

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

Park Advisory Board

Meeting Agenda

Wednesday, March 14, 2018 – 1:30 p.m.*

Bear Creek Nature Center, 245 Bear Creek Road, Colorado Springs

* The annual Joint City – County Park Board meeting will be conducted from 11:30 a.m. to approximately 1:15 p.m. on March 14 at the Bear Creek Nature Center.
The County Park Board meeting will begin at the conclusion of the joint meeting.

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Dancing Wolf Estates IV PUD Amendment / Vacation and Replat	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
B.	Meadowbrook Crossing Filing No. 2 Final Plat	Ross Williams	Endorsement
C.	The Glen at Widefield Filing No. 9 - Final Plat	Jason Meyer	Endorsement
7.	Information / Action Items		
A.	Park Lands Agreement for The Glen at Widefield Filing No. 9- Glen Development Company	Jason Meyer	Endorsement
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the February 14, 2018
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Ann Nichols, 1st Vice Chair
Jane Dillon, 2nd Vice Chair
Terri Hayes, 3rd Vice Chair
Julia Sands de Melendez, Secretary
Anne Schofield
Todd Weaver
Ed Hartl

Staff Present:

Brian Bobeck, Park Operations Division Manager
Sabine Carter, Administrative Services Coordinator
Ross Williams, Park Planner
Todd Marts, Rec. & Cultural Services Division Manager
Dana Nordstrom, Community Outreach Coordinator
Nathan Robinson, North District Supervisor
Kyle Melvin, Central District Supervisor

Absent: Alan Rainville

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: Ed Hartl made a motion to approve the meeting agenda. Julia Sands de Melendez seconded the motion. The motion carried 7 - 0.
3. Approval of Minutes: Ann Nichols made a motion to approve the January 10, 2018 meeting minutes. Ed Hartl seconded the motion. The motion carried 7 – 0.
4. Introductions and Presentations:

Dana Nordstrom presented Partners in the Park Awards to the following recipients:

- Robert & Ellen Hostetler for Fox Run Regional Park
- GE Johnson Construction for Bear Creek Regional Park
- Heuberger Motors for Bear Creek and Fox Run Dog Parks
- Gold Hill Mesa for Bear Creek Nature Center
- FedEx for Black Forest Regional Park

Todd Marts also thanked Gold Hill Mesa for their support of the Nature Centers. Kyle Melvin, Central District supervisor and Nathan Robinson, North District supervisor presented a list of projects that were made possible through donations. The Park Advisory Board thanked the donors for their generous support of the park system.

5. Citizen Comments

Susan Davies, Executive Director for TOSC stated her support for the need to increase fees for entrance into State Parks as well as for fishing and hunting licenses.

Susan Davies voiced her concern about the County reverting federal grant money. Ross Williams clarified that project deadlines could not be met for the flood recovery project due to inadequate bids.

Bob Falcone and Susan Davies stated that the Lottery reauthorization passed through the initial reauthorization stage.

(Terri Hayes joined the meeting at 1:55 p.m.)

6. Development Applications:

A. Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment

Ross Williams provided an overview of the Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment to include future amenities and trails and addressed questions by the Board. Julia Sands de Melendez inquired if the proposed 'Mini-Incline' would be open to the public. Ross stated that if the developer chooses to include the 'Mini-Incline' in the Parks Land Agreement it would be open to the public.

Julia Sands de Melendez recommended to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment include the following conditions: (1) County Parks acknowledges the waiver of \$99,330 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) Designate and provide to El Paso County a 25-foot trail easement along the proposed trail corridor, from the current trail easement in Waterfront Park to the western boundary of Phase II, which allows for public access of the Forest Lakes Secondary Regional Trail; (3) The regional trail shall be constructed by the developer along the planned corridor from Waterfront Park to the western boundary of Phase II, bordering U.S. Forest Service lands, within two years of the recording of the forthcoming final plat(s); (4) Trail plans shall be submitted to and approved by County Parks prior to construction; (5) The trail shall be constructed to Tier 1 standards for a primary regional trail; (6) The trail shall be maintained by the Forest Lakes Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement; (7) 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 near and west of Waterfront Park. The developer is responsible for any mitigation required by the U.S. Fish and Wildlife Service, including fencing. Jane Dillon seconded the motion. The motion passed 7-0-1 with Ann Nichols abstaining.

B. The Enclave at Stonebridge PUD Development Plan and Preliminary Plan

Ross Williams provided an overview of the The Enclave at Stonebridge PUD Development Plan and Preliminary Plan and addressed questions by the Board.

Jane Dillon recommended to the Planning Commission and the Board of County Commissioners that approval of The Enclave at Stonebridge PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$56,848, 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 the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park. Todd Weaver seconded the motion. The motion passed 8-0.

C. WindingWalk PUD Development Plan/Preliminary Plan and Filing No. 1 Final Plat

Ross Williams provided an overview of WindingWalk PUD Development Plan/Preliminary Plan and Filing No. 1 Final Plat.

Ann Nichols recommended to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk PUD Development Plan / Preliminary Plan include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan; (3) on forthcoming final plats, require fees in lieu of land dedication for urban park purposes in the amount of \$110,160, 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 the forthcoming final plats and subject to provision of additional neighborhood park amenities, specifically trails and WindingWalk Park. Terri Hayes seconded the motion. The motion passed 8-0.

Terri Hayes recommended to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk Filing No. 1 Final Plat include the following conditions: (1) regional park fees are not required pursuant to the existing park lands agreement for regional park land dedication; (2) the landowner shall dedicate to El Paso County a 25' trail easement along Eastonville Road that allows for public access, as well as construction and maintenance of a primary regional trail, and the aforementioned easement be shown on the PUD Development Plan / Preliminary Plan and Final Plat; (3) require fees in lieu of land dedication for urban park purposes in the amount of \$93,840, 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 the Final Plat and subject to provision of additional neighborhood park

amenities, specifically trails and WindingWalk Park. Ed Hartl seconded the motion. The motion passed 8-0.

D. Flying Horse North Phase I Final Plat

Ross Williams provided an overview of the Flying Horse North Phase I Final Plat.

Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Phase I Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement along the southern property line and through the open space park that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be shown on and dedicated to the County via forthcoming final plat(s); and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,400. Terri Hayes seconded the motion. The motion passed 8-0.

E. Branding Iron at Sterling Ranch Filing No. 1 Final Plat

Ross Williams provide an overview of the Branding Iron at Sterling Ranch Filing No. 1 Final Plat.

Ed Hartl recommended to the Planning Commission and Board of County Commissioners that approval of the Branding Iron at Sterling Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$21,930 and urban park fees in the amount of \$13,872. Julia Sands de Melendez seconded the motion. The motion carried 8-0.

F. Homestead at Sterling Ranch Filing No. 1 Final Plat

Ross Williams provide an overview of the Homestead at Sterling Ranch Filing No. 1 Final Plat.

Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of the Homestead at Sterling Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$30,960 and urban park fees in the amount of \$19,584. Ed Hartl seconded the motion. The motion passes 8-0.

G. Mule Deer Villas PUD Development Plan

Ross Williams provide an overview of the Mule Deer Villas PUD Development Plan.

Julia Sands de Melendez recommended to the Planning Commission and the Board of County Commissioners that approval of Mule Deer Villas PUD Development Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$53,750 and urban park fees in the amount of \$34,000. Jane Dillon seconded the motion. The motion carried 8-0.

H. Contreras Vacation and Replat

Ross Williams provide an overview of the Contreras Vacation and Replat.

Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of the Contreras Vacation and Replat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$430. Ed Hartl seconded the motion. The motion carried 8-0.

I. Yarbrough Minor Subdivision

Ross Williams provide an overview of the Yarbrough Minor Subdivision.

Terri Hayes recommended to the Planning Commission and Board of County Commissioners that approval of the Yarbrough Minor Subdivision include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$430. Jane Dillon seconded the motion. The motion passed 8-0.

7. Information / Action Items:

A. Memorandum of Understanding – CONO Neighbor Up! Week

Dave Munger and Sara Vaas with the Council of Neighbors and Organizations (CONO) gave a presentation about the proposed CONO Neighbor Up! Week that will be conducted from May 4 to May 13, 2018. The week will include events to support and strengthen neighborhoods in El Paso County. CONO has requested that El Paso County support the event by providing the free use of up to ten pavilions for neighborhood events.

Julia Sands de Melendez move to endorse the CONO Neighbor Up! Week Memorandum of Understanding with the Council of Neighbors and Organizations. Terri Hayes seconded the motion. The motion carried 8-0.

B. Intergovernmental Agreement – El Paso County Conservation District

Todd Marts provided a brief overview of the Intergovernmental Agreement with the El Paso County Conservation District. The Falcon Regional Park Master Plan that was endorsed by the Park Advisory Board and approved by the Board of County Commissioners in February, 2015 included the dedication of approximately 45 acres within Falcon Regional Park to the El Paso Conservation District for the development of an office building with community meeting space, demonstration gardens, and erosion control demonstration areas.

Jane Dillon moved to endorse the Intergovernmental Agreement between El Paso County and the El Paso County Conservation District. Ed Hartl seconded the motion. The motion passed 8-0.

C. Annual City / County Park Advisory Board Meeting

Todd Marts announced that the annual joint meeting of the City of Colorado Springs and El Paso County Park Advisory Boards will be conducted on Wednesday, March 14, 2018 at 11:30 a.m. at the Bear Creek Nature Center, 245 Bear Creek Rd, Colorado Springs. The March, 2018 El Paso County Park Advisory Board meeting will be conducted following the joint Park Advisory Board meeting.

D. Park Advisory Board Membership

Todd Marts informed the board that Ann Nichol's second term will end in May, 2018 and Ann is not eligible for reappointment. Julia Sands de Melendez first term will end in May, 2018 and Julia is eligible for reappointment for a second term. Bob Falcone and Todd Marts both thanked Ann Nichols for her many years of service on the Park Advisory Board and encouraged Julia to consider a second term.

E. Pikes Peak Urban Gardens - Facility Use Agreement

Brian Bobeck presented an overview of the proposed Facility Use Agreement with the Pikes Peak Urban Gardens (PPUG) that includes PPUG managing the new Duckwood Community Garden in Fountain Creek Regional Park. PPUG will manage and operate Duckwood Community Garden while also developing a future Friends of Duckwood Community Garden group. PPUG will operate and maintain a garden facility and program that is responsible and conducive to the surrounding environment while adding aesthetic and beneficial value to the general public; ensure the Garden is cleaned and returned to its natural condition every fall; remove and dispose any plant or organic material generated from Garden activities; implement reasonable rules and regulations governing the use and maintenance of Garden facilities; abide by County Parks Rules and Regulations regarding operation of the Garden.

Ann Nichols moved to endorse the Facility Use Agreement with Pikes Peak Urban Gardens to manage Duckwood Community Garden located in Fountain Creek Regional Park through December 31, 2023. Terri Hayes seconded the motion. The motion passed 8-0.

8. Monthly Reports:

Bob Falcone mentioned that he noticed that the monthly revenue is down. Todd Marts stated that reservations in general fluctuate and staff is not concerned at this point with meeting revenue goals.

Terri Hayes asked how the feasibility study for a Northern Nature Center is progressing. Todd Marts stated that he is meeting with the School in the Woods and other potential partners. It is anticipated a consultant will be secured to oversee the development of the feasibility study.

Bob Falcone addressed the lack of snow and precipitation this winter and asked if staff is anticipating any turf / vegetation impacts. Brian Bobeck stated that districts have already started supplemental watering for turf areas and newly planted trees and evergreens.

RECORD OF PROCEEDINGS

Anne Nichols asked what happens to the data from the Culturally Modified Tree assessment. Ross Williams stated that the data is stored in data base format and also transferred into GIS mapping which is used for trail mapping, forestry work, and educational purposes.

9. Board/Staff Comments:

Todd Marts stated that he had a series of meetings with the contractor for the new Bear Creek Nature Center exhibits. A highlight will be the Greenback Cutthroat Trout tank and exhibit.

10. Adjournment: **The meeting adjourned at 3:02 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Dancing Wolf Estates IV PUD Amendment / Vacation and Replat

Agenda Date: March 14, 2018

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by David and Alyce McElhoes for Dancing Wolf Estates IV, a 7 lot development totaling 21.32 acres, with a minimum lot size of 2.50 acres. Four of the original Dancing Wolf Estates lots are being vacated and replatted into 7 reconfigured lots, with major changes occurring to no-build drainage easements and an existing transportation right-of-way. Five of these reconfigured lots are designated residential, while two are designated for commercial uses. The property is currently zoned PUD, and a PUD Amendment is being processed concurrently. The property is located immediately northeast of the intersection of State Highway 83 and Hodgen Road, and is located within the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan shows the proposed Fox Run Primary Regional Trail intersecting the southern portion of the proposed subdivision. When originally platted in 1996, a 20-foot trail easement was dedicated to El Paso County, and this easement is shown on the current Final Plat. Furthermore, 10-foot HOA trail easements are shown on the Final Plat, with a connection being made to the Fox Run Regional Trail alignment near the intersection of Highway 83 and Hodgen Road.

The proposed Hodgen Road and Highway 83 Bicycle Routes are both located immediately adjacent the property, on the south and west boundaries, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary in those locations; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

When originally platted in 1996, PUD Development Plans were not bound to the current 10% open space dedication requirement, and as such, Dancing Wolf Estates does not have any dedicated public open spaces beyond the aforementioned HOA-owned trail easements. The current PUD Amendment does not include open space tracts, and the applicant has not included a waiver of open space dedication in their letter of intent. The El Paso County Planning and Community Development project manager has stated that the applicant will be required to address the open space requirement, perhaps through

the addition of landscape tracts or through a waiver request to be approved before final plat.

As no additional trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. The current vacation and replat is adding 3 lots to the existing development – two designated as commercial and one as residential. As regional park fees were paid for the entire development in 1996, regional park fees will only be accessed on the newly reconfigured residential lot, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property.

Recommended Motion (PUD Amendment):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV PUD Amendment include the following condition: fees in lieu of land dedication for regional park purposes in the amount of \$430 will be required at time of the recording of the Final Plat.

Recommended Motion (Vacation and Replat / Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV Vacation and Replat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$430.

Development Application Permit Review



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

March 14, 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:	Dancing Wolf Estates IV PUD Amendment	Application Type:	PUD
DSD Reference #:	PUD-18-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	21.32
David and Alyce McElhoes	~ Same as Applicant ~	Total # of Dwelling Units	7 (1)
16605 Dancing Wolf Way		Gross Density:	0.33
Colorado Springs, CO 80908		Park Region:	2
		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: 2	Urban Parks Area: 1	
0.0194 Acres x 7 Dwelling Units = 0.136 acres	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00 acres	
	Community: 0.00625 Acres x 0 Dwelling Units = 0.00 acres	
	Total: 0.00 acres	

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 1	
\$430.00 / Unit x 1 Dwelling Units= \$430.00	Neighborhood: \$107.00 / Unit x 0 Dwelling Units = \$0.00	
	Community: \$165.00 / Unit x 0 Dwelling Units = \$0.00	
	Total: \$0.00	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV PUD Amendment include the following conditions: fees in lieu of land dedication for regional park purposes in the amount of \$430 will be required at time of the recording of the Final Plat.
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Park Advisory Board Recommendation:

Development Application Permit Review



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

March 14, 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:	Dancing Wolf Estates IV Vacation and Replat	Application Type:	Final Plat
DSD Reference #:	VR-18-002	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	21.32
David and Alyce McElhoes	~ Same as Applicant ~	Total # of Dwelling Units	7 (1)
16605 Dancing Wolf Way		Gross Density:	0.33
Colorado Springs, CO 80908		Park Region:	2
		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: **2**
0.0194 Acres x 7 Dwelling Units = 0.136 acres

Urban Parks Area:	1	
Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00 acres
Community:	0.00625 Acres x 0 Dwelling Units =	0.00 acres
Total:		0.00 acres

FEE REQUIREMENTS

Regional Parks: **2**
\$430.00 / Unit x 1 Dwelling Units= \$430.00

Urban Parks Area:	1	
Neighborhood:	\$107.00 / Unit x 0 Dwelling Units =	\$0.00
Community:	\$165.00 / Unit x 0 Dwelling Units =	\$0.00
Total:		\$0.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Dancing Wolf Estates IV Vacation and Replat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$430.

Park Advisory Board Recommendation:

LETTER OF INTENT
DANCING WOLF ESTATES IV
PUD Amendment and Replat
October 22, 2017

Owner

David & Alyce McElhoses
16605 Dancing Wolf Way
Colorado Springs, CO 80908
Phone: 719-337-8124; 719-440-5390 (email: alyce@customcoloradohomes.com)

Applicant/Consultant

David & Alyce McElhoses
16605 Dancing Wolf Way
Colorado Springs, CO 80908
Phone: 719-337-8124; 719-440-5390 (email: alyce@customcoloradohomes.com)

Site Location, Size, and Zoning: The site is 21.32 acres of the ~40 acre parcel known as Dancing Wolf Estates (DWE), which is zoned PUD, located on the NE Corner of Highway 83 and Hodgen Road with lot sizes 2.5-5.78 acres.

Request

1. Replat of Lot 1 Dancing Wolf Estates from 5+ acres to two 2.5+ acre lots and Lot 2 Dancing Wolf Estates III from 5.78 acres to two 2.5+ lots.
2. Vacate Recorded Easement originally meant for road access for the property to the north of Dancing Wolf Estates (known as Majestic Pines) and replat lot 2 Dancing Wolf Estates (currently 5+ acres) and recorded easement into two 2.5+ acre lots. One half of the ROW will go to lot 2 DWE and the other half into lot 3 DWE.
3. Realign no build drainage easements on lot 1 and 2 Dancing Wolf Estates, and lot 2 Dancing Wolf Estates III .

Justification

1. Replat Request

The property is bordered to the North, East, West and South by parcels zoned PUD and RR-2.5. All of the subdivisions adjoining Dancing Wolf Estates are made up of parcels of 2.5 acres (exceptions: Cherry Creek Crossing has an 8.35 acre Community Commercial parcel and High Forest Ranch has a 39.06 acre PUD residential parcel yet to be developed). The proposal to divide three of the larger parcels in Dancing Wolf Estates from 5 acre parcels to 2.5+ acre parcels is both suitable and compatible with the surrounding neighborhoods. Additionally, the proposal is in general conformance with the goals, objectives and policies of the Black Forest Preservation Master Plan. Currently the average lot size in DWE all filings is ~4.68 acres (right of way (ROW) road easement not included). With the division of these three lots, the average lot size in this filing, DWE IV will be ~2.88 acres (ROW road easement included in lot square footage). The average lot size in the entire PUD, all filings, after this plat is recorded will be ~3.55 acres. This overall density is lower than a majority of adjoining properties to DWE and lower than any of the subdivisions listed on Table 11 (Small Lot Subdivisions Black Forest Planning Area) of the Black Forest Preservation Master Plan. Dancing Wolf Estates falls within the Spruce Hill Highway 83 Corridor which allows for higher density residential uses (1 DU per acre) and encourages new development which is contiguous and compatible with previously developed areas in terms of factors such as density. This increase in residences will, however, be beneficially shielded in visibility from Highway 83 as topographically, lots to the west of Dancing Wolf Way (including lots 1 & 2 of Dancing Wolf Estates) fall down from Highway 83. As a result, the viewing of residences in this section of the PUD is generally obscured from Highway 83.

Dividing these parcels to 2.5+ acres is more in keeping with all of the developments surrounding Dancing Wolf Estates. When the parcels are reduced to 2.5+ acres, per covenants, the smaller residential parcels will be restricted from housing horses and sheep, which is appropriate for smaller parcels of land and reduces the outside well water use on those parcels. Further, each lot must plant 4-6' pine trees and this will effectively double the number of trees planted on the west side of the Dancing Wolf Way cul-de-sac. There will be no covenant changes in size, material, and color scheme requirements for the residential parcels. All of these factors will help maintain the overall residential nature of DWE by assuring limited outbuildings, no overgrazing of grasslands in the open areas, and increased health/growth of the ponderosa pine trees.

Lot 1 when divided will consist of two 2.5 acre Community Commercial lots that will follow the restrictions of the PUD rezoning established September 14, 1998 with the following exceptions. First, where the wording "Bars, taverns, and nightclubs or like" was used it shall be replaced with the following "nightclub or bar; not to include a brewery, cider house, or similar that has a tasting room or other establishment that serves alcohol as a secondary part of its business model". Changing this wording provides more clarification regarding the Community Commercial lots uses and is in keeping with the expanding industries in the area. It also allows for a potentially more innovative and efficient use of the land for the enjoyment of the surrounding properties and community as a whole. Second, the original square footage of commercial space on Lot 1 was planned and allowed to be around 10,000sf. When the commercial lot is divided into two, 2.5 acre parcels, the total proposed commercial square footage for both parcels is around 14,000sf, an increase of 4,000sf, which is similar in size to a reasonable sized custom home. Therefore, the increase is the same as if the added lot was a 2.5 acre residential lot.

2. Vacate Recorded Easement

When the ~40 acres, now known as Dancing Wolf Estates, was purchased from the original homesteader in 1996, it came with a ROW easement for the parcel to the North. When the parcel to the North, now known as Majestic Pines, was developed, it utilized the already built Blue Heron Springs Lane road, in Settlers Ranch subdivision, as access for all of its 2.5+ acre parcels. Topographically, Dancing Wolf Estates was steep and not conducive to building a road for the land to the north.

Since the sole purpose of the ROW was for access and that access has been provided by a different road, we are requesting the ROW land be returned to the lots that adjoin it in Dancing Wolf Estates. Currently the ROW land is not maintained. When it is returned to the adjoining land owners, it will be mowed and noxious weeds currently growing on it will be removed and kept down in the future.

The newly created Lot 4 of Dancing Wolf Estates IV will provide a trail on part of the ROW for use by the residents of Dancing Wolf Estates. This trail easement will run alongside the flag stem for the newly created Lot 4 of DWE IV and will connect to the Black Forest Trail along Hodgen Road via an added trail easement by David & Alyce McElhoes on the western edges of the newly created Lots 2 & 4 of DWE IV. Interior trails will be for the use of Dancing Wolf Estates residents and guests. This trail land will be maintained by the active DWE HOA.

The removal of this access will assure traffic for Dancing Wolf Way will not be increased by the twenty lot subdivision of Majestic Pines and allow Dancing Wolf residents to utilize some of the easement land for personal enjoyment.

3. Realign No Build Drainage Easement

When the ~40 acres was originally developed into 5 acre parcels in 1996, El Paso County Planning asked David and Alyce McElhoes to roughly identify the drainage area in the draw of Lots 1, 2 and 4 of DWE, which they did to the best of their abilities at that time. After living on the land for 21 years, and watching the drainage in this area from rain and snow, it has become clear to the applicants that the lines are not accurate. Consequently, a drainage engineer was retained and asked to identify specific drainage lines for these areas that are more accurate and based on drainage maps. An updated drainage report has been submitted with this application.

Existing and Proposed Facilities

Facilities in Dancing Wolf Estates consist of a single cul-de-sac gravel road (Dancing Wolf Way) with drainage ways and roadside ditches as well as utility backbones under and to the sides of this road. The 860' county maintained Dancing Wolf Way has already been built in to DWE and no additional roads are needed for this PUD amendment and replat. Electric, telephone, and natural gas were constructed underground after the original platting of Dancing Wolf Estates and are at the road. All appropriate utility providers have agreed they will service the added lots. DWE falls within the Tri-Lakes Fire District and a letter of commitment has also been provided by them.

All lots in the subdivision currently have individual wells based on a ruling in Water District 1, Case No 94CW198. This ruling allowed for each lot (7 total) to have a domestic well permit into the Dawson Aquifer. An additional ruling in Water District Division 1 Case No 99CW065 allows for domestic and commercial Denver aquifer wells. This ruling will provide sufficient water and wells to support all added lots. The applicant reserves the right to amend this ruling to allow for wells into the Dawson aquifer for the additional lots. All lots will be developed with individual on-site wastewater treatment systems (OWTS or septic systems) subject to the geological and subsurface report and in accordance with the El Paso County Health Department. In DWE there are 5 current houses all with non-engineered septic systems (45% septic and soils reporting). Soils samples and percolation tests to further support the viability of these systems have already been performed in DWE as per a Geological Hazards Investigation Report (provided with this submittal).

Waiver Request

The newly created west parcel of Lot 2 of Dancing Wolf Estates III (to be known as Lot 6 Dancing Wolf Estates IV) will be serviced by a flag stem off of the existing Dancing Wolf Way cul-de-sac. The flag stem is land that is being purchased from the adjoining owner of what is currently Lot 1 Dancing Wolf Estates III. That owner is willing to sell a 20' ROW for access to Lot 2 DWE III. A waiver of section 8.4.3 (C)(2)(e) is being requested to allow for Lot DWE IV to have 20' of frontage rather than the required 30'. This access width waiver request does not nullify the main intent or purpose of the code which is for proper and safe access to a parcel. We have met with Tri-Lakes Fire Department and discussed access requirements and width needs. The 20' wide ROW is what they require. This is the correct width required by emergency vehicles and the required turn out for fire trucks will be made at the end of this flag stem. Currently Lot 2 DWE III lacks some functionality due to the shape of the parcel. The proposal to split the lot at its smallest width will produce two lots that are better shaped and more functional for building and living on. Accessing the new parcel formed from the split any other way within Dancing Wolf is very difficult due to steep topography and the potential for a flag stem that exceeds the longest leg of the lot it serves. Access for the newly created Lot of DWE IV as proposed will mean access over a more level terrain, in the open grasslands area and for a shorter length to the parcel. Having the access to the parcel in this area helps keep traffic flow away from existing residences, out of areas that are steep topographically where large amounts of snow accumulate throughout the winter months, and conserves the limited natural feature of mature trees that are on the NE corner of DWE. For these safety reasons, to allow continued residence privacy, and to be in keeping with the area's Master Plan, this waiver is being requested. No subsequent waivers will be needed.

Purposes & Need for Replat: To better utilize the land for more residential purposes rather than for horses or other large grazing animals and to be more consistent in land density to neighboring parcels. To identify more specifically the Community Commercial Zone, a restrictive commercial zone, and its uses to better serve the surrounding communities.

Total Acres in Requested Area: The acreage in this PUD Amendment and ROW vacation is 21.32 acres.

Total Residential Units/Densities for Each Dwelling Unit: Total residential units in the requested area are 5. Densities for residential dwelling units in requested area will be 1 unit in 3.02 acres.

Number of Commercial Sites Proposed & Floor Area Ratio of Commercial Uses: Two Community Commercial sites are proposed. Total Community Commercial units in the requested area are 2 and the density will be 1 unit in 2.5 acres. Proposed floor area of commercial use is 14,000sf. Floor area ratio is an average of 6.4% per parcel.

Number of mobile home units and densities: None

Typical Lot Sizes: Length and width: Typical lot sizes after the proposed divisions will be 2.5+ acres, and the lengths/widths are as follows (flag stems not included): DWE Lot 1 divided will be 425' x 225' and 325' x 333'; DWE Lot 2 divided will be 355' x 255'; DWE III Lot 2 divided will be 350' x 340' and 600' x 350'.

Type of Proposed Recreational Facilities: Added trails within DWE to be maintained by the active DWE HOA and adjoin to a current trail along Hodgen Road which is dedicated to the El Paso County Regional Trail System.

Phased Construction: The residential parcels can be developed now. The two Community Commercial lots can be developed now if being developed as residential. If they are to be developed as Community Commercial lots, all appropriate reports must be completed, submitted and approved by El Paso County Planning, the Department of Transportation, and the Board of County Commissioners prior to development.

Anticipated Schedule of Development: Residential lots and trails will be developed upon final approval. Development schedule of the Community Commercial lots is to be determined.

Water and Sewer Provided: The water source for all lots will be individual wells through an existing water decree and augmentation plan. Sewer will be provided through individual OWTs.

Proposed Uses, Relationship between Uses and Densities: All but the two Community Commercial lots are for residential homes. For all of Dancing Wolf Estates the densities of the residential lots after this plat will be 6, 2.5+ acre lots and 3, 5.0+ acre lots. The 2.5+ acre lots allow less outside watering and have some large animal restrictions. The 5+ acre lots have some equestrian and other animal uses. Some fencing between smaller and larger lots exists and there are a variety of natural screens from trees and land topography between the smaller and larger lots. All lots, large and small, have the same overall atmosphere created by the neighborhood's desire to enjoy the land through outdoor living, animal keeping (pets and professional), and home businesses. The two 2.5+ acre Community Commercial lots have size, height, and color restrictions to help the buildings feel blended into the surrounding residences. Additionally, when they are developed, they will have numerous landscaping, lighting, and screening restrictions and requirements both for the benefit of the residences within DWE and in relationship to the two main roads, Hodgen Road and Highway 83. Landscaping for the Community Commercial parcels will be presented and modified as required at the time of submittal.

Areas of Required Landscaping: Each residential lot not within the area of Dancing Wolf Estates that currently has only a few mature pine trees will be required to plant an additional 4- 6' pine trees and re-vegetate all disturbed areas. Landscaping for the Community Commercial sites will be completed at the time of development.

Proposed Access Locations: All lots within DWE will be accessed only from Dancing Wolf Way, a cul-de-sac into the ~40 acres. Each lot will adjoin Dancing Wolf Way with 30' of frontage. The exception to this is the requested added Lot 6 of DWE IV which is proposed to have 20' of frontage to Dancing Wolf Way.

A Traffic Impact Study is not required for the proposed replat as the anticipated trip generation is less than 100 trips/day and less than 10 trips during the peak hour.

Approximate Acres and percent of Land to be set aside as Open Space: Dancing Wolf has no dedicated open space. See map for trail easements within the subdivision, dedicated by David and Alyce McElhoes, that connect to El Paso County trails along Hodgen Road.

General Provisions

Authority: This plan is authorized by Chapter 4 of the El Paso County Land Development Code (LDC). Chapter 4 of the El Paso County LDC is authorized by the Colorado Planned Unit Development Act of 1972.

Applicability: The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by El Paso County Planning or the Board of County Commissioners.

Adoption: The adoption of this Development Plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Dancing Wolf Estates is in general conformity with the El Paso County Master Plan, is authorized under the provision of the El Paso County Land Development Code, and that the El Paso County LDC and this Development Plan comply with the Colorado Planned Unit Development Act of 1972.

Relationship to County Regulations: The provisions of this Development Plan shall prevail and govern the development of Dancing Wolf Estates, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County LDC in effect at the time of the PUD plan approval or any other applicable resolutions or regulations of El Paso County, shall be applicable.

Enforcement: For the mutual interest of owners of the PUD and preservation of this Development Plan, the provisions of this plan relating to the use of land shall run in favor of El Paso County and shall be enforceable by law without limitation on any power or regulation otherwise granted by law.

Conflict: If there is more than one provision within the Development Plan that covers the same subject matter, the provision which is least restrictive shall govern.

Project Tracking: At the time of final plat application, all residential lots and trails may be developed. If Lots 1 and 2 of Dancing Wolf Estates IV are developed as residential lots, they may be developed at the time of final plat application. If Lots 1 and 2 Dancing Wolf Estates IV are to be developed as Community Commercial sites, they will be developed only after all appropriate reports have been submitted and approved by El Paso County Planning.

Overall Project Standards: The standard zoning requirements of El Paso County Land Use Code as amended shall apply to this PUD except as modified below.

Development Guidelines

Project Description: Dancing Wolf Estates IV is 21.32 acres of the ~40 acre PUD community Dancing Wolf Estates located at the NE corner of Hwy 83 and Hodgen Road. Dancing Wolf Estates consists of ~40 acres divided into a number of large residential parcels and Community Commercial lots. DWE is an upscale, country, mixed use community with some equestrian and farm animal land uses, light homes businesses, and Community Commercial sites for the common good and benefit of residents and surrounding communities.

Permitted Uses: Permitted uses within Dancing Wolf Estates include Single Family Homes, trails interconnected to the County Regional Trail System, and Community Commercial sites.

The following additional uses are permitted (but not limited to, per the Homeowner’s Association) on residential lots (for business or pleasure). All uses are subject to approval by the Homeowner’s Association (HOA).

- 4-H animal projects
- Animal Keeping and Hobby Farm
- Up to 4 horses or other equivalent animal units (some restrictions apply for 2.5 acre lots per the HOA)
- Vacation rental home
- Guest house
- Private Stables
- Greenhouse (as feasible given water restrictions)
- Home Business (subject to HOA approval)
- Mother-in-law apartment
- Residential accessory structures and associated uses
- Rural accessory structures and associated uses
- Storage and repair of vehicles and machines
- Wind powered generator

The following uses are permitted (but not limited to) on Community Commercial sites, up to 14,000 square feet between both Lots 1 and 2 Dancing Wolf Estates IV. Uses for the Community Commercial sites are not subject to approval by the Homeowner’s Association. Approval of development of these lots shall be made by the El Paso County Planning Department when development is requested.

- Bed and Breakfast
- Food service business
- Office
- Mixed use residential units, limited to 4
- Greenhouse
- Rooms for educational uses such as holding classes
- Brewery, cider house, or similar with tasting room
- Retail business
- Not permitted: nightclub or bar (not to include a brewery, cider house, or similar that has a tasting room or other establishment that serves alcohol as a secondary part of its business model), mineral extraction, heavy industrial or manufacturing facilities, gas station, convenience store

Signs: All signage within DWE shall be of natural colors and quality construction. Signage within the subdivision by residents shall be measured by measuring the entire size of the sign not including stands, posts, or other mean used to hold the sign in place. Stands, posts, and other means of holding the sign shall be of reasonable and appropriate sizes and materials in relationship to the sign’s design. Signage by residents shall be no larger than 12 square feet and not more than 5’ in any direction. Signage for the subdivision entryway and the Community Commercial sites is to be measured by drawing a square around the text of the sign and is not to exceed 16 square feet. For double sided signs, only one sign face shall contribute to the maximum size.

PUD Requirements for Development

Average overall building height: 29’
Maximum percentage of residential lot coverage: 25%
Building set-back: 20’ unless otherwise noted on plat
Standard utility easements: 10’ unless otherwise noted on plat
Minimum lot size: 2.5 acres

Maintenance: Trails and open space are to be maintained by the active Homeowners Association.

Phasing: All residential lots shall be eligible for development upon recording of final plat. All trails shall be eligible for development upon recording of final plat. As residential lots, Lots 1 and 2 Dancing Wolf Estates IV may be developed now. If Lots 1 and 2 Dancing Wolf Estates IV are to be used as Community Commercial sites, all appropriate reports must be submitted and approved by El Paso County Planning and the Department of Transportation prior to development. These reports shall include a site plan, water augmentation plan, drainage reports, and a traffic engineering report. Uses for the Community Commercial sites are limited by well and OWTS constraints.

Buffering, Screening, and Landscaping: All residential lots will adhere to the Dancing Wolf Estates covenant requirements for landscaping. A landscaping plan with buffering and screening as well as a site plan to include parking for the Community Commercial sites will be submitted for approval by the El Paso County Planning Department and Board of County Commissioners at the time of development of these sites.

Architectural Control Committee and Covenants: An Architectural Control Committee and protective Covenants for Dancing Wolf Estates have been created and recorded separately. These establish and govern the rules and regulations for the residences of the subdivision.

DANCING WOLF ESTATES SUBDIVISION IV

A REPLAT OF LOTS 1-2 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

El Paso County, Colorado

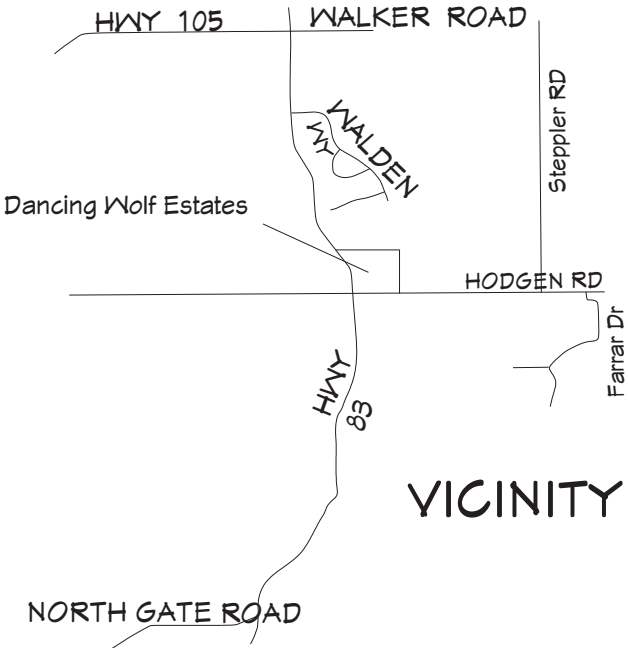
DEVELOPMENT PLAN

Legal

Lots 1-2 Dancing Wolf Estates

Lots 1-2 Dancing Wolf Estates III

Project Developers & Owners
David and Alyce McElhoes, Joshua and Ruth Ann Fuson
16605 Dancing Wolf Way
C.S. CO. 80908



VICINITY MAP

Applicant: David and Alyce McElhoes
16605 Dancing Wolf Way
Colorado Springs, CO 80908

Total Area: 21.32 acres
Interior Roads: 1.2 acres
Interior and El Paso County Trails: 0.69 acres (already included in commercial and SFR acreage)
Single Family Residential: 15.1 acres
Community Commercial: 5.02 acres

Total Number Residential of Lots (DWE IV): 5
Total Number of Community Commercial Lots (DWE IV): 2
Average Lot Size (DWE IV): 2.88 Acres
Total Number of Residential Lots (DWE all filings): 9
Total Number of Community Commercial Lots (DWE all filings): 2
Average Lot Size (DWE all filings): 3.55 Acres
Min Lot Size: 2.5 acres
Overall Residential Density (DWE all filings): 1 unit per 3.78 acres
Existing Zoning: PUD
Proposed Water: Individual Wells
Proposed Waste Water: Non-Evaporative Individual Septic Systems
Tax ID Numbers (re-platted lots only): 6122004002, 6122004001, 6122003020, 6122003036, 6122003035

FOR AND ON BEHALF OF
POLARIS SURVEYING, INC.
I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE 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 _____, 2017.

RANDALL D. HENCY DATE
COLORADO REGISTERED PLS #21605

SHEET INDEX:

- SHEET 1 - COVER PAGE
- SHEET 2 - AS PLATTED
- SHEET 3 - AS REPLATTED
- SHEET 4 - DRAINAGE

KNOW ALL MEN BY THESE PRESENTS:

That David McElhoes, Alyce McElhoes, Joshua Fuson, and Ruth Ann Fuson being the owners of the described tracts of land to wit:

- Lot 1 Dancing Wolf Estates, El Paso County , Colorado
- Lot 2 Dancing Wolf Estates, El Paso County , Colorado
- Lot 1 Dancing Wolf Estates III, El Paso County , Colorado
- Lot 2 Dancing Wolf Estates III, El Paso County , Colorado

OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF DANCING WOLF ESTATES No. 4. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. INTERIOR TRAILS WILL BE MAINTAINED BY THE DANCING WOLF ESTATES HOA.

DAVID MCELHOES

ALYCE MCELHOES

JOSHUA FUSON

RUTH ANN FUSON

NOTARIAL:

STATE OF COLORADO)
_____)SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018,
BY DAVID MCELHOES AND ALYCE MCELHOES
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR DANCING WOLF ESTATES NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY DIRECTOR OF COUNTY PLANNING AND COMMUNITY DEVELOPMENT ON THIS ____ DAY OF _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III ARE AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AND ARE SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT EXCEPT WHERE AMENDED BY THIS PLAT, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. 41004101, RECEPTION NO. 48110425, AND RECEPTION NO. 202114884.

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2018, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____
SURCHARGE: _____

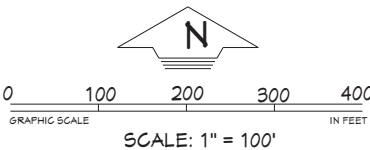
DANCING WOLF ESTATES SUBDIVISION IV

A REPLAT OF LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III
BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF
OF THE SOUTHEAST QUARTER OF SECTION 22, T. 11 S., R. 66 W., 6th PM
EL PASO COUNTY, COLORADO

SHEET INDEX:

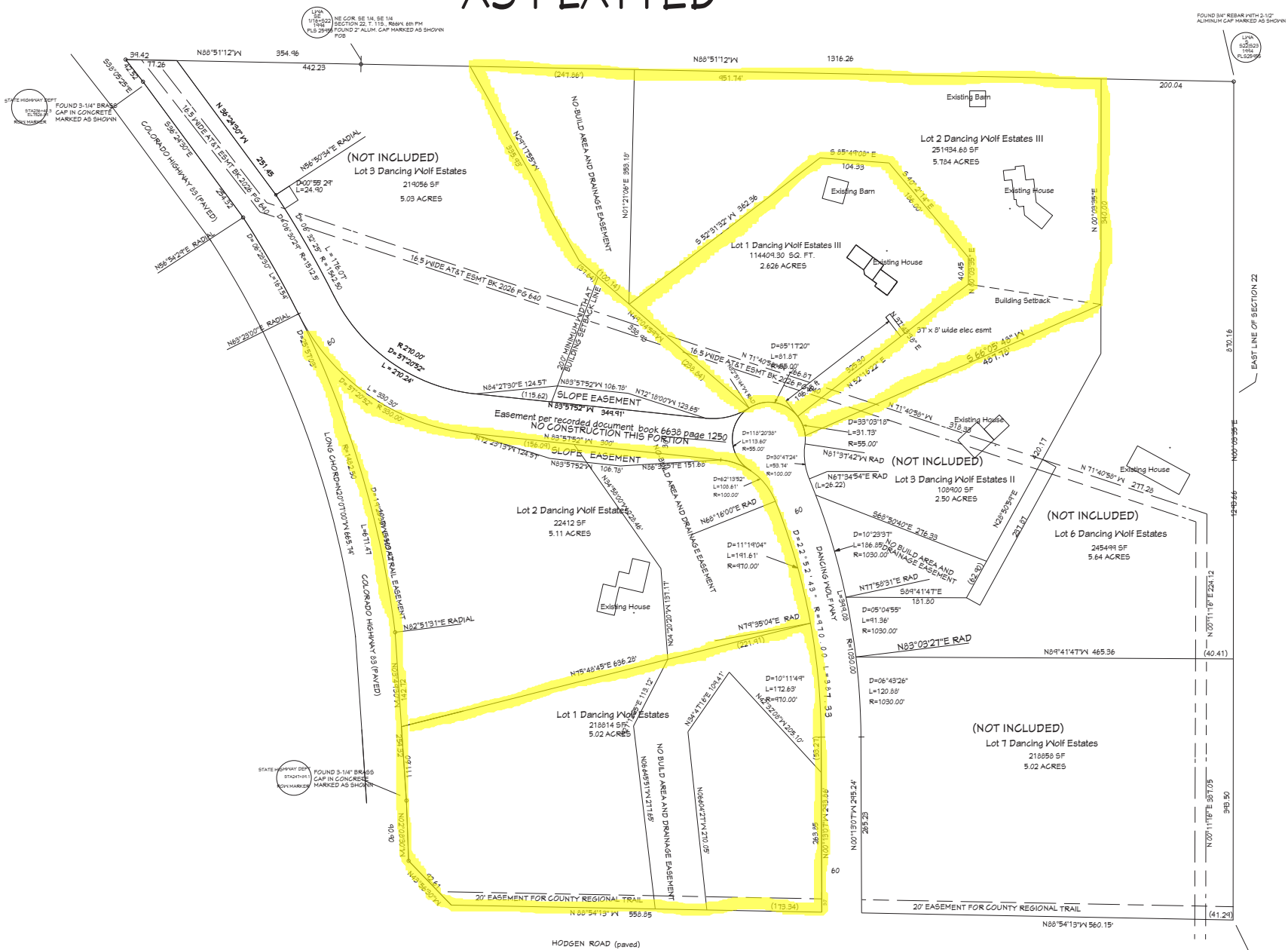
SHEET 2 of 4 - AS PLATTED

Legal
Lots 1-2 Dancing Wolf Estates
Lots 1-2 Dancing Wolf Estates III



LEGEND:
* - WELLS

AS PLATTED



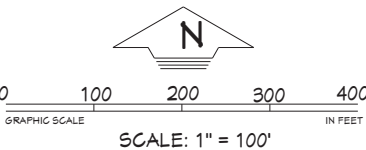
FOUND 2-1/2" ALUM CAP MARKED AS SHOWN

DANCING WOLF ESTATES SUBDIVISION IV

A REPLAT OF LOTS 1-2 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III
BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF
OF THE SOUTHEAST QUARTER OF SECTION 22, T. 11 S., R. 66 W., 6th PM
EL PASO COUNTY, COLORADO

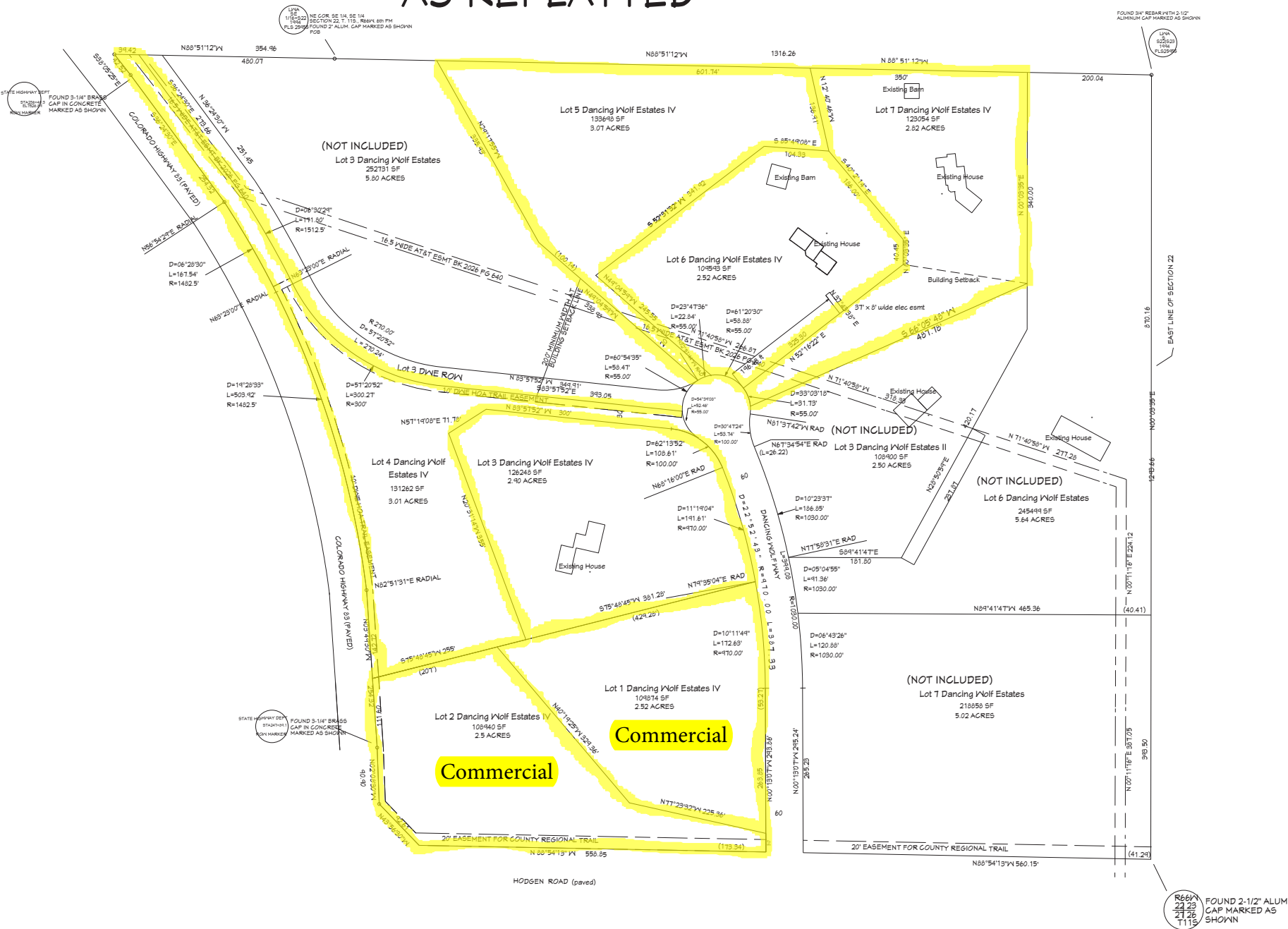
SHEET INDEX:
SHEET 3 of 4 - AS REPLATTED

Legal
Lots 1-2 Dancing Wolf Estates
Lots 1-2 Dancing Wolf Estates III



LEGEND:
* - WELLS

AS REPLATTED



A REPLAT OF LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III
BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF
OF THE SOUTHEAST QUARTER OF SECTION 22, T. 11 S., R. 66 W., 6th PM
EL PASO COUNTY, COLORADO

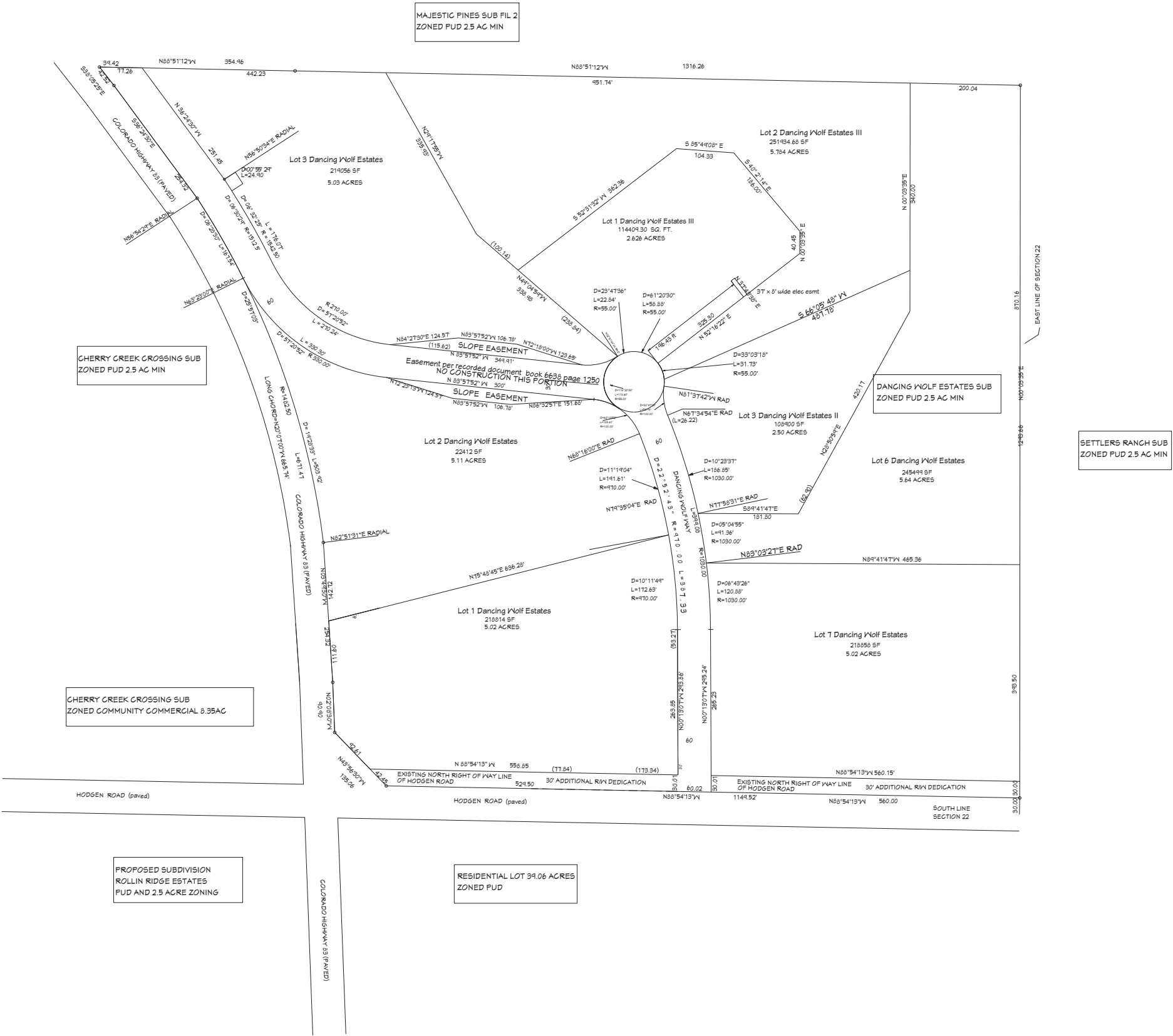
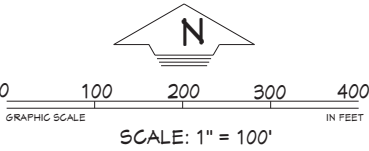
This is a detailed topographic map of a residential development area. The map features contour lines indicating elevation, with labels such as 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7050, 7060, 7070, 7080, 7090, 7100, 7110, 7120, 7130, 7140, 7150, 7160, 7170, 7180, 7190, 7200, 7210, 7220, 7230, 7240, 7250, 7260, 7270, 7280, 7290, 7300, 7310, 7320, 7330, 7340, 7350, 7360, 7370, 7380, 7390,

SHEET INDEX:
SHEET 4 of 4 - DRAINAGE

DANCING WOLF ESTATES / DANCING WOLF ESTATES III
ADJACENT ZONING

Legal
Lots 1-3 Dancing Wolf Estates
Lots 1-2 Dancing Wolf Estates III

Project Developers & Owners
David and Alyce McElhoes
16605 Dancing Wolf Way
C.S. CO. 80408



El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Meadowbrook Crossing Filing No. 2 Final Plat

Agenda Date: March 14, 2018

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Thomas & Thomas on behalf of Meadowbrook Crossing, LLC, for Meadowbrook Crossing Filing No. 2 Final Plat, consisting of 35 single-family residential lots on 4.46 acres. The property is zoned RS-5000, and is located at the intersection of East Highway 24 and Meadowbrook Parkway.

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

The surrounding neighborhood does not offer any recreation facilities beyond a 9-hole golf course located .25 mile west of the project area and two elementary school playgrounds, each located .75 mile from the project site. Through early discussions, El Paso County Parks staff encouraged the developer to explore urban park options in the form of a pocket park or other recreational opportunities and provided information on the Urban Park Grant Program. The project is served by the Meadowbrook Metropolitan District, which could apply for an Urban Park Grant to supplement the funding and construction of the dog park and other park amenities.

Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. However, at 15% of the total project area, the development's Preliminary Plan contains 224,294 square feet or 5.15 acres of open space. The plan does show a future dog park in Tract F whose development is contingent on available future funding and construction of a bridge across the East Fork of Sand Creek.

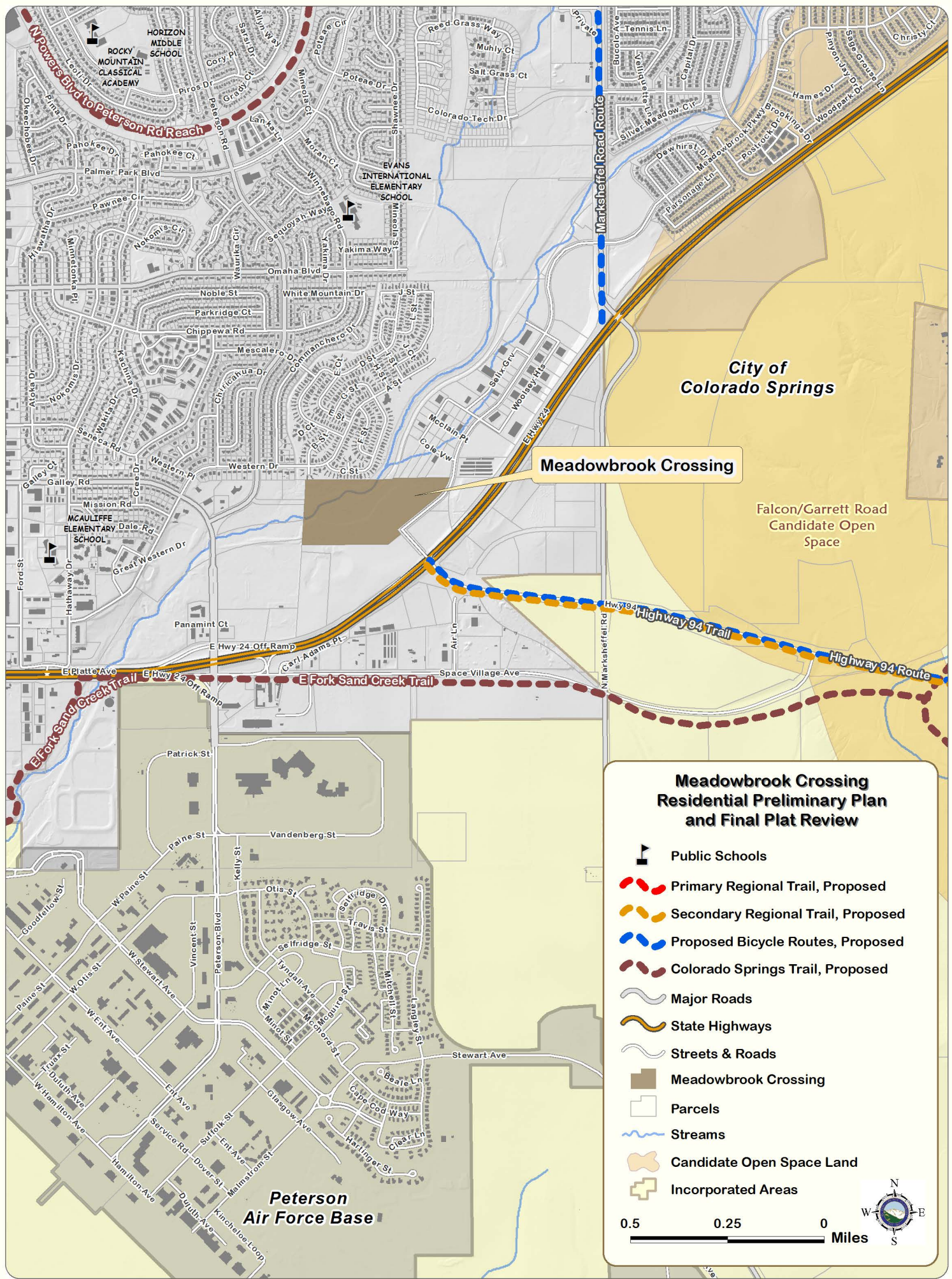
On June 14, 2017, the Park Advisory Board endorsed the Meadowbrook Crossing Preliminary Plan and Final Plat, which consisted of all 114 single-family residential lots, with approximately 11.4 acres of dedicated open space. Then on August 9, 2017, the Park Advisory Board endorsed a modified application for the Preliminary Plan and Filing No. 1 Final Plat. At that time, a FEMA Letter of Map Revision (LOMR) floodplain

modification application was submitted for approval, and only 79 lots were included in Filing No. 1 Final Plat, with the remaining 35 lots to be platted at a later date as Filing No. 2. The reduction of total lots in Filing No. 1 Final Plat temporarily reduced the overall housing unit density to 2.45 units per acre, and at the time of the August 9th Park Advisory Board meeting, only regional park fees in the amount of \$32,153 were applied to Filing No. 1.

Because the approved 114-lot Preliminary Plan subjected the entire development to urban park fees, and approval of the FEMA LOMR application reintroduces the additional 35 lots of Filing No. 2, the overall housing unit density has been raised back to urban density requirements. Therefore, approval of Filing No. 2 Final Plat will be subject to payment of park fees for the entire development, minus those regional park fees paid through the recording of the 79 lots of Filing No. 1. As such, staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$15,050 and urban park fees in the amount of \$31,008.

Recommended Motion (Filing No. 2 Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$15,050 and urban park fees in the amount of \$31,008.



Development Application Permit Review



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

March 14, 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:	Meadowbrook Crossing Filing No. 2 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-004	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	32.27 / 4.46
Meadowbrook Crossing, LLC	Thomas & Thomas	Total # of Dwelling Units	114 / 35
90 South Cascade Avenue, Suite 1500	Jim Houk	Gross Density:	3.53 / 7.85
Colorado Springs, CO 80903	702 North Tejon Street	Park Region:	2
	Colorado Springs, CO 80903	Urban Area:	5

Existing Zoning Code: **RS-5000** Proposed Zoning: **RS-5000**

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: 2	Urban Parks Area: 5
0.0194 Acres x 35 Dwelling Units = 0.679 acres	Neighborhood: 0.00375 Acres x 114 Dwelling Units = 0.43 acres
	Community: 0.00625 Acres x 114 Dwelling Units = 0.71 acres
	Total: 1.14 acres

FEE REQUIREMENTS

Regional Parks: 2	Urban Parks Area: 5
\$430.00 / Unit x 35 Dwelling Units= \$15,050.00	Neighborhood: \$107.00 / Unit x 114 Dwelling Units = \$12,198.00
	Community: \$165.00 / Unit x 114 Dwelling Units = \$18,810.00
	Total: \$31,008.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Meadowbrook Crossing Filing No. 2 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$15,050 and urban park fees in the amount of \$31,008.

Park Advisory Board Recommendation:

Meadowbrook Crossing Final Plat Filing No 2 Letter of Intent



VICINITY MAP

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

Developer:

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

Planners:

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

Site Location, Size, Zoning:

Thomas & Thomas, on behalf of Meadowbrook Crossing LLC, recently submitted and received approval on a rezone and preliminary plan to permit 114 single family detached lots on 32.273 acres now zoned RS-5000, Residential Suburban.

The 32.273 acre site is located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. The entire site is currently vacant with the East Fork of Sand Creek running in a southwesterly direction in the northwestern corner of the site. The creek and drainage way will be improved as required through a LOMR/ CLOMR submittal (*Case No. 17-08-0333R*) which is currently in process and will be completed prior to recordation of any final plat containing lots currently impacted by the existing floodplain limits.

The Final Plat shows the detailed design of the single-family detached residential community and describes the lot sizes, tracts, public rights-of-way, and easements necessary for development. The Filing 2 Final Plat includes 35 only located on approximately 4.46 acres. The remainder of the Meadowbrook Crossing project the first filing of 79 lots, open space, common tracts, etc. was completed and recorded with the Filing No. 1. This Filing No. 2 plat is to record the 35 lots that were originally encumbered by the floodplain limits which have since been revised, reviewed, and approved through the CLOMR/ LOMR process (*Case No. 17-08-0333R*).

Request & Justification:

The purpose of this application is to request approval of the Final Plat Filing 2 for the Meadowbrook Crossing project. The previously approved preliminary plan and Filing No. 1 Final Plat included all other aspects of the Meadowbrook Crossing development such as all public improvement, roadways, common open space and landscape areas, and the initial 79 lots. The site is currently not part of any small area master plan; however, it is in general conformance with the El Paso County Master Plan by

introducing a use consistent with existing land uses. The overall development is bordered to the east by three lots zoned M as part of the Cimarron Southeast development; the Cimarron Hills neighborhood and Claremont Business Park to the North zoned MHP and CS; and Meadowbrook Parkway to the East and South with intermediate parcels largely zoned CR and a few small parcels zoned RR-5 and I-2.

The existing ground to the south of the creek generally slopes between 1-3% to the southwest. The existing ground to the north of the creek generally slopes between 2-6% in a southerly direction to the creek.

The proposed community is designed to function for both automobile and pedestrian circulation as well as provide connectivity to natural resources and open space around the East Fork of Sand Creek that moves through the site. The proposed streets within the site will have grades around 1% and drain to the southwest corner of the site.

The site layout for the development provides lots size minimums measuring 50' x 100' (5,000sq ft), with some lots larger in size. Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Lots located along curved street sections and knuckles typically have adjusted widths to accommodate for the curves.

The proposed 35 single family residential units will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance with previous subdivision studies. A sufficient water supply has been acquired and can provide the water necessary for the proposed units through the Cherokee Metro District. In addition, a wastewater system has been established and can adequately serve the proposed units. A storm sewer system will convey the flows from the inlets to a proposed water quality area before draining into Sand Creek.

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

The geotechnical investigation prepared by CTL Thompson on December 9, 2016, identified no geologic hazards that would preclude development of the site for construction of residential structures. It is noted that the possible presence of some potentially hydro-compactive soils at the site, an area of shallow groundwater, potential for erosion, and the regional issue of seismicity as conditions that may affect the proposed development. It is noted that these conditions can be mitigated with

engineering design and construction methods commonly employed in the area. Groundwater was encountered in 5 of the 8 exploratory borings, at multiple depths, across the site and will vary with seasonal precipitation and landscaping irrigation. Conventional methods can be used to accomplish site grading for rapid conveyance of surface runoff to storm sewer systems, utility installation, and foundation spread footings. The study suggests future investigation of individual lot soils and foundation investigations for foundation design, sub-grade investigation for on-site pavements, and construction observation/ material testing during site development.

Total Number of Residential Units, Density, and Lot Sizes: 35 Single Family Detached Residential Units. The minimum lot size shall be 5,000 SF as required under the RS-5000 zoning.

Types of Proposed Recreational Facilities:

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

Total Number of Industrial or Commercial Sites:

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

Traffic and Proposed Access Locations:

Access to Meadowbrook Parkway occurs at the intersection of US24 and US 94. The two access points into the development, as required by El Paso County, will be constructed along Meadowbrook Parkway due to site configuration and natural constraints. There is no cut-through traffic or additional access beyond the two access points provided.

A request for a deviation to adjust the centerline tangent length between the two broken back curves at the western portion of the property from the required 200' minimum (ECM Section 2.3.3.F.3) to the proposed 146' as illustrated on the drawings was approved on May 17, 2017 (DEV1700).

In addition to the two access points along Meadowbrook Parkway, the project had dedicated 40' to El Paso County along the southern boundary to be used for the ROW and the future extension of Meadowbrook Parkway to the west. Meadowbrook Crossing has been annexed into the El Paso County's 10mil Public Improvement District.

Phasing Plan:

The Meadowbrook Crossing Final Plat Filing No. 2 will be developed in one phase as all construction of access points, utility service, drainage, landscape and other improvements will have been completed by the time this filing is recorded.

Areas of Required Landscaping:

All areas of required landscaping have been completed with the first filing to include common open space areas and landscape buffers. All common open space and streetscape plantings will be owned and maintained by the Meadowbrook Crossing Metropolitan District.

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

There are 11.4 acres (498,305 sq ft) acres of total open space proposed for the entire development. This includes 6.12 acres (266,597 sq ft) of the existing East Fork of Sand Creek and 5.32 acres (231,708 sq ft) of community open space. There is no open space required with this filing as all open space areas have been illustrated with the preliminary plan and Filing No. 1 plat.

Water and Wastewater Services:

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

Master Plan for Mineral Extraction:

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

Proposed Services:

- | | |
|----------------|--------------------------------|
| 1. Water: | Cherokee Metropolitan District |
| 2. Wastewater: | Cherokee Metropolitan District |
| 3. Gas: | Colorado Springs Utilities |

- | | |
|-----------------------|--------------------------------------|
| 4. Electric: | Colorado Springs Utilities |
| 5. Phone: | CenturyLink |
| 6. Fire: | Cimarron Hills Fire Department |
| 7. Police Protection: | El Paso County Sheriff's Department |
| 8. School: | Colorado Springs School District #11 |

Impacts associated with the Final Plat:

Floodplain:

The floodplain limits of this site are in the process of and will have been revised per the CLOMR/ LOMR *Case No. 17-08-0333R* to provide channel improvements. As a result, there are no proposed lots impacted or encumbered by the floodplain.

Wetlands:

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

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

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

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

Vegetation, Wildlife Habitats, and Migration Routes:

Visual Assessment:

Vegetation, Wildlife Habitats and Migration Routes:

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

Due to adjoining developments, it is not anticipated that this application will have significant impacts on wildlife in the area. However, the existing East Fork of Sand Creek may create an environment that will enhance and create a natural wildlife habitat corridor. No rare species were found to be present on the site as determined by Colorado Parks & Wildlife as well as the U.S. Fish and Wildlife Service. The USFWS

reviewed the proposed development for impact on the Preble's Meadow Jumping Mouse and determined the proposed project is not likely to impact the Preble's and thus has been cleared. Refer to the U.S. Fish and Wildlife Service block clearance letter for the City of Colorado Springs included as part of the submittal package.

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

KNOW ALL MEN BY THESE PRESENTS:

That Meadowbrook Development LLC, being the owner of the following described tract of land to wit:
TRACTS J, K & L MEADOWBROOK CROSSING FILING NO. 1, EL PASO COUNTY, COLORADO
Parcels total 4.095 acres.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, and easements as shown hereon under the name and subdivision of MEADOWBROOK CROSSING FILING NO. 2. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree 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 communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Meadowbrook Development, LLC
By: _____
Title: _____

STATE OF _____ } SS
COUNTY OF _____ }
The above and aforementioned was acknowledged before me this _____ day of _____
2018, by _____

Witness my hand and seal _____
Address _____
My Commission expires _____

EASEMENTS:

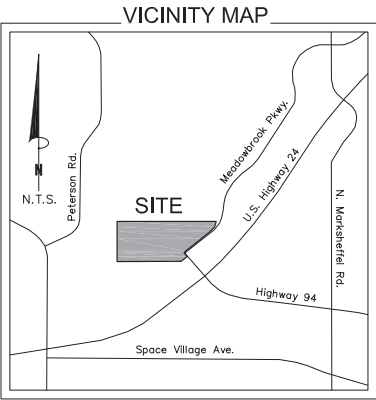
Unless otherwise indicated all side, front, and rear lot lines are hereby platted on either side with a five foot (5') public utility and drainage easement, unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a seven foot (7') public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owner.

FEES:

Drainage Fee: _____ School Fee: _____
Bridge Fee: _____ Urban Park Fee: _____
Regional Park Fee: _____

MEADOWBROOK CROSSING FILING NO. 2

A REPLAT OF TRACTS J, K, AND L,
MEADOWBROOK OF CROSSING FILING NO. 1
BEING A PORTION OF THE SOUTH 1/2 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, STATE OF COLORADO.



Final total gross acreage	Total Number of lots	Net acreage of subdivision	Net acreage land to be dedicated for public streets
4.095	35	4.095	0

ASSESSOR'S CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING FILING NO. 2 is approved by the Assessor's Office of El Paso County, Colorado the _____ day of _____, 2018.

Steve Schleiker

PLANNING AND COMMUNITY DEVELOPMENT:

Approval is granted for this plat of MEADOWBROOK CROSSING FILING NO. 2 on this _____ day of _____, 2018.

Director of Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING FILING NO. 2 is approved by the Board of County Commissioners of El Paso County, Colorado the _____ day of _____, 2018.

President

OWNER:

Meadowbrook Development LLC
90 S. Cascade Ave, Suite 1500
Colorado Springs, CO 80903

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO }
I hereby certify that this instrument was filed for record in my office at _____ o'clock _____M., this _____ day of _____, 2018, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.
SURCHARGE: _____ CHUCK BROERMAN, RECORDER
FEE: _____ BY: _____ Deputy

NOTES:

- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Clark Land Surveying, Inc. relied upon a Title Insurance Policy, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment No. SC55057698-2, effective date 05-31-2016 at 5:00 P.M.
- Basis of bearings is north line of the south half of Sec. 8, T14S, R65W of the 6th P.M., monumented at both ends by a 3/4" Brass Cap in range box and assumed to bear N89°43'13"E.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C752F with effective dates MARCH 17, 1997, indicates this parcel of land is located in Zone X (area determined to be out of the 500 year flood plain) & in Zone AE (special flood hazard area inundated by 100 year flood). A GLOMR has been reviewed and approved by FEMA issued May 12, 2017, Case No. 17-08-0333R to provide channel improvements and revise the floodplain limits. Portions of the channel and floodplain to the northeast of this site have been mitigated per an existing LOMR, Case No. 06-08-B137p, effective December 13, 2006. No structures or solid fences are permitted within the designated Floodplain area.
- Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- The lineal units used in this drawing are U.S. Survey Feet.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Any person who knowingly removes, alters, or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. §18-4-508.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- In the Office of the Clerk and Recorder 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, by the Development Services 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. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
- Meadowbrook Development LLC shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.
- Meadowbrook Development LLC shall enter into a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. An easement will be provided at the final plat stage. All property with this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. All property within this subdivision is subject to a Avigation Easement as recorded at Reception No. 217030936 of the records of the El Paso County Clerk and Recorder.
- There shall be no direct lot access to Meadowbrook Parkway and U.S. Highway 24.
- The Subdivider(s) agree on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 12-392), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- Pursuant to Resolution 12-416, approved by the Board of Directors, El Paso County Public Improvements District 2 and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____ the parcels within the platted boundaries of MEADOWBROOK CROSSING are included with the boundaries of the El Paso County Public Improvements District 2 and as such is subject to applicable fees and mill levy.
- The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
- All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.
- The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.
- There are 35 single-family residential lots platted within this subdivision served by Cherokee Metropolitan District, Colorado Springs Utilities, Century Link, Cimarron Hills Fire Department, El Paso County Sheriff's Department.
- The following have been found to be impacted by geologic hazards: Tracts E, J and K have been found to potentially be impacted by shallow groundwater. Mitigation measures and a map of the hazard area can be found in the report Geological Hazards Evaluation and Preliminary Geotechnical Investigation by CTL Thompson, Inc., Project No. CS18620-105 dated December 9, 2016 in File No. AP-17-002 available at the El Paso County Planning and Community Development Department.

SURVEYOR'S CERTIFICATION:

I, Stewart L. Mapes, Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on August 12, 2018, 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.

This statement is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this _____ day of _____, 2018.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.



www.clarkls.com

177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.562.1270

No.	Revisions		Description
	By	Date	

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of recording. Any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

MEADOWBROOK CROSSING FILING NO. 2

A REPLAT OF TRACTS J, K, &, L,
MEADOWBROOK CROSSING FILING NO. 1,
EL PASO COUNTY, COLORADO

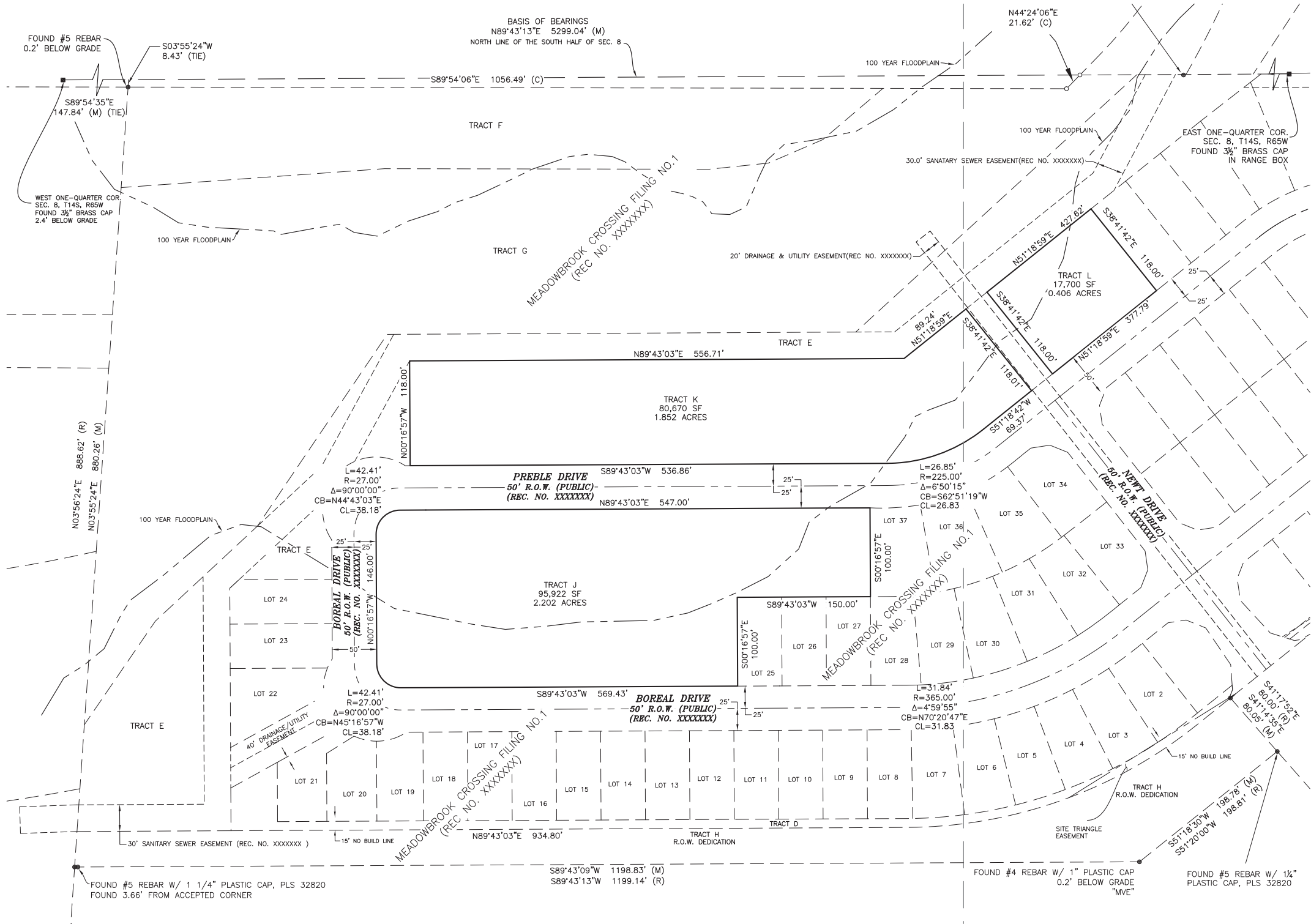
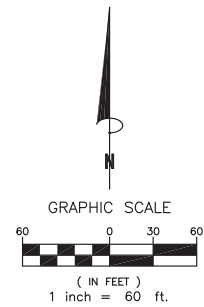
Project No.	170900	Drawn By: BCR	Date: 11/29/2017
		Checked By: SLM	Sheet 1 of 3

MEADOWBROOK CROSSING FILING NO. 2

A REPLAT OF TRACTS J, K, AND L,
MEADOWBROOK OF CROSSING FILING NO. 1
BEING A PORTION OF THE SOUTH 1/2 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, STATE OF COLORADO.

AS PLATTED

- LEGEND
- FOUND PLSS MONUMENT, AS NOTED
 - FOUND BOUNDARY MONUMENT, AS NOTED
 - SET BOUNDARY MONUMENT, #5 REBAR W/ 1¼" PLASTIC CAP, "PLS 38245"
 - BOUNDARY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE



177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270

No.	Description	By	Date

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of the certification shown herein. Any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

MEADOWBROOK CROSSING FILING NO. 2

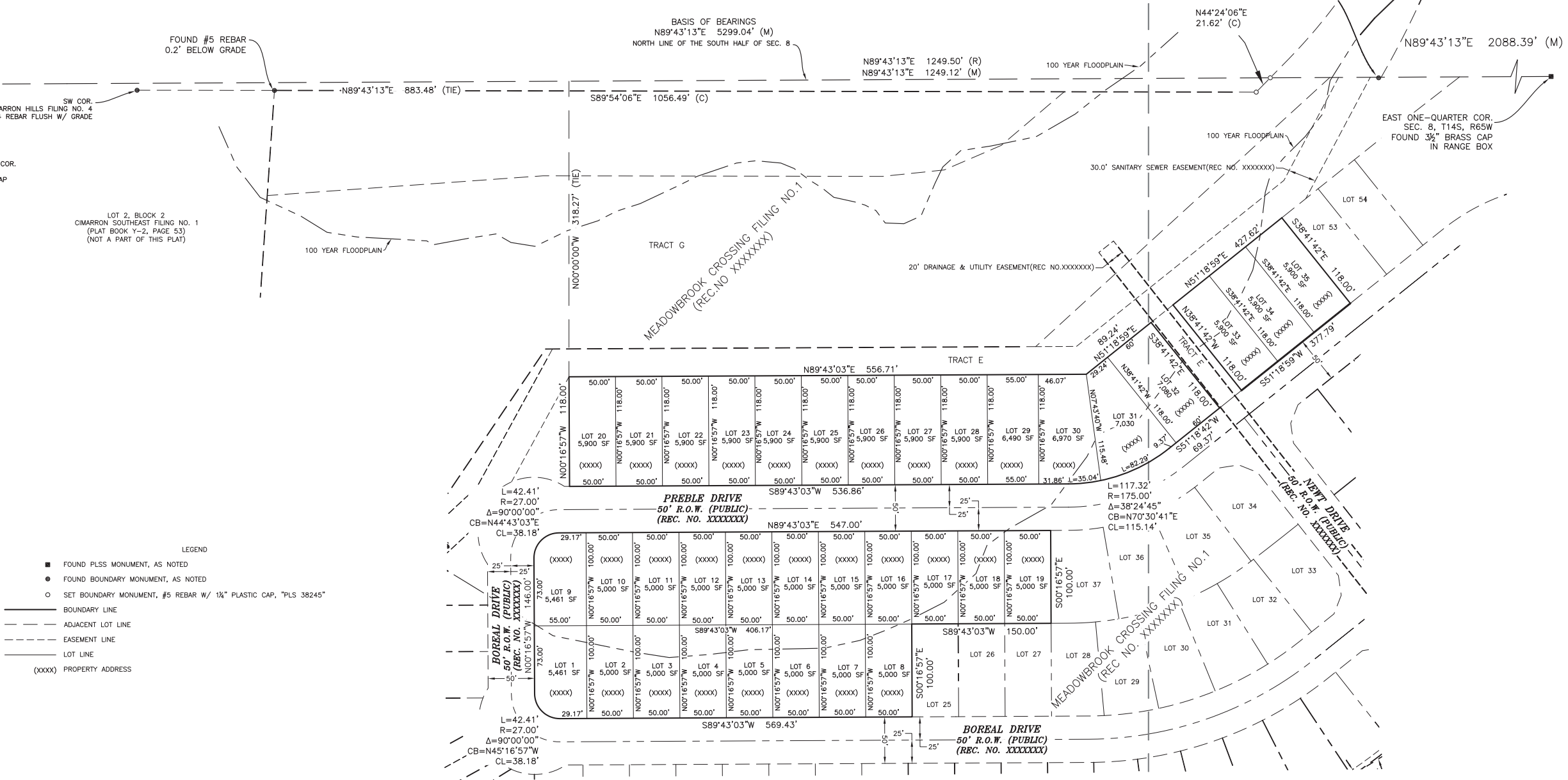
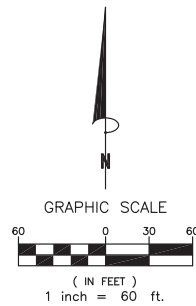
A REPLAT OF TRACTS J, K, &, L,
MEADOWBROOK CROSSING FILING NO. 1,
EL PASO COUNTY, COLORADO

Project No.	170900	Drawn By: BCR	Checked By: SLM	Date: 11/29/2017	Sheet 2 of 3
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MEADOWBROOK CROSSING FILING NO. 2

A REPLAT OF TRACTS J, K, AND L,
MEADOWBROOK OF CROSSING FILING NO. 1
BEING A PORTION OF THE SOUTH 1/2 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, STATE OF COLORADO.

AS REPLATTED



- LEGEND
- FOUND PLSS MONUMENT, AS NOTED
 - FOUND BOUNDARY MONUMENT, AS NOTED
 - SET BOUNDARY MONUMENT, #5 REBAR W/ 1/4" PLASTIC CAP, "PLS 38245"
 - BOUNDARY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE
 - LOT LINE
 - (XXXX) PROPERTY ADDRESS

MEADOWBROOK CROSSING FILING NO. 2

A REPLAT OF TRACTS J, K, & L,
MEADOWBROOK CROSSING FILING NO. 1,
EL PASO COUNTY, COLORADO

Project No. 170900 Drawn By: BCR Date: 11/29/2017
Checked By: SLM Sheet 3 of 3

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of the certification shown herein.

No.	Description	By	Date

Clark & Clark
Land Surveying, Inc.
www.clarkclark.com
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Glen at Widefield Filing No. 9 - Final Plat

Agenda Date: March 14, 2018

Agenda Item Number: #6 - C

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Request by Glen Investment Group for final plat approval of The Glen at Widefield Filing No. 9. The site is approximately 145 acres, is zoned RS-6000 (Residential Suburban) and is generally located at the intersection of Marksheffel Road and Mesa Ridge Parkway. The applicant is proposing to subdivide the property into 106 single-family residential lots of 6,000 square feet and larger and right-of-way. The property is not located within a Small Area Master Plan area.

The Glen at Widefield Filing No. 9 is the third phase of the Glen at Widefield East Preliminary Plan. The preliminary plan includes 595 single family lots, right-of-way, open space tracts and utility corridors. Of particular interest, the applicant is providing 116.79 acres of open space along a large drainageway north of Marksheffel Road and is interested in providing recreational amenities within the Preliminary Plan area. The Park Advisory Board recommended approval of the Preliminary Plan on August 12, 2015 with the following endorsed motion:

Require fees in lieu of land dedication for regional park purposes in the amount of \$179,690.00 and urban fees in the amount of \$113,645.00. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.

The El Paso County Parks Master Plan shows a bicycle route in the vicinity of the project, specifically the South Marksheffel Road Route. This route will be accommodated within the right-of-way and installed as part of future road improvements. The Parks Master Plan does not show any regional trail connections in the vicinity of this project.

The Open Space Master Plan of the Parks Master Plan shows the Jimmy Camp Creek candidate open space area encompassing the drainageway adjacent to the project area. Natural resource values include wildlife habitat with wetlands and riparian vegetation. The applicant is proposing a 116.79 acre open space tract along this corridor within The Glen at Widefield Filing No. 9, and has completed a wetlands impact study, natural features report, and wildlife report showing no major impacts to the corridor.

Because this subdivision application is zoned RS-6000, the applicant is not required to dedicate open space as is required with PUD zoning. However, the applicant is interested in providing future recreational amenities within the open space tracts, including trails, as outlined in previous applications and discussions with staff relative to a park lands agreement.

The applicant submitted a Trails Plan to the County that provided an overview of a proposed trail system throughout the larger Glen at Widefield East Preliminary Plan project area. The plan outlines the development of 3.5 miles of trail, a picnic pavilion, benches, trash receptacles, and signage within the Glen at Widefield East Property, which will provide urban recreation opportunities to the resident living with the Glen at Widefield East and the public.

A park lands agreement for the Glen at Widefield Filing No. 7 was approved by the BoCC on Nov 15, 2016 which provided \$31,376 in urban park fees credit for the development of trail E and the southern half of Trail B as outlined in the Trails Plan.

A park lands agreement for the Glen at Widefield Filing No. 8 was approved by the BoCC on Nov 15, 2016 which provided \$24,412 in urban park fee credit for the development of the picnic area as outlined in the Trails Plan.

The applicant is proposing a park lands agreement for the Glen at Widefield Filing No. 9 that includes \$28,007 in urban park fee credit for the installation of the northern half of Trail B and the first phase of Trail C as outlined in the Trails Plan. New trail construction would total 5,305 linear feet.

Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below. The applicant may pursue a park lands agreement to address credits against urban park fees for the subdivision, provided the agreement is approved by the County and executed prior to recording the final plat. A draft Park Lands Agreement for The Glen at Widefield Filing No. 9 is scheduled for Park Advisory Board consideration on March 14, 2018.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 9 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$45,580 and urban fees in the amount of \$28,007. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.

City of
Colorado Springs

Fontaine Boulevard Route

The Glen at Widefield
Filing No. 9

City of
Fountain

South Powers Blvd. Route

South Marksheffel Road

The Glen at Widefield Filing No. 9 Development Application Review



Public Schools

Primary Regional Trail, Completed

Primary Regional Trail, Proposed

Proposed Bicycle Routes, Proposed

Secondary Regional Trail, Proposed

Colorado Springs Trail, Completed

Colorado Springs Trail, Proposed

Major Roads

State Highways

Streets & Roads

Lakes / Reservoirs

Glen at Widefield Fil No.9

Parcels

Streams

0.5 0.25 0
Miles



Development Application Permit Review



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

March 7, 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:	Glen at Widefield Filing No. 9 Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-185	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	145.207
Glen Investment Group No. VIII, LLC.	NASS Design Associates	Total # of Dwelling Units	106
3 Widefield Blvd	111 S. Tejon St. Suite 312	Gross Density:	0.73
Colorado Springs, CO 80911	Colorado Springs, CO 80911	Park Region:	4
		Urban Area:	4

Existing Zoning Code: **RS-6000** Proposed Zoning: **RS-6000**

REGIONAL AND URBAN PARK REQUIREMENTS

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

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

LAND REQUIREMENTS

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

Regional Parks: 4	Urban Parks Area: 4
0.0194 Acres x 106 Dwelling Units = 2.06 acres	Neighborhood: 0.00375 Acres x 106 Dwelling Units = 0.40 acres
	Community: 0.00625 Acres x 106 Dwelling Units = 0.66 acres
	Total: 1.06 acres

FEE REQUIREMENTS

Regional Parks: 4	Urban Parks Area: 4
\$430.00 / Unit x 106 Dwelling Units= \$45,580.00	Neighborhood: \$107.00 / Unit x 106 Dwelling Units = \$11,342.00
	Community: \$165.00 / Unit x 101 Dwelling Units = \$16,665.00
	Total: \$28,007.00

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 9 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$45,580 and urban fees in the amount of \$28,007. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.
Park Advisory Board Recommendation:	

**LETTER OF INTENT
FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 9**

November 20, 2017

OWNER/APPLICANT:

Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

OWNER:

Glen Investment Group No. VIII, LLC
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

PLANNING/PROCESSING CONSULTANT:

James Nass
Nass Design Associates
111 S. Tejon St., Suite 312
Colorado Springs, CO 80903
(719) 475-2406

SURVEYING CONSULTANT:

John Towner
Pinnacle Land Surveying Co.
121 County Road 5
Divide, CO 80814
(719) 634-0751

ENGINEERING CONSULTANT:

Andy McCord
Kiowa Engineering Corp.
1604 South 21st Street
Colorado Springs, CO 80904
(719) 630-7342

TRAFFIC ENG. CONSULTANT:

Jeff Hodsdon
LSC Transportation Consultants, Inc.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868

SITE LOCATION AND SIZE: The site is located north of the proposed intersection of Spring Glen Drive and Golden Buffs Drive. The area included within the final plat is 145.207 acres in size.

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

REQUEST: Approval of a Final Plat that proposes to subdivide the site into 106 single family residential lots and four tracts.

WAIVER REQUESTS AND JUSTIFICATION:

No waivers are being requested with this final plat.

JUSTIFICATION:

This final plat for the proposed Glen at Widefield Filing No. 9 is the third phase of what will most likely be a six phase project of developing The Glen at Widefield East area. There will be an additional three filings in this area to finish out the single family residential development in The Glen development. This final plat process is for the purpose of making a legal subdivision of land that is necessary to complete the actual entitlement of the property and the physical development and construction of the project. This final plat plan is in compliance with the Glen at Widefield East Preliminary Plan, the Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The final plat matches the preliminary plan for The Glen at Widefield East and is the third phase of final platting on that plan. The final plat includes 106 lots, 4 tracts, and Rights of way. The applicant believes that the development will produce an overall community benefit by providing a variety of home types and lot sizes for the new homeowners

to the area, and with adjacent proposed commercial uses and close shopping, help to eliminate vehicle trips. The plat also includes the platting of Tract "C" which is a 114.7 acre open space tract that will be dedicated to The Glen Metropolitan District for ownership and maintenance, for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

The Glen at Widefield Filing No. 9 is in conformance with the Glen at Widefield East Preliminary Plan and the approved Glen at Widefield Sketch Plan, and the policies of the County Policy Plan. The final plat will subdivide the land into residential lots which are permitted uses within the RS-6000 zone. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

ROAD IMPACT FEES:

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.9 will join PID.

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

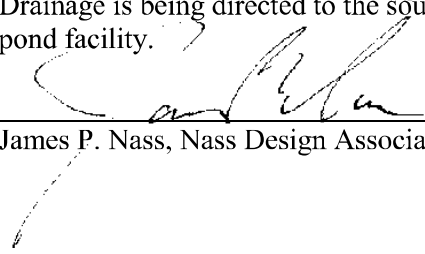
The site is presently vacant; utilities will be available from street extensions within existing corridors along the south boundary of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Roads will access Filing No. 9 from three locations. A collector street access will be from the extension of Spring Glen Drive at the southwest corner of the subdivision. Local residential street access will be from the extension of Bigtooth Maple and Peachleaf Drive along the south boundary at Golden Buffs Drive.

HAZARDS, NATURAL AND OTHER FEATURES:

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for information regarding soils and geologic features.

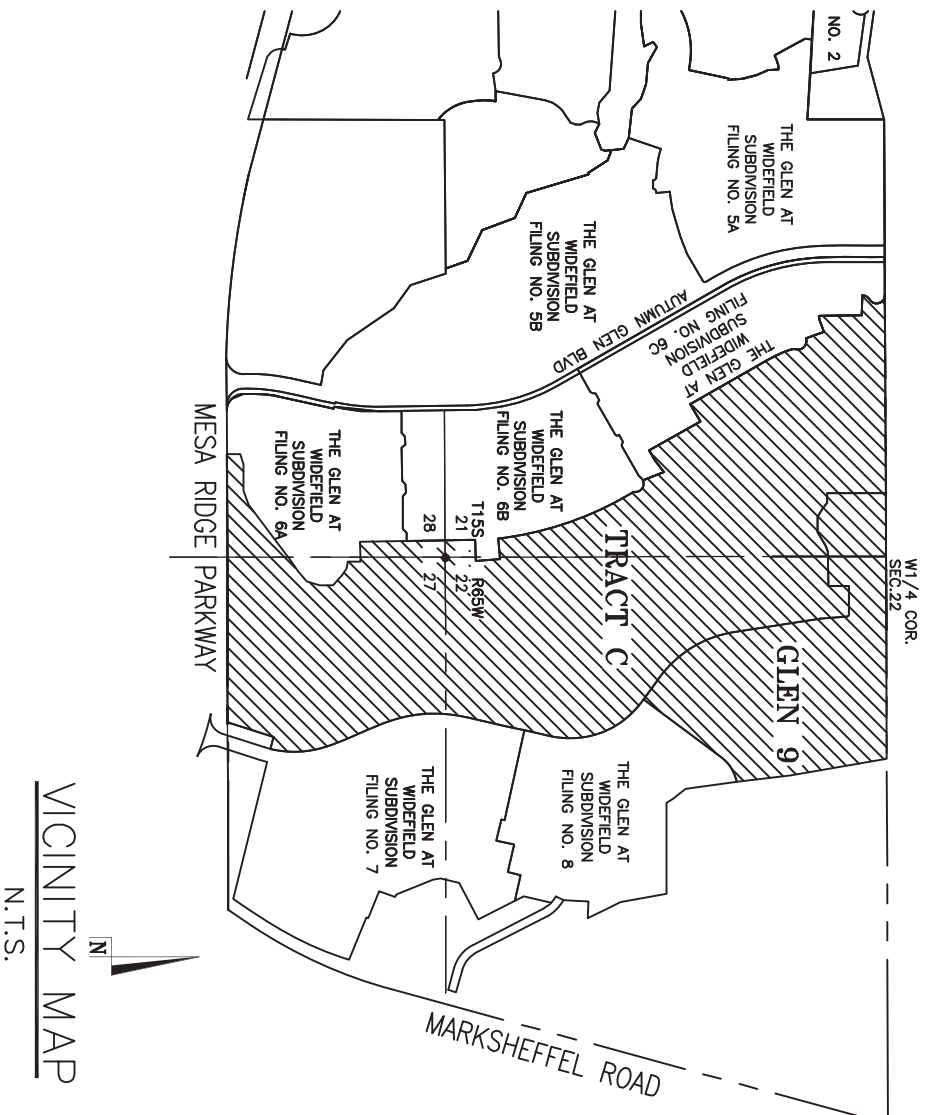
A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the south and west and will be collected into a full spectrum detention pond facility.



James P. Nass, Nass Design Associates

VICINITY MAP
THE GLEN AT WIDEFIELD SUBDIVISION
FILING NO. 9



VICINITY MAP
N.T.S.

For and on Behalf of
Pinnacle Land Surveying Co., Inc.
John W. Towner
P.L.S. #23968

PINNACLE LAND SURVEYING, INC. 121 County Road 5, Divide, CO 80814			
VICINITY MAP			
TITLE: THE GLEN AT WIDEFIELD FILING NO. 9	DRAWN BY: MWW	FILE: 170020-PJMS	
SCALE: N.T.S.	CHECKED BY: JMT	JOB NO. 17003700	
DATE: 01/08/18			

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9

A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado

TRACT C- LINE TABLE		
LINE	LENGTH	BEARING
L100	81.32	N00°17'28"W
L101	64.03	N74°18'43"E
L102	156.77	N89°42'4"E
L103	89.31	N89°20'39"E
L104	84.08	N58°23'23"E
L105	78.00	N48°11'15"E
L106	79.69	N14°40'13"E
L107	89.83	N00°00'00"E
L108	83.98	N47°32'46"W
L109	43.87	N59°01'46"W
L110	41.68	N79°10'14"W
L111	75.00	N00°50'00"W
L112	120.00	S88°10'00"W
L113	125.00	N88°04'15"E
L114	147.84	N03°39'51"W
L115	125.00	S83°31'21"W
L116	59.61	N42°45'44"W
L117	133.62	N11°33'21"W
L118	87.00	S52°28'14"W
L119	70.00	S60°11'12"W
L120	110.00	S60°11'12"W
L121	118.00	N11°33'21"W
L122	75.76	S68°13'00"W
L123	25.38	S88°15'29"W
L124	100.00	N88°13'00"W
L125	57.81	S88°41'22"E
L126	43.88	S83°30'00"E
L127	58.34	S58°48'31"E
L128	89.86	S88°01'10"E
L129	89.82	N67°42'22"E
L130	42.79	N88°54'53"E
L131	210.00	N88°54'53"E
L132	125.00	N00°18'36"W
L133	164.24	N88°41'52"E

TRACT C- CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C100	0°00'00"	1183.00'	36.81'	N07°22'4"W
C101	26°50'31"	50.00'	22.66'	N18°51'28"W
C102	107°37'45"	50.00'	83.86'	N57°43'06"W
C103	17°30'50"	780.00'	166.83'	N62°29'17"W
C104	30°13'04"	50.00'	26.37'	N02°00'00"W
C105	122°55'41"	50.00'	107.27'	N48°48'27"W
C106	60°00'00"	50.00'	52.38'	N22°42'14"E
C107	150°00'00"	50.00'	33.91'	N15°18'17"W
C110	87°23'24"	20.00'	31.55'	S45°08'56"E
C111	08°48'48"	990.00'	152.28'	S04°19'38"E

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- OVERLINE
- ADJACENT LOT LINE
- SECTION LINE

Geologic Hazard Note:
Some areas of the proposed development will be impacted by geologic hazards, including the presence of both expansive and hydrocompactive soils. Mitigation measures and a map of the hazard area can be found in the report prepared by STE, Inc. prepared on April 16, 2007, with an additional study prepared on December 8th, 2015, and located within the files of El Paso County in File No. SP-15-004. Additional studies and mitigation recommendations can be found in a study prepared by Hephworth-Pawlak Geotechnical, Inc. on November 4, 2015 also found in File No. SP-15-004.

Foundation Perimeter Drains:
Per the study by STE, Inc. on April 16, 2007, "At a minimum, a subsurface perimeter drain will be required around each foundation system. If seepage or evidence of groundwater is present in the excavation a more comprehensive drain system would be warranted (ie curtain drains, capillary breaks, etc.)"

Areas of High Groundwater:
Due to high groundwater in some areas please refer to the recommendations and mitigation methods found in the studies by STE, Inc. and Hephworth-Pawlak for proper mitigation and construction types for foundations.

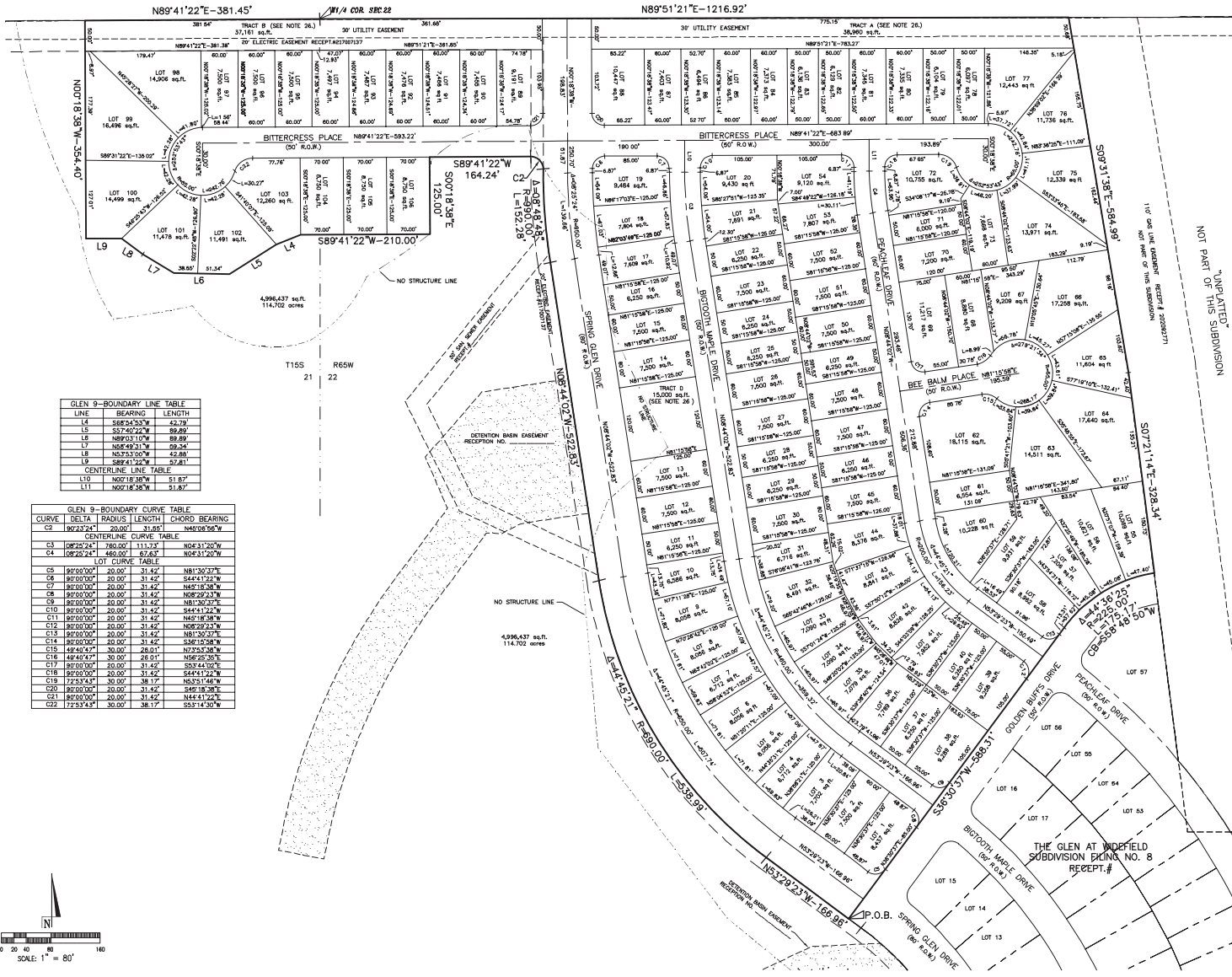
Streets and Roads Construction Mitigation Techniques
Section 8.4.9, B.1b. of the El Paso County Land Use Code, states that roads, drainage improvements, and trails should be constructed away from geologic hazards or protected from geologic hazards, in accordance with the provisions of the ECM. Some streets or portions of streets as depicted on this map are shown in a "No Structure Area" or an "Unstable Area". Proper mitigation techniques will be provided during overlot grading and construction and in accordance with the recommendations of the Soils Engineer as per the Subsurface Soils Investigation Study by STE, Inc. prepared on April 16, 2007 with an additional study prepared on December 8th, 2015, and located within the files of El Paso County in File No. SP-15-004, and the Geotechnical Study prepared by Hephworth Pawlak Geotechnical, Inc in November 4, 2015 also found in File No. SP-15-004.

Crown of Existing Slope (No Structure Line)
The "No structure" line as shown on this plot and discussed within the STE, Inc. study of April 16, 2007 delineates the area west of this line as being not recommended for the development of building structures. Roadway construction that is located west of this line will be implemented per the recommendations within said study. All structures on lots near the no-build line must be set back a minimum of ten feet from the no-build line, unless further evaluation during the overlot grading process indicates that a different setback is appropriate. During construction of homes on these lots the engineer of record needs to do further analysis once the foundation holes are opened in order to recommend what mitigation if any is needed or what specific foundation types may be needed.

Expansive Soils Note:
Potentially expansive soils exist or will be placed on all lots in this development, and will require mitigation prior to construction. The risks associated with steel related heave at individual lots should be evaluated during site specific soil investigations.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9

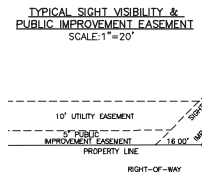
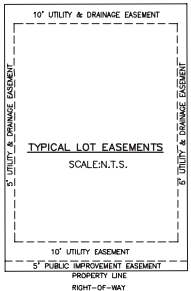
A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



GLEN 9-BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°41'22"E	381.45'
L2	S89°41'22"E	381.45'
L3	S89°41'22"E	381.45'
L4	S89°41'22"E	381.45'
L5	S89°41'22"E	381.45'
L6	S89°41'22"E	381.45'
L7	S89°41'22"E	381.45'
L8	S89°41'22"E	381.45'
L9	S89°41'22"E	381.45'
L10	S89°41'22"E	381.45'
L11	S89°41'22"E	381.45'

GLEN 9-BOUNDARY CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90.00°	20.00'	31.42'
C2	90.00°	20.00'	31.42'
C3	90.00°	20.00'	31.42'
C4	90.00°	20.00'	31.42'
C5	90.00°	20.00'	31.42'
C6	90.00°	20.00'	31.42'
C7	90.00°	20.00'	31.42'
C8	90.00°	20.00'	31.42'
C9	90.00°	20.00'	31.42'
C10	90.00°	20.00'	31.42'
C11	90.00°	20.00'	31.42'
C12	90.00°	20.00'	31.42'
C13	90.00°	20.00'	31.42'
C14	90.00°	20.00'	31.42'
C15	90.00°	20.00'	31.42'
C16	90.00°	20.00'	31.42'
C17	90.00°	20.00'	31.42'
C18	90.00°	20.00'	31.42'
C19	90.00°	20.00'	31.42'
C20	90.00°	20.00'	31.42'
C21	90.00°	20.00'	31.42'
C22	90.00°	20.00'	31.42'

LEGEND	
---	BOUNDARY LINE
---	LOT LINE
---	EASEMENT LINE
---	CENTERLINE
---	ADJACENT LOT LINE
---	SECTION LINE
---	NO STRUCTURE LINE
(0000)	ADDRESS



PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.9
DRAWN BY:MMW
JOB NO:170037000
CHECKED BY: JMT
DWG: 170037000P.DWG
DATE: 01/08/18
SHEET 3 OF 3

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement for The Glen at Widefield Filing No. 9
- Glen Development Company

Agenda Date: March 14, 2018

Agenda Item Number: #7 - A

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

The Glen Development Company has indicated their intention to construct urban park amenities within the Glen at Widefield Filing No. 9. Pursuant to the requirements of the El Paso County Land Development Code, the El Paso County Community Services Department estimates the Urban Park Fees to be \$28,007.

The Glen Development Company provided a Trail Plan outlining development of approximately 3.5 miles of trail, picnic pavilion, picnic table, benches, trash receptacles and signage to be installed within the Glen at Widefield East property, which will provide urban recreation opportunities for residents living within the Glen at Widefield East and the public.

The County desires to grant the Glen Development Company \$28,007 in Urban Park credits, provided that improvements are installed of an equal or greater value within The Glen at Widefield Filing No. 9 property, which will provide urban recreation opportunities for residents living in Filing No. 9 and the public.

The Glen Development Company shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 9 by installing 5,305 feet of trail within open space "Tract A", "Tract B", and "Tract C" of The Glen at Widefield Filing No. 9 in lieu of paying \$28,007 in Urban Park Fees at the time of recording the final plat.

The Glen Development Company will provide plans, specifications and a construction cost estimate for the park improvements to the County for review and approval prior to recording the final plat for The Glen at Widefield Filing No. 9. The park improvements must be completed within two years of the execution of this agreement or the urban park fees will be immediately due to the County.

Recommended Motion:

Move to endorse the approval of the Park Lands Agreement with Glen Development Company for the Glen at Widefield Filing No. 9.

PARK LANDS AGREEMENT
Glen at Widefield Filing No. 9

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this _____ day of _____, 2018, by and between the Glen Development Company ("Property Owner"), Glen Metropolitan District No. 3 ("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 owner of a parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 292 acres and commonly known and described as the Glen at Widefield East (the "Property").

B. The Board of County Commissioners approved a Preliminary Plan application on June 28, 2016 for the Property that includes six filings for development of 578 single-family lots.

C. Property Owner is in the process of completing a Final Plat application for a portion of the Property to be platted as The Glen at Widefield Filing No. 9 for development of 106 single-family lots, which application is anticipated to go before the Planning Commission and the Board of County Commissioners in 2018.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Planning and Community Development Department estimates the 2018 Urban Park Fees for The Glen at Widefield Filing No. 9 to be \$28,007.

E. Property Owner and the District provided a Trail Plan outlining the development of approximately 3.5 miles of trail, a picnic pavilion and picnic table, benches, trash receptacles and signage to be installed within The Glen at Widefield East Property, which will provide urban recreation opportunities for residents living within The Glen at Widefield East and the public.

F. The County desires to grant the Property Owner \$28,007 in Urban Park Credits, provided that the Property Owner and the District installs improvements of an equal or greater value to certain parcels identified as "Tract C", "Tract B", and "Tract C" in The Glen at Widefield Filing No. 9 Final Plat, which will provide urban recreation opportunities for residents living in Filing No. 9 and the public.

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

1. Trail B and Trail C Development and Obligations. Property Owner and the District shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 9 by installing 5,305 feet of trail, specifically identified as Trail B North Half, and Trail C Phase I, in the Trail Plan attached hereto and incorporated herein

by this reference (the "Improvements") within open space "Tract C", "Tract B", and "Tract C" of The Glen at Widefield Filing No. 9 in lieu of paying \$28,007 in Urban Park Fees at the time of recording the final plat. By execution and recordation of this Agreement, The Glen at Widefield East Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for The Glen at Widefield Filing No. 9, the Property Owner and the District shall install or cause to be installed the Improvements within the designated tracts as described in this Agreement.
 - b. The value of the Improvements installed shall be equal to or greater than \$28,007.
 - c. The Property Owner and the District will provide plans, specifications and a construction cost estimate for the Improvements to the County for review and approval prior to the recording of the final plat for The Glen at Widefield Filing No. 9, in agreement with the attached Trail Plan.
 - d. 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 \$28,007 will be immediately paid to the County. If the above mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within The Glen at Widefield East until the Improvements have been completed or fees have been paid.
 - e. The Improvements will remain open for public use in perpetuity, consistent with the zoning of the property identified in the approved The Glen at Widefield East PUD Development/Preliminary Plan and The Glen at Widefield Filing No. 9.
2. Maintenance. Unless otherwise mutually agreed by the Property Owner, District and the County, the Improvements will be maintained in perpetuity either by the Property Owner or The Glen Metropolitan District No. 3 for the benefit of the public.
3. Installation. The Property Owner and the District, at no cost to the County, shall be responsible to install or cause to be installed all Improvements pursuant to this Agreement. Any and all 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**

By: _____
President

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

Glen Development Company

By: _____

Title: _____

Glen Metropolitan District No. 3

By: _____

Title: _____

December 8, 2017

To Whom It May Concern,

I am writing the following letter in order to describe our intent to continue construction of the planned trail system through the open space surrounding our project.

We are now preparing our third and fourth filings in the Glen at Widefield East subdivision known as Filing No. 9 & filing No. 10. These filings are a continuation of our development of the Glen at Widefield East. These filings will contain 107 residential lots (Filing 9.) and 40 residential lots (Filing 10). In conjunction with these filings we intend to construct the northern half of Trail "B" as well as Phase 1 of Trail "C" as depicted on the attached exhibit A. In exchange for our construction of the trails we would like to enter into a Parklands Agreement with El Paso County in an effort to use our park fees for this large project.

As previously mentioned this is a continuation of our overall trail master plan for the area. In conjunction with Filing 7 we proposed constructing the southern half of Trail "B" as well as Trail "E". Although we are behind our original schedule all the infrastructure has now been completed in 7 and we anticipate the trails being completed no later than March 1 2018. With our second filing, Filing No. 8, we will be building a small picnic area on Trail "E". Due to the location of this picnic area we do not feel that we will need to wait until the full infrastructure will need to be in place before we construct. Due to this, we believe we will have the picnic area completed by June 1, 2018.

With filling 9, we will need to have the infrastructure completed before we build the trails so we do not have to destroy the trail in order to complete development. We anticipate that we will begin construction in filing 9 in fall of 2018 with completion in summer of 2019. This will allow us to build our trails adjacent to this filing in fall of 2019. With filing 10 we anticipate construction to begin in fall of 2019 with completion in spring of 2020. We anticipate being able to complete the trails associated with this filing by spring of 2020.

Once our trails associated with these filings are complete we will have what we consider our western portion of the trails complete. This will include trails "A", "B", "E", as well as the portion of trail "C" between trail "A" and trail "D".

I hope this shows a clear picture of our intent for the area, however, if you have any further questions or need any more information please do not hesitate to contact me.

Thank You,

J. Ryan Watson

Glen Development

Filing No.	Number of Lots	Timeframe	2016 Park Fees	Est. Costs	Amenities
No. 7	148	Fall 2016 Spring 2018	\$31,376	\$33,004	Southern half of Trail "B" & Trail "E"
No. 8	101	Summer 2017 Spring 2018	\$21,412	\$21,579	Picnic Area on Trail "E"
No. 9	107	Summer 2018 Fall 2019	\$22,684	\$13,684	Northern half of Trail "B" & Phase 1 of Trail "C"
No. 10	40	Spring 2019 Spring 2020	\$8,480	\$20,240	Completion of Northern half of Trail "B" & Phase 1 of Trail "C"
No. 11	103	Fall 2019 Fall 2020	\$21,836	\$33,439	Trail "D" & Phase 2 of Trail "C"
No. 12	79	Summer 2020 Summer 2021	\$16,748	\$24,561	Phase 3 of Trail "C"
Total	578		\$122,536	\$146,507	

Glen at Widefield Proposed Trail System

To whom it may concern,

We are writing the following letter to describe our intended trail system through the open space at the Glen at Widefield. It will be our intent to construct multiple trails to allow residents to have easy access through the open space and overall development. In exchange for construction of this trail system we would like to enter into a Parklands Agreement with El Paso County that will allow us to use our funds directly on these trails in lieu of park fees. We are very excited to have the opportunity to create an amazing outdoor space for our residents and look forward to working with El Paso County to make this a great recreation option in the area.

The entire property will be owned and maintained by The Glen Metropolitan District #3. The open space contains approximately 115 acres of land and has a small pond located on the north end. An estimated budget as well as a proposed layout has been attached. In addition we have attached the proposed development for the entire Glen at Widefield East for reference.

The concept we have designed shows a plan for five total trails. With the construction of the five trails we will create almost 3.5 miles of total trails. The first trail has already been approved as a part of the urban Park Grant program and will be constructed as soon as the metro district takes possession of the property. Each of the remaining four trails will be constructed as the development continues with each trail being completed according to the below estimated timeline. Each trail will be six feet wide and consist of a road base material approximately three inches deep. Each trail will also have trash receptacles located in easily accessible areas. In addition we would like to add a shade structure with a picnic table as well as two benches on the south end of the existing pond in the area.

Trail A – This trail is already set to be constructed. It is approximately 3500 LF. It runs along the West side of the open space and provides access from the small park in the Glen at Widefield Filing No. 6 to the far northern end of the development. It is estimated to be built by the fall of 2016.

Trail B – This would be a trail that will be accessed at multiple points from the Glen East. It will follow the western edge of the proposed Spring Glen Dr and will lead through the open space to its connection with Trail C. It will be approximately 5010 LF. This trail will be completed in multiple phases along with the development of The Glen East Filing No. 7 as well as Filing No.9. Based on today's timetables completion of the southern half of the trail will be done with the completion of Filing No. 7 which should occur by fall 2016. Completion of the northern half will be completed with Filing No. 9 during the summer of 2018.

Trail C – This trail will run along the northern border of the Filings and will act as a connection point between The Glen and The Glen East. In addition, it will continue to the east and south to allow for a longer path around the Glen East. It will have a dead end on the far south end of the development and will have a large turnaround space. This trail will be approximately 8670 LF. Construction of this trail will

occur in phases as we develop the site. We anticipate the first phase (from the intersection with Trail A to the intersection with the north end of Trail D) to be complete along with Filing No. 9 in the summer of 2018. The second phase (from the south end of trail D to the dead end) will be completed along with Filing No. 10 in spring of 2019. The third phase will be completed along with Filing No. 12 in the summer of 2020.

Trail D – This trail will act as a shortcut through the interior of the Glen East. This trail will be approximately 3190 LF. This trail should be able to be completed along with Filing No. 11 in fall of 2019.

Trail E – This will be a short trail that will connect Trails A & B. It will run along the southern edge of the existing pond in the open space. This trail is where we would like to put the proposed shade structure with picnic table. This trail will be approximately 1200 LF. Completion of this trail should be able to occur along with Filing No. 7 in fall of 2016.

Although this is a long process to complete all of the trails we feel that it will be an excellent addition to the neighborhood by providing almost 3.5 miles of total trails in addition to the picnic area located just south of the pond.

Attached to this proposal we have included an estimate of costs for the construction of the trails. In exchange for the construction of these trails we would like to request credits for our Urban Fees for each of the Glen at Widefield East Filings as we build the trails. The total lots per Filing as well as completion estimates are listed below.

Filing No.	Number of Lots	Timeframe	2016 Park Fees	Est. Costs	Amenities
No. 7	148	Fall 2016	\$31,376	\$33,004	Southern half of Trail "B" & Trail "E"
No. 8	101	Summer 2017	\$21,412	\$21,579	Picnic Area on Trail "E"
No. 9	107	Summer 2018	\$22,684	\$13,684	Northern half of Trail "B" & Phase 1 of Trail "C"
No. 10	40	Spring 2019	\$8,480	\$20,240	Completion of Northern half of Trail "B" & Phase 1 of Trail "C"
No. 11	103	Fall 2019	\$21,836	\$33,439	Trail "D" & Phase 2 of Trail "C"
No. 12	79	Summer 2020	\$16,748	\$24,561	Phase 3 of Trail "C"
Total	578		\$122,536	\$146,507	

If you have any further questions or require any further information please do not hesitate to contact me.

Thank You,

J. Ryan Watson

Assistant Vice President

Glen Development Company



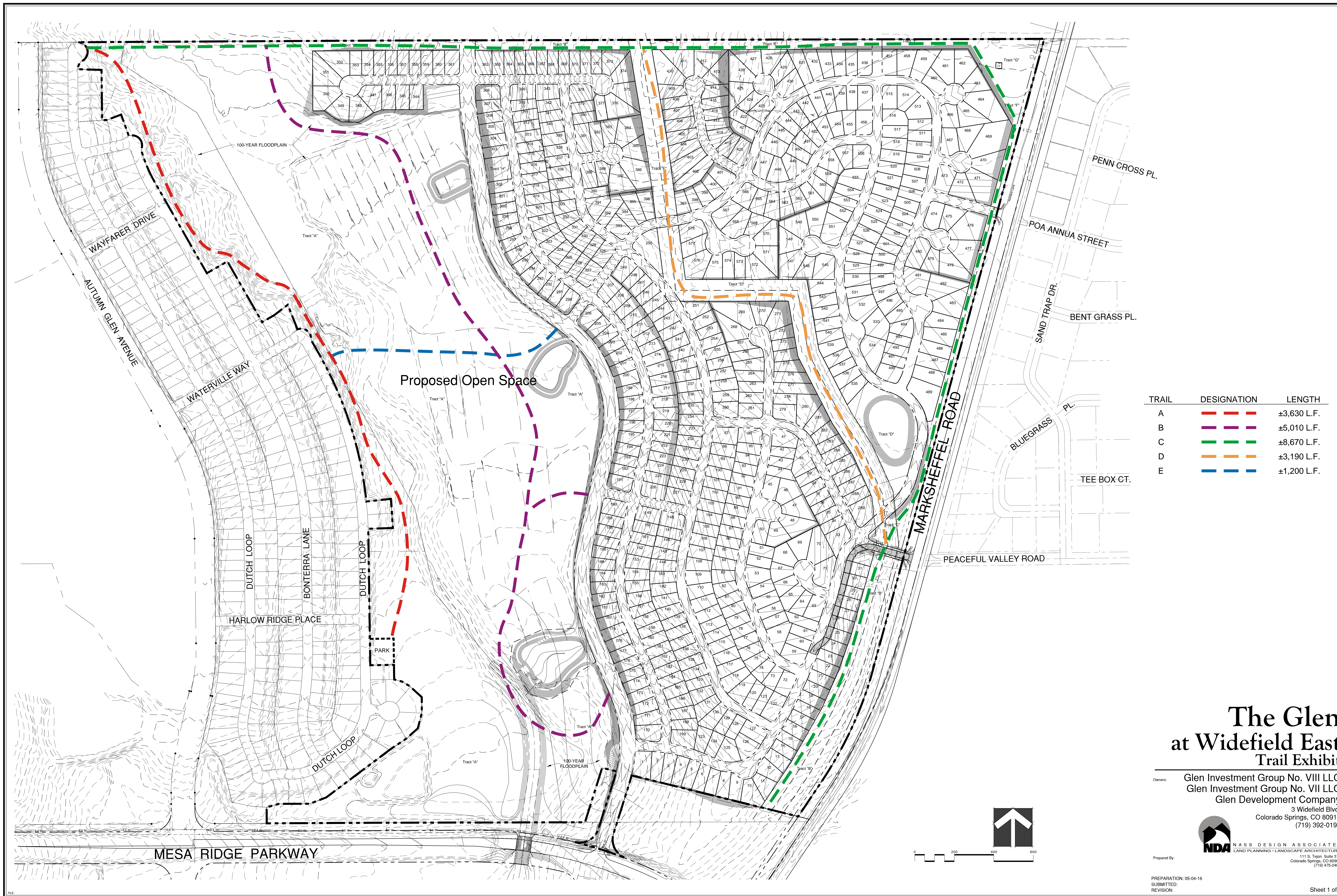
The Glen at Widefield East Exhibit

Owners: Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194



Prepared By:
SUBMITTED:
REVISION:

PREPARATION: 05-16-16
SUBMITTED:
REVISION:



TRAIL	DESIGNATION	LENGTH
A		±3,630 L.F.
B		±5,010 L.F.
C		±8,670 L.F.
D		±3,190 L.F.
E		±1,200 L.F.

The Glen at Widefield East Trail Exhibit

Owners: Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194



Prepared By:
SUBMITTED:
REVISION:

PREPARATION: 05-04-16

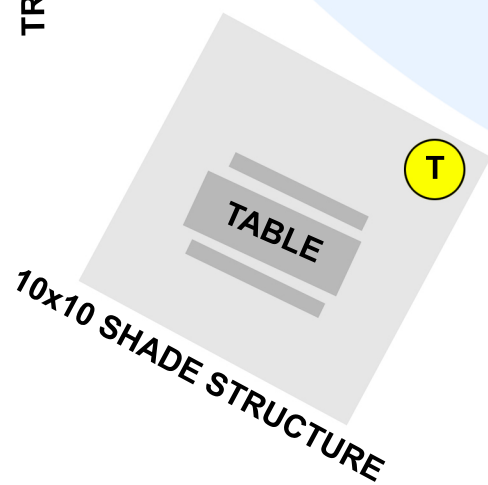


Legend : X – Picnic Area

- Trail “A”
- Trail “B”
- Trail “E”

TRAIL A

LAKE



BENCH

BENCH

T

TRAIL E

PICNIC AREA SITE PLAN

Proposed Shade Structure



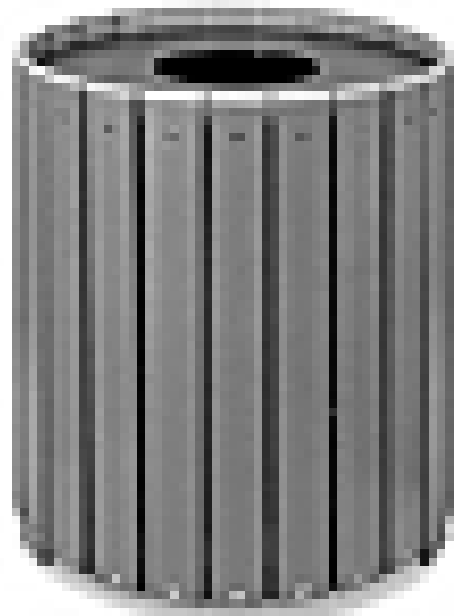
Proposed Picnic Table



Proposed Park Benches



Proposed Trash Receptacles



Filing	Lots	Timetable	2016 Fees
Glen Fil No. 7		148 Fall 2016	\$31,376

Trail B					
South Half	Estimated Length	2505			
	Estimated Width	6'			
	Costs	Quantity	Unit	Price	Total
	Road Base	251	Tons	\$30	\$7,515
	Labor	125	Hours	\$15	\$1,879
	Machine Rental	25	Hours	\$100	\$2,505
	Trash Receptacles	3	EA	\$600	\$1,800
	Signage	1	EA	\$5,000	\$5,000
	Contingency				\$2,805
Trail B Total					\$21,504

Trail E					
	Estimated Length	1200			
	Estimated Width	6'			
	Costs	Quantity	Unit	Price	Total
	Road Base	120	Tons	\$30	\$3,600
	Labor	60	Hours	\$15	\$900
	Machine Rental	12	Hours	\$100	\$1,200
	Trash Receptacles	3	EA	\$600	\$1,800
	Signage	1	EA	\$2,500	\$2,500
	Contingency				\$1,500
Trail E Total					\$11,500

Glen 7 Total	\$33,004
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Filing
No. 8

Lots

Timetable
101 Summer 2017

2016 Fees
\$21,412

Picnic Area		Quantity	Unit	Price	Total
Adjacent to Pond on Trail E	Shade Structure	1	EA	\$12,500	\$12,500
	Picnic Table	1	EA	\$800	\$800
	Trash Receptacles	1	EA	\$600	\$600
	Benches	2	EA	\$750	\$1,500
	Concrete	144	sq ft	\$6	\$864
	Signage	1	EA	\$2,500	\$2,500
	Contingency				\$2,814.60
Picnic Area Total					\$21,579

Glen 8 TOTAL	\$21,579
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Filing
No. 9 & No. 10

Lots

Timetable
147 Spring 2019

Fees
\$31,164

Trail B						
North Half	Estimated Length	2505				
	Estimated Width	6'				
	Costs	Quantity	Unit	Price	Total	
	Road Base	251	Tons	\$30	\$7,515	
	Labor	125	Hours	\$15	\$1,879	
	Machine Rental	25	Hours	\$100	\$2,505	
	Trash Receptacles	0	EA	\$600	\$0	
	Contingency				\$1,785	
Trail B Total					\$13,684	

Trail C						
To Trail D Intersection	Estimated Length	2800				
	Estimated Width	6'				
	Costs	Quantity	Unit	Price	Total	
	Road Base	280	Tons	\$30	\$8,400	
	Labor	140	Hours	\$15	\$2,100	
	Machine Rental	28	Hours	\$100	\$2,800	
	Trash Receptacles	3	EA	\$600	\$1,800	
	Signage	1	EA	\$2,500	\$2,500	
	Contingency				\$2,640.00	
Trail B Total					\$20,240	

Glen 9 & 10 Total	\$33,924
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Filing
No. 11

Lots

Timetable
103 Fall 2019

2016 Fees
\$21,836

Trail D

Estimated Length 3190
Estimated Width 6'

Costs	Quantity	Unit	Price	Total
Road Base	319	Tons	\$30	\$9,570
Labor	160	Hours	\$15	\$2,393
Machine Rental	32	Hours	\$100	\$3,190
Trash Receptacles	1	EA	\$600	\$600
Signage	1	EA	\$2,500	\$2,500
Contingency				\$2,737.88

Trail D Total \$20,990

Trail C

From Peaceful Valley Road South

Estimated Length 1500
Estimated Width 6'

Costs	Quantity	Unit	Price	Total
Road Base	150	Tons	\$30	\$4,500
Labor	75	Hours	\$15	\$1,125
Machine Rental	15	Hours	\$100	\$1,500
Trash Receptacles	2	EA	\$600	\$1,200
Signage	1	EA	\$2,500	\$2,500
Contingency				\$1,623.75

Trail C - partial - Total \$12,449

Glen 11 TOTAL \$33,439

Filing
No. 12

Lots

Timetable
79 Summer 2020

2016 Fees
\$16,748

Trail C

Between North Trail D Intersection and Peaceful Valley Rd

Estimated Length 4370
Estimated Width 6'

Costs	Quantity	Unit	Price	Total
Road Base	437	Tons	\$30	\$13,110
Labor	219	Hours	\$15	\$3,278
Machine Rental	44	Hours	\$100	\$4,370
Trash Receptacles	1	EA	\$600	\$600
Contingency				\$3,204

Trail C Partial Total \$24,561

Glen 12 TOTAL \$24,561

The Glen at Widefield East Trail System Estimates

Trail B						
Estimated Length	5010					
Estimated Width	6'					
Costs	Quantity	Unit	Price	Total		
Road Base	501	Tons	\$30	\$15,030		
Labor	251	Hours	\$15	\$3,765		
Machine Rental	50	Hours	\$100	\$5,000		
Trash receptales	3	EA	\$600	\$1,800		
Signage	1	EA	\$5,000	\$5,000		
Contingency				\$4,589		
Trail B Total				\$35,184		

Trail C						
Estimated Length	8670					
Estimated Width	6'					
Costs	Quantity	Unit	Price	Total		
Road Base	867	Tons	\$30	\$26,010		
Labor	434	Hours	\$15	\$6,510		
Machine Rental	87	Hours	\$100	\$8,700		
Trash receptales	6	EA	\$600	\$3,600		
Signage	1	EA	\$5,000	\$5,000		
Contingency				\$7,473		
Trail C Total				\$57,293		

Trail D						
Estimated Length	3190					
Estimated Width	6'					
Costs	Quantity	Unit	Price	Total		
Road Base	319	Tons	\$30	\$9,570		
Labor	160	Hours	\$15	\$2,393		
Machine Rental	32	Hours	\$100	\$3,190		
Trash receptales	1	EA	\$600	\$600		
Signage	1	EA	\$2,500	\$2,500		
Contingency				\$2,738		
Trail D Total				\$20,990		

Trail E					
Estimated Length	1200				
Estimated Width	6'				
Costs	Quantity	Unit	Price	Total	
Road Base	120	Tons	\$30	\$3,600	
Labor	60	Hours	\$15	\$900	
Machine Rental	12	Hours	\$100	\$1,200	
Trash receptales	3	EA	\$600	\$1,800	
Signage	1	EA	\$2,500	\$2,500	
Contingency				\$1,500	
Trail E Total				\$11,500	

Picnic Area					
Costs	Quantity	Unit	Price	Total	
Shade Structure	1	EA	\$12,500	\$12,500	
Picnic Table	1	EA	\$800	\$800	
Benches	2	EA	\$750	\$1,500	
Trash Receptacles	1	EA	\$600	\$600	
Concrete	144	sq ft	\$6	\$864	
Contingency				\$2,440	
Picnic Area Total				\$18,704	

Final Estimate					
Total Trail Length	18070				
Estimated Width	6'				
Costs	Quantity	Unit	Price	Total	
Road Base	1807	Tons	\$30	\$54,210	
Labor	904	Hours	\$15	\$13,560	
Machine Rental	181	Hours	\$100	\$18,100	
6' Bench w/ install	2	EA	\$750	\$1,500	
Trash receptacles	14	EA	\$600	\$8,400	
Signage	1	EA	\$15,000	\$15,000	
Shade Structure	1	EA	\$12,500	\$12,500	
Picnic Table	1	EA	\$800	\$800	
Contingency				\$18,611	
FINAL ESTIMATE				\$142,681	

Assumptions

- * 1 ton covers 10 lf - 6' wide - 3" depth
- * Average labor cost is \$15/ man hour
- * Each man hour covers approximately 20 lf
- * Machine rental is for a common Bobcat or equivalent
- * Each hour of machine rental covers approx 100 lf
- * Signage to include:
 - Rules & Regulations
 - No Littering
 - Overall Trail Map
- * Trash receptacles will be located at all trail crossings as well as at any dead ends
- * Benches will be located around the small pond located at the northern end of the open space
- * The proposed shade structure and picnic table will be located at the south end of the pond(Trail E)
- * All estimates are based on 2016 costs
- * We have added a 2% cost increase per year for all construction occurring after 2016

**Community Services Department
Parks / Recreation & Cultural Services Divisions
February 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	\$ 34,936	\$ 145,064		\$ 44,599
County Fair / Fairgrounds		\$ 257,800	9,126	\$ 248,674		\$ 17,162
Total		\$ 437,800	\$ 44,062	\$ 393,738		\$ 61,761
<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	\$ 8,000	\$ 62,000		\$ 12,500
Partners in the Park Program	Park Operations	\$ 30,000	\$ 5,000	\$ 25,000		\$ 5,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 5,791	\$ 4,209		\$ 1,952
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 1,818	\$ 23,182		\$ 590
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)		\$ 50,000
Total		\$ 175,000	\$ 64,609	\$ 110,391		\$ 70,042
<u>Grant Funds</u>		<u>Awarded</u>				
CPW State Trails Non-Motorized Trail Grant	Meridian Ranch Regional Trail in Falcon Regional Park	\$ 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						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		20	511		55	1914

<u>Parks Facility Reservations</u>		2018			2017	2017
<u>February</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes						
Athletic Fields						
Pavilions						
Trails						
Vendor						
Tennis Courts						
Vita Course						
Meeting Room		8	71		24	240
<u>Black Forest Regional Park</u>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<u>Falcon Regional Park</u>						
Baseball Fields						
<u>Fountain Creek Regional Park</u>						
Athletic Fields						
Pavilions						
Trails					1	600
Disc Golf Course						
Vendor						
<u>Fox Run Regional Park</u>					1	10
Athletic Fields						
Gazebo						
Warming Hut						
Pavilions						
Trails						
<u>Homestead Ranch Regional Park</u>						
Pavilions						
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail						
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor						
<u>Paint Mines Trail</u>		1	4			
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>		1	10			
Total Park Facility Reservations		10	85		26	850

<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						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		36	1,127		32	723
<u>Fairgrounds Facility Reservations</u>		2018		2017		
<u>February</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		1	4	2	10	
FAB Meeting		1	22	1	23	
Lions Club Meeting		1	20	1	20	
Senior Dinner		2	84	0	0	
COC Meeting		1	20	1	18	
AARP Tax Preparation		4	60			
Calhan School ASVB Testing		1	30			
Community Meeting		1	30			
Fair Queen Clinic		1	44	1	30	
Casino Night				1	20	
<u>Track</u>						
<u>Barns</u>						
<u>Livestock Arena</u>						
EPC Sheriff's Mounted Horse Practice		1	10			
Snow & Go Gymkhana		1	25	1	17	
Beef Weigh / Tag In		1	50	1	80	
Horsemanship				1	2	
<u>Grounds -</u>						
<u>Whittemore - Fairgrounds</u>						
Banning Lewis Baton Twirl Team Practice		4	32			
Hathaway Performance - Automotive Swap Meet		1	300			

4-H Dog Committee - Practices		1	30			
<u>Exhibit Hall - Fairgrounds</u>						
Fitness Challenge				5	40	
<u>Arena</u>						
Month Total Fair Facility Reservations		22	761	15	260	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Turf damage by vehicle	1/6/2018	Bear Creek Regional Park	Field #3	\$250		
Misc. Graffiti	1/17/2018	Rock Island Trail	Bridge	\$50		
Turf damage by vehicle	1/23/2018	Fox Run Regional Park	Field	\$500		
Turf damage by vehicle	Feb (no exact date)	Fox Run Regional Park	Fields #1 & #2	\$1,000		
Graffiti Vandalism (Bridge underpass)	Feb (no exact date)	Crew's Gulch Trail	Trail(Underpass)	\$200		
			Total	\$2,000		
<u>Volunteerism</u>						
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						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	276	1,893	285	1,874	

		2018				
February		Volunteers	Total Hours			
Parks Advisory Board		9	27			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		54	265			
Adopt-A-Park / Trail / Volunteer Projects		42	665			
Front Range Community Service		1	40			
Total		125	1,073			
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						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	79	1977	4.95	51	1565
February	Facility	Programs	Attendance	Evaluation		
Incredible Insects	BCNC	9	121	4.98		
Birthday Party: Animal Superpowers	BCNC	1	20			
Some Flew Away but Who Has Stayed	BCNC	1	16	5.00		
Winter Photography Contest Awards	BCNC	1	5			
Nature Explorers: Over and Under the Snow	BCNC	2	30	5.00		
Warm Hearts Hike	BCNC	1	15			
Little Wonders: Living through Winter	BCNC	2	40	5.00		
Aiken Audubon Program: Birds of Brazil - Steve Getty	BCNC	1	38			
Employee Satisfaction Meeting	BCNC	1	8			
Stellar Care	BCNC	1	4			
Community Intersections	BCNC	1	4			
Pikes Peak Over the Hill Hiking Group	BCNC	1	10			
Special Kids, Special Families	BCNC	1	7			
Cheyenne Village	BCNC	2	16			
Outreach: Bighorn Sheep Day	BCNC	1	600			
Docent Walk	BCNC	1	5			
Outreach: Science Fair Judging	BCNC	1	10			
Nature Adventures: H is for Hibernation	FCNC	1	27	5.00		

Story Trail to Celebrate World Wetlands Day	FCNC	1	11	5.00	
Colorado Alliance for Environmental Education Council	FCNC	1	6		
2's & 3's Outdoors: B is for Birds	FCNC	1	22	5.00	
Mosaics	FCNC	1	16		
Discover Wonder of Wetlands video	FCNC	2	10		
Winter Night Sky program	FCNC	1	31	5.00	
Birthday Party: Owls	FCNC	1	18	5.00	
Heart on a Mission trash pickup	FCNC	1	20		
Cub Scouts:	FCNC	1	17		
Rental: Memorial Service	FCNC	1	50		
Kritter Karavan	FCNC	1	79	4.20	
Birthday Party: Walk the Wetlands	FCNC	1	30	4.75	
Watson Jr. High	FCNC	2	60		
TOTALS		44	1346	4.90	

**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 May
Develop a Junior Naturalist Certification Guide	Maria Petkash	High	80% completed
Develop a Fairgrounds Volunteer Program	Stacy Reavis	High	In progress
Develop a marketing plan for the Fairgrounds Rentals	Janice Brewer	High	In progress
Develop a Rainbow Falls HS Volunteer Training Program	Theresa Odello	High	60% completed
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	
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	Maria Petkash	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	Low	
Develop individual park operation plans	Brian Bobeck	Low	
Establish a second County Parks Security Officer	Brian Bobeck	High	Interviews March 22-23
Planning Division	Project Manager	Priority	Status
Complete the Elephant Rock Open Space Master Plan	Ross Williams	High	
Complete the Kane Ranch Open Space Master Plan	Ross Williams	High	Selected design firm
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	Medium	
Ute Pass Regional Trail Expansion	Jason Meyer	High	Secure design firm
Pinerias Open Space - Phase 1	Ross Williams	High	Bid construction
Black Forest Regional Park - Drainage / Trail Improvements	Jason Meyer	High	Construction
Rainbow Falls Historic Site Improvements	Tim Wolken	High	Bid approval
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
Meridian Ranch / Eastonville Road Improvements	Jason Meyer	Low	Grant approved
Drake Lake Repairs	Tim Wolken	High	Bid design
Disaster Recovery Projects	Jason Meyer	High	Ongoing
Bear Creek Nature Center Exhibit Upgrades	Todd Marts	High	Fabrication
Fountain Creek Nature Center Cultural History Exhibit	Todd Marts	High	Bid fabrication
Fountain Creek Regional Park Improvements	Ross Williams	High	Bid design
Widefield Community Park Improvements	Ross Williams	High	Bid design
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	High	Contacting sponsors
Coordinate the 2018 Partners in the Park Program	Dana Nordstrom	High	Contacting sponsors
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	High	Developing program
Expand activities for National Trails Day	Christine Burns	Medium	
Develop a social media campaign for National Parks and Recreation Month	Christine Burns	Medium	

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

February 2018

General Updates:

1. Facility rental revenue is down by \$9,663 from this time in 2017.
2. There were 10 reservations made in February for a total of \$100.
3. Sabine Carter attended training sessions this month for TEAM (*Technical Agreement Management database system*)

Special Events:

1. The El Paso County Search & Rescue Team conducted K9 training in Section 16.

Special event applications and regular reservations are currently being received at a slower pace than last year. Many factors could contribute to this such as residents moving out of the area, upcoming military deployments to residents and companies not thinking about their spring, summer and fall events at this time.

46 special event applications have been received so far compared to 50 from last year this time around.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – February 2018

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

Community Outreach

1. **The Partners in the Park Program:** We have received \$5,000 from Bob and Elli Hostetler for Fox Run Regional Park. Gold Hill Mesa has signed a three-year partner agreement to support Bear Creek Nature Center. We would like to focus on Fountain Creek Regional Park and Nature Center for 2018. Please forward any contacts that might be interested to: dananordstrom@elpasoco.com
2. **El Paso County Fair:** Kaiser Permanente is our Presenting Sponsor! Every year helps generate sufficient revenue to help successfully operate the Fair. Sponsors have committed 89% towards our financial goal. Staff sit on the Marketing Committee and has coordinated all marketing media appointments in conjunction with the County's Public Information Office.
3. **Pikes Peak Birding & Nature Festival:** Staff is assisting with fundraising for this event with outreach to potential sponsors.

Grants

1. A Colorado Parks and Wildlife State Trails Non-Motorized Trails Project Grant has been awarded to El Paso County Parks for \$136,000 to support development of the Meridian Ranch Regional Trail in Falcon Regional Park.
2. A Colorado State Forest Service Forest Restoration Capacity Building Grant has been awarded to El Paso County Parks for \$4,400 to purchase forestry improvements equipment.
3. If you have an interest working with us on grant opportunities to support park projects, please call Christine Burns at 520-6996.



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

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

General

1. The theme for the 2018 El Paso County Fair will be “Summer Starts Here”
Daily entertainment:
 1. Elephant Extravaganza- educational exhibit featuring 3 mature elephants.
 2. Butterfly Encounter- Showcasing butterflies native to our area.
 3. Salida Circus-acrobats, jugglers, trapeze artists, unicyclists, stilt-walkers, & more.Special Evening Ticketed Entertainment
 1. Auto Races
 2. Bull Riding
 3. Truck & Tractor Pull
 4. Demolition Derby
2. Bear Creek Nature Center was chosen as “Most Loved Place to Go’ on Hulafrog’s Most Loved Awards Contest. Winners were chosen by online votes. Hulafrog is a national network of local community guides for parents. Each site highlights the best local events, places to go and discounts in a particular area and is a useful free marketing forum for El Paso County Nature Centers.
3. Bear Creek Nature Center has implemented Docent Walks for 2018. This is an opportunity for nature center volunteers and staff to walk the trails of Bear Creek together, learning from each other, enjoying camaraderie, and getting to know each other better.

Projects, Fundraising & Grants:

1. Winners of El Paso County Nature Centers’ Facebook Winter Photography Photo Contest were chosen for adult and child categories. The number of votes in the Facebook contest decided the winners. They were recognized and awarded prizes at Bear Creek Nature Center on February 10.

Programs & Events:

1. The Fair Queen Clinic was held at the Fairgrounds for 18 young women, 10-22 years of age, who wanted to learn the ins and outs of being a fair queen. The clinic provided



information on horsemanship, personal interviews, speeches, appearance, and other necessary skills. The clinic was an excellent opportunity for potential riding club royalty or future Fair queens.

2. Fountain Creek Nature Center established an Innovative program, Story Trail to Celebrate World Wetlands Day. Imagine the pages of a story unfolding page by page as you stroll around the nature trail. We celebrated this little known world event at Fountain Creek Nature Center. Participants learned why wetlands are important through the interactive Wetland Metaphor Activity with hands-on items that help them learn how to identify wetlands, followed by a guided hike around the trail.
3. Fountain Creek Nature Center collaborated with the Colorado Springs Astronomical Society for a Night Sky Program: What's Up Tonight & Native American Skies. A PowerPoint sky and star presentation began the evening followed by the opportunity to look through huge telescopes from the Society at star, galaxies, planets and all manner of night sky objects.
4. Ritter Karavan visited Fountain Creek Nature Center with Kathy Beers, a retired schoolteacher and licensed exotic pet rehabilitator. 79 Participants were able to interact with a variety of live animals and learn about them.
5. Bear Creek Nature Center staff led several successful public programs in February including an Active Adults Full Moon Hike (which was covered by the Cheyenne Edition; Some Flew Away, but Who Has Stayed?- A family winter birding program; and a Warm Hearts Hike in Celebration of Valentine's Day. These programs provided opportunities for outdoor education and exploration for diverse audiences including adults, families, and children.
6. Bear Creek Nature Center staff attended Bighorn Sheep Day at Garden of the Gods Visitor Center. Despite heavy snow, 1,138 people attended. Bear Creek participates in this event annually, providing a craft or activity for participants, and it is always a significant opportunity to connect with community members and promote El Paso County Nature Centers to a large audience.

COMMUNITY SERVICES DEPARTMENT

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

PARKS PLANNING DIVISION MONTHLY REPORTS MARCH 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.

The drainage plan by AECOM is being revised to remove the detention pond and now includes an energy dissipater and other non-engineered improvements in the park. An IFB package is currently out for advertisement with bids due in March 2018.

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 completion is anticipated in April 2018

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 March 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 in Spring 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. CDOT has advised that the County will need to rebid the project, and Parks has elected to wait until the fall, when contractors are more available and physical conditions are less challenging. In the meantime, Parks is evaluating different bridge options and has reopened the park for the summer.

5. Ute Pass Regional Trail: The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. An on-call solicitation for professional engineering services was issued in January with proposals due in February, 2018. Staff is currently reviewing the on-call responses and is anticipating an award in March 2018. 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. A draft plan is now available for public review and will be presented to the City Parks and Recreation Advisory Board in February, 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 will be published in March 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 will go out for bids in March 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.

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 and 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 RFP for Hanson Trailhead design was advertised with bids due October 10. The RFP was canceled after receiving no qualified bids. An IFB for New Santa Fe Trail repairs was advertised with bids due November 2. The IFB 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 is scheduled to be completed in March, 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 6 development permit applications in late-February/early-March, including 3 that will be presented to the Park Advisory Board on March 14th.

3. Fountain Creek Watershed, Flood Control and Greenway District: Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens Advisory Group. The committees help develop and implement watershed restoration and enhancement projects.
4. Geographic Information Systems (GIS): Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.
5. Grants for Capital Projects: Planning Staff wrote a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space for funding in 2017. 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 submitted in November, 2017. 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 FEBRUARY, 2018

Operations/Miscellaneous Projects

Fairgrounds RV Electric - Morton Electric, the company awarded the contract for installing the electrical equipment has completed the installation of all electrical equipment and the certificate of substantial completion has been issued. The system is energized and will be ready for use once protective bollards are installed in front of the RV pedestals. The bollards will be installed by park staff or volunteer groups and need to be completed before County Fair.

New Santa Fe Trailhead Restroom - A new water line service was installed at the end of 2017 alleviating the need for the existing well. This new well will also reduce the amount of required maintenance and water testing by Parks staff. With this new waterline, it may be possible to convert the waterless units over to flush toilets. Though waterless units are great for the environment, the usage has greatly increased since the restroom was constructed in 1991 creating more maintenance for staff. In 2018, there may be an opportunity to tie into a proposed sewer line that will be in close proximity to the restroom. Tri-Lakes Metro District along with other municipalities will begin installation of this new sanitary sewer line to provide service to the growing local community. Construction is tentatively scheduled to start May 2018 and if the installation goes as planned, it may be possible to have the restroom tied in by mid-summer 2018. Parks staff is currently awaiting the confirmation of utility corridor location and construction start date.

Willow Springs Bridge - El Paso County received a settlement from AIG, the County's insurance provider, in the amount of \$25,449.00 for repairing the bridge at Willow Springs Ponds along the Fountain Creek Regional Trail. This bridge damage occurred during a flood event in July 2016. Parks staff is working with EPC Public Works Engineering and Procurement to confirm the structural integrity of the bridge before any further actions are taken. This assessment will indicate if the bridge can be repaired and possible repair options. These findings will dictate the county's next course of action.

Central District

Bear Creek Regional Park - February provided a slight shift in weather patterns providing cooler temperatures and several snow events. Parks staff was busy with snow removal efforts



but the moisture was much needed and greatly appreciated. We are still experiencing above average high temperatures requiring staff to apply supplemental water. Staff temporarily closed Athletic fields #1 and #3 in Bear Creek Regional Park due to heavy use and help protect areas showing significant wear.

Staff has been busy with pruning and mulching efforts throughout the park with our primary focus on high profile areas near entrances and pavilions. Staff also began our annual granular pre-emergent application in hopes of preventing unwanted weeds in the spring.

Staff continued construction of the advanced steps obstacle at the Equestrian Skills Course. We are busy terracing a large area and building retaining walls to stabilize a base for the obstacle. Staff graded the flats obstacle area and will need to haul additional fill dirt to complete the foundation

A forestry contractor was hired to prune, fertilize and apply a systemic insecticide to the trees surrounding the Park Administration building. The work will provide a much needed revitalization to the trees and produce a vigorous spring flush of leaves and new growth.

The Central team was awarded grant funding through Colorado State Forest Service - Capacity Building Grant. This will be utilized to purchase a hydraulic mastication attachment for fire mitigation efforts in Bear Creek Regional Park.

Staff has been involved with the new Citizen Service Request program soft launch. We are learning how to navigate the site and streamlining functions to better utilize this tool for customer service.

Illegal Camp Removal - Illegal camping has been on the rise in Bear Creek Regional Park. Staff removed a total of 12 camps over the past month and we expect many more will show up as a result of the warm weather in the extended forecast. Natural resource degradation and staff safety are primary concerns regarding illegal camping. Staff is restoring illegal camping sites as much as possible but the long term effects are beginning to show. Social trails, fire pits, loss of vegetation, and declining water quality are examples of long term effects when dealing with the volume of illegal sites that we are experiencing.

Tennis Court Damage - Contractor scheduled to repair courts 5 and 6 beginning in May.

Bear Creek Nature Center - Staff continues routine maintenance of grounds, trails, landscaped areas and performs daily janitorial duties. Staff met with an irrigation contractor to provide specs for irrigation system upgrades.

Rainbow Falls - Staff continue to perform routine maintenance of the site. Staff met with a Version representative to discuss analytics involving the new security cameras and replaced a bulb in the main parking lot light to aid with security improvements.

Bear Creek Dog Park - Routine daily maintenance tasks continue to be a challenge as the park continues to have an influx of visitors due to favorable weather conditions. Staff continues to revise the scope of work to replace perimeter fencing and gates. Staff built and installed 5 new bag dispensers and made repairs to existing bag dispensers. We have completed installation of check dams and will now install erosion fabric and temporary fencing to enhance erosion control efforts. Staff closed the restroom to deep clean and seal the concrete floors. We received many compliments on the cleanliness of the restroom, and the sealed floors are much easier to clean.

Volunteer Groups - Many of our Dog Park Friends continue to assist with maintenance tasks including waste removal and stocking bag dispenser stations. The Equestrian Skills Course Friends assisted staff with design and layout of the phase one advanced steps obstacle course.

Downtown Facilities- The downtown team continues to perform fall clean-up efforts and provide trash removal for all sixteen properties. The crew is making progress with annual pruning efforts and is now mulching high profile areas. Staff completed preliminary design for the RDC facility landscape renovation project and is now working on an estimate for total project cost. Staff completed landscape renovations at the County Courthouse which involved removing overgrown junipers decomposing mulch, and replacing with decorative rock mulch.

Ute Pass Trail System - Staff visited trailheads and parking lots to complete general maintenance tasks.

Jones Park - Staff completed a service level agreement statement in hopes of improving efficiency and production with seasonal staff maintenance responsibilities.

Training - Steven Rodbourn and Aaron Rimmer are enrolled in Master Gardener training and will be attending class every Thursday through 4/5/18.

East District

County Fairgrounds - Staff has completed resurfacing and painting picnic tables. A protective tread tape was also applied to the picnic table legs to help reduce wear and tear. All picnic tables have now been refurbished at the Fairgrounds.

Staff has been working on installing a new swinging gate on the northwest side of Swink Hall. This gate will help better secure the Fairgrounds during County Fair. Staff was able to repurpose and modify a gate that was removed from another park location and will complete installation once the ground has thawed in spring.

In addition to projects, staff has been busy setting up and providing support for County Fairground events. The events were the Queens Clinic, an Auto Swap Meet, 4-H dog practice, 4-H weigh-in and tagging.

Drake Lake Open Space – Staff continues to monitor the temporary dam at Drake Lake and during a recent site visit a breach was noticed. The water level had increased creating a new path around the temporary dam built last summer. Staff coordinated repair efforts with the Civil Air Patrol group that has adopted Drake Lake. Civil Air Patrol was a huge help and volunteered their time and efforts to help fill sandbags and stage near the dam. Staff completed repairing the breach by installing additional geotextile fabric and sand bags.

North District

General Information – The North District is pleased to announce Dave Dombach has been hired for our Park Maintenance I position. Dave is highly skilled in trail building and maintenance as well as equipment operation. Isaac Nabeta continues with his Master Gardening classes and all staff continues to attend irrigation, chemical, and fertilizer training through Denver Brass Company. Staff continues snow removal as needed from County and Park facilities.

Fox Run Regional Park - Staff installed new hand dryers in the Oak Meadows restroom and a new sump pump in the Pine Meadows restroom vault. Fox Run's maintenance shop continues to receive much needed maintenance and improvements consisting of interior painting and updating restrooms.

Game cameras were installed and have successfully taken photographs of vehicles driving on the athletic fields causing damage. Parks Security has been able to contact the vehicle owner and issue vandalism citations.

Black Forest Regional Park - SingleTrack Trails Inc. was awarded the contract and currently onsite constructing new tier three trails north of the athletic fields. Some of the existing trails will also be decommissioned to encourage use of new trail alignments. Staff has assisted SingleTrack as needed to keep the project running smoothly.

Staff installed a new water system injector pump for the restrooms public water system and replaced a broken restroom door for the women's bathroom.

El Paso County Wildland Fire continues to reduce fuels and create fire breaks.

Pineries Open Space - Staff continues to remove previous mitigation material offsite to reduce fuels and to improve overall property aesthetics.

Palmer Lake Recreation Area - Staff replaced the trailhead restroom flush valve due to high water consumption reported by the Town of Palmer Lake.

Section 16 Trailhead - Staff replaced the restroom exhaust fan to help reduce restroom odors.

South District

General Overview and Staffing – February was an extremely busy month in the South District with completion of the Craddock Trail reroute project and beginning construction on the Maxwell Trailhead embankment repair and trail project. Staff also assisted DOT as needed with the bank stabilization project at Willow Springs' north pond

Training - Two staff members attended Public Water System training at the Colorado Rural Water Association Conference in Denver.

Fountain Creek Regional Park – Duckwood Community Garden fence work was temporarily on hold due to weather and other projects, the fence remains at 75% complete. Staff continued winter watering of all trees and shrubs.

Fountain Creek Regional Trail (Craddock) - Staff completed the trail construction and reroute project located on the Craddock property easement (north of mile marker 20). This area of the trail had been closed since July 2017 due to flood damage and bank erosion. A new 72" culvert was installed and the trail was moved approximately 100 feet to the west of the creek.

Willow Springs – El Paso County DOT completed the Willow Springs Diversion Dam / Embankment Project at the north Willow Springs pond. The project consisted of building a 220 linear foot boulder / rip rap berm which will help direct minor flood flows away from the bank. Parks greatly appreciates DOT providing staff and equipment to complete this project.

Stratmoor Valley Park – Staff has been working on minor playground repairs.

Maxwell Trailhead – Staff began construction on Maxwell Trailhead project which consists of embankment repair and stabilization, drainage improvements, and reconstructing approximately 300 linear feet of trail. Project is about 60% complete with an anticipated completion by mid-March.

Clear Springs Ranch – Staff completed removal of trees that fell across the trail due to high winds.