulders around
Park per Bolton
(loader 4.5 hours) \$607.00

7-19-16 Install 41 tons of 3.4 inch gravel
Over landscape fabric in playground
(loader 4.5 hours, 3 guys 6 hours)
\$2725.80

Less ½ a roll of Fabric that
Terry Putman brought us (-\$50.80)

7-19-16 Trench for electric at amphitheatre
And fix irrigation lines
(loader with trencher 3 hours,
4 guys 2.5 hours) \$1030.00

Completed 6-25-16
Large island as part of
detail map 4 to include
(56) #5 gallon shrubs, (130)
#1 gallon grasses, (1) zone of drip,
(20) yards of mulch \$7421.00

AMOUNT DUE

\$278,999.00

\$278,999.00

All payments due are due upon completion of the job. Any additional work completed on or above specifications of the original proposal will be noted on this invoice. A finance charge of 18% will accrue monthly on accounts unpaid after 25 days. If payment is not received in full within 60 days of completion of the job all accounts will be subject to legal action and all parties listed on this invoice will be responsible for any and all of Bear Claw Landscaping, Inc. attorney and court fees. If you have any questions concerning this invoice please contact our office immediately. Thank you for choosing Bear Claw Landscaping, Inc. for your landscaping needs.

Builders Railing Systems Inc

admin@railingsystemsinc.com
RailingSystemsInc.com

INVOICE

BILL TO

Classic Homes/ Jim Boulton

INVOICE # 1043

DATE 07/20/2016

DUE DATE 08/19/2016

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Handrail	60	65.00	3,900.00
Retaining wall at park			
Labor	1	3,800.00	3,800.00
Erect Pergola LABOR			
Labor	1	2,850.00	2,850.00
Erect Trellis LABOR			
Shop Labor Ped Bridge	1	3,200.00	3,200.00
Bridge at bike path			
Material	1	300.00	300.00
Boat dock chains			
Material	1	250.00	250.00
Post and chain at parking lot			

Jim, this is everything that is done or being done next week.

BALANCE DUE

~~\$14,300.00~~

11,100

PAY
THISCODE FOREST LAKES 1
19000

Job FL #1 Qty 19000 Amt 11,100.00

15778/11/01/19999

Vendor ABR SY

Inv # 1043

Check #

Check Date

7/20

CLASSIC HOMES - CLASSIC STORMWATER

Attention: Jim Boulton
Project Manager

RECEIVED JUL 25 2016

INVOICE #
INVOICE DATE

C Storm 854
7/25/2016

PROJECT: Forest Lakes

COST

Park Furniture Install	CREW	2 Guys	\$45/HR	10 HRS	\$450.00
	Hardware	Red-heads	\$20/Box	2 Boxes	\$40.00

INVOICE TOTAL DUE \$490.00

6385 CORPORATE DRIVE, SUITE 200, COLORADO SPRINGS, CO 80919
(719)592-9333 or Fax (719)592-9484

**Note: Please put \$ into 71121 account

Job FLR Cat. Amt.
13178/Am/Off/1/19999
Vendor Acles
Inv. # CStorm 854 Inv. Date 7/25
Check # Check Date

LABOR TO INSTALL
OUTSIDE FURNITURE

OK

CODE

19000

FOREST LAKES

Job FL # Cat. 19000 Amt.

Vendor
Inv. # Inv. Date
Check # Check Date

Mountain States Recreation, Inc.

5065 Tennyson St.
 Denver, CO 80212
 p: (303) 458-9595
 f: (303) 458-9596

Bill To:

Classic Homes
 Forest lakes
 Jim Boulton
 719-499-3818
 Colorado Springs, CO jrboulton@classichomes.com

Invoice

Number: 1445

Date: July 20, 2016

Ship To:

Classic Homes
 Forest lakes
 Jim Boulton
 719-499-3818
 Colorado Springs, CO jrboulton@classichomes.com

PO Number**Terms****Ship Via**

50% down balance COD

Product ID	Description	Quantity	Price	Tax 1	Amount
100740	chain bracket pair	1.00	138.00	✓	138.00
210350	hd poly pipe bracket	3.00	283.00	✓	849.00
112025	12' pipe	1.00	96.00	✓	96.00
100757ss	launch to dock hinge (Single-add-on in field)	1.00	219.50	✓	219.50

Dock

Sub-Total \$31,563.50

State Tax 2.90% on 29,463.50 854.45

Total \$32,417.95

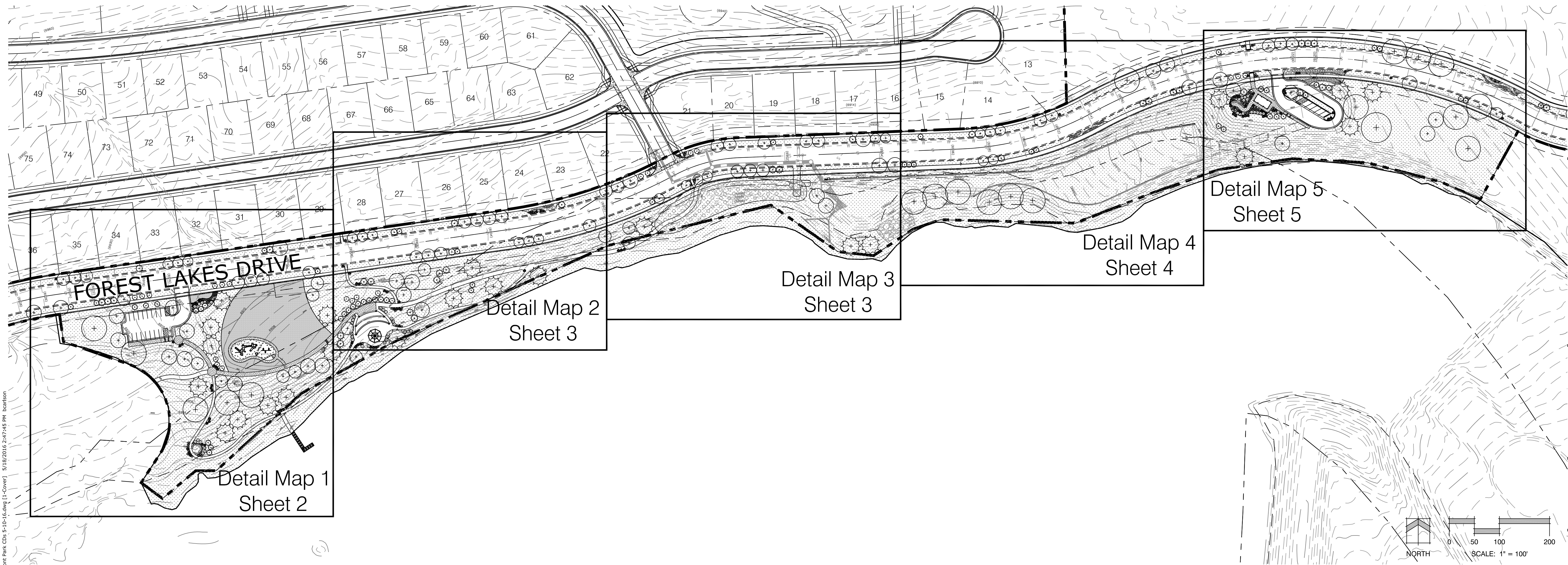
Note: Per accepted terms, all overdue balances shall accrue interest at a rate of 3% weekly.

					Amount Paid: 15,800.00 ✓
					Amount Due: 16,617.95
0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total	
\$16,617.95	\$0.00	\$0.00	\$0.00	\$16,617.95	



FOREST LAKES

WATERFRONT PARK CONSTRUCTION DOCUMENTS



DESIGN TEAM

CIVIL ENGINEER
CLASSIC CONSULTING
619 N. Cascade Ave., Suite 201
Colorado Springs, CO 80909
(719) 785-0790

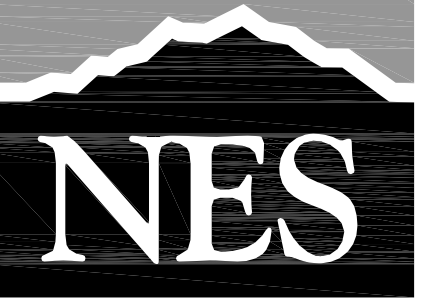
LANDSCAPE ARCHITECT
N.E.S. INC.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 471-0073

OWNER/DEVELOPER

SHEET INDEX

SHEET 1:	COVER SHEET
SHEET 2:	LANDSCAPE PLAN
SHEET 3:	LANDSCAPE PLAN
SHEET 4:	LANDSCAPE PLAN
SHEET 5:	LANDSCAPE PLAN
SHEET 6:	LANDSCAPE NOTES & DETAILS
SHEET 7:	LANDSCAPE NOTES & DETAILS

Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012, All Rights Reserved.

FOREST LAKES

WATERFRONT PARK CONSTRUCTION DOCUMENTS

DATE: May 10, 2016
PROJECT MGR: T. Seibert
PREPARED BY: B. Carlson

Cover Sheet

1
OF 7

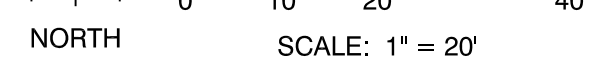
WATERFRONT PARK
CONSTRUCTION
DOCUMENTS

SEAL

NO _____

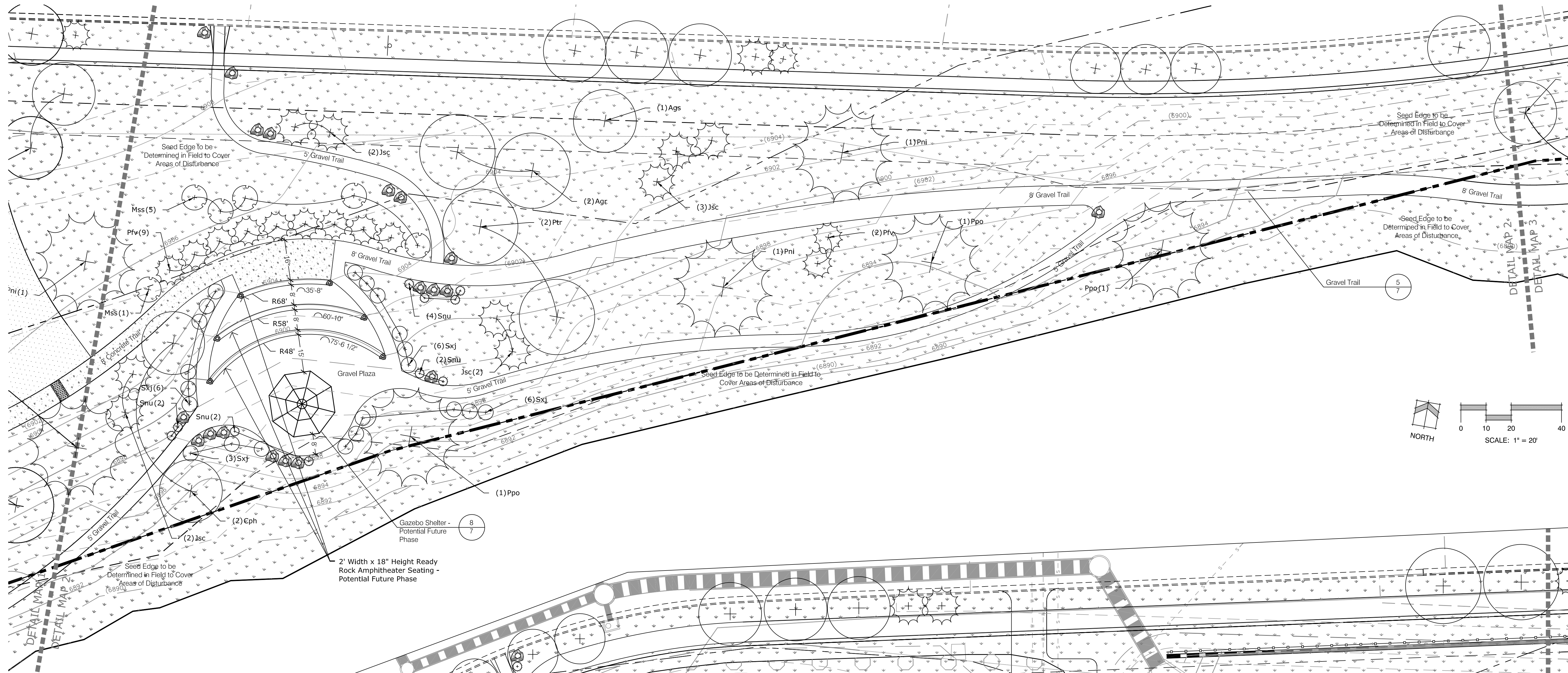
TABLE 1

BER



WATERFRONT PARK
CONSTRUCTION
DOCUMENTS

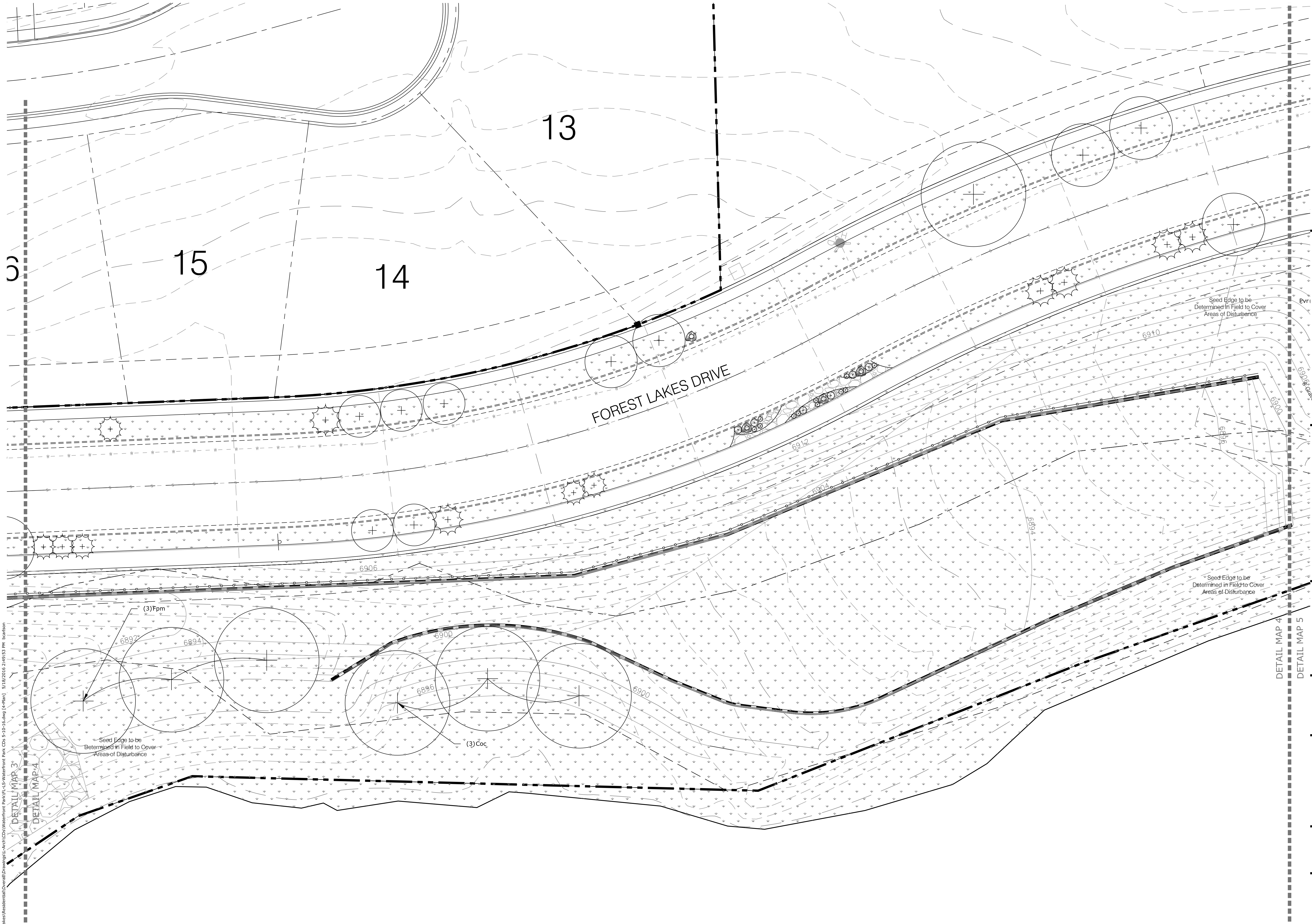
PROJECT INFO	DATE: May 10, 2016 PROJECT MGR: T. Seibert PREPARED BY: B. Carlson
SEAL	
ISSUE INFO	
	DATE: _____ BY: _____ DESCRIPTION: _____ _____ _____ _____ _____ _____
ISSUE / REVISION	
SHEET TITLE	Landscape Plan
SHEET NUMBER	3 OF 7
PLANT FILE #	



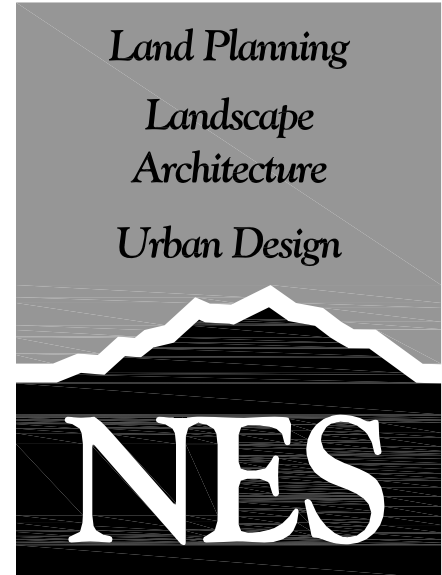
DETAIL MAP 2 - Landscape Plan



DETAIL MAP 3 - Landscape Plan



DETAIL MAP 4 - Landscape Plan



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
© 2012, All Rights Reserved.

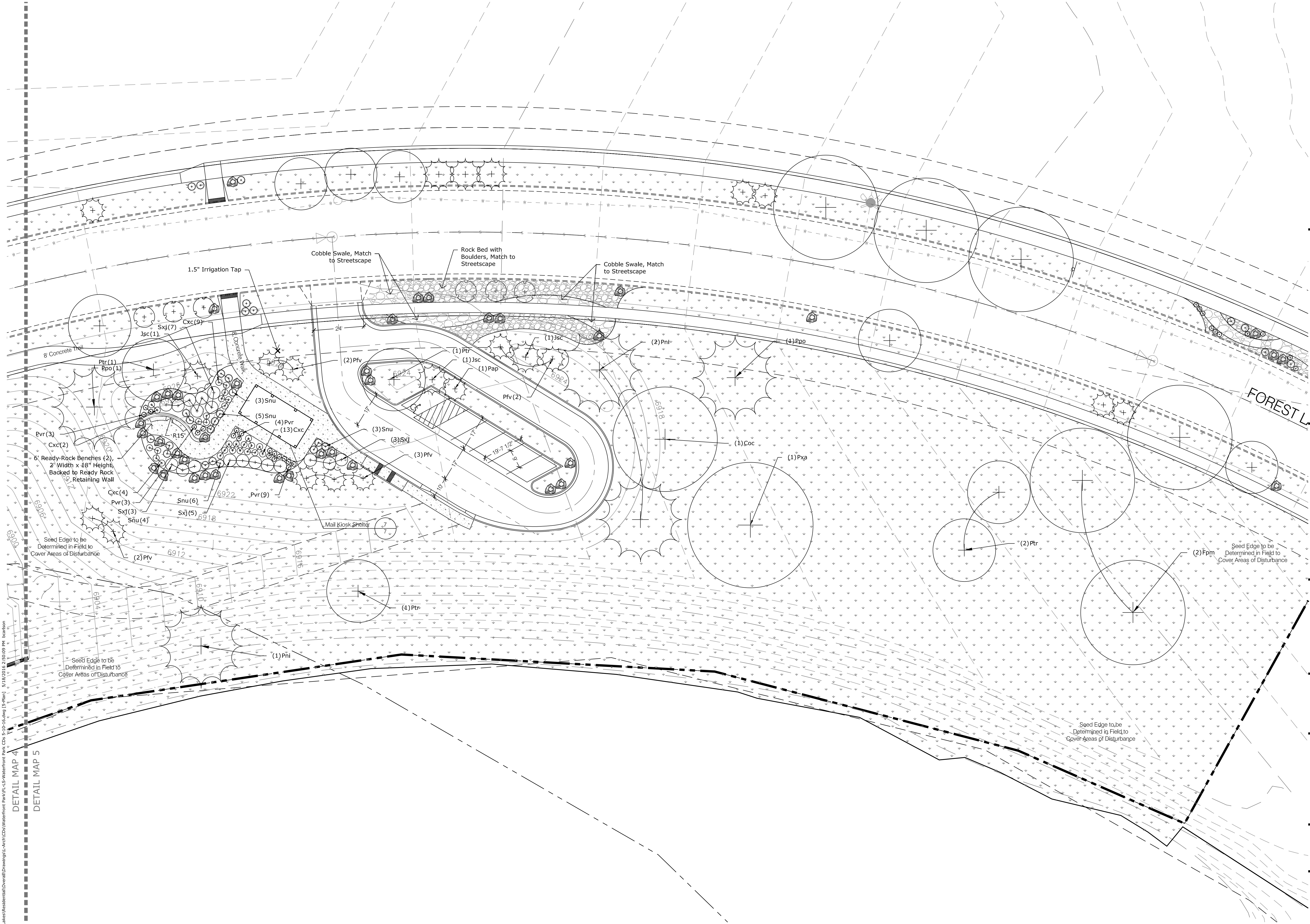
FOREST LAKES

WATERFRONT PARK CONSTRUCTION DOCUMENTS

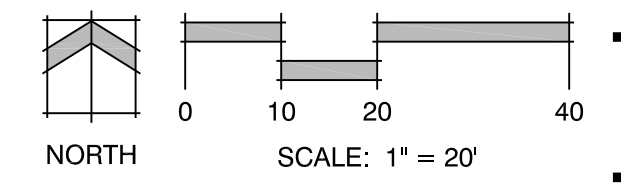
PROJECT INFO
DATE: May 10, 2016
PROJECT MGR: T. Seibert
PREPARED BY: B. Carlson

Landscape Plan

4
OF 7



DETAIL MAP 5 - Landscape Plan



Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012, All Rights Reserved.

FOREST LAKES

**WATERFRONT PARK
CONSTRUCTION
DOCUMENTS**

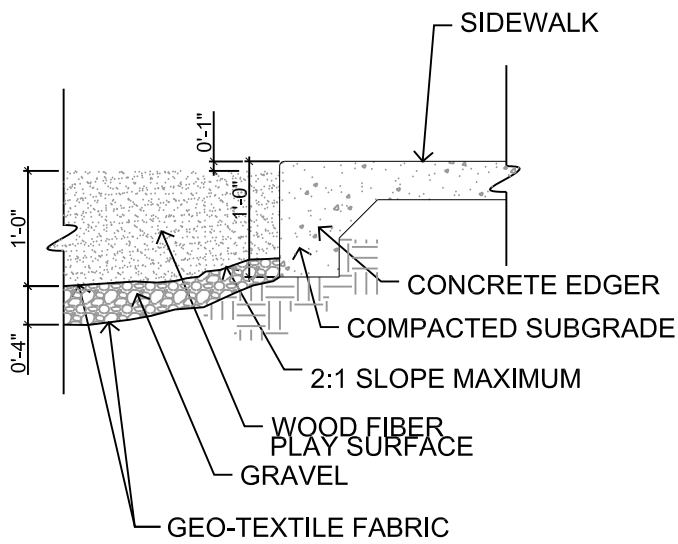
PROJECT INFO	DATE:		May 10, 2016
	PROJECT MGR:		T. Seibert
	PREPARED BY:		B. Carlson
SEAL			
ISSUE INFO			
ISSUE / REVISION	DATE:	BY:	DESCRIPTION:
SHEET TITLE	Landscape Plan		
SHEET NUMBER	5		
	OF 7		
TOTAL #			

RePlay 4877-RP
Columbia Cascade
48x23'
4877-RP
http://idsculpture.com/modals/palisades_modal.html
Or Approved Equal

1
7

RePlay Play Structure

Scale: NTS



THICKENED SIDEWALK EDGE ADJACENT TO
PLAY AREA ONLY

6
7

Thickened Edge

Scale: NTS

Timberform 1563-3
Columbia Cascade
20'x11'
1563-3, Coffee Tan
<http://playground.columbia-cascade.com/?PageData=baseproducts&details&catId=72&catId2=82>
Or Approved Equal

2
7

Timberform Swing Set

Scale: NTS

3
7

Picnic Table

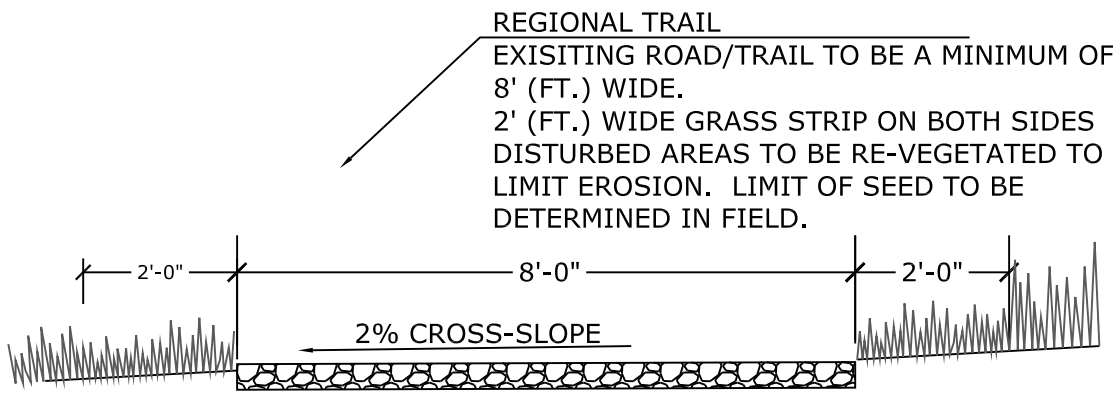
Scale: NTS

Wood Carpet System 1
8" Depth
<http://www.zeager.com/products/recreation/woodcarpet-system-1/>
Or Approved Equal

4
7

Wood Fiber Play Surface

Scale: NTS



5
7

Gravel Trail

Scale: NTS

7
7

Mail Kiosk Shelter

Scale: NTS

8
7

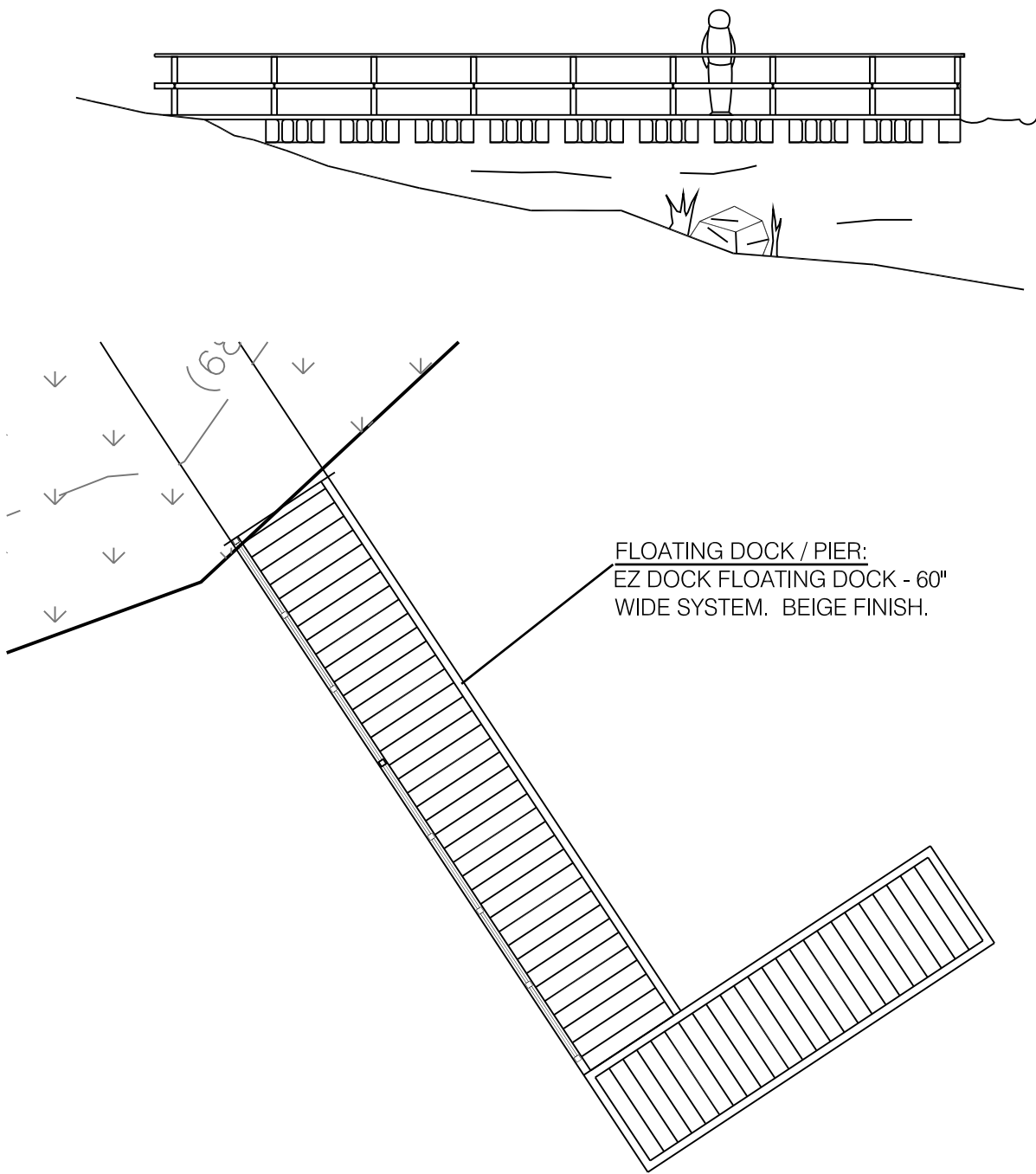
Gazebo Shelter

Scale: NTS

9
7

Trellis

Scale: NTS

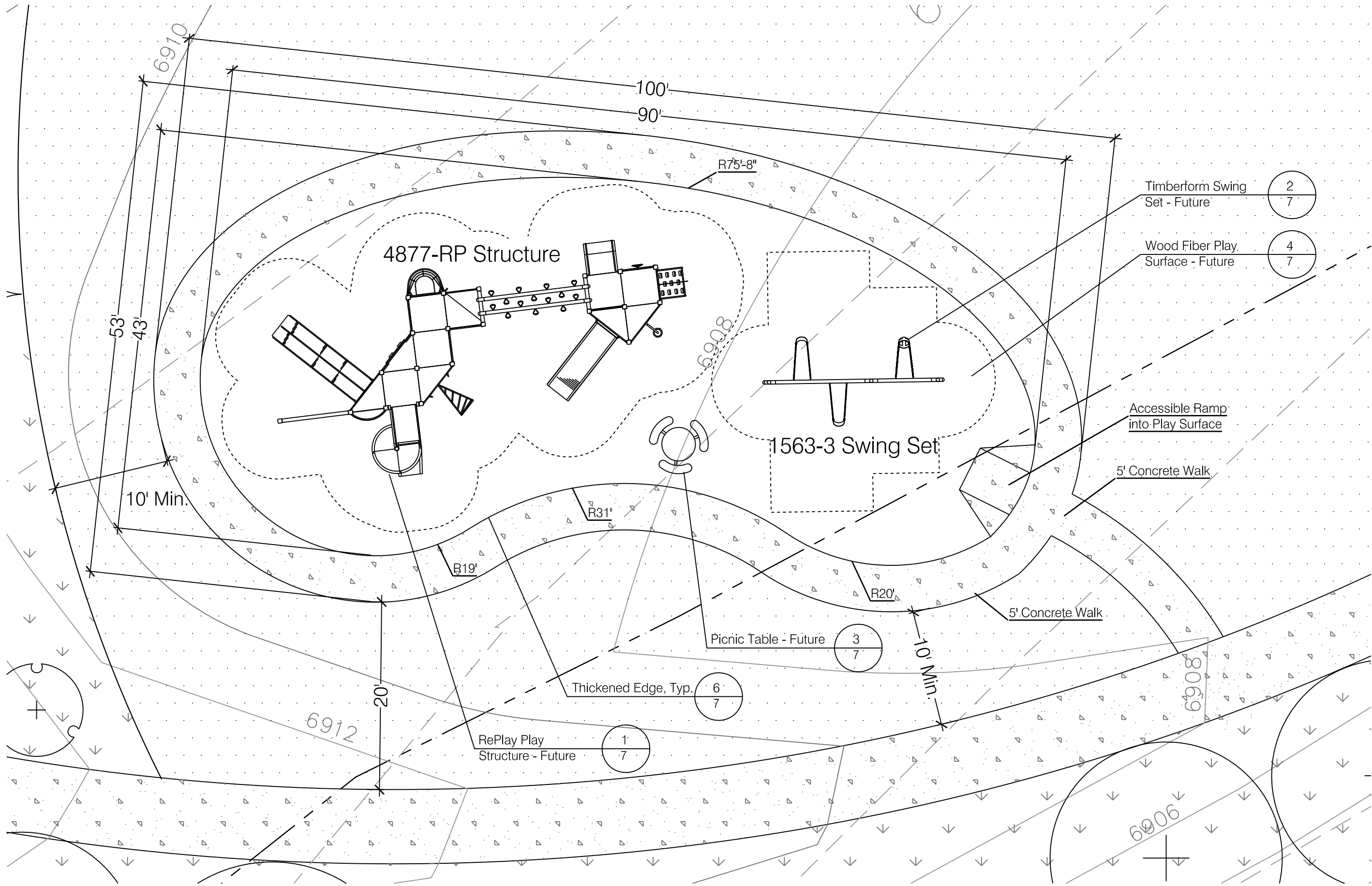


42" Wide Dock
EZ Dock
<http://www.ez-dock.com/product-category/dock-packages/>
Or Approved Equal

10
7

Floating Dock/Pier

Scale: 1"=10'



**El Paso County Parks
2018 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Develop a Junior Camp Counselors Training Program	Nancy Bernard	High	Scheduled for June
Develop a Fairgrounds Volunteer Program	Stacy Reavis	High	In progress
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	Preparing bid docs
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	Low	
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	Medium	
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	Design process
Complete the Jones Park Master Plan	Tim Wolken	Low	
Establish a Planning Division Internship Program	Jason Meyer	Low	
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	Medium	
County Fairground Improvements	Brian Bobeck	High	Construction
Fox Run Regional Park Improvements	Brian Bobeck	Medium	
Nature Center Improvements	Todd Marts	High	Bid 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	Design
Fountain Creek Nature Center Cultural History Exhibit	Todd Marts	Medium	Design
Fountain Creek Regional Park Improvements	Ross Williams	High	Bid design / construction
Widefield Community Park Improvements	Ross Williams	High	Bid design / 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	Medium	
Complete Nature Center Fundraising Program	Todd Marts	Medium	
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	Medium	

**Community Services Department
Parks / Recreation & Cultural Services Divisions
May 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	\$ 110,722	\$ 69,278		\$ 127,063
County Fair / Fairgrounds		\$ 257,800	\$ 123,846	\$ 133,954		\$ 115,552
Total		\$ 437,800	\$ 234,568	\$ 203,232		\$ 242,615
<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	\$ 57,500	\$ 12,500		\$ 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	\$ 17,410	\$ (7,410)		\$ 12,761
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 3,499	\$ 21,501		\$ 9,668
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)		\$ 50,000
Total		\$ 175,000	\$ 137,409	\$ 37,591		\$ 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						
July						
August						
September						
October						
November						
December						
Total		529	22744		768	28465

<u>Parks Facility Reservations</u>	2018			2017	2017
May		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>		1	30		
Archery Lanes					
Athletic Fields		33	2720	28	2500
Pavilions		67	3356	86	3590
Trails		4	1300	4	950
Vendor		4	8	2	4
Tennis Courts					
Vita Course					
Meeting Room		10	99	11	131
<u>Black Forest Regional Park</u>		1	11		
Athletic Fields				2	95
Pavilions		19	876	27	1175
Vendor					
Tennis Courts		10	40	10	40
<u>Falcon Regional Park</u>					
Baseball Fields		47	1175	53	1378
<u>Fountain Creek Regional Park</u>					
Athletic Fields		3	180		
Pavilions		32	1356	35	1454
Trails		1	225		
Disc Golf Course					
Vendor					
<u>Fox Run Regional Park</u>					
Athletic Fields		27	1135	35	1195
Gazebo		3	125	12	250
Warming Hut		1	10		
Pavilions		64	3205	72	3430
Trails		3	138	2	80
<u>Homestead Ranch Regional Park</u>					
Pavilions		11	455	13	342
Athletic Fields					
Trails					
<u>Palmer Lake Recreational Area</u>					
Palmer Lake Santa Fe Trail				1	100
<u>New Santa Fe Trail</u>					
Monument Trail Head New Santa Fe Trail				2	200
Baptist Road Santa Fe Trail				1	100
AFA Santa Fe Trail					
Vendor					
<u>Paint Mines Trail</u>		1	15		
<u>Rock Island Trail</u>					
<u>Black Forest Section 16</u>					
Total Park Facility Reservations		342	16459	396	17014

<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						
July						
August						
September						
October						
November						
December						
Total		87	6,140		83	8,574
<u>Fairgrounds Facility Reservations</u>		2018		2017		
<u>May</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	1	5	
FAB Meeting		1	25	1	26	
Lions Club Meeting		1	20	1	20	
Senior Dinner		2	98	1	50	
COC Meeting		1	20	1	10	
Calhan High School - Testing		3	24	2	20	
Bolduc- Wedding Reception				1	75	
<u>Track</u>						
Hot Laps		3	150			
Race		1	2200	1	2073	
<u>Barns</u>						
<u>Livestock Arena</u>						
Hog, Lamb and Goat Tag & Weigh-In		1	175	1	175	
<u>Grounds -</u>						
4-H Clean up day		1	50			
North Parking Lot - Loyalty Day Parade Staging		1	150	1	100	
<u>Whittemore - Fairgrounds</u>						
4-H Rabbit Ralley		1	50	1	50	
<u>Exhibit Hall - Fairgrounds</u>						

4-H MQA/PQA		1	30	1	20	
<u>Arena</u>						
Buck for the Fallen Bull Riding				1	850	
Silver Buckle				1	45	
Month Total Fair Facility Reservations		17	2,992	15	3,519	
<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. Grafitti	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		
			Total	\$4,400		
<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						
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	1708	8,439	1867	10,075	

		2018				
May		Volunteers	Total Hours			
Parks Advisory Board		9	27			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		135	694			
Adopt-A-Park / Trail / Volunteer Projects		525	2,067			
Front Range Community Service		1	60			
Total		689	2,924			
Programming	Goal	2018			2017	2017
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance
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						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	465	11322	4.95	411	10179
May	Facility	Programs	Attendance	Evaluation		
Fishing Derby	Willow Springs	1	250			
Discover Bear Creek	BCNC	16	240	5.00		
Habitat	BCNC	26	401	5.00		
Incredible Insects	BCNC	7	135	4.93		
Colorado Wildlife Detectives	BCNC	11	191	4.96		
Foothills Field Experience	BCNC	4	62	5.00		
Volunteer Morning at Bear Creek	BCNC	1	7			
Home School Group Visit	BCNC	2	61			
Special Needs Adult Group Scavenger Hunt	BCNC	1	12			
Crew Leader Field Training	BCNC	2	74			
Community Intersection	BCNC	1	6			
Sierra High School	BCNC	1	24			
Connecting with Community	BCNC	1	4			
PPBNF: Birds and Dinosaurs	BCNC	1	12			
PPBNF: Raptor ID	BCNC	1	30			
Scout: Girl Scouts Insects & Senses	BCNC	1	12	5.00		
Cheyenne Village	BCNC	1	17			
Community Link	BCNC	1	9			
Active Adults: Spring Birding Photography Workshop	BCNC	1	11	4.78		

Scout: Girl Scout Geogaching Badge	BCNC	1	15	
Transitions	BCNC	1	5	
Nature Explorers: Keep Bears Wild	BCNC	2	37	5.00
Happy Trails Committee Meeting	BCNC	1	8	
Aiken Audubon: History of Counting Birds in the US	BCNC	1	28	
Friends of EPCNC Board Meeting	BCNC	1	8	
Outreach: Children's Water Festival	BCNC	1	200	
Little Wonders: Big Bear Lunch	BCNC	2	33	4.95
Happy Trails Committee Meeting	BCNC	1		
Little Tykes	BCNC	1	28	
5 Star Group	BCNC	1	12	
Awesome Arthropods	FCNC	6	116	5.00
Walk the Wetlands	FCNC	27	545	5.00
Discover the Wetlands	FCNC	15	253	4.80
Villa Sports Hiking Club	FCNC	1	20	
Special Kids Special Families	FCNC	1	13	
Bird Festival Prep Meeting	FCNC	1	4	
Nature Adventures: Playful Prairie Dogs	FCNC	1	26	4.50
CSU Extension Class	FCNC	1	38	
Fountain Creek Family Fun Day	FCNC	20	729	5.00
2's & 3's: Trusty Turtles	FCNC	1	25	5.00
Bird Festival Prep Meeting	FCNC	1	4	
Pikes Peak Birding and Nature Festival field trips	FCNC	11		
PPBNF Photography Workshop	FCNC	1	30	
PPBNF Birds & Brews Reception	FCNC	1	100	
Our House	FCNC	1	5	
Outreach: Children's Water Festival	FCNC	6	156	
Daisy Scout badge program	FCNC	1	14	5.00
Pokemon Event	FCNC	1	250	
Birthday Party: Walk the Wetlands	FCNC	1	30	5.00
PPBNF Meeting	FCNC	1	10	
Creek Week Steering Committee Meeting	FCNC	1	14	
Junior Docent Teen Training	FCNC	1	9	
spring Bird Count	FCNC	1	27	
TOTALS		195	4350	4.94

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

May 2018

General Updates:

1. Facility rentals have generated \$110,722 which is 62% of our \$180,000 annual goal.
2. There were 342 reservations made in May for a total of \$31,025.

Special Events:

1. The "Kokopelli Kids Run" kicked off their 2018 running season this month. The Kokopelli Kids Trail Running Series is designed to introduce children pre-school through 8th grade to the sport of trail running in a fun, challenging and rewarding environment. Approximately 100 kids participated in this three-part running event.
2. Mad Moose Events, a Colorado based race promotor for premier running events, held the annual "High Drive Challenge" at Bear Creek Regional Park. 400 running enthusiasts registered for this 10K challenge which features an elevation gain of 1500 ft. to the top of High Drive.
3. The Rocky Mountain Orienteering Club held two full-day orienteering events for middle-school and high-schoolers at Fox Run Regional Park.



4. Three Cub Scout groups received permits for overnight camping events at the Fallen Timber area of Fox Run Regional Park. Approximately 140 kids took place in these exciting outings.
5. Kids on Bikes, a local non-profit organization teaching kids the joy of bicycle riding, started off their summer bike camps at Bear Creek Regional Park. Kids as young as 4 years enjoy several bike camps based on their age range and skill levels. The classes take place every weekday until the middle of August.
6. Summit Ministries has also started their afternoon summer day camps for kids this month. Up to 150 kids enjoy field games and many other actives every other day at Bear Creek Regional Park until the end of August.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – May 2018

Christine Burns, Community Outreach Division Manager

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Partners in the Park Program:** Staff received a partner payment of \$5,000 from Destination Services for Bear Creek Regional Park along with a work day of volunteers that provided playground and landscape renovation, tree planting, mulch installation and seeding. 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 \$77,500 in sponsorship to support the 2018 County Fair. Staff is now focused on Marketing and VIP Reception. Please **“Save the Date”** for our Grand Opening and VIP Reception, July 14, starting at 2:30 pm.
3. **Community Outreach:** Staff coordinated three volunteer events this month, two at Bear Creek Regional Park and one at Fox Run Regional Park. Staff supported Family Fun Day, Pikes Peak Birding & Nature Festival and Fountain Creek Watershed District. We have seven **Concerts in the Park** this summer starting June 27 please see the attached flyer for dates, for more information, visit www.ppjass.org.
4. **Adopt A Park/Trail Groups:** We currently have 30 active Adopt a Park/Trail Groups.
5. **Friends Groups:** Staff met with the Friends of Homestead Ranch Regional Park, Bear Creek Dog Park, Bear Creek Garden, Equestrian Skills Park, Duckwood Gardens and Black Forest Section 16 this month. We are planning four open house events this summer to celebrate and recruit new volunteers. Please join us for **Parties for Parks: August 16** at Pikes Peak Brewing, Co, **August 30** at Fountain Creek Nature Center, **September 13** at Bear Creek Nature Center and **September 20** at JAK’s Brewing, Co 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.



Free!

Concerts in the Park!

Bring your lawn chair or blanket and enjoy the summer nights. All

Concerts are on Wednesdays from 6-8pm at

Bear Creek Regional Park unless otherwise noted.

For More Information, www.ppjass.org or call 719-520-6977.

June 27: New Horizons Kicks Band

July 18: The Swing Connection

August 1: Academy Jazz Ensemble

August 8: New Horizons All In Jazz

August 22: Triple Play Quartet

Special Concert

Fountain Creek Regional Park

August 15, 6-8pm

101st Army National Guard —

Dixieland Band

Final Concert

Bear Creek Regional Park

August 29, 5-8pm

USAF Academy Band Falconaires

and Alumni Band



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

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

General

1. While attending the Colorado Springs Outdoor Sports and Recreation Expo, staff networked with a representative from the Fort Carson Directorate of Family and Morale, Welfare & Recreation. Plans are in the works to cross promote our programs and events to military families through the Mountain Post Living program, and explore options of having a joint special event at Fountain Creek Regional Park in the future.
2. Bear Creek Nature Center hired a Summer Camp Assistant. Hayley Tubbs is a college student and will assist with planning, preparing and leading Bear Creek Nature Center's four weeks of Nature Camp, all of which are filled to capacity.
3. Fountain Creek Nature Center filled the vacant Interpretive Program Coordinator position with Alayna Schmidt formerly of North Carolina. She brings experience in Outdoor Education, a degree in biology from North Carolina State University and a lot of enthusiasm for leading programs! Welcome Alayna.
4. Staff is working to fill Seasonal positions. The new Summer Nature Camp Assistant position was filled by Sarah Kay, a former nature camper and Volunteer of the Year. Another Seasonal position was filled, then vacated, then filled again with Sierra Copeland.

Projects, Fundraising & Grants:

1. Bear Creek Nature Center was featured in El Paso County's 'Explore our Parks' series. Greg Digrando from El Paso County's PIO Office visit Bear Creek Nature Center and filmed a segment with Bear Creek's Supervisor focusing on the nature center's history, facilities, and wide variety of program options. The video can be found on El Paso County's Facebook page or the County's Youtube Channel.
2. Bear Creek Nature Center acted as the host site for this year's Crew Leader Training, offered by Friends of the Peak, Rocky Mountain Field Institute, and Trails and Open Space Coalition. Thirty-five attendees learned techniques for engaging and leading groups in trail maintenance and restoration projects. Trainees put their skills to use in beneficial projects on Bear Creek Nature Center's trails.

3. The contract for the Cultural History Exhibit, “Fountain Creek is the Pathway of History” was awarded to Maureen Long Design, a well-known exhibit design consultant who has designed and coordinated fabrication of numerous exhibits in well-respected nature centers and history museums in the area for many decades. First meetings are scheduled to begin in early June.

Programs & Events:

1. The Free Youth Fishing Derby was at Willow Springs Ponds on Saturday, May 19. This year we tripled the attendance with 157 participants, with 250 people that includes the participants and spectators that came out to watch the event. Many thanks go to the Fountain Valley Bass Club who provided the judges and teaching assistance, and the sponsors who donated wonderful prizes, including Angler’s Covey, Colorado Parks and Wildlife, Dick’s Sporting Goods, Sportsman’s Warehouse, and The Peak Fly Shop.
2. Bear Creek Nature Center staff, along with Fountain Creek Nature Center staff, participated in the 2nd Annual Pikes Peak Children’s Water Festival at Pikes Peak Community College, providing an activity in which students investigated pond macroinvertebrates and played a game that demonstrated why plants are known as the ‘pollution trap.’ Hundreds of 4th Grade Students from School District 11 participated in the festival, learning about the importance of water, wildlife and pollution. In addition to educating students, nature center staff was able to connect with accompanying teachers and inform them about field trip opportunities at El Paso County Nature Centers.
3. May marked the culmination of Bear Creek Nature Center’s spring 2018 school field trip season, which served approximately 1500 participants, ranging from Pre-K through 5th grade. Recent updates to Bear Creek’s field trip programming include revisions to the Foothills Field Experience program for students in grades 5-8. One new program element is an interactive watershed table activity in which students explore human impacts on water quality, both positive and negative. The updated program will also give every student an opportunity to participate in testing the water quality of Bear Creek. Revisions all have a common goal of making the program more hands-on and student-centered.
4. Fountain Creek Nature Center presented 48 Environmental Education field trips to 914 students, teachers, and parents.
5. Fountain Creek Family Fun Day with over 20 activity stations, 729 participants and revenue of over \$1,700. Activity partners included: Fountain Farmers 4H, Dinosaur Resource Center, Fountain Creek Watershed control & Greenway District, City of Fountain, Friends of EPC Nature Centers, Windependent Kites, Colorado Parks and Wildlife, National Park Service—Florissant Fossil Beds, USAFA Falconers, City of Colorado Springs Utilities Volunteers, and our spectacular Papa Murphy’s Pizza of Fountain who served pizza to all the participants and volunteers! It was a record setting attendance year.
6. Pikes Peak Birding and Nature Festival—Fountain Creek Nature Center was the meeting hub for many of the field trips, hosted the USAFA Falconers, and the Saturday evening Birds & Brews Reception for participants, field trip leaders and partner organizations. Over 150 people attended, enjoyed heavy appetizers and beer donated by Phantom Canyon Brewery, seeing a photo slide show of birds spotted during the festival, interacted

with two vendors selling birding equipment, Pikes Peak Community College Wild Things animals, Nature's Educators raptors, listened to Pepper Grass, our own all-volunteer folk band, participated in door prize and silent auction activities.

7. Fountain Creek & Bear Creek Staff presented again at the second annual Children's Water Festival at Pikes Peak Community College delivering fun and educational water games & pond critter investigations to 156 students and teachers. Our station was titled, "Life in, on and Around the Pond."
8. Fountain Creek's popular Children's Nature Series continues with exciting programs for pre-schoolers with an adult. This month's topics were: Playful Prairie Dogs and Trusty Turtles with 51 participants.

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: El Paso County Parks has contracted Design Concepts to develop the Kane Ranch Open Space Master Plan, with completion anticipated in

July 2018. Public open house took place June 2018. Phase I Improvement construction to follow in 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 5 development permit applications in late-May/early-June, including 1 that will be presented to the Park Advisory Board on June 13th, along with 4 Park Lands Agreements.
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, to be 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 MAY, 2018

Operations/Miscellaneous Projects

Fairgrounds Entertainment Pavilion, South Gate and Playground – Ed Green Construction has completed the pavilion concrete footers and foundation. Erection of the pavilion steel columns began the last week of May. Electrical work and pavilion concrete floor will be completed end of June. The pavilion remains on schedule for completion by Fair.

Ed Green Construction also continues making progress on the South Gate Entrance concrete footers and foundation. The concrete wall for the playground area has been constructed and backfilled. The new playground is currently scheduled to arrive the week of June 11th and will be installed by Churchich Recreation.

The Operations Supervisor has received quotes for the new South Gate ticket booth and final design / options are being discussed with Recreation staff.

Fairgrounds Electrical Upgrade - Ed Green Construction and subcontractor Lenz Electric are making progress installing conduit for the electrical upgrades south of the Grandstands and new Entertainment Pavilion. With the new pavilion construction, this was an opportune time to address the electrical deficiency.

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 4" conduit between Swink Hall and Livestock Arena Building. Lenz Electric also completed installation of a new single phase 200amp service in the Livestock Arena Building to accommodate the communication and cooling equipment. Installation of the new communication conduit from Livestock Arena Building to new South Gate ticket booth will be completed in June.

Santa Fe Trailhead Restroom - The new potable water line has been pressurized. Olson Plumbing will perform required backflow testing and tie-in. Olson Plumbing will also perform water pressure and GPM testing needed for engineered drawings. The engineered drawings



will convert the restroom from a waterless toilet system (Clivus) to a conventional restroom tied into the proposed new sewer line.

Willow Springs Bridge – Criterium Engineering has completed the initial load analysis report and repair recommendations for bridge repair. The bridge can be repaired and support up to 10 tons. The County has asked for additional information regarding the repair. Once information is received, the project will bid and repairs made in 2018.

Bear Creek and Fountain Creek Nature Center – Purchase Order has been generated for Bear Creek Nature Center patio repair. This repair is being scheduled for June and will consist of some concrete patio removal and replacement, sealing the entire concrete patio area and perimeter. Purchase Orders are also being 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 are installed.

Central District

Bear Creek Regional Park - The Park is experiencing extremely heavy volume and maintenance staff has primarily focused on keeping the area clean and safe. We have had little time to complete large scale projects, but fortunately many volunteers have donated their time to help our continued efforts of Park beautification.

The Destination Services volunteer event was a major success as nearly 80 volunteers completed several projects. Projects included playground restoration, tree planting, landscape renovation, trash removal, and over seeding. Destination Services donated \$7,000 for materials to support the project.

Challenger Middle School provided 30 students to pull weeds and to place decorative mulch around the Parks Administration building. The students worked very hard and added nearly four pallets of mulch to the area.

Parks staff continues to make improvements to the playgrounds in BCRP. Most recently staff added playground safety surface to three play areas in Bear Creek West. The Central team is also making efforts to replace all swings and swing brackets throughout the Park.

Staff along with volunteer assistance continues to make progress on the advanced steps portion of the Equestrian Skills Course. The steps obstacle is nearly complete and the equestrian community seems really excited about their new course.

Illegal camping has gained momentum over the last few weeks and several large camps were posted and removed. Overall we have seen fewer camps this summer than in years past, but the problem presents significant challenges and strains resources.

Bear Creek Dog Park - Staff went back out to bid for the fence replacement project and is eager to review final bids. We hope to start this project soon and be finished by mid-summer. Staff began mowing and trimming high use areas and completed herbicide applications to the main parking lot.

Rainbow Falls - This site is closed as the Access Improvement Project is underway.

Downtown Facilities - The downtown crew is nearly finished with a largescale landscape installation project at the Pikes Peak Regional Development Building. Staff completed plant and irrigation installation and is now focused on installing decorative rock mulch.

Jones Park - Staff is working with stakeholders to install educational signage in various locations. Discussions involving possible re-routes of trail 622 have been initiated and may be included in the Master Plan later this year.

RMFI is back 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 into the creek.

Training - Staff visited with Public Works Department to discuss equipment training opportunities and VISTA training program for fall / winter 2018.

East District

County Fairgrounds - The East District team continues to provide construction support for issues that arose during the month of May. During a scheduled progress meeting, irrigation for new plantings was discussed and staff assisted with installing new PVC piping for a future irrigation line and a backflow prevention device. The team was able to install all the necessary piping and riser for the shutoff valve and coordinated the backfill of the playground area to keep the project on schedule.

The construction contractor continues to make good progress on the Fairgrounds projects. Ed Green Construction began installing steel for the permanent pavilion at the end of May.

The East District team coordinated with the Fairgrounds subcommittee to come up with a parking plan for the new electrical outlets installed at the 4-H Campground. The committee used one of the construction documents and measured out the number of RV spaces available. The team was able to come up with 27 new electrical spaces to use during the County Fair. Pre-sale of RV spaces took place on Friday June 1st.

2018 Racing season began Memorial Day weekend. Staff prepped the grounds by deep cleaning the restrooms, power washing the Grandstands and coming up with a plan to work around the construction. Our team was responsible for installing our sponsorship signs on the front of the grandstands. The signs look great and opening race weekend was a success.

The East District was busy setting up for many other events this month. Events included Barrel Racing, Father Daughter Day, and a few weddings and graduation parties.

Paint Mines Interpretive Park – An Eagle Scout contacted the East District eager to complete his project at the Paint Mines. The scout was interested in installing a wood frame around the picnic tables to hold crusher fine material as well as installing two “No Climbing” signs. Our team coordinated with the scout and he completed his project during the month of May. Staff was disappointed to hear that one of the signs had already been removed. We plan to reinstall this sign within the coming days.

Homestead Ranch Regional Park – Park Operations is working with a contractor to troubleshoot the pump transducer issues at the park. The transducer communicates with the well pump and regulates the pond water level. Operations will meet with the contractor to discuss proposed solutions and come up with a plan for repair.

Falcon Regional Park – While conducting mowing and routine maintenance, staff noticed the turf was drying out. The irrigation controller was checked and rodents had chewed through wires tripping an alarm and shutting down the irrigation system. Operations contacted our supplier and scheduled repairs. In the meantime, staff will operate the irrigation system manually by turning on each valve. Repairs are anticipated the first week of June.

North District

General Information - North District had another Eagle Scout project completed in Fox Run Regional Park and Black Forest Regional Park. The project included prepping and repainting all barbeque grills with industrial, high temperature paint.

Fox Run Regional Park – North District team completed resurfacing the Aspen Lake loop trail and continues resurfacing picnic pad areas which will help improve the aesthetic value of the field and recreational areas. Staff installed the lake fountain, a new memorial bench, graded park roads, and repaired drinking fountains.

The irrigation system provided challenges this last month after discovering the irrigation lake water level sensors were malfunctioning. The original sensors had become corroded and not communicating with the irrigation well pump for filling the lake. Operations ordered the new sensors and County Facilities assisted with installation.

Black Forest Regional Park - Staff removed large stock piles of road base and trail surfacing material from the north temporary parking lot. The contractor performing the drainage improvements and bridge construction along the athletic field also graded the north temporary parking lot and installed road base. Winds continue to keep staff busy removing wind-blown trees that pose a threat to trails users, facilities, and private property. Staff continued to support Rocky Mountain Field Institute in an ongoing volunteer project planting 1500 Ponderosa Pine saplings

Pineries Open Space - Staff provided logs and material for Rocky Mountain Field Institute constructing a new puncheon bridge spanning a low lying wet area along our the new single track trail.

Palmer Lake - Staff replaced damaged split rail fencing, graded the parking lot, and repaired a restroom flush valve.

Santa Fe Regional Trail (Baptist Road Trailhead, Highway 105 Trailhead, Ice Lake, North Gate Trailhead) – Staff box bladed approximately 14 miles of the Santa Fe Regional Trail. At Highway 105 Bridge, staff removed 4 trees and 18 dump truck loads of mud and debris in preparation for an upcoming project. Staff installed additional boulders at Northgate Trailhead to help protect and prevent vehicles parking in native areas.

Section 16 Trailhead – The restroom storage tank was pumped for the upcoming season.

South District

General Overview and Staffing - The month of May was filled with events and projects along with a heavy reservation schedule. South District added two seasonal employees to help with the seasonal workload. Staff has noticed a temporary decline in homeless camp activity.

Fountain Creek Regional Park – South District team continues to troubleshoot and adjust irrigation as needed. Field #1 turf renovation has been completed. Work included aeration, soil amendment / fertilizer application, and seeding. Plan is to re-open Field #1 by end of June.

Duckwood Pond is now open to kids fishing 16 years and under. Colorado Parks and Wildlife will stock trout, bass and blue gill on a regular basis.

Stratmoor Valley Park – Staff performed minor playground repairs.

Nature Center- Fountain Fire Chief met with staff onsite to conduct a wildland fire assessment of the landscape and native areas surrounding building. Staff supported the Family Fun Day event which was a huge success.

Willow Springs – Fountain Fire Department continued wildland fire training around Willow Springs. Their training consists of fire and hazardous tree mitigation which greatly benefits the park.

Volunteer Randy Feidler continues donating his time each month at Willow Springs. In May, Randy worked 60 hours removing tree suckers, cutting weeds, and picking up trash.

South District staff provided support for the Annual Fishing Derby. This year's Derby was a huge success with an estimated 100 anglers, more than double from the previous year.

Maxwell Trailhead – Staff installed two drop bollards along the newly renovated trail to restrict unauthorized vehicle trail access.