

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

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, October 10, 2018 – 1:30 p.m.**

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

<b><u>Item</u></b>	<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
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. Meadowlake Ranch Sketch Plan	Ross Williams Endorsement	
B. TimberRidge Estates Final Plat	Ross Williams Endorsement	



<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>7.</b>	<b>Information / Action Items</b>		
A.	Widefield Community Park / Fountain Creek Regional Park Improvements	Ross Williams	Information
B.	Bear Creek Nature Center Exhibit Upgrades	Todd Marts	Information
<b>8.</b>	<b>Monthly Reports</b>	Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		

RECORD OF PROCEEDINGS

*Minutes of the September 12, 2018  
El Paso County Park Advisory Board Meeting  
Bear Creek Nature Center, 245 Bear Creek Road  
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair  
Jane Dillon, 1<sup>st</sup> Vice Chair  
Terri Hayes, 2<sup>nd</sup> Vice Chair  
Todd Weaver, 3<sup>rd</sup> Vice Chair  
Julia Sands de Melendez, Secretary  
Anne Schofield  
Ed Hartl  
Kathi Schwan

Staff Present:

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

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: **Julia Sands de Melendez made a motion to approve the meeting agenda. Ed Hartl seconded the motion. The motion carried 8 - 0.**
3. Approval of Minutes: **Todd Weaver made a motion to approve the August 8, 2018 meeting minutes. Jane Dillon seconded the motion. The motion carried 8 – 0.**
4. Introductions and Presentations:
  - A. **2018 Creek Week Proclamation**

Dana Nordstrom, Community Outreach Coordinator, announced the 5<sup>th</sup> annual “Creek Week” will be conducted on September 29 - October 7. Chair Falcone read a proclamation supporting Creek Week.

**Jane Dillon moved to approve the Creek Week proclamation. Julia Sands De Melendez seconded the motion. The motion carried 8 – 0.**
5. Citizen Comments

None

6. Development Applications:

**A. High Plains Filing No. 1 Final Plat**

Ross William presented an overview of the High Plains Filing No. 1 Final Plat and addressed questions from the Board.

**Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of the High Plains Filing No. 1 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$3,010. Terri Hayes seconded the motion. The motion passed 8 – 0.**

**B. Redtail Ranch Preliminary Plan and Filing No. 1 Final Plat**

Ross Williams provided an overview of the Redtail Ranch Preliminary Plan and Filing No. 1 Final Plat. Mr. Williams indicated that staff encourages the developer to coordinate with the Black Forest Trails Association (BFTA) to pursue trail connections in the area.

**Jane Dillon recommended to the Planning Commission and Board of County Commissioners that approval of the Redtail Ranch Preliminary Plan include the following conditions: (1) work with the Black Forest Trails Association to locate trail alignments and establish local trail connections in the project area, and (2) fees in lieu of land dedication for regional park purposes in the amount of \$5,160 will be required at time of the recording of the forthcoming final plat. Terri Hayes seconded the motion. The motion passed 8 – 0.**

**Terri Hayes recommended to the Planning Commission and Board of County Commissioners that approval of the Redtail Ranch Final Plat include the following conditions: (1) work with the Black Forest Trails Association to locate trail alignments and establish local trail connections in the project area, and (2) require fees in lieu of land dedication for regional park purposes in the amount of \$5,160. Jane Dillon seconded the motion. The motion passed 8 – 0.**

**C. Sterling Ranch Sketch Plan Amendment**

Ross Williams presented an overview of the Sterling Ranch Sketch Plan Amendment and addressed questions by the Board. Terri Hayes voiced concern that it appears the community park will be located in a 100-year flood zone. Mr. Williams stated that the concern can be addressed at the Preliminary Plan stage when the specific location of the park has been determined.

**Terri Hayes recommended to the Planning Commission and the Board of County Commissioners that the approval of Sterling Ranch Sketch Plan Amendment includes the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the Sand Creek corridor, that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Regional Trail, (2) designate and provide to El Paso County a 25-foot trail easement along south side of Arroyo Lane, that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Regional Trail, (3) the easements shall be shown on all forthcoming preliminary plans**

and final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plat(s), (4) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of the preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. Jane Dillon seconded the motion. The motion carried 8 – 0.

**D. Paint Brush Hills Filing No. 13E Final Plat**

Ross Williams provide an overview of the Paint Brush Hills Filing No. 13E Final Plat and addressed questions by the Board.

**Kathi Schwan recommended to the Planning Commission and the Board of County Commissioners that the approval of Paint Brush Hills Filing No. 13E Final Plat include the following conditions: (1) Show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the entire northern boundary of Paint Brush Hills Filing No. 13E, including Tracts A, D, E, and F, that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the entire western boundary of Paint Brush Hills Filing No. 13E, Tract E, that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and (3) require fees in lieu of land dedication for regional park purposes in the amount of \$67,940. Jane Dillon seconded the motion. The motion passed 8 – 0.**

**E. The Gardens at North Carefree PUD / Preliminary Plan**

Ross Williams provided an overview of The Gardens at North Carefree PUD / Preliminary Plan and addressed questions from the Board.

Mr. Williams stated that the applicant shows more than the 10% required open space but not continuous, usable open space. With this in mind, staff strongly recommends the establishment of a small centrally located neighborhood park. The applicant's representative, Andrea Barlow, of N.E.S., Inc., stated that the development is meeting the 10% requirement for open space and noted that other developments in the area do not have a neighborhood park. She stated that the open space requirement have been met, and encouraged the Board to remove the recommendation regarding the addition of a neighborhood park. She also expressed concern that developer is being encouraged to construct a neighborhood park and also pay urban park fees.

Susan Davies, Executive Director of the Trails and Open Space Coalition, stated that even though the Park Advisory Board cannot require a developer to construct a neighborhood park, she supports including encouraging the development of the park in the motion as the open space appears to provide minimal recreational opportunities.

Mr. Williams read the recommendation: **Recommend to the Planning Commission and the Board of County Commissioners that approval of The Gardens at North Carefree PUD / Preliminary Plan include the following conditions: (1) strongly recommend the establishment of a centrally-located neighborhood park to allow for outdoor recreational opportunities, and (2) fees in lieu of land dedication for regional park purposes in the**

**amount of \$30,530 and urban park fees in the amount of \$19,312 will be required at time of the recording of the final plat.**

**Jane Dillon recommended that the Board not approve the recommended motion. Todd Weaver seconded the motion.**

Tim Wolken cautioned the Board on opposing the recommended motion based solely on the proposed open space not meeting the lack of continuous, usable open space definition as this determination has commonly been under the jurisdiction of the Planning and Community Development Department staff and the Planning Commission. Ms. Dillon elected to withdraw her motion.

The Board discussed the concern that the current motion includes recommending both the development of a neighborhood park and paying urban park fees. Mr. Williams indicated that we have included the following language to address this issue “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”.

**Julia Sands de Melendez recommended to the Planning Commission and the Board of County Commissioners that approval of The Gardens at North Carefree PUD / Preliminary Plan include the following conditions: (1) strongly recommend the establishment of a centrally-located neighborhood park to allow for outdoor recreational opportunities, and (2) fees in lieu of land dedication for regional park purposes in the amount of \$30,530 and urban park fees in the amount of \$19,312 will be required at time of the recording of the final plat. 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. Anne Schofield seconded the motion. The motion passed 6 – 2 with Todd Weaver and Bob Falcone in opposition.**

**F. The Enclave at Stonebridge / Stonebridge Filing No. 4 Final Plat**

Ross Williams provide an overview of the The Enclave at Stonebridge / Stonebridge Filing No. 4 Final Plat and addressed questions by the Board.

**Jane Dillon recommended to the Planning Commission and the Board of County Commissioners that the approval of the Enclave at Stonebridge / Stonebridge Filing No. 4 Final Plat include the following acknowledgements: (1) fees in lieu of land dedication for regional park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 14-313) for the purposes of developing Falcon Regional Park; (2) fees in lieu of land dedication for urban park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 18-299) and are subject to provision of neighborhood park amenities, specifically trails and WindingWalk Park. Terri Hayes seconded the motion. The motion passed 8 – 0.**

**G. WindingWalk Filing No. 2 Final Plat**

Ross Williams provided an overview of the WindingWalk Filing No. 2 Final Plat and addressed questions from the Board.

**Terri Hayes recommended to the Planning Commission and the Board of County Commissioners that the approval of WindingWalk Filing No. 2 Final Plat include the following acknowledgements: (1) fees in lieu of land dedication for regional park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 14-313) for the purposes of developing Falcon Regional Park; (2) fees in lieu of land dedication for urban park purposes are not required pursuant to the existing Park Lands Agreement (BoCC Resolution 18-298) and are subject to provision of neighborhood park amenities, specifically trails and WindingWalk Park. Ed Hartl seconded the motion. The motion passed 8 – 0.**

**H. Creekside at Lorson Ranch – PUD Development Plan and Preliminary Plan (PUDSP-185)**

Jason Meyer provided an overview of the Creekside at Lorson Ranch – PUD Development Plan and Preliminary Plan and addressed questions from the Board.

**Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of Creekside at Lorson Ranch PUD Development Plan and Preliminary Plan include the following condition: Require fees in lieu of land for regional park purposes in the amount of \$94,705 and urban fees in the amount of \$63,920. 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. Jane Dillon seconded the motion. The motion passed 8 – 0.**

**7. Information / Action Items:**

**A. 2018 Happy Trails Event**

Todd Marts provided an overview of the Happy Trails event conducted at the Bear Creek Nature Center in August, 2018. The event raised over \$9,000. This was the 9<sup>th</sup> year of the event which benefits the El Paso County nature centers.

**B. Ute Pass Regional Trail Update**

Jason Meyer updated the board on the expansion of the Ute Pass Regional Trail. The County has contracted with Michael Baker International to complete the design and specifications for the trail segment along Chipita Park Road from Ute Pass Elementary School to Winnemucca Road. The trail segment is scheduled to be completed by the spring, 2019.

8. Monthly Reports:

Tim Wolken informed the Board that the Rainbow Falls Historic Site has reopened on Saturdays and Sundays from 10:00 am – 4:00 pm until the end of October. He also indicated that the Colorado Department of Transportation plans to bid the painting of the Manitou Avenue bridge in the winter / spring, 2019.

9. Board/Staff Comments:

Bob Falcone informed the Board that staff conducted a public meeting with local photographers to discuss night time photography at the Paint Mines Interpretive Park. Chair Falcone thanked staff for providing this public input opportunity and noted that the discussion was positive and productive.

In light of the usable open space discussion earlier in the meeting, Tim Wolken indicated that he will contact the County Attorney's Office and Planning and Community Development Department for an opinion on the level of consideration the Park Advisory Board should apply towards the recreational value of the open space when evaluating a respective development.

Terri Hayes encouraged the Park Advisory Board to continue to recommend the development of neighborhood parks within developments. Tim Wolken indicated that the Planning and Community Development Department is evaluating potential future opportunities for encouraging park development within the land development process.

Bob Falcone and Todd Weaver announced that the "trail etiquette" video is in production and will be available for public viewing soon.

10. Adjournment: **The meeting adjourned at 3:38 p.m.**

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Julia Sands de Melendez, Secretary



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

### **Agenda Item Summary Form**

**Agenda Item Title:** Meadowlake Ranch Sketch Plan

**Agenda Date:** October 12, 2018

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request by N.E.S., Inc on behalf of Mr. Dan Ferguson for approval of the Meadowlake Ranch Sketch Plan. The 307.3 acre property is currently zoned A-35 and is located between Eastonville Road and East Highway 24, northwest of the intersection of Judge Orr Road. The property is located within the bounds of the Falcon/Peyton Small Area Plan, and includes proposed areas of urban residential, rural residential, commercial, and light industrial land uses.

The 2013 El Paso County Parks Master Plan shows one existing and two proposed regional trail connections, as well as two proposed bicycle routes impacted by the project. The existing Rock Island Regional Trail is located immediately adjacent the southeast property boundary, running southwest-northeast along the northern side of East Highway 24. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, preliminarily located along either side of Eastonville Road. The Eastonville Regional Trail provides connectivity to the Meridian Ranch development, as well as Falcon Regional Park, located approximately 1.25 miles to the north. The proposed Judge Orr Secondary Regional Trail traverses east/west along the southern property boundary and will provide connectivity to Meridian Ranch to the west. Furthermore, the proposed Curtis Road and Judge Orr Road Bicycle Routes run east/west adjacent to the northern and southern property boundaries, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options will be developed within the right-of-ways in the future.

The Meadowlake Ranch Sketch Plan currently shows 24.4 acres of open space, dedicated primarily to the protection of an existing drainage and wetlands area. This constitutes approximately 8% of the total project area of 307.3 acres. At this time, no other open space areas, parks, or trails are depicted in the Sketch Plan, nor is there mention of them in the Letter of Intent. Dependent on the final zoning classification, Meadowlake Ranch may or may not be obligated to conform to the El Paso County Land Development Code 10% open space requirement.

Staff recommends that the developers, through forthcoming preliminary plans and final plats, designate and provide to El Paso County 25-foot trail easements along Eastonville Road, as well as along Judge Orr Road for the purpose of construction and maintenance of the Eastonville Primary Regional Trail and the Judge Orr Secondary Regional Trail, respectively. Staff also encourages the developers to consider the addition of open spaces, neighborhood,

and community parks, so as to provide recreational opportunities for residents and visitors of Meadowlake Ranch. Furthermore, staff encourages the developers to construct internal trail systems that link residents not only to these possible neighborhood and community parks, but also to the County's surrounding regional trail system.

**Recommended Motion (Sketch Plan):**

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Meadowlake Ranch Sketch Plan includes the following conditions: (1) the developer is encouraged to explore urban park options in the form of additional open space areas, trails, community parks, neighborhood pocket parks or other recreational opportunities; (2) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for public access, as well as construction and maintenance by El Paso County of the Eastonville Primary Regional Trail; (3) designate and provide to El Paso County a 25-foot trail easement along the north side of Judge Orr Road, that allows for public access, as well as construction and maintenance by El Paso County of the Judge Orr Secondary Regional Trail; (4) the easements shall be shown on all forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plat(s); (5) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. 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 forthcoming final plats.



## **Meadowlake Ranch Sketch Plan**

### **Letter of Intent**

**August 2018**

**Owner /Developer:** Dan Ferguson

12302 Judge Orr Road

Peyton, CO

**Planner:** N.E.S. Inc.

619 North Cascade, Suite 200

Colorado Springs, CO 80903

(719) 471-0073

**Engineer:** Terra Nova Engineering Inc.

721 S. 23<sup>rd</sup> Street

Colorado Springs, CO 80904

719-635-6422

**SITE LOCATION:** The Meadowlake Ranch property is located at the northwest corner of State Highway 24 and Judge Orr Road. Bandanero Drive borders the north boundary, and Eastonville Road borders a portion of the western boundary. The Meadowlake Ranch consists primarily of prairie grassland, bisected by a wetland area. Adjacent land uses include commercial/industrial to the southeast; rural residential to the north and north east; urban residential to the west; and vacant land owned by the applicant to the south. The County Rock Island Trail borders the eastern property line. The Ferguson home is in the south central portion of the property, accessed from Judge Orr Road.



**THE PLAN:** Proposed access to the Meadowlake Ranch will be from Judge Orr Road a minor arterial; from Eastonville Road also a minor arterial; and from Bandanero Drive a local road. Access to State Highway 24 is restricted and not available. Access spacing restrictions on the minor arterials – ¼ mile – dictate the internal circulation system. An internal street is planned to connect Judge Orr to Eastonville in a north/south direction. Two east/west internal roads will need to cross the wetlands to provide adequate circulation.

THE primary site influences that affect the proposed land use are the Meadow Lake Airport, and the wetlands within the property. Both run generally north south through the property. Low intensity industrial land use is proposed beneath the airport runway flight path. Adjacent wetlands to the west will frame urban residential land use to be served by the Woodmen hills Metropolitan District. Commercial land use is proposed at the intersection of Judge Orr and Highway 24 fronting the length of Judge Orr Road. Rural residential land use is proposed in the north eastern quarter of the property with access to Bandanero Drive. This land use will be served by well and septic systems.

The ponds within the wetlands are manmade features of the site. All the water is spring fed from the top pond, with the spring being adjacent to the old Railroad Right of Way along Eastonville Road. The railroad was probably located where it was to take advantage of the existence of the spring, and then the spring was improved and piped down into the series of ponds (dug by horse drawn equipment around 1912). This series of ponds terminates in Drake Lake (the new county park to the south), and they are all variously piped or French-drained one into the other. Ponds 2 and 3 are French-drained, not pipe connected, so that's why they can

be seasonal during dry years. Otherwise, it's all about a 2.5 inch pipe system that feeds the wetland which exists in an odd place along the ridge between the Bennet and Hagler basins. The wetland should be in the bottom of a basin, not along the high ground between basins, but that's the artifact of them being totally manmade.

Buffers will be provided between non-residential and residential uses. The details of buffers, which may include perms, walls, fencing and/or setbacks will be defined with the Preliminary Plan and Zoning of the parcels shown on the Sketch Plan.

## **JUSTIFICATION:**

### **Conformance with the El Paso County Policy Plan**

The Meadowlake Ranch conforms to the following goals and Policies of the El Paso County Policy Plan.

PURPOSE AND INTENT. Holistic Application.

The applicable policies in this document should be considered and applied comprehensively rather than singularly. Most development proposals will naturally be consistent with some policies while inconsistent with others. The appropriate approach is to evaluate all of the relevant policies and then make a land use decision with respect to overall consistency based on a preponderance of policies within this Policy Plan.

***Policy 2.1.10*** Encourage preservation of open space in subdivisions ***Open space has been shown on this plan.***

***Policy 2.1.11*** Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities ***Wetland and pond areas have been shown as open space on the plan.***

***Policy 2.3.1*** Preserve significant natural landscapes and features. ***This Sketch Plan has identifies and preserves the natural features of this site.***

***Goal 6.3*** Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion. ***Urban services will be available to serve the urban land use portion of this project.***

***Policy 6.3.2*** Rely on the Small Area Planning process to define the subarea specific boundaries for urban density development. ***This Sketch Plan reflects the Falcon/Peyton Small Area Plan, which recommends urban development for this property.***



**Policy 6.1.6** Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. *Urban services will be available to serve the urban land use portion of this project.*

**Policy 6.1.11** Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. *The land plan promotes this policy.*

**Policy 6.1.3** Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. *This proposed development is a continuation of adjacent Woodmen Hills and Four Way Ranch.*

**Policy 6.1.14** Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County. *See conformance with the Falcon/Peyton Small Area Plan discussed below.*

**Policy 8.3.3** Address protection of natural features beginning with the initial stages of development review process. *This Sketch Plan has identified natural features of this site.*

**Policy 9.2.3** Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity. *The Sketch Plan proposes access in conformance with County policies.*

**Policy 9.4.5** Encourage processes by which development can contribute a reasonable and fair share toward off-site transportation improvements. *This project will pay its fair share of transportation costs through the Countywide Transportation Fee Program.*

**Policy 11.1.14** Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site. *This property has off-site flow passing through it. The intent is to provide improvements for this off-site flow as needed to prevent erosion and mitigate sediment transfer through the property. All on-site developed flow will be treated prior to release by either routing the flow across a landscaped area or directly conveying the flow to a proposed detention/SWQ facility. The post-development flow exiting the property will not be significantly altered from the pre-development flow.*

**Policy 11.3.1** Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. *Onsite drainage channels will be preserved, if possible. Where modifications are necessary, grass lined channels are proposed.*

**Policy 11.3.3** Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality. *All on-site developed flow will be treated prior to release by either routing the flow across a landscaped area or directly conveying the flow to a proposed detention/SWQ facility. Per ECM 1.7.1.B, all proposed lots 2.5 acres or larger do not require WQCV per ECM 1.7.1.B.*

**Policy 11.3.4** Promote the effective use of innovative short and long term strategies including sediment ponds, buffer strips, and constructed wetlands as a means of reducing peak flows and improving storm water quality. *See response to 11.3.3 above.*

**Policy 11.3.5** Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design. *The Sketch Plan shows wetlands in open space land use.*

**Policy 11.3.6** Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development. *See response to 11.1.14 above.*

**Policy 11.4.8** Encourage “prudent line” approaches which adequately set structures back from floodplain boundaries, especially in areas which may be prone to bank erosion. *See response to 11.1.14 above.*

**Policy 12.1.3** Approve new urban and rural residential development only if structural fire protection is available. *Fire protection is available from the Falcon Fire Protection District.*

**Policy 15.3.3** Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development. *This project will be required to participate in the El Paso County Road Impact Fee Program. The decision to join one of the two fee program PID districts or to exercise the opt-out (of the PID) option will be provided at the Final Plat stage. The fee required up-front with each subdivision will be payable at the time of building permit.*

#### **Conformance with the Falcon/Peyton Small Area Plan**

The Meadowlake Ranch is within the Falcon/Peyton Small area Plan. As shown of Figure 4-5 of the Plan, this property is shown as appropriate for urban development. It is located at Potential Node and Corridor of Activity, defined as an “area where future development and infrastructure is expected to be concentrated in the future.” More specifically, the property is within the Meadow Lake Airport Area. The following policies of the Plan relate to this area:



- 4.4.3.1 Recognize the economic and safety importance of Meadow Lake Airport and encourage compatible land uses within and around this facility.
- 4.4.3.4 Recognize the meadow Lake Airport area as an appropriate location for non-residential uses including those industrial uses which are more compatible with Airport operations and surrounding residential uses.

Section 4.4.5 of the Falcon/Peyton Plan refers to the Highway 24 Corridor. The following policy recommendation applies to the Meadowlake Ranch

- 4.4.5.2 Recognize the importance of Highway 24 as the primary transportation artery serving the existing and future needs of the area. Maintain options for stringent access control, adequate right-of-way preservation and adjacent uses which will compliment higher speed, high traffic expressway corridor.

Several of the General Policies of the Falcon/Peyton Small Area Plan also pertain to this stage of planning for the Meadowlake Ranch:

- 4.5.2.1 Incorporate areas for mixed non-residential uses within planned urban developments, and specifically set aside areas for future non-retail employment uses as a part of the Sketch Plan process for larger urban developments.
- 4.5.5.7 More intense uses that would result in more traffic should be confined to high volume transportation routes designated on the MTCP.
- 4.5.8.1 Identify major stream corridors within the planning area with opportunities for integration as centerpieces for linear open space, park, recreation, trail and wildlife corridor uses in conjunction with surrounding development.
- 4.5.11.1 Integrate development with natural features and natural systems with special attention toward preserving floodplains and riparian corridors.

#### **IMPACT REPORTS:**

- Wetlands. Wetland delineation by CORE Consultants is included in their Impact Report for the property. This data has been used to inform the land use plan.
- T&E Species. CORE Consultants evaluated the site for potential habitat for Threatened and Endangered species and found it highly unlikely that such species exist on site.
- A Visual Analysis was prepared by NES, Inc.
- A Noxious Weed Management Plan will be provided with the Preliminary Plan
- A Noise Study of Highway 24 impacts to residential land use will be prepared with the Preliminary Plan.
- A Traffic Impact Analysis by LSC accompanies this application
- A MDDP by Terra Nova accompanies this application

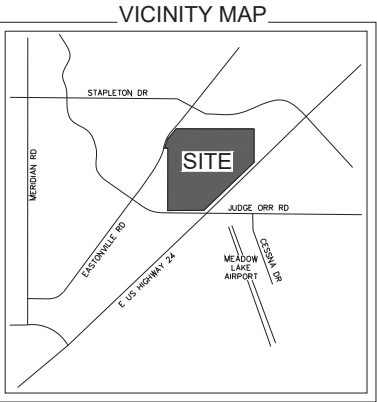
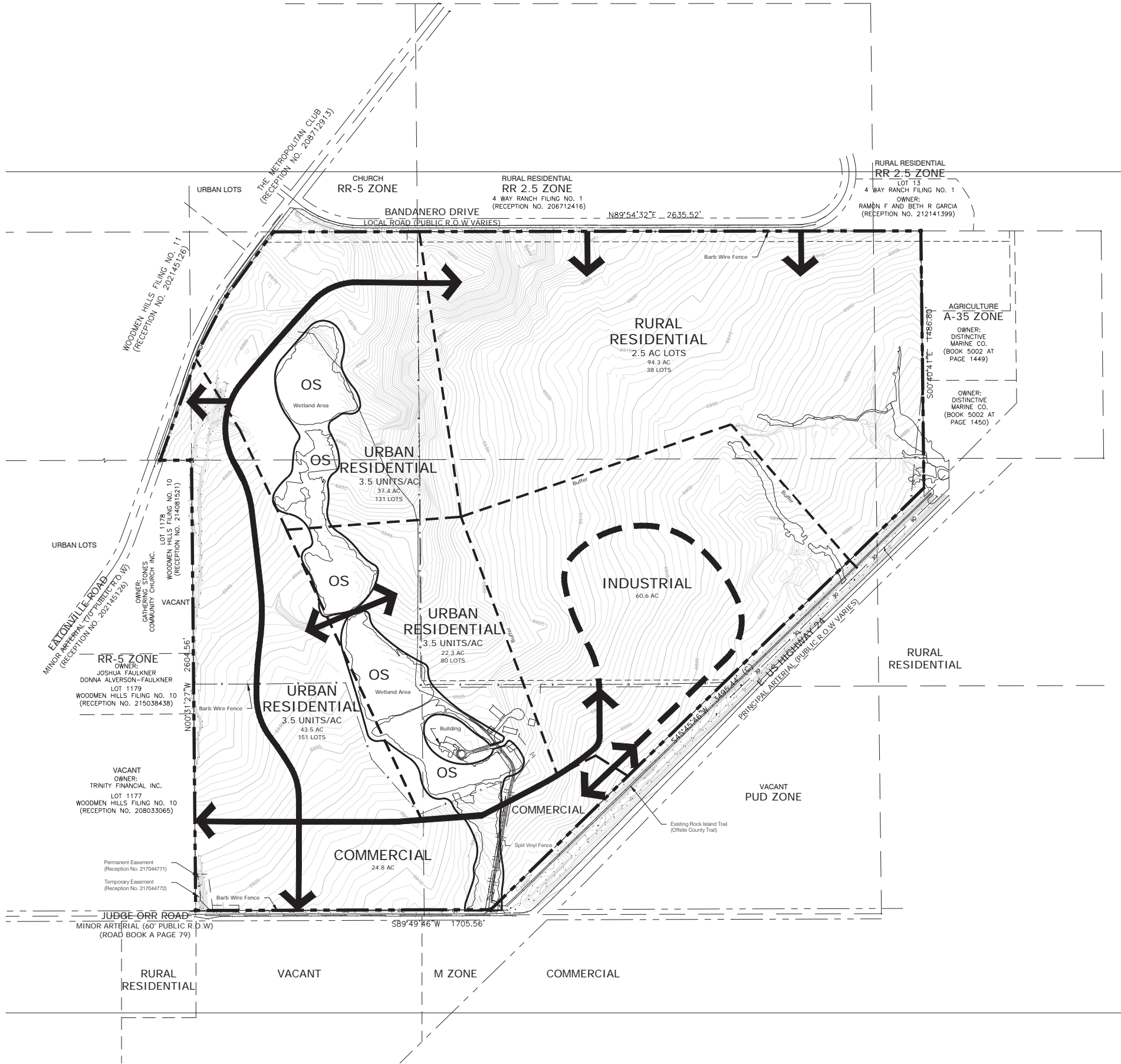
**TRAFFIC:** A Traffic Impact Analysis has been prepared by LSC Transportation Consultants, Inc. and is included in this submittal as a separate document.

**MINERAL DEPOSITS:** Entech Engineering, Inc. has evaluated the site for the presence of commercially viable mineral deposits and has found that such deposits are either absent or are not commercially viable.

## **JURISDICTIONAL IMPACTS**

### **Districts Serving the Property**

- Natural Gas – Colorado Springs Utilities. A Service letter is provided in the application
- Electricity – Mountain View Electric. Will Serve Letter included in application.
- Water – Woodmen Hills Metropolitan District. Will Serve Letter included in application.
- Wastewater – Woodman Hills Metropolitan District. Will Serve Letter included in application.
- Fire Protection – Falcon Protection District
- Schools – Falcon District #49
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District



**PROPERTY DESCRIPTION:**

PARCEL A: THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER, AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE THE SOUTHWEST QUARTER SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, THENCE NORTH ALONG THE WEST LINE OF SAID EAST HALF TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD, SAID LINE ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY OF EASTONVILLE ROAD, THENCE NORTHEASTERLY ALONG SAID SAID SOUTHEASTERLY RIGHT OF WAY TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO THE NORTHWEST CORNER OF SAID NORTH (SOUTH) HALF OF THE NORTHEAST QUARTER, THENCE EAST ALONG THE NORTH LINE OF SAID NORTH (SOUTH) HALF TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED NOVEMBER 26, 1971 IN BOOK 2451 AT PAGE 758 OF THE RECORDS OF SAID COUNTY, THENCE SOUTH ALONG SAID WEST LINE TO ITS INTERSECTION WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, THENCE CONTINUE SOUTH ALONG SAID WEST LINE TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 32, THENCE CONTINUING SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 32, THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTH 38 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32.

PARCEL B: THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, LYING EASTERLY OF EASTONVILLE ROAD ALSO SHOWN AS TRACT 16 ON THE LAND SURVEY PLAT OF HUGH BENNETT ESTATES RECORDED SEPTEMBER 23, 1997 UNDER RECEPTION NO. 97111407 AND APRIL 8, 1998 UNDER RECEPTION NO. 98045158.

**GENERAL NOTES:**

1. A Noxious Weed Management Plan will be provided with the Preliminary Plan.
2. A noise study for Highway 24 will be provided with the Preliminary Plan.
3. The property is subject to findings of a Geologic Hazard Report by Entech dated \_\_\_\_.
4. Contact El Paso County Land Use Review Team if you would like to review a copy of said report.
5. No access permitted to Highway 24.
6. Setbacks and buffers between Industrial Land Use and Residential Land Use will be established with zoning and Preliminary Plan.
7. No portion of the Meadowlake Ranch site falls within the FEMA 100-year floodplain as designated on Map No. 08041C575F.

Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

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

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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**MEADOWLAKE RANCH**

SKETCH PLAN

DATE: 6-13-18  
PROJECT MGR: J. MAYNARD  
PREPARED BY: R. SAWYER

ENTITLEMENT

DATE: BY: DESCRIPTION:

SKETCH PLAN

1  
1 OF 1

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

### **Agenda Item Summary Form**

**Agenda Item Title:** TimberRidge Estates Final Plat

**Agenda Date:** October 10, 2018

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request by Robert Ormston on behalf of TimberRidge Estates, LLC, for approval of the TimberRidge Estates Final Plat, consisting of 10 residential lots on 33.29 acres, with a minimum lot size of 2.5 acres. TimberRidge Estates is shown as Phase A on the Retreat at TimberRidge PUD Development Plan, and Phase I on the subsequent Preliminary Plan. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the project. The proposed Arroyo Lane Primary Regional Trail traverses east-west immediately south of the project boundary, south of the Arroyo Lane right-of-way. The Sand Creek Primary Regional Trail alignment runs north-south along Sand Creek, intersecting the Arroyo Lane Regional Trail before continuing northward outside of the project area. Furthermore, the proposed Vollmer Road Bicycle Route runs north/south adjacent to the western property boundary.

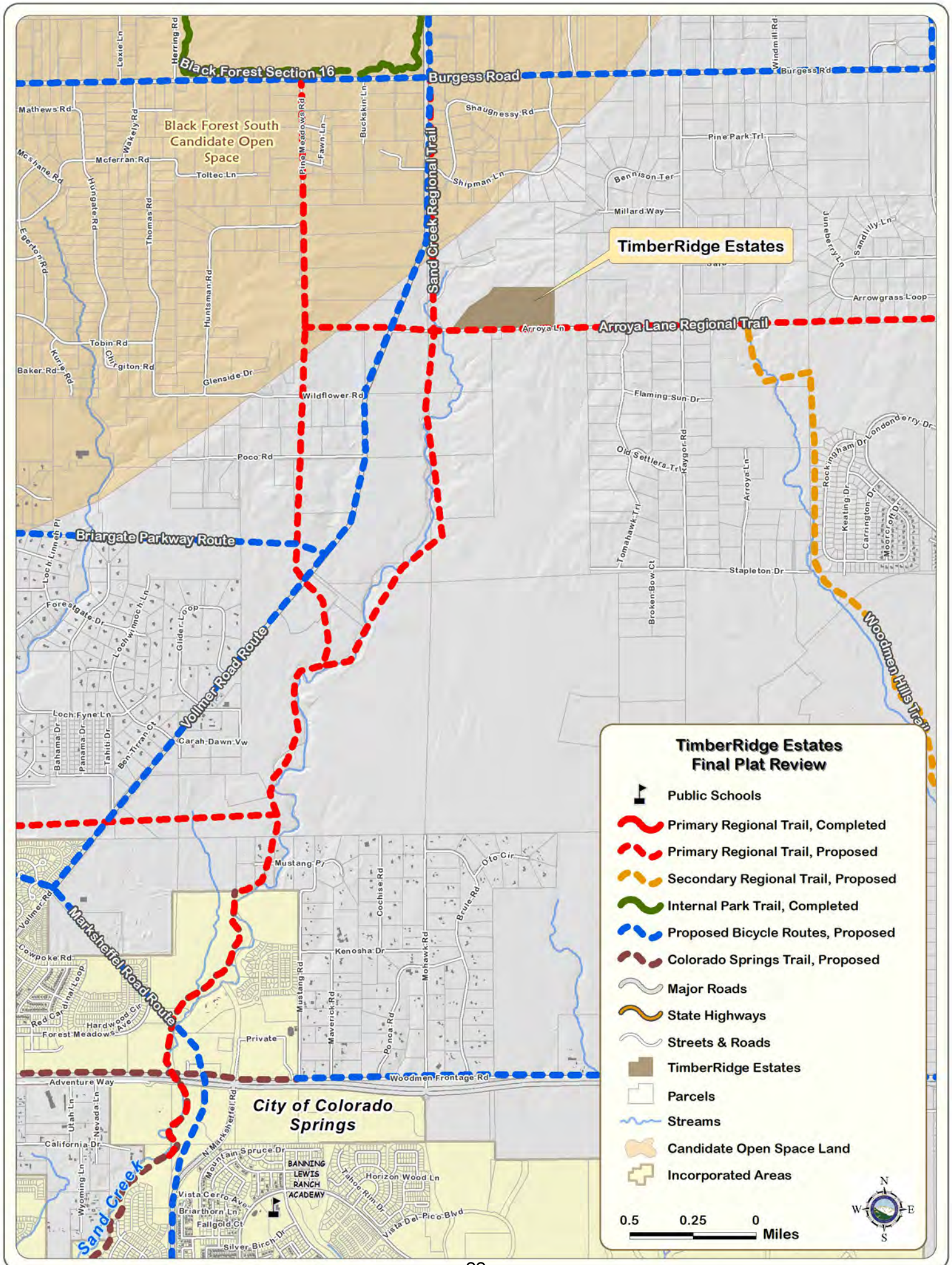
While the TimberRidge Estates Final Plat shows 1.30 acres of open space, dedicated to a stormwater detention facility, the Retreat at TimberRidge PUD Development Plan, endorsed by the Park Advisory Board in January 2018 and approved by the El Paso County Board of County Commissioners in March 2108, shows 26.32 acres of open space, while the Retreat at TimberRidge Preliminary Plan, endorsed by the Park Advisory Board in May 2018, shows 27.58 acres of open space. Both of these plans meet the Land Development Code's 10% open space requirement. In addition, both plans properly display the Arroyo Lane and Sand Creek Primary Regional Trail corridors, and both trail corridors conform to the El Paso County Parks Master Plan and Trails Master Plan.

The PUD Development Plan and Preliminary Plan show 25-foot trail buffers along Sand Creek and Arroyo Lane. Parks staff has previously recommended that all forthcoming final plats show 25-foot trail easements along the Sand Creek drainage, as well as the 25-foot trail easement along Arroyo Lane, and shall dedicate these 25-foot wide regional trail easements to the County for the County's construction and maintenance of public multi-use trails on forthcoming final plats. As it pertains to this application, staff recommends that the applicant show the Sand Creek Regional Trail at the point at which the trail crosses the Arroyo Lane right-of-way, although no dedication of trail easement is necessary within the right-of-way.

**Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of the TimberRidge Estates Final Plat include the following conditions: (1) show on the Final Plat the Sand Creek Regional Trail at the point at which the trail crosses the Arroyo Lane right-of-way; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$4,300.







# Development Application Permit Review



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

**October 10, 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:	TimberRidge Estates Final Plat	Application Type:	Final Plat
DSD Reference #:	SF-18-027	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	33.29
TimberRidge Estates, LLC.	Robert Ormston	Total # of Dwelling Units	10
2760 Brogans Bluff Drive	9850 Highland Glen Place	Gross Density:	0.30
Colorado Springs, CO 80919	Colorado Springs, CO 80920	Park Region:	2
		Urban Area:	2,3

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

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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

### LAND REQUIREMENTS

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

Regional Parks:            **2**  
**0.0194 Acres x 10 Dwelling Units = 0.194 acres**

Urban Parks Area:	<b>2,3</b>	
Neighborhood:		<b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>
Community:		<b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>
Total:		<b>0.00 acres</b>

### FEE REQUIREMENTS

Regional Parks:            **2**  
**\$430.00 / Unit x 10 Dwelling Units= \$4,300.00**

Urban Parks Area:	<b>2,3</b>	
Neighborhood:		<b>\$107.00 / Unit x 0 Dwelling Units = \$0.00</b>
Community:		<b>\$165.00 / Unit x 0 Dwelling Units = \$0.00</b>
Total:		<b>\$0.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

**Recommend to the Planning Commission and Board of County Commissioners that approval of the TimberRidge Estates Final Plat include the following conditions: (1) show on the Final Plat the Sand Creek Regional Trail at the point at which the trail crosses the Arroyo Lane right-of-way; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$4,300.**

Park Advisory Board Recommendation:

**TimberRidge Estates**  
**A Portion of The Retreat @ TimberRidge**  
**Letter of Intent**  
**June 2018**

**Owners/Developers:** Arroya Investments, LLC and  
TimberRidge Estates, LLC  
2760 Brogans Bluff  
Colorado Springs, CO 80919

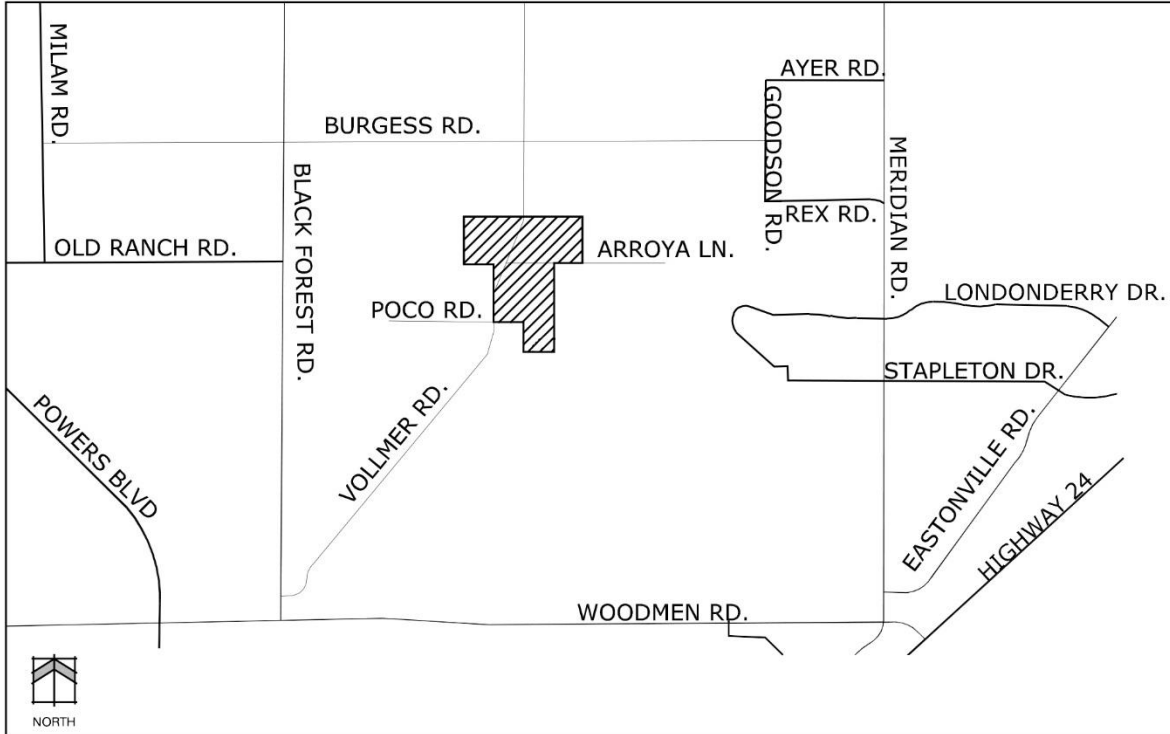
**Engineer:** Terra Nova Engineering, Inc.  
721 S. 23<sup>rd</sup> Street  
Colorado Springs, CO 80904  
(719) 635-6422

**Tax ID Numbers:** 5222000023

**SITE LOCATION:** TimberRidge Estates is located at 9210 Arroya Lane to the east of Vollmer Road and on the north side of Arroya Lane, and includes the platting of Arroya Lane from the site to Vollmer Road.



## VICINITY MAP



**INTRODUCTION:** Arroya Investments LLC acquired 514 acres of land in late 2016. The acquisition included five quarter sections south of Arroya Lane and east of Vollmer Road. Land north of Arroya Lane on both sides of Vollmer Road and south of the Forest Gate Subdivision was also acquired as a part of the purchase. Subsequently, four 35 acre parcels were sold (located west of Vollmer Road) and two 50+ acre parcels were sold north of Arroya and east of Vollmer. The development property associated with this plan a 35 acre parcel located east of Vollmer Road and on the north side of Arroya Lane.

El Paso County approved The Retreat @ TimberRidge PUD plan this year. This submittal is for the final plat of Phase I which consists of 10 single family lots north of Arroya Lane and the final plat for the 80' Right of Way for Arroya Lane from Vollmer to the east side of this project.

Eight lots will be 2.5 acres in size and the two easterly lots will be 5 acres in size.

Preservation of the existing natural features and topography is key to this project. Minimizing the grading, and any disturbance to the unique aspects of this site is the design intent of this development.

**PROPOSAL:** The applications covered by this Letter of Intent include a final plat of 10 lots and the final plat of the 80' Public Right of Way for Arroya Lane from the east to the west end of the project, connecting the project to Vollmer Road.

**THE PLAN:** TimberRidge Estates is proposed as the first phase of development of the approved PUD for The Retreat @ TimberRidge and it also forms the transition between urban / rural residential development to the north and west and this project.

Access to the site will be from Arroya Lane. Arroya Lane is a Public Street for the western portion after which it is on private property owned by the applicant to the applicant's eastern boundary and by others further to the west. Arroya Lane will be dedicated as a Public Street within the Retreat@ TimberRidge property. East of TimberRidge, Arroya will continue to be a private road until/unless additional dedication is made by the Sterling Ranch.

Access to the site is planned at Arroya Lane which is planned as a collector. The 80' ROW will be dedicated at this time and the improvements to the culvert at the creek made. The improved Arroya Lane will ultimately be a paved county road. The internal road, Nature Refuge Way, will be a private road maintained by the HOA. This road will be built to County standards.

Residential land use is proposed with ten lots of 2.5 acres and 5 acres.

**PUD ZONE DISTRICT:** The PUD Zone has been approved with The Retreat @ TimberRidge Land Use Plan. The PUD Zone has been employed to create a Zone District with varying residential densities in both an urban and rural residential form. Open space is also a part of the PUD Zone District.

**USES/DEVELOPMENT REGULATIONS:** Lots in this PUD District will provide sites for single family homes on rural residential and urban lots. Central water and wastewater will be provided for all urban lots. For lots 2.5 acres and greater, water will be provided by individual wells and wastewater will be provided by individual disposal systems.

Zoning details are shown on the PUD Development Plan.

**BUFFERS and TRANSITIONS:** The relationship to adjacent properties and the transition from nearby rural residential to urban land use has been addressed in three ways. First, Arroya Investments LLC has sold portions of its original holdings to the north and the northwest of Arroya Lane for rural residential land use thereby creating the transition from urban to rural residential land use essentially on site. The result of these sales is that five 35 acre parcels and two 50+ acre parcels border the site on the north. These land owners support the proposed land use.

Second, land north of Arroya Lane owned by TimberRidge Estates, LLC. is proposed for inclusion into the PUD zone as a rural residential subdivision of five acre and two and one half acre lots (10 lots). These land uses formalize the transition from urban land use to rural residential land use on site and within the PUD.

Third, land within the PUD that borders Vollmer Road and located west of Sand Creek will have a minimum lot size of 2.5 acres. This land use, along with Vollmer Road, creates a transition to larger lots west of Vollmer Road. Lots backing to Vollmer Road that are not predominantly vegetated with Ponderosa Pines will have a setback from Vollmer Road of 100 feet.

Lots in the southeast portion of The Retreat @ TimberRidge that border the Sterling Ranch property have a setback of 40 feet as noted on the PUD Plan. Although the land along east and south boundaries abut land currently zoned RR-5, this land is planned for urban development as evidenced by existing water infrastructure and an approved Sterling Ranch Sketch Plan. In addition, the owner of Sterling Ranch supports this proposal as stated in a letter to that effect. The letter also accepts the location of proposed streets in The Retreat @ TimberRidge that stub to Sterling Ranch.

## **JUSTIFICATION:**

### **Conformance with the El Paso County Policy Plan**

TimberRidge Estates conforms to the following goals and Policies of the El Paso County Policy Plan.

PURPOSE AND INTENT. Holistic Application.

The applicable policies in this document should be considered and applied comprehensively rather than singularly. Most development proposals will naturally be consistent with some policies while inconsistent with others. The appropriate approach is to evaluate all of the relevant policies and then make a land use decision with respect to overall consistency based on a preponderance of policies within this Policy Plan.

***Policy 2.1.10*** Encourage preservation of open space in subdivisions. ***Open space is preserved in the Sand Creek Greenway. Tract A (for storm water control) also preserves open space.***

***Policy 2.1.11*** Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities. ***The Sand Creek drainage has been preserved and planned as an amenity to The Retreat @ TimberRidge.***

***Policy 2.2.10*** Encourage the preservation of open space in the design of subdivisions. ***Open space is preserved in the Sand Creek Greenway.***

***Policy 2.3.1*** Preserve significant natural landscapes and features. ***The Sand Creek drainage is the most important natural feature on The Retreat @ TimberRidge. It is being preserved. TimberRidge Estates has been designed to minimize grading and preserve existing natural features and topography.***

**Policy 2.3.7** Encourage the mitigation of visual impacts caused by construction including road cuts, utility lines, outside storage, water tanks and building scale. ***Visual impacts are being mitigated by preservation of existing Ponderosa pines along Vollmer Road and wooded areas onsite.***

**Policy 2.3.8** Encourage incorporating significant natural landscapes and waterways into parks and open space where feasible. ***This policy is being met by preservation of the Sand Creek Greenway.***

**Goal 6.3** Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion. ***Not applicable. TimberRidge Estates includes no urban density development.***

**Policy 6.1.6** Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. ***Not applicable. TimberRidge Estates includes no urban density development.***

**Policy 6.1.8** Encourage incorporating buffers or transitions between areas of varying use or density where possible. ***Transitions occur on the property both along Vollmer Road and Arroya Lane. Transitions are accomplished by providing 2.5 acre lots along Vollmer Road and along Arroya Lane. Transitions from rural residential land use to urban land use occur on site.***

**Policy 6.1.11** Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. ***The land plan promotes this policy.***

**Policy 6.1.3** Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. ***The Retreat @ TimberRidge is integrated with the adjacent Sterling Ranch which is contiguous on the east and south. Stub streets insure connectivity between the two projects.***

**Policy 6.1.14** Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County. ***See conformance with the Black Forest Preservation Plan discussed below.***

**Policy 6.2.2** Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel. ***The focal point of The Retreat @ TimberRidge will be the Sand Creek Greenway which includes the County Sand Creek Regional Trail.***

**Policy 6.2.3** Encourage land use planning and design approaches which create or reinforce the neighborhood concept. . ***The Retreat @ Timber Ridge has been planned to have an internal focus to the Sand Creek Greenway.***

**Policy 6.2.4** Encourage the use of innovative techniques to mitigate negative impacts of proposed land uses that differ from zoning in established neighborhoods. ***Transitions on The Retreat @ TimberRidge along Vollmer Road accomplish this.***

**Policy 6.2.5** Encourage the development of unique and diverse neighborhoods within unincorporated areas. ***The Retreat @ Timber Ridge has been planned to have an internal focus to the Sand Creek Greenway.***

**Policy 6.2.7** Utilize the PUD (Planned Unit Development) zone district approach to allow for the accommodation of neighborhood-oriented design features. ***The PUD Zone has been employed to this end.***

**Policy 6.2.10** Utilize buffer zones to promote mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities. ***Transitions on The Retreat @ TimberRidge along Vollmer Road accomplish this.***

**Policy 8.2.1** Encourage implementation of the County's Parks, Trails and Open Space Master Plan. ***The County Park Plan includes a Regional Trail along Sand Creek. The Retreat @ TimberRidge plan implements the trail through this section of the Sand Creek drainage. In addition an east/west County Regional Trail is provided along Arroya Lane as shown on the County Trails Plan.***

**Policy 8.3.1** Encourage development plans which appropriately incorporate parks, trails and open space into their design. ***Parks, trails and open space are incorporated into the design of The Retreat @ TimberRidge.***

**Policy 8.3.5** Ensure that publicly dedicated open space is of sufficient overall quality that it adds value to the larger community. ***The Retreat @ TimberRidge applicant has met with County Park Staff regarding parkland. Only trail dedication has been requested.***

**Policy 8.4.3** Support the formation of new special districts to address the planning, development and maintenance of community parks, neighborhood parks, recreational facilities, local trails and community centers. ***Open Space and parks within The Retreat @ TimberRidge will be maintained by a Metropolitan District.***

**Policy 9.2.3** Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity. ***Access to Vollmer Road meets the access criteria for this road classification.***

**Policy 9.4.5** Encourage processes by which development can contribute a reasonable and fair share toward off-site transportation improvements. ***This project will pay its fair share of transportation costs through the Countywide Transportation Fee Program.***

**Policy 10.2.3** Promote cooperative ventures such as water authorities which maximize water supply options and economies through the pooling of resources. ***This policy is met by the proposed IGA between Sterling Ranch Metropolitan District and the proposed TimberRidge Metropolitan District.***

**Policy 10.2.4** Encourage the linking of systems among water providers in order to provide the highest assurance of available service. ***This policy is met by the proposed IGA between Sterling Ranch Metropolitan District and the proposed TimberRidge Metropolitan District.***

**Policy 11.1.2** Encourage an approach based on the entire watershed, to flood protection which incorporates a combination of on-site, sub-regional and regional retention and detention facilities to effectively reduce negative downstream impacts including erosion, flooding, channel and water quality degradation. ***This property has significant off-site flows tributary to the Sand Creek Reach SC-9 that exists through the site. The intent is to provide improvements to this Reach for this off-site flow as needed to stabilize and control erosion and sediment transfer within the current 100 yr. floodplain limits. All on-site developed flows will be routed across a landscaped area or directly to proposed detention/SWQ facilities, treated and then released into Sand Creek. With the construction of these facilities, the pre-development flows within this Reach of Sand Creek will not be significantly altered, thus minimizing any downstream impacts.***

**Policy 11.1.14** Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site. ***See response to 11.1.2 above.***

**Policy 11.3.1** Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. ***Nearly all onsite drainage channels are being preserved. Where channels are modified, grass lined channels are proposed.***

**Policy 11.3.3** Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality. ***All developed flows will be routed across a landscaped area or directly to proposed detention/SWQ facilities to be treated prior to release downstream. All proposed 2.5 acre lots or larger do not require WQCV per ECM 1.7.1.B***

**Policy 11.3.4** Promote the effective use of innovative short and long term strategies including sediment ponds, buffer strips, and constructed wetlands as a means of reducing peak flows and improving storm water quality. ***See response to 11.3.3 above.***

**Policy 11.3.5** Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design. *See response to 11.1.2 above. Disturbances will be limited to areas where required for lots, roads and creek improvements per the DBPS.*

**Policy 11.3.6** Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development. *See response to 11.1.2 above.*

**Policy 11.4.1** Strongly discourage land use development from locating in floodplains. *All development will be outside of the Sand Creek floodplain.*

**Policy 11.4.8** Encourage “prudent line” approaches which adequately set structures back from floodplain boundaries, especially in areas which may be prone to bank erosion. *See response to 11.4.1 above.*

**Policy 12.1.3** Approve new urban and rural residential development only if structural fire protection is available. *Fire protection is available from the Black Forest Fire Protection District.*

**Goal 14.1** Recognize and promote the essential role of special financing districts in the provision and maintenance of public facilities and services in unincorporated areas. *A Metropolitan District is planned to accomplish this goal.*

**Policy 15.3.3** Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development. *This project will be required to participate in the El Paso County Road Impact Fee Program. The decision to join one of the two fee program PID districts or to exercise the opt-out (of the PID) option will be provided at the Final Plat stage. The fee required up-front with each subdivision will be payable at the time of building permit.*

**Policy 15.5.2** Continue to support and facilitate public involvement in the planning and land development processes through effective and timely notice to potentially impacted property owners and representative community groups. *A pre-application neighborhood meeting was held on March 21, 2017 with adjacent property owners and the Black Forest Land Use Committee. A post application meeting was held on July 26, 2017. A third informational meeting was held on January 16, 2018 to present the amended plan.*

**Policy 15.5.3** Encourage pre-application information meetings between applicant, affected property owners and homeowners groups prior to submission to the County for large properties and/or properties in sensitive locations. *A pre-application neighborhood meeting*

***was held on March 21, 2017 with adjacent property owners and the Black Forest Land Use Committee. A post application meeting was held on July 26, 2017.***

### **Conformance with the Black Forest Preservation Plan**

The Black Forest Preservation Plan is a Small Area Plan that includes The Retreat @ TimberRidge within its boundaries. The Plan was originally approved in 1974 and updated in 1987. In the past 30 years since the update to the Plan, a number of significant changes occurred. Those changes include:

- Voter approval of a County tax to fund County Sheriff activities
- The Black Forest Fire, which has raised awareness of fire safety and prevention, as well as mitigation of the effects of the fire
- Adoption of the Countywide Transportation fee
- Addition to the Code of a comprehensive PUD Zone that provides a control mechanism for insuring that land dedications and density caps can be administered effectively.
- Failure of an election to incorporate the Black Forest with a stated purpose of administering the Black Forest Preservation Plan
- Pressures on County resources coupled with a commitment by County Elected Officials to make county government as efficient as possible have made clustered development a desirable design form that reduces the amount of street per dwelling unit, thereby making the provision of County services more efficient than standard rural residential designs especially five acre lots.
- Approval of the Sterling Ranch Sketch Plan
- Construction of the Cherokee Water System with pipeline in Arroya Lane and construction of the Sterling Ranch well and water tank adjacent to the NE corner of the proposed urban density lots. The effect of these infrastructure improvements is to provide urban water service to The Retreat @ TimberRidge property.

When viewed in the context of these changes, and while looking at the broad recommendations of the Black Forest Preservation Plan, this land situated north of Stapleton/Briargate and south of the forested area of the Black Forest is where a transition from urban to rural residential land use is proposed. This PUD Development Plan provides the transition by creating rural residential lots along Vollmer Road and Arroya Lane, transitioning to urban lots interior to the property and adjacent to planned urban density within the Sterling Ranch Sketch Plan.

As stated in the Introduction to the Plan, "...The consistency or inconsistency of an application with a single policy or recommendation should be of less importance than its relationship to the



overall spirit and intent of the elements when taken together.” The following Goals and Policies of the Black Forest Preservation Plan are implemented with this request:

- Policy 1.5. Preserve open space as a means of retaining natural features and the separate identity of the Black Forest Planning Area. ***Open Spaces is provided in the Plan by the Sand Creek Greenway and by trails.***
- Action 1.c. All land use items concerning the Black Forest Planning Area should be forwarded to the Black Forest Land Use Committee or other appropriate citizens group for review and comment prior to public hearing. ***Applicants have met with the Black Forest Land Use Committee in the pre-application stage and after submittal.***
- Action 1.d. Applicants for subdivisions, zone changes, special use approvals, and variances should address consistency with the Black Forest Preservation Plan as a part of their submittals. ***This Letter of Intent addresses conformity with the Black Forest Preservation Plan.***
- Policy 2.3. Support clustered development alternatives which result in the creation of permanently dedicated and maintained open space. ***Parkland will be owned and maintained by a Metropolitan District. Clustering is proposed with the Sand Creek Greenway and other drainage features as focal points of residential land use.***
- Goal 3.A. Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area. ***Rural Residential lots and open space are the land use transitions from urban to rural residential land use on the north and west of this PUD.***
- Policy 3.5. Generally support residential development which compliments and enhances the area’s terrain, vegetation and natural resources. ***The proposed land use plan is consistent with this policy. The primary natural resource is the Sand Creek Greenway which is preserved by this plan and made the focus of the development.***
- Action 3.i. Developers who propose projects which involve land to be held in common ownership should address the degree to which their proposed means of maintenance will ensure that the land remains in open space in relative perpetuity. ***As proposed, open space land will be owned and maintained by a Metropolitan District.***
- Goal 6.1. Design the transportation system so that disruption of sensitive environmental features, agricultural operations, and existing or platted residential areas is minimized. ***The proposed transportation system accomplishes this goal. Crossings of Sand Creek are minimized while providing a safe transportation system.***
- Policy 6.2. Discourage unnecessary traffic through the forested and low density residential areas by providing alternative alignments and, where appropriate, incorporating designs which limit through traffic. ***Access points to arterial roads (Vollmer) have been minimized while providing a safe and efficient network.***

- Action 7.c. Copies of all relevant land use petitions should be transmitted to the Black Forest Land Use Committee or other appropriate group for review and comment. It is suggested that proposals be informally presented by the applicant to planning area residents prior to formal submittal. Consistency with appropriate Master Plan elements should be specifically addressed at this time. ***Prior to application, a meeting with the Black Forest Land Use Committee was held on March 21, 2017.***
- Policy 8.2. Protect and maintain the area's drainage courses in their natural condition by promoting designs and densities that are sensitive to natural drainage patterns. ***The Drainage Plan prepared by CCES for The Retreat @ TimberRidge addresses this policy. Sand Creek is preserved as a greenway. TimberRidge Estates is preserving nearly all of the existing onsite drainage channels.***
- Policy 9.4. Encourage cooperation between the County, other governmental entities, the development community and area school districts to reserve adequate and appropriate school sites in a timely manner. ***Land in The Retreat @ TimberRidge is within two school districts. SD #49 and SD #20. A general discussion with SD #20 has indicated that no school site is required.***
- Policy 9.6. Support the provision and enhancement of both useable and perpetual open space ***County regional trails along Sand Creek and along Arroya Lane are a part of the Plan.***

**DRAINAGE:** Classic Consulting Engineers & Surveyors has prepared a MDDP for The Retreat @ TimberRidge. Terra Nova Engineering, Inc has prepared the preliminary and final Drainage Report for TimberRidge Estates.

#### **IMPACT REPORTS:**

- Wildfire. Of the land proposed for development in The Retreat @ TimberRidge, only a small portion of the site affecting one proposed lot in the very north east is rated above Low in terms of susceptibility to wildfire in the report prepared by Steve Spaulding.
- Wetlands. Wetland delineation by CORE Consultants is included in their Impact Report for The Retreat @ TimberRidge.
- Fire. Black Forest Fire and Rescue has provided a Fire Impact Report and a letter of commitment to provide fire and ambulance services.
- A Land Suitability Analysis has been prepared by N.E.S. Inc. for The Retreat @ TimberRidge. This analysis summarizes site impacts.

**TRAFFIC:** A Traffic Impact Analysis has been prepared by LSC Transportation Consultants, Inc. for The Retreat @ TimberRidge.

**MINERAL DEPOSITS:** Entech Engineering, Inc. has evaluated The Retreat @ TimberRidge for the presence of commercially viable mineral deposits and has found that such deposits are either absent or are not commercially viable.

## **JURISDICTIONAL IMPACTS**

### **Districts Serving The Retreat @ TimberRidge**

- Natural Gas – Black Hills Energy. Will Serve Letter included in application
- Electricity – Mountain View Electric. Will Serve Letter included in application.
- Water – Proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District
- Wastewater - Proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District
- Fire Protection – Black Forest Fire Protection District
- Schools – Falcon District #49; Academy School District No. 20
- El Paso County Conservation District

### **Reports Included by Reference**

- Soil, Geology and Geologic Hazard Study for The Retreat @ TimberRidge by Entech Engineering, Inc.
- The Retreat at TimberRidge Traffic Impact Analysis by LSC Transportation Consultants, Inc.
- MDDP for the Retreat @ TimberRidge by Classic Consulting Engineers & Surveyors.
- Wildfire Hazard and Mitigation Report by Steve Spaulding
- Impact Identification Report by CORE Consultants

KNOW ALL MEN BY THESE PRESENTS:

That the Timberridge Estates, LLC, a Colorado limited liability company and Arroya Investments, LLC, a Colorado limited liability company, being the owners of the following described tracts of land to wit:

Those portions of the Southeast Quarter of the Southeast Quarter of Section 21, of the Southwest Quarter of Section 22, the Northwest Quarter of the Northeast Quarter of Section 27 and of the Northeast Quarter of the Northwest Quarter of Section 28, all in Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, described as follows:

Basis of bearings: The east line of the Southwest Quarter of Section 22, Township 12 South, Range 65 West and is assumed to bear North 0 degrees 18 minutes 04 seconds East 2640.26 feet.

Commencing at the southeast corner of the Southwest Quarter of said Section 22; thence South 88 degrees 38 minutes 37 seconds West along the south line of the Southeast Quarter of the Southwest Quarter a distance of 30.00 feet to the point of beginning;

- 1) thence South 88 degrees 38 minutes 37 seconds West along said south line 1300.52 feet to the southwest corner of the Southeast Quarter of the Southwest Quarter;
- 2) thence South 0 degrees 54 minutes 40 seconds East along the east line of said Northwest Quarter of the Northeast Quarter of Section 27 a distance of 40.00 feet to a line 40 feet southerly of and parallel with the north line of said Northwest Quarter of the Northeast Quarter;
- 3) thence South 88 degrees 38 minutes 52 seconds West along said parallel line 1330.97 feet;
- 4) thence South 89 degrees 40 minutes 33 seconds West along a line 40 feet southerly of and parallel with the north line of said Northwest Quarter of the Northeast Quarter of Section 27 a distance of 348.54 feet;
- 5) thence easterly 244.55 feet along a tangential curve concave to the northeast having a radius of 640.00 feet and a central angle of 21 degrees 53 minutes 35 seconds;
- 6) thence North 68 degrees 26 minutes 02 seconds West tangent to said curve 148.13 feet to the easterly right-of-way line of Vollmer Road;
- 7) thence North 21 degrees 40 minutes 10 seconds East along said right-of-way line 80.00 feet;
- 8) thence South 68 degrees 26 minutes 02 seconds East 147.97 feet;
- 9) thence easterly 213.98 feet along a tangential curve concave to the northeast having a radius of 560.00 feet and a central angle of 21 degrees 53 minutes 35 seconds;
- 10) thence North 89 degrees 40 minutes 33 seconds East tangent to said curve and along a line 40 feet north of and parallel with the south line of said Southeast Quarter of the Southeast Quarter of Section 21 a distance of 347.82 feet;
- 11) thence North 88 degrees 38 minutes 52 seconds East along a line 40 feet north of a parallel with the south line of said Southwest Quarter of Section 22 a distance of 477.96 feet;
- 12) Thence North 47 degrees 35 minutes 42 seconds East 105.23 feet;
- 13) Thence North 36 degrees 59 minutes 01 seconds East 517.38 feet;
- 14) Thence North 56degrees 32 minutes 31 seconds East 489.24 feet;
- 15) Thence North 38 degrees 17 minutes 19 seconds East 182.67 feet;
- 16) Thence North 89 degrees 41 minutes 56 seconds East 1283.66 feet;
- 17) Thence South 0 degrees 18 minutes 04 seconds East 852.14 feet to the point of beginning.

Containing a calculated area of 1,666,084 square feet (38.2480 acres), more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of TIMBERRIDGE ESTATES. 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.

\_\_\_\_\_  
Date

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by  
\_\_\_\_\_

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Date

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

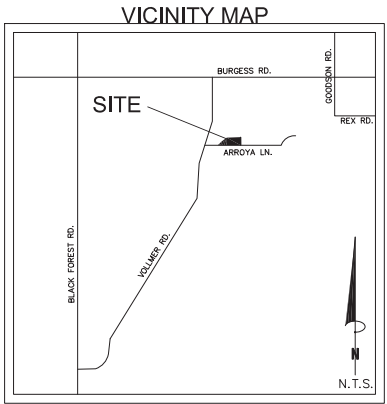
Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by  
\_\_\_\_\_

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_  
Notary Public

TimberRidge Estates

A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO



NOTES:

- 1)
  - - Denotes found monument, marked as noted
  - o - Denotes set #5 rebar and plastic cap marked "PLS 32439", unless otherwise noted.
  - (1149) - Denotes street address.
- 2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land Title Guarantee Company, Order No. SC55058840.8 with an effective date of 04-10-2017 at 05:00:00.
- 3) Basis of bearings is thenorth line of the property, monumented as shown and assumed to bear North 89 degrees 41 minutes 56 seconds East, 1283.66 feet.
- 4) This property is located within Zone AE (Special flood hazard areas inundated by 100-year flood, base flood elevations determined) and Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0951 F, effective date, March 17, 1997. The approximate flood zone boundary is shown hereon by map measure only.
- 5) 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.
- 6) The linear units used in this drawing are U.S. Survey feet.
- 7) The El Paso County Department of Transportation must be contacted prior to the establishment of any driveway.
- 8) All structural foundations shall be located and designed by o Professional Engineer, currently registered in the State of Colorado.
- 9) The following reports have been submitted and are on file at the County Planning Department; Soils and Geological study; Water Availability study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
- 10) All property owners are responsible for maintaining proper storm water drainage in and through their property.
- 11) No lot, or interest therein, shall be sold, conveyed or transferred, whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the subdivision improvements agreement between the applicant and El Paso County as recorded at Reception No. \_\_\_\_\_, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.
- 12) The addresses (1149) exhibited on this plat is for informational purposes only. It is not the legal description and is subject to change.
- 13) This plat is regulated by a P.U.D. Development Plan as recorded under Reception No. \_\_\_\_\_.
- 14) Easements are as shown, with the sole responsibility for maintainance vested with the adjacent property owners.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for TIMBERRIDGE ESTATES was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the

\_\_\_\_\_ day of \_\_\_\_\_, 2018, subject to any notes or conditions specified hereon.

\_\_\_\_\_  
Director Of Planning and Community Development Date

SURVEYOR'S CERTIFICATION:

I Mark S. Johannes, 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 survey shown hereon, 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 certification is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes  
Colorado Professional Land Surveyor No. 32439  
For and on behalf of Compass Surveying and Mapping, LLC

RECORDING:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at \_\_\_\_ o'clock \_\_\_\_M., this \_\_\_\_ day of \_\_\_\_\_, 2018, A.D., and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
Deputy

SURCHARGE: \_\_\_\_\_

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

DSD FILE NO: AR FP 18-\_\_\_\_\_



COMPASS SURVEYING & MAPPING, LLC  
721 SOUTH 23RD STREET, SUITE B  
COLORADO SPRINGS, CO 80904  
719-354-4120  
WWW.CSAMLCC.COM

REVISIONS:		

PROJECT No. 18028  
JUNE 21, 2018  
SHEET 1 OF 2

A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21,  
THE SOUTHWEST QUARTER OF SECTION 22, THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27  
AND OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO



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

### **Agenda Item Summary Form**

**Agenda Item Title:** Widefield Community Park / Fountain Creek Regional Park Improvements

**Agenda Date:** October 10, 2018

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

In June 2016 and March 2017, the El Paso County Board of County Commissioners approved the Fountain Creek Regional Park (FCRP) and Widefield Community Park (WCP) Master Plans, respectively. While funding for FCRP Phase I Improvements came from a combination of Ballot Question 1-A funds and regional park fees, funding for WCP Phase I Improvements was derived from a combination of urban park fees, a Community Development Block Grant (CDBG), and a grant from the Colorado Springs Health Foundation. In June 2018, Designscares Colorado was awarded the contracts to complete the Phase I Improvements at both parks.

Improvements at WCP include a renovated restroom, improved walking and biking trails, park benches and picnic tables, two new pickleball courts, a renovated basketball court, an six-station exercise zone, expanded and updated playground, and improved electrical service and pedestrian lighting. Most of the new improvements will occur near the primary active-use area near Fontaine Boulevard, while some improvements such as trail improvements, benches, trash cans, and lighting will occur throughout the park and disc golf course area.

Furthermore, Phase I Improvements at FCRP include a two-phase community garden with neighboring demonstration gardens, a 3-acre dog park, new playgrounds at Willow Springs Ponds and Duckwood, new parking area at Cottonwood Meadows, and an additional picnic pavilion near the new playground at Willow Springs. Most new improvements were located in such a manner as to reduce impact to surrounding open spaces and wildlife habitat. For example, the proposed dog park, originally sited in the Willow Springs or Cottonwood Meadow areas, was moved to the Duckwood area to avoid impacts on natural resources and response to public concerns regarding preservation of existing wildlife habitat.

The CDBG-funded projects at WCP are slated for completion in mid-October 2018, while the remaining projects at both WCP and FCRP are due for completion in December 2018.

This information and project photos will be included in a PowerPoint presentation at the October Park Advisory Board meeting.

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

### **Agenda Item Summary Form**

**Agenda Item Title:** Bear Creek Nature Center Exhibit Upgrades

**Agenda Date:** October 10

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

**Presenter:** Todd Marts

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

#### **Background Information:**

##### **SETTING**

The Bear Creek Nature Center is a well-known treasure in El Paso County and was the first nature center in Colorado. The mission is to connect visitors to their natural resources and inspire them to become stewards. The exhibits are a critical link in this mission. Our goal for every nature center visitor is to experience the exhibits, learn about the natural resources in Bear Creek Regional Park, hike the trails, and leave with a new appreciation of the park and inspired to take care of the park and our environment. The exhibits provide an interactive and educational component to spark the visitor's interest.

New exhibits were desperately needed at the Bear Creek Nature Center because the existing exhibits are old and dilapidated. Fresh and innovative exhibits will attract new and returning visitors. Staff determined the priorities for new exhibits through visitor surveys of existing exhibit effectiveness and visitor preferences. The Friends of El Paso County Nature Centers funded a conceptual design plan for new and refurbished exhibits.

El Paso County Residents passed 1A to support parks in 2014 with \$150,000 for new exhibits. The Friends of El Paso County Nature Centers raised \$100,000 for a total budget of \$250,000.

Using the conceptual design, Condit Exhibits, with Nature Center staff, designed new exhibits and plans to refurbish the Foothills exhibit. While the creative process took longer than expected, the results will keep Bear Creek Nature Center as a relevant and interesting destination for locals and tourist for years to come.

The major components include: Refurbish Foothills Exhibit, Live Greenback Cutthroat Trout Exhibit, Cubs Corner, Habitat Pods, Reader Rails on windows, New Two-sided Exhibits, Large Habitat Photo Mural, and interactive Insect Exhibit.

## **Donor Recognition**

**Premier Exhibit Donor** – Donation of entire exhibit amount include recognition on the exhibit and donor wall, recognition in Naturalist Notes, on Website, at Reopening Celebration

**Major Exhibit Donor** - \$2,501 to \$5,000 - Recognition in Naturalist Notes, on Website, prominently displayed on the Giving Tree Display, and at Reopening Celebration

**Minor Exhibit Donor** - \$1,000 to \$2,500 - Recognition in Naturalist Notes, on Website, on the Giving Tree Display, and at Reopening Celebration

**Gold Donor** - \$500 - Recognition in Naturalist Notes, on Website, Gold Leaf on the Giving Tree Display, and at Reopening Celebration

**Silver Donor** - \$250 - Recognition in Naturalist Notes, on Website, Silver Leaf on the Giving Tree Display, and at Reopening Celebration

**Bronze Donor** - \$100 - Recognition in Naturalist Notes, on Website, Bronze Leaf on the Giving Tree Display, and at Reopening Celebration

**Friend** - \$50 - Recognition in Naturalist Notes

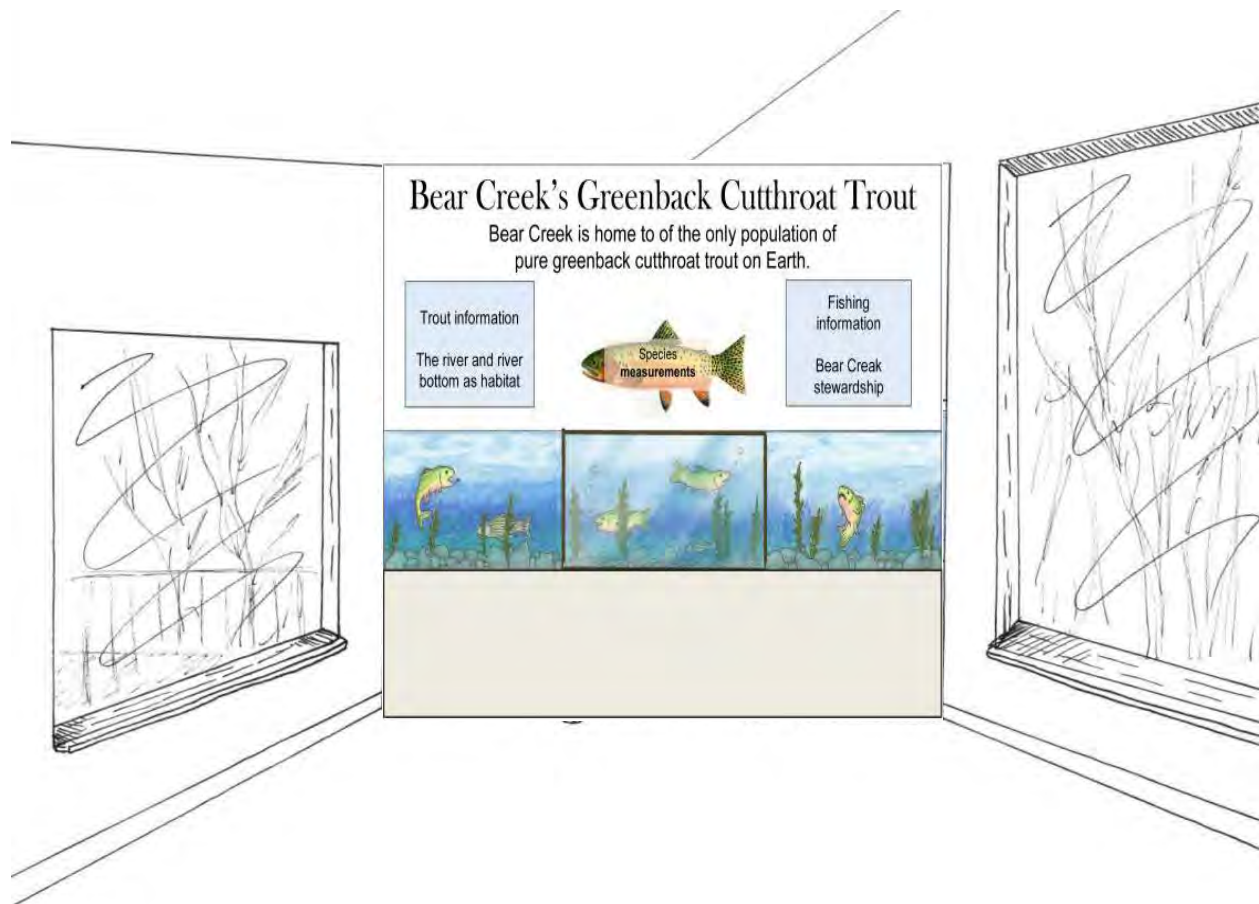


## Greenback Cutthroat Trout Exhibit

This high profile exhibit on the Bear Creek Greenback Cutthroat Trout requires a new wall to be constructed. The exhibit will interpret the trout and waters of Bear Creek as habitat. The exhibit will consist of a fish tank containing live trout. The tank stand features storage space and a lockable door. This storage is for fish food, tank cleaning supplies and filters and pumps.

The tank and stand are recessed into a newly constructed wall so that the front of the tank is flush with the wall and the tank appears to be part of a Bear Creek profile graphic. The tank/stand can be rolled out of its recessed wall space for maintenance.

The trout panel should be contour cut and project 2" out from the wall. Two interpretive panels should interpret The Bear Creek Greenback Cutthroat story and project.



### Estimated Budget:

Wall construction, vinyl mural of Bear Creek in profile, 3D letters,	
two interpretive panels, contour cut trout -----	\$13,350
Aquariums, pumps, and equipment -----	\$15,500
<b>TOTAL -----</b>	<b>\$28,850</b>

## CUBS' CORNER

The Cubs' Corner is a corner of the nature center dedicated to personalized and informal discovery. Like the trout exhibit, this exhibit features a new wall that cuts or "rounds off the 90 corner angle. Unlike the trout wall, which creates space for the fish tank, this wall is merely cosmetic and does not have to create "depth". The Cubs' Corner contains: A couch/bench, chairs, bean bag chairs and cushions for sitting. All furniture was selected to reflect a "natural" motif, tables providing work surface, area rug, Wentzscope, shelves for taxidermy wildlife specimens and other changeable items, Wing Span exhibit, eagle mounts, cork board for posting journal entries created by visitors, and a bookcase.



### Estimated Budget:

Wall construction and mural-----	\$3,950
Furniture, relocating components, and materials-----	<u>\$5,800</u>
<b>TOTAL -----</b>	<b><u>\$9,750</u></b>

## Whose Home in these Hills

This is an essential exhibit due to its visibility from the facility entrance and its “Wow” factor. This exhibit showcases the black bear and their habitat/community. The exhibit reminds us of the presence of Bear Creek and reinforces the importance of Bear Creek and water.

- Reposition the bear and log to be facing the entrance door.
- Re-soil and re-vegetate the exhibit.
- Install an acrylic barrier, following the contour of the vegetation
- Remove extraneous reader rails and other exhibits.
- Remove the red fox from inside the log.
- Remove the bear cub from the snag and place in closer proximity to the sow.
- Remove all bird specimens from the snag. Determine whether taxidermy birds or bird carvings will be used, then repopulate the snag with appropriate species.
- Remove and replace the floor and base infrastructure of the snag.
- Repair or replace the stone steps to the snag.

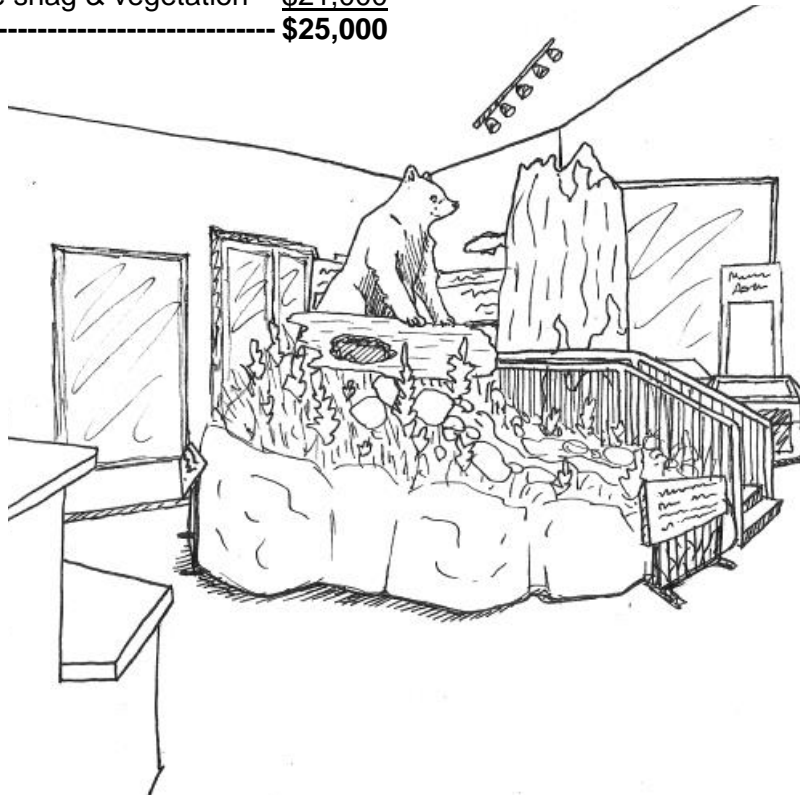


### Estimated Budget

Reposition Bear & Log----- \$4,000

Repair/upgrade snag & vegetation -- \$21,000

**TOTAL ----- \$25,000**



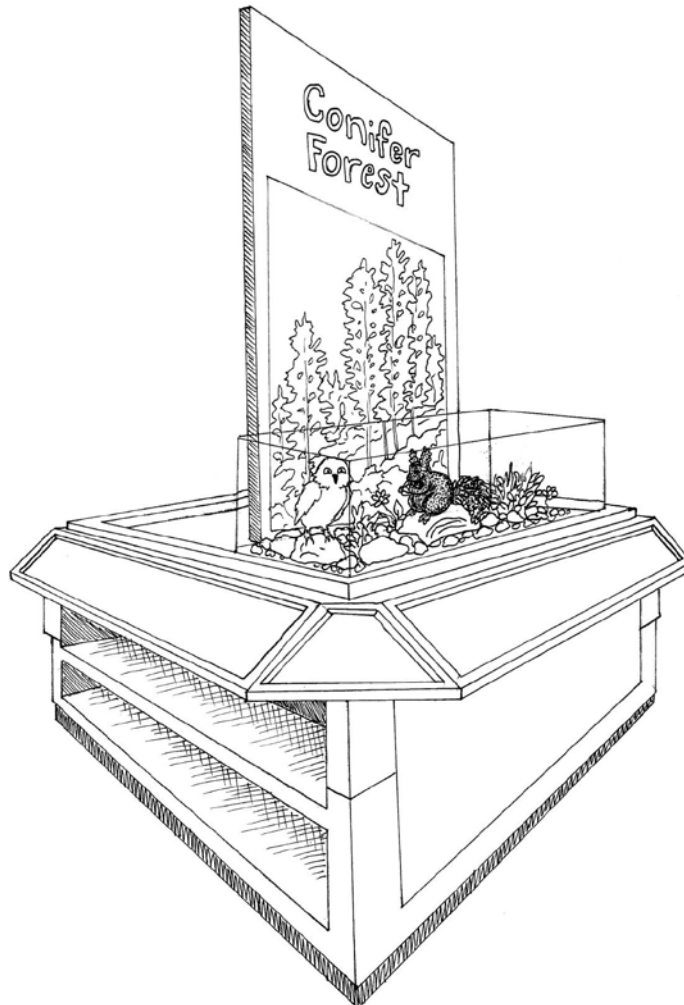
## COMMUNITY PODS

Four Community Pods are proposed, one interpreting each of the four main Foothills life zone communities (Meadow, Riparian, Shrublands, and Conifer Forest). The pods utilize the design and dimensions of the base piece of the existing insect display case exhibit. Each pod consists of:

- A tall vertical panel that identifies the community and brings a strong visual and vertical element to the exhibit area
- Four panels interpreting the community. One of these should be changeable seasonally or as special events or circumstances warrant.
- Four stewardship panels, one of which could be changeable.
- A pod-top “well” of community-specific touchable items.
- Community-specific wildlife mounts with labels.
- Shelves for related items and materials.
- Bird ID card employs color coding to associate the bird with its Community Pod.

### Estimated Budget

4 bases, 4 upright panels, 16 interpretive panels, 16 stewardship panels, and 4 embossed panels-----	\$63,150
<b>TOTAL -----</b>	<b>\$63,150</b>



**Community Services Department  
Parks / Recreation & Cultural Services Divisions  
September 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	\$ 181,015	\$ (1,015)		\$ 188,630
County Fair / Fairgrounds		\$ 257,800	\$ 337,836	\$ (80,036)		\$ 315,722
<b>Total</b>		<b>\$ 437,800</b>	<b>\$ 518,851</b>	<b>\$ (81,051)</b>		<b>\$ 504,352</b>
<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	\$ 82,500	\$ (12,500)		\$ 76,250
Partners in the Park Program	Park Operations	\$ 30,000	\$ 37,500	\$ (7,500)		\$ 15,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 27,626	\$ (17,626)		\$ 24,463
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 16,215	\$ 8,785		\$ 15,334
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)		\$ 50,000
<b>Total</b>		<b>\$ 175,000</b>	<b>\$ 207,841</b>	<b>\$ (32,841)</b>		<b>\$ 181,047</b>
<u>Grant Funds</u>		<u>Awarded</u>				
CPW State Trails Non-Motorized Trail Grant	Eastonville Regional Trail	\$ 136,000				
CSFS Forest Restoration Capacity Building Grant	Forest Improvement Equipment	\$ 4,400				
<b>Total</b>		<b>\$ 140,400</b>				
<u>Parks Division Reservations</u>		2018			2017	2017
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		10	426	N/A	29	1064
February		10	85	N/A	26	850
March		13	294	N/A	77	1918
April		154	5480	4.7	240	7619
May		342	16459	4.3	396	17014
June		530	24273	4.1	448	20691
July		425	24132	4.2	441	24401
August		391	21991	4.69	346	21012
September		302	21474	4.14	342	19386
October						
November						
December						
<b>Total</b>		<b>2177</b>	<b>114614</b>	<b>4.36</b>	<b>2345</b>	<b>113955</b>

<u>Parks Facility Reservations</u>		2018		2017	2017
<u>September</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<b><u>Bear Creek Regional Park</u></b>					
Archery Lanes				1	1
Athletic Fields		23	5435	17	3354
Pavilions		74	3763	71	3612
Trails		4	670	6	1700
Vendor		2	4	4	10
Tennis Courts					
Vita Course					
Meeting Room		7		10	131
<b><u>Black Forest Regional Park</u></b>					
Athletic Fields		3	150	3	210
Pavilions		22	945	17	816
Vendor					
Tennis Courts		18	72	20	80
<b><u>Falcon Regional Park</u></b>					
Baseball Fields		4	200	34	850
<b><u>Fountain Creek Regional Park</u></b>					
Athletic Fields		4	240	1	100
Pavilions		24	1135	24	990
Trails					
Disc Golf Course					
Vendor					
<b><u>Fox Run Regional Park</u></b>					
Athletic Fields		25	1390	33	1145
Gazebo		6	220	39	1434
Warming Hut		1	10	1	10
Pavilions		54	2509	48	2098
Trails		2	120	3	225
<b><u>Homestead Ranch Regional Park</u></b>					
Pavilions		10	345	3	170
Athletic Fields					
Trails					
<b><u>Palmer Lake Recreational Area</u></b>					
Palmer Lake Santa Fe Trail		4	1000	1	400
<b><u>New Santa Fe Trail</u></b>					
Monument Trail Head New Santa Fe Trail		9	1831	2	800
Baptist Road Santa Fe Trail		2	403	1	400
AFA Santa Fe Trail		1	400	2	600
Vendor					
<b><u>Paint Mines Trail</u></b>		1	600		
<b><u>Rock Island Trail</u></b>					
<b><u>Black Forest Section 16</u></b>		2	32	1	250
<b>Total Park Facility Reservations</b>		<b>302</b>	<b>21474</b>	<b>342</b>	<b>19386</b>

<u>Fairgrounds Facility Reservations</u>		2018			2017	2017
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		14	366	N/A	17	463
February		22	761	N/A	15	260
March		17	846	N/A	19	512
April		17	1175	N/A	17	3820
May		17	2992	N/A	15	3519
June		18	3601	N/A	14	3972
July		2	30,694	N/A	4	28,142
August		14	5293	N/A	10	4064
September						
October						
November						
December						
<b>Total</b>		<b>121</b>	<b>45,728</b>		<b>111</b>	<b>44,752</b>
<u>Fairgrounds Facility Reservations</u>		2018		2017		
<u>September</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<b><u>Swink Hall - Fairgrounds</u></b>						
Fair Corporation Meeting		1	5	1	5	
Lions Club Meeting		1	20	1	20	
FAB Board Meeting		1	22	1	16	
Senior Dinner		1	44	1	59	
COC Meeting		1	18	1	12	
Fair Board Meeting		1	22			
Mitchell Heating - Company Picnic		1	65			
Anniversary Party				1	75	
<b><u>Track</u></b>						
Race		3	4765	2	3807	
<b><u>Barns</u></b>						
<b><u>Livestock Arena</u></b>						
4-H Dog Show		1	50			
<b><u>Grounds -</u></b>						
<b><u>Whittemore - Fairgrounds</u></b>						
Flores - Quincenera		1	250			
<b><u>Exhibit Hall - Fairgrounds</u></b>						
Sew Bee's Quilting Group		1	7			
Livestock Comm Meeting				1	20	
<b><u>Arena</u></b>						

Silver Buckle Gymkhana		1	25	1	50	
<b>Month Total Fair Facility Reservations</b>		<b>14</b>	<b>5,293</b>	<b>10</b>	<b>4,064</b>	
<b><u>Vandalism Report</u></b>						
<b><u>Incident</u></b>	<b><u>Date</u></b>	<b><u>Location</u></b>	<b><u>Area</u></b>	<b><u>Cost</u></b>		
Turf damage by vehicle	1/6/2018	Bear Creek Regional Park	Field #3	\$250		
Misc. Graffiti	1/17/2018	Rock Island Trail	Bridge	\$50		
Turf damage by vehicle	1/23/2018	Fox Run Regional Park	Field	\$500		
Turf damage by vehicle	Feb (no exact date)	Fox Run Regional Park	Fields #1 & #2	\$1,000		
Graffiti Vandalism (Bridge underpass)	Feb (no exact date)	Crew's Gulch Trail	Trail(Underpass)	\$200		
Vehicle damage to field and total distruction of portable restroom	3/25/2018	Falcon Regional Park	Field and restroom	\$2,300		
Vandalism to birdfeeders and roof	4/27/2018	Fountain Creek Nature Center	Building	\$100		
Main gate rammed by vehicle	June (no exact date)	Rainbow Falls	Gate	\$1,600		
Cut fence, stolen tools	7/3/2018	Bear Creek Regional Park	Maintenance yard	\$1,350		
Broken field kiosk	7/10/2018	Bear Creek Regional Park	Kiosk by Field #3	\$1,500		
Broken street light	7/10/2018	Bear Creek Regional Park	Field #3 parking lot	\$350		
Broken toilet	7/10/2018	Bear Creek Regional Park	Terrace restroom	\$500		
Graffiti Vandalism (Bridge underpass)	September (no exact date)	Widefield Community Park	Fontaine Tunnel	\$100		
			<b>Total</b>	<b>\$9,800</b>		
<b><u>Volunteerism</u></b>		<b>2018</b>		<b>2017</b>		
<b>Total for Year</b>	<b><u>Goal</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	
January		151	820	132	648	
February		125	1,073	153	1226	
March		170	1,308	261	1,800	
April		573	2,314	853	3,290	
May		689	2,924	468	3111	
June		427	2,774	407	2,868	
July		950	8158	662	7,559	
August		377	2671	294	1919	
September		316	2052	263	1770	
October						
November						
December						
<b>Totals</b>	<b>20,000 hours</b>	<b>3778</b>	<b>24,094</b>	<b>3493</b>	<b>24,191</b>	



		2018				
September		Volunteers	Total Hours			
Parks Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		84	409			
Adopt-A-Park / Trail / Volunteer Projects / County Fair		203	1,512			
Front Range Community Service		1	20			
Total		316	2,052			
Programming	Goal	2018			2017	2017
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance
January		35	631	5.00	19	461
February		44	1346	4.90	32	1104
March		69	2791	5.00	34	706
April		122	2204	4.93	112	3819
May		195	4350	4.94	214	4089
June		122	6403	5.00	93	5127
July		113	2732	4.93	97	2964
August		74	3307	4.96	62	1477
September		139	5271	4.95	94	2654
October						
November						
December						
Totals	800 / 21,000	913	29035	4.96	757	22401
September	Facility	Programs	Attendance	Evaluation		
Discover Bear Creek	BCNC	2	30	5.00		
Habitat	BCNC	16	258	4.94		
Incredible Insects	BCNC	25	407	4.95		
Bear Den Rental	BCNC	2	100			
Stellar Care	BCNC	2	17			
Honey Harvest Demonstration	BCNC	1	350			
Photography Public Meeting	BCNC	1	20			
Staff & Volunteer Education Training	BCNC	1	12			
District 2	BCNC	1	12			
Ariel	BCNC	1	14			
Our House	BCNC	1	12			
Bright Futures	BCNC	1	12			
Saturday Kid's Lunch & Learn	BCNC	1	18			
Pawtoberfest Walk at Bear Creek	BCNC	1	1000			
Outreach: Pawtoberfest at Regional Park	BCNC	1	400			
Birthday: Bugs & Beasts	BCNC	1	23	5.00		
Mosaic	BCNC	1	12			
Nature Explorers: Scaly or Slimy	BCNC	2	40	5.00		

MK Legacy	BCNC	1	12	
Pikes Peak Community College Env Studies	BCNC	1	12	
Scout: Girl Scout Bug Badge	BCNC	1	10	5.00
Little Wonders: Great Grasshoppers	BCNC	2	40	4.70
Special Kids Special Families	BCNC	1	10	
Night Sky Photography at the Paint Mines	BCNC	1	2	
Aiken Audubon: Wildlife Photography in Siberia	BCNC	1	27	
Awesome Arthropods	FCNC	4	75	5.00
Walk the Wetlands	FCNC	18	266	4.80
Discover the Wetlands	FCNC	21	373	4.90
Outreach: Fountain Fall Festival	FCNC	1	1000	
Homeschool	FCNC	1	20	
Nature Adventures: Itsy Bitsy Spider	FCNC	1	6	5.00
Volunteer Environmental Education Training	FCNC	2	13	
Fall Bird Count	FCNC	1	30	
Cheyenne Village	FCNC	1	8	
Outreach: CO Spgs Pioneers Mus: Magic of Interpretatio	FCNC	1	30	
Hike It Baby	FCNC	1	20	
2's & 3's Outdoors: Animals Talk	FCNC	1	16	5.00
Fall Night Sky for Beginners w/Astronomical Society	FCNC	1	12	5.00
Rental: Baby Shower	FCNC	1	35	
Cub Scout pack 318	FCNC	1	10	
Outreach: Fountain Community Night Out	FCNC	1	125	
Boy Scout Troop 100	FCNC	1	40	
Pokemon Event	FCNC	1	50	
Water, Land, People program for UCCS History Stud	FCNC	1	37	5.00
Birthday Party: Big Bugs	FCNC	2	40	5.00
Harrison teen-adults	FCNC	1	4	
Creek Week Kick-Off	FCNC	1	40	
RF Class Trip: UCCS	Rainbow Falls	1	23	
RF Fountain Creek Watersheed meeting	Rainbow Falls	1	15	
RF History Walk	Rainbow Falls	1	16	
Pineries Hike	Pineries	1	17	
Parties for Parks	SPEVT	2	100	
<b>TOTALS</b>		<b>139</b>	<b>5271</b>	<b>4.95</b>

**El Paso County Parks  
2018 Action Plan**

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

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



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

STAN VANDERWERF  
LONGINOS GONZALEZ, JR.  
PEGGY LITTLETON

## COMMUNITY SERVICES DEPARTMENT

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

### ADMINISTRATIVE SERVICES

#### MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR  
DEBRA REID, ADMINISTRATIVE SUPERVISOR

**September 2018**

#### General Updates:

1. Facility rentals have generated \$181,015 which is 100.56% of our \$180,000 annual goal.
2. There were 302 reservations made in September for a total of \$27,330.

#### Special Events:

1. Bear Creek Regional Park was host to the annual Pawtoberfest again. The Humane Society of the Pikes Peak Region invited the community to this vendor-based, dog & family-friendly festival with craft, brews & spirits, food trucks, music, a 2-mile dog walk, agility demonstrations, pet contests, etc. The event is one of our most popular events with upwards of 1,000 visitors
2. The Dog Agility of the Pikes Peak Region held their DOCNA (*Dogs On Course in North America*) trial again. Agility competitors choose the classes and division or level that allows them to challenge their abilities. This 3-day event was held at the Black Forest Regional Park.
3. Denver Post Pedal the Plains hosted their annual bike tour showcasing eastern Colorado and rural communities along a 200 mile route. Paint Mines was an Educational / Aid Station on day three of the tour, as cyclist rode over 85 miles from Limon to Kiowa.



## **COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
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### **COMMUNITY OUTREACH and GRANTS**

#### **Monthly Report – September 2018**

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

#### **Community Outreach**

1. Partner News: Staff provided a special tour on September 14 of Rainbow Falls to 15 members of the Fountain Creek Watershed, Flood Control and Greenway District, Citizens Advisory Group. Rocky Mountain Field Institute will award El Paso County Parks the Land Management Partner of the Year Award at their upcoming Fall ShinDIG scheduled for Thursday, November 15 from 6-8pm at the Garden of the Gods Visitor and Nature Center.
2. Friends Groups: Staff and existing Friends Groups completed our Parties for Parks celebrations for the central and east districts. We made new contacts with many of our residents who did not know much about their County Parks, Trails, Open Spaces and Nature Centers.
3. Creek Week: Staff participated in Creek Week Site Leader Training with over forty other groups participating. City Parks is the designated supply / pick up location for all 2018 Creek Week Volunteer Projects. The Board of County Commissioners unanimously approved a proclamation in support of the 2018 Creek Week Clean Up. Commissioner Gonzalez attended the kickoff celebration at the Fountain Creek Nature Center and Commissioner VanderWerf plans to attend the wrap up event at the Bear Creek Dog Park.



#### **Grants**

1. If you have an interest working with El Paso County Parks on grants (grant research and/or writing) to support park projects, please call Christine Burns at 520-6996.



**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
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**Recreation & Cultural Services Division**  
**Monthly Report – September 2018**  
Submitted by: Todd Marts, Division Manager

**General**

1. We are delighted to have Becca Ostenberg as an intern from Pikes Peak Community College with Fountain Creek Nature Center this semester. She is leading Environmental Education field trips (which is a huge help!) and helping to organize fall events. She is a ZooKeeping Technology student working on a bird husbandry class, so her time here at the nature center is introducing her to our many bird species. She is a great fit with our team and programs!

**Projects, Fundraising & Grants:**

1. The Cultural History Exhibit with Maureen Long Design continues to develop. We have many panels to review and proof; an on-site meeting with the designers occurred the last week of September. Painting is scheduled to begin in October.
2. Rainbow Falls opened on Saturday, September 8, with 333 visitors on that first day. It is open on Saturdays and Sundays from 10am until 4pm through October 28, and currently averaging 364 visitors per day. About 60% of the visitors live in Colorado.

**Programs & Events:**

1. Creek Week Kickoff on Sept. 29 with 40 participants. Commissioner Gonzalez along with Cub Scouts, nature camp families and other concerned citizens picked up trash from the north to south ends of Fountain Creek Regional Park. They filled two of the "Litter Letters"—"I" and "E" which will spell "INSPIRE" in an art installation at Highway 24 and 21<sup>st</sup> Street. We raised awareness of the Fountain Creek Watershed and participants enjoyed doing something positive for their community!
2. A special program on Land, Water & People for UCCS students was given to 37 people on Saturday, Sept. 22. Their professor is an advisor for the Cultural History Exhibit.
3. Fountain Creek Nature Center participated for the first time at the Fountain Fall Festival. It was a spectacular event with over 1,000 participants going from booth to booth. We brought pelts, scats, tracks to introduce common animals of the area; animal beanbag toss game; bug hat crafts; and the popular Wheel of Fortune to win prizes including free passes to the Jack-o-Lantern Trail event, t-shirts, carabiners and Nature Bucks. We made



wonderful new contacts with so many Fountain residents who did not know the nature center existed!

4. Nancy Bernard was invited to do a special 2.5-hour presentation on the Magic of Interpretation for the Colorado Springs Pioneers Museum Docent Training. Thirty of their volunteers were enthusiastically engaged through storytelling, question and answer, and learning the techniques of interpretation.
5. Two special groups came to visit Rainbow Falls outside of Park hours. They included a class of 23 students from UCCS instructed by Senior Instructor Eric Billmeyer on September 13, and 15 members of the Fountain Creek Watershed, Flood Control and Greenway District Citizens Advisory Group on September 14.
6. A History Walk was held at Rainbow Falls on Saturday, September 15, with 16 participants. Local historian, Manitou Springs resident, and MECA member Douglass Keithley Edmundson conducted a wonderful talk, tying in the history from the Ute Indians, to the creation of the bridge, to the bottling companies, and more.
7. The Pineries Open Space Hike was on Saturday, September 22, with 17 participants. This hike filled up over a month in advance so an additional hike was added on October 5, which is also full. The public is very interested in this open space and are looking forward to it opening in the Spring of 2019
8. Bear Creek Nature Center hosted 'Honey Harvest Demonstration' on September 8. Members of the Pikes Peak Beekeepers led honey extraction demonstrations and provided other beekeeping information and nature center staff provided children's crafts and educational activities related to honeybees. Approximately 350 people attended this free event. Many of these attendees were visiting Bear Creek for the first time so this educational program gave them a wonderful introduction to the nature center and its extensive program offerings.
9. For the 3<sup>rd</sup> year, Bear Creek Nature Center was the starting point for the Humane Society of the Pikes Peak Region's Pawtoberfest fundraising walk. One thousand walk participants met at the outdoor classroom behind the nature center before beginning their walk to the east side of BC Regional Park. Nature Center staff and volunteers used this opportunity to mingle with participants, informing them about the nature center and upcoming events. In addition, staff and volunteers staffed a booth throughout the day at Pawtoberfest in Bear Creek Regional Park. This annual event, which draws thousands of attendees, is an ideal outreach opportunity for Bear Creek Nature Center.
10. Fall field trip season is underway at Bear Creek Nature Center. In September, nature center staff and trained volunteer program leaders led 43 field trip groups, serving 695 participants. Evaluation scores for programs averaged 4.96 out of 5. We are currently booking field trips for October and November.
11. Bear Creek staff and volunteer committee is currently planning Bear Creek's 4<sup>th</sup> Annual Bear Run- a quirky 3K Fun Run & Walk fundraiser for Friends of El Paso County Nature Centers. Participants receive a bear costume to run in and keep. Sponsors include Black Bear Diner, 103.9 RXP and Omtastic Yoga, which will lead a pre-run yoga session for



participants. Committee members are currently attending runs and other events in the community to promote the run. Nature Center Supervisor recorded a radio interview with 103.9 RXP that will air periodically to promote the run. Black Bear Diner on Garden of the Gods Rd will host a runner packet pick up event on October 25. They will donate 20% of all sales from this day to Friends of El Paso County Nature Centers.

## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
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### PARKS PLANNING DIVISION MONTHLY REPORTS SEPTEMBER 2018

#### ACTION PLAN:

##### Capital Project Management:

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

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

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

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

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



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

4. Rainbow Falls Historic Site: 2015 FEMA-funded work, resurfacing of a portion of the main trail/service road with road base material, was completed with assistance from the Department of Public Works. Staff prepared an Invitation for Bids (IFB) for the \$345,000 Transportation Enhancement Grant project, and bids were due on March 7. Two bids were received, both considerably over budget. A revised IFB focused on access improvements to the waterfall only was issued in March and awarded to Avery Asphalt in April, 2018. The site has been reopened. Parks is evaluating different bridge options.

5. Ute Pass Regional Trail: The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. An on-call contract for professional engineering services was awarded to Michael Baker International to complete final design and survey efforts are underway. Conceptual designs were evaluated and a preferred design is being pushed forward. A public open house was held on August 28. Final design and engineering is currently underway with completion anticipated in October, 2018. An extension request has been submitted to the State seeking additional time to complete construction. The Trust for Public Lands has committed \$50,000 towards the project.

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 2018.

6. Falcon Dog Park: The County received a Great Outdoors Colorado grant to construct the Falcon Dog Park. Improvements include fencing, trails, parking lot, and site furnishings. Staff prepared a Request for Quote (RFQ) to complete the fencing in September. Three quotes were received and Law Fence was selected to install the fencing. Staff is proceeding with RFQ's for construction of the trails and parking lot. Construction will be completed in 2018.

7. Falcon Regional Park Phase II: Staff launched Phase II, which includes final design and construction of ball fields, multi-use field, parking lot, restroom, and landscape improvements. The County retained the professional landscape architecture and engineering services of NES, Inc. to complete the final design of the proposed improvements. A GOCO grant will also be submitted in November and construction is anticipated in Spring, 2019.

## **Planning:**

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

2. Fountain Creek Regional Park Master Plan / Phase I Improvements: Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designsapces Colorado has been chosen to complete the Phase I Improvements, 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. Designscales Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Summer–Winter 2018.

4. Kane Ranch Open Space Master Plan: The master planning process for the property was initiated in March 2018. The County selected Design Concepts to lead the effort which included stakeholder interviews, public open house, and several site visits taking place in April–June 2018. The Kane Ranch Open Space Master Plan was presented before the Park Advisory Board in July 2018 for endorsement, and was presented to the Board of County Commissioners for final approval in August 2018. Design and implementation of the master plan is anticipated to being Fall-Spring 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. Internal resources were mobilized in January, 2018 to complete repairs at the Maxwell Street Trailhead. Work includes repairs to the creek embankment, trail, and parking lot. Temporary repairs at the Willow Springs Ponds utilizing internal resources are also being completed while the design of the permanent repairs is under FEMA review. Work included construction of a riprap berm along the damaged creek embankment. Work at both locations was completed in April, 2018.

Willow Springs Ponds Embankment Repairs: A contract was awarded to J3 Engineering to complete engineering and design of the creek bank repairs. The design is currently at 90% and was submitted to FEMA for review.

Hanson Trailhead Repairs: A contract for engineering and design was awarded to Bohanna-Houston in April 2018. Conceptual designs are currently being developed and will be sent to FEMA for review.

New Santa Fe Trail Repairs: An IFB was advertised in November, 2017 but was canceled after receiving no qualified bids. Staff submitted an extension request FEMA. Approval was received in August 2018 and Staff is preparing to re-bid the New Santa Fe Trail repairs in 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.

4. Black Forest Regional Park (CDBG): The County applied for excess CDBG-DR funds and was awarded \$790,000 to complete approx. 150 acres of forestry work, 3-miles of trail construction and decommissioning, and soil stabilization in the park in 2018/2019. Currently the project is under environmental review and a notice to proceed is anticipated in November. Work will begin immediately thereafter.

**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 2 development permit applications in September, to be presented to the PAB for endorsement in October, and provided internal administrative comments for an additional 6 applications.

3. Fountain Creek Watershed, Flood Control and Greenway District: Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens Advisory Group. The committees help develop and implement watershed restoration and enhancement projects.

4. Geographic Information Systems (GIS): Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

5. Grants for Capital Projects: Planning Staff received a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space in 2017. The GOCO Board awarded both grants. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was awarded in March, 2018. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, and was awarded the \$150,000 grant in July 2017. Staff has also submitted and was awarded a \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park. Staff is 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 2019.

7. Website: Staff has created the new Planning Division for use in the new El Paso County website design, which launched in April 2018. New pages and content will 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 SEPTEMBER, 2018

#### Operations/Miscellaneous Projects

**Fox Run Regional Park Irrigation Pump Station** - The irrigation system at Fox Run had a few more challenges this month. First was a magnetic motor starter that was marked with the wrong amperage rating causing the circuit to overload. Two weeks after the motor starter was replaced a 3" PVC mainline fitting failed in the irrigation pit causing flooding and damage to the copper water pressure lines plus flooding all of the electrical junction boxes in the pit. After the repair of this damage, the control system for the pumps failed causing a quick cycle on the pump starts. With the help of Barnhart Pump, the irrigation system is back online. Staff is investigating replacing the antiquated control system with a more modern Variable Frequency Drive that will give staff an increased amount of control over the system and reduce the amount of components that have been failing this past year.

**Fountain Creek Nature Center** - The Nature Center roof was damaged by the severe hail storms is being replaced with a new metal roof and gutters. Trafton Roofing is completing installation of the new metal Pro-Panel roof and gutters. This type of roofing material is more durable and should last longer than the previous damaged Decra metal roofing. Due to demand and some unforeseen delivery problems with the metal roofing materials, the roof will be completed by the first week of October. Repairs are being covered by insurance. Absolute Comfort has been issued a PO for replacing the solar power panels that were damaged in the storm. The panels should arrive late October. Park staff is currently in the process of obtaining bids for repairing flood damage to the Nature Center basement this summer.

There was also a well system failure that supplies domestic water to the Nature Center. Air was being introduced into the well system due to a failed check valve on the well pump. Barnhart Pump responded quickly and rectified the problem so the Nature Center could be back up and running.

**Fairgrounds Pavilion, South Gate Entrance, and Playground** - The last remaining items have been completed at the Fairgrounds. All electrical issues have been rectified and the proper benches have been installed. Documentation for the GOCO fund reimbursement has been completed. The Fairground projects for 2018 have been completed.



A budgetary quote is being sought for sealing the new pavilion concrete and surrounding perimeter concrete. This will help protect the concrete and increase the integrity of the concrete for many years to come.

**Baptist Road Trailhead Restroom** - Olson Plumbing Engineering Department has determined that pressure tanks will need to be added to the restroom to guarantee the proper amount of water volume to operate the new fixtures properly. Parks is anticipating a drawing from Olson engineers on the recommendations needed for the remodel of the restroom.

**Bear Creek and Fountain Creek Nature Center** - Criterium McCafferty Engineers developed a floor re-enforcement plan for the new fish tank and Ed Green Construction completed the floor reinforcement on September 7<sup>th</sup>. TECC Painting is currently repairing sheetrock and prepping to paint the Exhibit and Bear Den areas. Estimated completion of painting is two weeks. Carpet Resources will begin installation of new carpet in the Exhibit and Bear Den areas once painting has been completed.

### **Central District**

**Bear Creek Regional Park** - Stable weather patterns have persisted through much of September allowing staff to focus on annual maintenance tasks and to complete storm recovery efforts caused by mid-summer storms. As a result the Park is in top form and has supported several successful events enjoyed by many guests. Special events include Pawtober Fest, Veteran of the Year recognition, and several large cross country events.

Staff completed aeration and fertilization efforts and is now concentrating on over seeding active use areas. A broadleaf herbicide application was completed in hopes of limiting the amount of perennial weeds in irrigated turf areas.

The Central Team removed declining plant material from the Veterans Memorial and added Mums and a new layer of mulch to increase vigor through the fall months.

Tall Timbers completed mitigation efforts south of the Park Administration building. The mitigation work improved the overall aesthetic value of the area while reducing fire risk.

**Bear Creek Dog Park** - The fence replacement project is coming along nicely as the southern portion of fence has been installed. Park patrons seem to be pleased with the new fence as many compliments have been received. Contractors hope to complete the western portion of fence installation over the next few weeks.

Central staff continued clearing check dams and backfilled heavily eroded areas throughout the Park. The main trail loop was box bladed and culverts were cleared to the best of our ability. Several facility repairs were made to the restroom including door handle and hand dryer replacement.

Staff finished mowing a large portion of the native area to reduce crowding and to increase the size of active use areas.

**Rainbow Falls Historic Site** - The site was opened on 9/8/18 and is being enjoyed by many. Staff has been busy completing several tasks to help complete the Access Improvement Project. The information kiosk was relocated from Centennial Hall back to the site adding a touch of artistic flare.

**Ute Pass Trail** - Ute Pass Trail repairs were completed and staff has begun mowing trail aprons.



**Downtown Facilities** - The downtown team is busy with aeration, fertilization and over seeding efforts. The crew completed broadleaf herbicide application as well as one final non-selective application.

**Jones Park** – Parks staff toured the site to review trail closures and decommissioning efforts.

### **East District**

**County Fairgrounds** - The East District team would like to welcome Rasha Kathrein as our new Park Maintenance I. She has a bachelor's degree in Parks and Recreation Management along with experience working for the City of Denver and City of Colorado Springs parks department.

The team continues to set up for various events such as auto races, quinceaneras, and weddings. East District staff went through each small animal barn and regraded the floors in order to remove all trip hazards. Staff removed the panels from the pygmy goat barn to prepare for a winter project refabricating the panels.

Staff purchased concrete sealant for the new dance pavilion and worked on sealing any minor surface cracks. We are obtaining quotes for sealing the entire concrete floor to protect and prevent stains long term.

The team added an additional 2-ton bag of rubber mulch to the new playground area to ensure proper mulch depth within playground fall zones.

Staff has begun final mow operations at the fairgrounds preparing for the winter season.

**Paint Mines Interpretive Park** – Staff met with a 4-H group that is interested in completing a table refurbishing project at the Paint Mines during the month of October. Staff outlined the project and will now pick up necessary materials to complete.

Staff coordinated the pumping of the vault restroom at the park in preparation for winter.

**Drake Lake Open Space** – The East District team coordinated the geotechnical engineer drilling soil samples for the breach repairs. Staff needed to remove and reinstall a few sections of fencing in order for drilling equipment to reach the site.

**Falcon Regional Park** – Falcon Regional Park had multiple issues with the irrigation system. Several solenoids shorted out as well as a decoder. The team spent time replacing all of the damaged parts. There were a few issues in the parking area as well. Someone had removed multiple ties used to delineate the parking spots. Staff regraded the lot and repaired the damaged ties. While onsite we also repaired damage to the west side of the blue field fencing where someone damaged the post and bent the top rail.

**Homestead Ranch Regional Park** – Two major irrigation leaks at Homestead Ranch Regional Park occurred this last month. The mainline had two breaks in different locations that took a considerable amount of time for staff to repair. The system is back up and running now.

### **North District**

**General Information** - Parks North District would like to welcome Jason Moore as our new Park Maintenance I. Jason offers plenty of experience in forestry health and fire mitigation as well as a sawyer and wildland firefighting experience.

**Fox Run Regional Park** - Staff has been busy this month troubleshooting and repairing Fox Run's irrigation system. Since installation of the new irrigation pump last month, we experienced a main line break which caused flooding in the irrigation pump pit. The sump pump in the irrigation pit was unable to keep up and remove the water. Staff repaired the main line break, rebuilt the copper pipe assembly connecting the pressure tanks, and checked wiring in all electrical panels within the pit. During the days we were able to water, we were challenged with water supply issues and recharging the system from the Denver Well.

North team has completed all of its native mowing in preparation for winter. Staff, with the help of volunteers, resurfaced the Upper Spruce Lake Trail with new trail base for a much improved surface and aesthetic look. Finally, staff has broken ground on our new material storage areas which will allow the North District to consolidate materials for easier project coordination and storage.

**Black Forest Regional Park** – Staff has been working on cleaning out areas in Cathedral Pines that were previously mitigated for fire. Boy scouts and church organizations have continued with numerous weed pulls throughout the park. Parks Operations had the opportunity to tour Black Forest for our first Parks Operations tour, which highlighted the park's new trails, drainage, and bridge improvements, as well as ongoing mitigation efforts. Staff has also completed Black Forest native mowing in preparation for winter.

**Pineries Open Space** - Parks staff has continued working with Wildland Fire in planning and clearing the North Regional Trail corridor in preparation for trail construction. Parks has also toured the property with Environmental staff in efforts to create a 2019 action plan to control and suppress invasive weeds including common mullein, toad flax, and Russian thistle.

**Palmer Lake** - Staff has completed all native mowing in preparation for winter.

**Santa Fe Regional Trail (Baptist Road Trailhead, Highway 105 Trailhead, Ice Lake, North Gate Trailhead)** – Staff has completed all native mowing in preparation for winter.

**Section 16 Trailhead** - Parks is conducting an active use study in Section 16 to determine park usage volumes as well as parking lot design. We have also installed additional trail etiquette signs at each of the parks entrances. Staff has completed all of its native mowing in preparation for winter.

**Hodgen Road Trailhead** - Staff has completed all native mowing in preparation for winter.

## **South District**

**General Overview and Staffing** – Multiple ongoing projects continued to keep staff busy during the month of September. Staff continued plugging away on general maintenance and upkeep items. Reservation activity remained steady and overall park use was high even during the entrance construction project at Fountain Creek Regional Park. Multiple irrigation well and plumbing repairs were completed within the District.

**Fountain Creek Regional Park** – The City of Fountain and Kiewit Construction completed the road paving and curb/gutter/sidewalk work for the FCRP entrance. They also installed the intersection light posts, but electrical work is still pending. The Rail Road Company must complete the crossing construction before the intersection can be completed. The landscape contractor has begun the revegetation process of areas disturbed during construction. They expect to complete landscaping by the middle of October.

The field renovation projects at FCRP have been a success and the fields look great. Staff has done a great job over the last 3 years improving the condition of the fields. All the work was completed under budget.

Staff broke ground on the new Demonstration Garden. Progress continues with completion expected by the end of 2018. The design consists of four raised landscape beds built out of various size boulders.

The A1 Well in Fountain Creek Regional Park required extra maintenance this month. The well was failing to supply proper pressure to the restrooms causing restroom closure for 48 hours.

**Fountain Creek Nature Center** - Trafton Roofing is nearing completion of the roof replacement. Availability of the metal roofing material forced delays in the roof completion.

Repairs to the public water well system have been completed. A faulty check valve on the supply line was allowing air to enter the plumbing system. Routine cleaning of the well casing was included in the repairs completed.

**Fountain Creek Regional Trail** – Staff continued trail repairs damaged by the summer hail and rain storms. Areas under the South Academy Bridge were also repaired and shored up.

Staff has been working on obtaining bids for about 1.75 miles of trail corridor tree and brush clearing. The area to be mitigated equals approximately 8.5 acres or 1.75 miles of trail by 40 feet wide between Maxwell Trail Head and South Academy overpass.

**Maxwell Trailhead** – Contractors are bidding on a proposed mastication project located just north of the trail head. We are attempting to clear forest understory and fuels for both fire mitigation and opening lines of sight on approximately 11 acres.

**Willow Springs** – Progress continues on the plans to remove the storm damaged bridge and it's abutments. Staff continued to clean up branches and twigs throughout the active use area.

**Widefield Community Park** - DesignScapes is nearing completion of the construction project which includes restroom renovations, playground improvements, and pickle ball courts.