

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
 ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Park Advisory Board

Meeting Agenda

Wednesday, December 11, 2019 – 1:30 p.m.

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

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations	Chair	
A. 2019 Volunteer of the Year		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Rolling Ridge Estates Filing No. 1 Final Plat	Ross Williams	Endorsement
B. The Glen at Widefield Filing No. 10 Final Plat	Jason Meyer	Endorsement
7. Information / Action Items		
A. Northern Nature Center Feasibility Study	Todd Marts	Endorsement
B. 2020 Action Plan	Tim Wolken	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
	C. Park Advisory Board Bylaw Revisions	Tim Wolken	Endorsement
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the November 13, 2019
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Ed Hartl, Vice Chair
Julia Sands de Melendez, Secretary
Anne Schofield
Susan Jarvis-Weber
James Cassidy
Kiersten Steel
Terry Martinez

Absent: Alan Rainville

Staff Present:

Tim Wolken, Community Services Director
Brian Bobeck, Park Operations Division. Mgr.
Sabine Carter, Admin Services Coordinator
Todd Marts, Recreation / Cultural Services Manager
Ross Williams, Park Planner
Theresa Odello, Recreation Coordinator

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 1:32 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: **Ed Hartl made a motion to approve the meeting agenda. Julia Sands de Melendez seconded the motion. The motion carried 8 - 0.**
3. Approval of Minutes: **Julia Sands de Melendez made a motion to approve the October 9, 2019 meeting minutes. Ed Hartl seconded the motion. The motion carried 8 - 0.**

4. Introductions and Presentations:

Tim Wolken introduced Terry Martinez as the new board member. Chair Bob Falcone welcomed Mr. Martinez to the Board.

5. Citizen Comments:

Susan Davies, Executive Director of the Trails and Open Space Coalition, stated that the City of Colorado Springs Ballot Issue 2B passed and thanked the Board for supporting the issue.

6. Development Applications:

A. Branding Iron at Sterling Ranch Filing No. 2 Final Plat

Ross Williams provided an overview of the Branding Iron at Sterling Ranch Filing No. 2 Final Plat and addressed questions by the Board. The Board expressed concern with the

removal of two planned parks which is inconsistent with previously approved development plan approvals for Sterling Ranch.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of the Branding Iron at Sterling Ranch Filing No. 2 Final Plat include the following conditions: (1) in order to provide consistency with prior development plan approvals, the Park Advisory Board strongly recommends the reestablishment of the 4-acre neighborhood park, as well as the smaller 1.8-acre park within the boundary of the current filing or within those of the previously approved Sketch Plan, Phase I Preliminary Plan, and/or Master Plat Filing No. 1.; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,200 and urban park fees in the amount of \$21,600. 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 this Final Plat. Ed Hartl seconded motion. The motion passed 8 – 0.

B. The Trails at Aspen Ridge Filing No. 1 Final Plat

Ross Williams presented The Trails at Aspen Ridge Filing No. 1 Final Plat and addressed questions by the board. After discussion, the board voted to amend the recommended motion to encourage the reestablishment of one or more parks.

Jim Cassidy recommended to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge Filing No. 1 Final Plat includes the following condition: (1) in order to provide consistency with prior development plan approvals, staff recommends the reestablishment of one or more of the neighborhood parks as shown in the Preliminary Plan, and that these parks and neighborhood trail system be shown on the Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$82,080 and urban park fees in the total amount of \$51,840. 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. Terry Martinez seconded the motion. The motion carried 8 – 0.

C. The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 1 Final Plat

Ross Williams provided an overview of The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 1 Final Plat and addressed questions by the board.

Ed Hartl recommended to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch PUD Development Plan and Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming

Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of \$4,608 will be required at time of the recording of the 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 Plat. Julia Sands de Melendez seconded the motion. The motion passed 8 – 0.

Terry Martinez recommended to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) require fees in lieu of land dedication for urban park purposes in the amount of \$4,608. 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 this Final Plat. Jim Cassidy seconded the motion. The motion passed 8 – 0.

D. Rolling Hills Ranch PUD Development Plan and Preliminary Plan

Ross Williams provided an overview of the Rolling Hills Ranch PUD Development Plan and Preliminary Plan and addressed questions by the board.

Terry Martinez recommended to the Planning Commission and the Board of County Commissioners that approval of the Rolling Hills Ranch PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$208,800 will be required at time of the recording of the forthcoming final plats. Park Lands Agreements may be an acceptable alternative to urban park fees, provided the agreements are approved by the County and executed prior to recording the forthcoming final plats. Julia Sands de Melendez seconded the motion. The motion carried 8 – 0.

7. Information / Action Items:

A. Facility Use Agreement – Pikes Peak Pickleball Association

Tim Wolken provided an overview of the proposed Facility Use Agreement with the Pikes Peak Pickleball Association (PPPA). The agreement includes PPPA financially contributing to the development of twelve pickleball courts at Bear Creek Regional Park and assisting with the programming of the courts once constructed. Joe Johnson, PPPA President, provided an overview of their association.

Bob Falcone moved to endorse the Facility Use Agreement with the Pikes Peak Pickleball Association. Julia Sands de Melendez seconded the motion. The motion passed 8 – 0.

B. Rainbow Falls Historic Site Report

Todd Marts and Theresa Odello provided an overview of the 2019 Rainbow Falls Historic Site operation. Approximately 31,000 visited Rainbow Falls and contributed \$22,000 in donations. Rainbow Falls has closed for the season and will reopen in April, 2020.

C. County Parks Foundation

Tim Wolken provided an overview of the research completed on the potential development of a County Parks Foundation. The process included the review of similar foundations and interviews with stakeholders. The benefits of a Foundation included creating an additional funding stream, helping tell the County Parks story and serve as an advocate for County Parks. Concerns included donor fatigue and confusion, competition with other worthy organizations, and a Foundation could negatively impact future funding opportunities like a County Parks open space / parks tax. There was a common theme that we should think bigger than just a County Parks Foundation and consider a more regional approach. Staff recommended the following:

- A. Continue to actively participate in the Pikes Peak Community Foundation's efforts to expand the Community Impact Fund for Conservation.
- B. Continue discussions with the City of Colorado Springs and other organizations regarding exploring a Pikes Peak Parks Foundation.
- C. Actively participate in the Elevate the Peak project being coordinated by the Palmer Land Trust, Colorado College, and other partners.

The Board expressed support for the recommendations.

D. Park Advisory Board Bylaw Revisions

Tim Wolken presented the Board with draft bylaw revisions that address the addition of Associate Members on the Park Advisory Board. After discussions, Chair Falcone requested that PAB members send additional comments to Mr. Wolken by December 2, 2019 and the proposed amendments be placed on the December agenda for consideration and / or endorsement.

E. 2020 Proposed Facility Use Fee Schedule

Tim Wolken presented the 2020 Proposed Facility Use Fee schedule for consideration and / or endorsement.

Jim Cassidy moved to endorse the 2020 Facility Use Fee Schedule. Terry Martinez seconded the motion. The motion passed 8 – 0.

RECORD OF PROCEEDINGS

8. Monthly Reports:

Julia Sands de Melendez inquired about upcoming trail projects. Tim Wolken indicated that the following trail projects are underway: Ute Pass Regional Trail, Pinerias Open Space, Eastonville Regional Trail, and Fox Run Regional Trail.

Bob Falcone inquired about the proposed opening of the Pinerias Open Space. Ross Williams gave an overview of the current construction and is cautiously optimistic for a soft opening in late December with a grand opening in the Spring of next year.

9. Board/Staff Comments:

Todd Marts recognized the Fountain Creek Nature Center staff and volunteers for the Jack-O-Lantern Trail event which drew over 1,400 residents and raised funds to support the nature center.

Dr. Judy von Ahlefeldt provided the Board with the “The Prairie Necklace” presentation which is designed to link existing open spaces in El Paso County.

10. Adjournment: **The meeting adjourned at 4:02 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2019 Volunteer of the Year
Agenda Date: December 11, 2019
Agenda Item Number: #4 - A
Presenter: Bob Falcone, Chair, Park Advisory Board
Information: X **Endorsement:**

Background Information:

At the December meeting each year, the Park Advisory Board presents a Volunteer of the Year Award to a deserving volunteer who has contributed significantly to El Paso County Parks programs, services and / or facilities.

Previous winners include:

- 2007 – Ron Buchanan
- 2008 - Shirley Gipson
- 2009 - Char Nymann
- 2010 - L'aura Montgomery
- 2011 - Hank Hoover / Jim – Sally Austin
- 2012 - Rise Foster-Bruder
- 2013 - Rex Miller
- 2014 - Rampart Range Rotary Club
- 2015 - Shanti Toll
- 2016 - Sarah Kay
- 2017 - Marc Shendzielos
- 2018 - Randy Fiedler

The Executive Committee for the Park Advisory Board selected Mark and Debbie Bibb as the 2019 Volunteer of the Year. Please find attached a proclamation honoring their service.

Recommended action:

Information only

Resolution

WHEREAS, the El Paso County Park Advisory Board hereby acknowledges the exemplary volunteer service of Mark and Debbie Bibb and has selected them for the 2019 El Paso County Parks Volunteer of the Year Award; and

WHEREAS, Mark and Debbie Bibb have been instrumental in designing, creating and developing the Equestrian Skills Course at Bear Creek Regional Park that allows equestrian riders and horses the opportunity to train and experience navigating obstacles found on wilderness trails; and

WHEREAS, the Bibbs have coordinated ongoing workdays and organized fundraising events benefiting the Equestrian Skills Course; and

WHEREAS, the Bibbs have established the Equestrian Skills Course Friends Group to support the development and management of the Skills Course; and

WHEREAS, the Bibbs have volunteered at National Trails Day events, Tiny Tots Games, and Calhan Country Christmas; and

WHEREAS, the Bibbs have actively supported El Paso County Parks at Board of County Commissioners and other public meetings.

NOW, THEREFORE, BE IT RESOLVED that the Park Advisory Board hereby expresses its appreciation to Mark and Debbie Bibb for their volunteer service and presents the 2019 Volunteer of the Year Award to them;

AND BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of the El Paso County Park Advisory Board Meeting, and thereafter preserved as a tribute to Mark and Debbie Bibb's volunteer service, and an executed copy thereof be first read and then delivered to them.

DONE THIS 11th day of December 2019 at Colorado Springs, Colorado.

Park Advisory Board of El Paso County, Colorado

By: _____
Bob Falcone, Chair
Park Advisory Board

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Rolling Ridge Estates Filing No. 1 Final Plat

Agenda Date: December 11, 2019

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by Land Resources Associates on behalf of TC&C, LLC., for Rolling Ridge Estates Filing No. 1 Final Plat, consisting of 16 residential lots totaling 57.01 acres, with a minimum lot size of 2.50 acres, and includes a 5.32-acre PUD-zoned tract for future commercial purposes. The residential portion of the property is zoned RR-2.5 and is located immediately southwest of the intersection of State Highway 83 and Hodgen Road and is located within the Tri-Lakes Comprehensive Plan area.

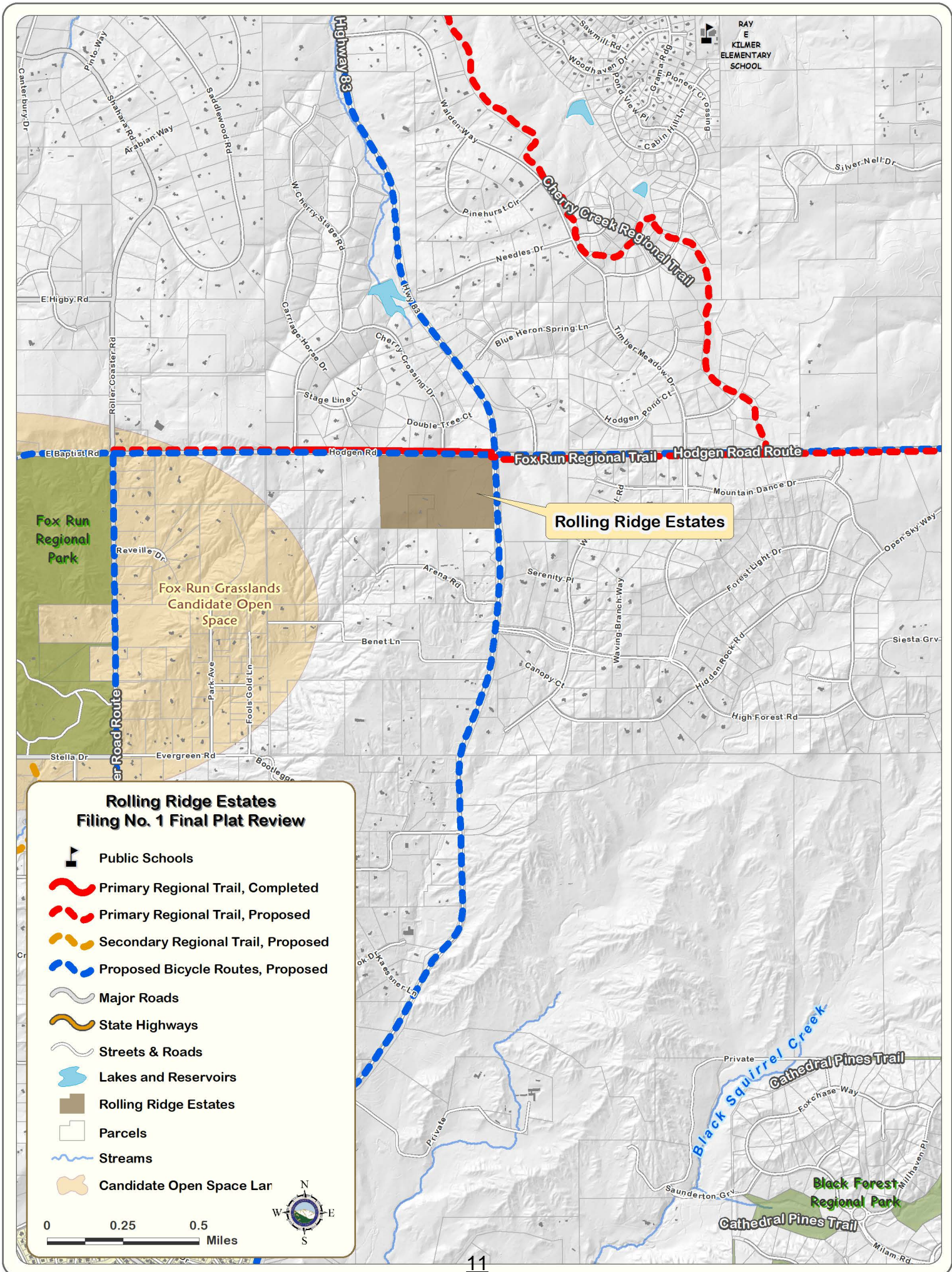
The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the proposed subdivision. An existing section of the Fox Run Primary Regional Trail is located on the north side of Hodgen Road, while the proposed Hodgen Road and Highway 83 Bicycle Routes are both located immediately adjacent the property, on the north and east boundaries, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary in those locations; however, the applicant is advised that multi-modal transportation options may be developed within the right-of-ways in the future.

Open space dedication is not required under the El Paso County Land Development Code for subdivisions that are not classified as PUD zoning. This applies to the residential portion of the Rolling Ridge Estates Preliminary Plan and this Final Plat.

As no additional trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes for the 16 residential lots. The remaining commercial tract will not be assessed fees, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property.

Recommended Motion (Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Rolling Ridge Estates Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$7,296.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

December 11, 2019

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Rolling Ridge Estates Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-022	Total Acreage:	57.01
		Total # of Dwelling Units:	16
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.70
TC&C, LLC	Land Resource Associates	Regional Park Area:	2
Carl Turse	David Jones	Urban Park Area:	1
17572 Colonial Park Drive	9736 Mountain Road	Existing Zoning Code:	RR-2.5
Monument, CO 80132	Chipita Park, CO 80809	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 1		
0.0194 Acres x 16 Dwelling Units = 0.310		Neighborhood:	0.00375 Acres x 16 Dwelling Units =	0.00
Total Regional Park Acres: 0.310		Community:	0.00625 Acres x 16 Dwelling Units =	0.00
		Total Urban Park Acres: 0.00		
FEE REQUIREMENTS		Urban Park Area: 1		
Regional Park Area: 2		Neighborhood:	\$113 / Dwelling Unit x 16 Dwelling Units =	\$0
\$456 / Dwelling Unit x 16 Dwelling Units = \$7,296		Community:	\$175 / Dwelling Unit x 16 Dwelling Units =	\$0
Total Regional Park Fees: \$7,296		Total Urban Park Fees: \$0		

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Rolling Ridge Estates Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$7,296.

Park Advisory Board Recommendation:

ROLLING RIDGE ESTATES FILING NO. 1
LETTER OF INTENT
FINAL PLAT

Owners/Applicants: TC&C, LLC
Carl Turse, Managing Member
17572 Colonial Park Drive, Monument, Colorado 80132

Consultants: Land Resource Associates
David Jones
9736 Mountain Road, Chipita Park, Colorado 80809
(719) 684-8413

P. J. Anderson
31 North Tejon Street, Suite 500
Colorado Springs, Colorado 80903
(719) 331-2732
Email: pja5713@gmail.com

Engineering: JPS Engineering
19 East Willamette Avenue
Colorado Springs, Colorado 80903
(719) 477-9429
www.jpsengr.com

Entech Engineering, Inc.
505 Elkton Drive
Colorado Springs, Colorado 80907
(719) 531-5238

ERO Resources Corporation
1842 Clarkson Street
Denver, Colorado 80218
(303) 830-1188

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

Petrock & Fendel, PC
700 17th Street, Suite 1800
Denver, Colorado 80202
(303) 534-0702

Rampart Surveys, LLC
P. O. Box 5101

Woodland Park, CO 80866
(719) 687-0920

Site Location: Southwest corner of Colorado Highway 83 and Hodgen Road. El Paso County Tax Schedule Nos. 61270-00-064 & 61270-00-065. Addresses: 16390 Highway 83 and 3285 Hodgen Road, Colorado Springs, CO 80921

Request: Request by TC&C, LLC for approval of a final plat on 57.01 acres including a predevelopment (early) grading request.

Site and Plan Information/Justification for Request:

Consistency with County Plans and Zoning. The Rollin Ridge Filing No. 1 Final Plat is consistent with the goals and objectives set forth in the 2000 Tri-Lakes Comprehensive Plan, the 1987 Black Forest Preservation Plan Update and the Board of County Commissioner RR-2.5 and PUD rezoning approvals on July 23, 2019. The final plat is also consistent with the Rollin Ridge Preliminary Plan approved on July 23, 2019. The final plat contains sixteen single family residential lots each containing a minimum of 2.5 acres, a 0.71 acre Tract A for drainage and detention purposes and a 5.32 acre Tract B for future commercial development.

Consistency with Plat Approval Criteria. The Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133(3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated. The extraction of any known commercial mining deposit will not be impeded by this subdivision.

Drainage. The drainage improvements associated with the Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Rolling Ridge Estates. Details related to the design, construction and maintenance of the required drainage improvements are set forth in the proposed Subdivision Improvements Agreement for the final plat. Detention Basin/Stormwater Quality Best Management Practice Maintenance and Easement Agreements between the developer, the Rollin Ridge Estates Homeowners' Association and the County have been drafted and are proposed for each of the two on-site detention ponds.

Roads. The roads shown on the final plat are being dedicated to the County with the final plat and will be designed and constructed to applicable County standards prior to preliminary acceptance by the County. With the exception of certain Hodgen Road striping requirements necessary for the development of the 16 residential lots, off-site road improvements to Hodgen Road and State Highway No 83 will be designed and constructed at a later time in association with the development of commercial Tract B.

Water. Findings of sufficiency with regard to water quantity and dependability were made by the Board of County Commissioners with its approval of the preliminary plan on July 23, 2019. Said findings were based in part on the findings of the Office of the State Engineer. Evidence of sufficiency with regard to water quality is being submitted with this final plat.

Other.

It is understood and agreed that applicable traffic impact fees in accordance with the County Road Impact Fee Program Resolution (Resolution No. 12-382) will be paid at or prior to the time of building permit submittals. The applicant elects to include the property into the ten mil El Paso County Public Improvement District No. 2. The recommended plat note will be added to the Final Plat and all sales documents.

Districts Serving the Property:

Academy School District 20
Mountain View Electric Association
Donald Wescott Fire Protection District
Black Hills Energy

ROLLIN RIDGE FILING NO. 1
LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SEC. 27,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT TC&C, LLC, A COLORADO LIMITED LIABILITY COMPANY, CARL N. TURSE, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PARCEL 1 AND PARCEL 3 OF THOSE TRACTS AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 217125842 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 217125842, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR (NO CAP), FROM WHICH THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076666 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439" BEARS N00°06'39"W (S00°06'40"E PER THAT DEED RECORDED UNDER SAID RECEPTION NO. 217125842), A DISTANCE OF 1262.77 FEET (1262.73 FEET OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°06'39"W ALONG THAT LINE COMMON TO SAID PARCEL 3 AND THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 200156068, A DISTANCE OF 1262.77 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666;

THENCE S88°54'09"E ALONG THAT LINE COMMON TO SAID PARCEL 3 AND SAID RIGHT-OF-WAY PARCEL AND ALONG THE SOUTHERLY LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076666 OF SAID COUNTY RECORDS, A DISTANCE OF 1088.19 FEET TO THE SOUTHEAST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666;

THENCE N01°38'38"E ALONG THAT LINE COMMON TO SAID PARCEL 3 AND THE EASTERLY LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666, A DISTANCE OF 20.08 FEET TO THE NORTHERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HOOGEN ROAD;

THENCE S88°53'52"E ALONG THAT LINE COMMON TO SAID PARCEL 3 AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 856.44 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 83;

THENCE ALONG THAT LINE COMMON TO SAID PARCEL 3 AND SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES;

1.) THENCE S02°28'37"E, A DISTANCE OF 870.52 FEET;

2.) THENCE S00°34'26"E, A DISTANCE OF 392.85 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, ROLLIN RIDGE RANCHEROS FILING NO. 2, AS RECORDED IN PLAT BOOK G3 AT PAGE 43 UNDER RECEPTION NO. 437854 OF SAID COUNTY RECORDS;

THENCE N89°30'30"W ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 AND SAID PARCEL 1, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 217125842, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID ROLLIN RIDGE RANCHEROS FILING NO. 2 AND THE NORTHERLY LINE OF ROLLIN RIDGE RANCHEROS FILING NO. 1, AS RECORDED IN PLAT BOOK H2 AT PAGE 78 UNDER RECEPTION NO. 453371 OF SAID COUNTY RECORDS, A DISTANCE OF 1984.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 57.01 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ROLLIN RIDGE FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE PROVIDED TO EL PASO COUNTY STANDARDS AND THAT PROPERTY DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

CARL N. TURSE, MANAGER, TC&C, LLC

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY CARL N. TURSE, MANAGER, TC&C, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____

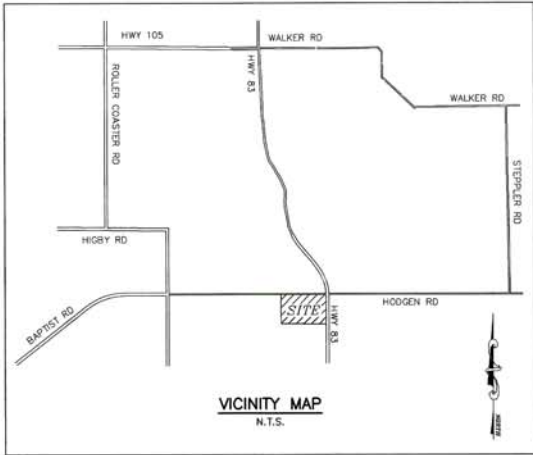
RECORDING:

STATE OF COLORADO } ss
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK ____M., THIS _____ DAY OF _____, 2019, C.E., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ DEPUTY



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR ROLLIN RIDGE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR ROLLIN RIDGE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

ERIC SIMONSON, COLORADO PLS NO. 38560
FOR AND ON BEHALF OF:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

DATE

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.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC IMPROVEMENTS, PUBLIC UTILITIES AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NOTES:

1.) ALL BEARINGS USED HEREIN ARE ASSUMED TO BEAR N00°06'39"W, A DISTANCE OF 1262.77 FEET BETWEEN THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 216022946, AS MONUMENTED BY A 5/8" REBAR (NO CAP), AND THE NORTHWEST CORNER OF SAID TRACT, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439".

2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE REPORT NO. F0644744-370-CSP (EFFECTIVE DATE: JULY 29, 2019 AT 8:00 A.M., DATE DOWN ENDORSEMENT, DATED: OCTOBER 21, 2019) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B EXCEPTIONS OF THE REFERENCED TITLE REPORT.

1. THRU 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

8. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO PLATEAU NATURAL GAS COMPANY FOR PIPELINE PURPOSES RECORDED SEPTEMBER 18, 1961 IN BOOK 1882 AT PAGE 316; CONVEYANCE OF EASEMENTS AND RIGHT OF WAY RECORDED MARCH 24, 1970 IN BOOK 2336 AT PAGE 636; AND ASSIGNMENT OF EASEMENTS RECORDED JULY 24, 2008 AT RECEPTION NO. 208063871. (NOT PLOTTABLE)

9. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION FOR ELECTRIC, TELEPHONE AND TELEGRAPH LINES RECORDED AUGUST 8, 1963 IN BOOK 1969 AT PAGE 410 (AS SHOWN HEREON); ASSIGNMENT OF EASEMENTS AND RIGHTS OF WAY RECORDED JULY 15, 1998 AT RECEPTION NO. 98098694.

10. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY AGREEMENT RECORDED FEBRUARY 5, 1970 IN BOOK 2329 AT PAGE 939. (NOT PLOTTABLE)

11. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY AGREEMENT RECORDED FEBRUARY 5, 1970 IN BOOK 2329 AT PAGE 943. (NOT PLOTTABLE)

12. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE LETTER RECORDED JULY 6, 1993 IN BOOK 6209 AT PAGE 286.

13. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ATTACHMENT AGREEMENT RECORDED MAY 9, 1994 IN BOOK 6443 AT PAGE 746.

14. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE PERMIT AGREEMENT RECORDED NOVEMBER 19, 1971 IN BOOK 2450 AT PAGE 594 (NOT PLOTTABLE); ASSIGNMENT OF RIGHT OF WAY RECORDED JUNE 12, 1991 IN BOOK 5848 AT PAGE 702. (NOT PLOTTABLE)

15. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, PURPOSE UNKNOWN, RECORDED APRIL 20, 2006 AT RECEPTION NO. 206057837. (AS SHOWN HEREON)

16. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, PURPOSE UNKNOWN, RECORDED JUNE 20, 2007 AT RECEPTION NO. 207083447. (AS SHOWN HEREON)

17. THE PROPERTY IS SUBJECT TO FINDINGS AND FACT, CONCLUSIONS OF LAW, JUDGEMENT AND DECREE RECORDED JANUARY 28, 2009 AT RECEPTION NO. 20908061.

18. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR UTILITIES PURPOSES RECORDED DECEMBER 17, 2009 AT RECEPTION NO. 209144532. (NOT PLOTTABLE)

19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT RECORDED APRIL 20, 2011 AT RECEPTION NO. 211039534. (ACCESS EASEMENT TO OLD RANCH PARCEL - TO BE VACATED BY THIS PLAT)

20. THE PROPERTY IS SUBJECT TO EASEMENTS AS SHOWN ON AND THE EFFECT OF EASEMENT DESCRIPTIONS AND SURVEY RECORDED APRIL 5, 2011 AT RECEPTION NO. 211034335. (ACCESS EASEMENT TO OLD RANCH PARCEL - TO BE VACATED BY THIS PLAT)

21. THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON SURVEY RECORDED APRIL 7, 2011 AT RECEPTION NO. 211035247.

22. THE PROPERTY IS SUBJECT TO A QUITCLAIM DEED RECORDED MAY 26, 2017 AT RECEPTION NO. 217060907; MAKES REFERENCE TO WATER RIGHTS.

23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-278 RECORDED JULY 24, 2019 AT RECEPTION NO. 219084853.

24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-279 RECORDED JULY 24, 2019 AT RECEPTION NO. 219084854.

25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-280 RECORDED JULY 25, 2019 AT RECEPTION NO. 219085335.

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

4.) WATER WILL BE PROVIDED BY INDIVIDUAL ON-SITE WELLS AND WASTEWATER SERVICE WILL BE PROVIDED INDIVIDUAL ON-SITE SEPTIC SYSTEMS.

5.) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT AND TRAFFIC IMPACT STUDY.

6.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

7.) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

8.) ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE AND SLOPE EASEMENTS WITHIN THEIR PROPERTIES. FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE AND SLOPE EASEMENTS.

9.) ALL DEVELOPMENT WITHIN THE ROLLIN RIDGE FILING NO. 1 SUBDIVISION SHALL COMPLY WITH THE P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OR OTHERWISE AMENDED FOLLOWING APPROPRIATE HEARINGS.

10.) NATURAL GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY, ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

11.) ROLLIN RIDGE FILING NO. 1 IS LOCATED WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT AND LEWIS PALMER SCHOOL DISTRICT NO. 38 AND WILL BE SERVED BY BOTH.

12.) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

NOTES (CONT'D):

13.) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED UNDER RECEPTION NO. _____ A DETENTION POND MAINTENANCE AGREEMENT AS RECORDED UNDER RECEPTION NO. _____ AND IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. _____ ALL OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

14.) THE FOLLOWING DESCRIBED TRACTS ARE TO BE OWNED BY TC&C, LLC, THEIR HEIRS, SUCCESSORS AND ASSIGNS. ALL MAINTENANCE RESPONSIBILITY FOR THESE TRACTS, INCLUDING OPEN SPACE LAND AND DRAINAGE FACILITIES, IS VESTED IN THE PROPERTY OWNERS' ASSOCIATION.

- TRACT A IS RESERVED FOR DRAINAGE AND DETENTION AREA.

- TRACT B IS RESERVED FOR COMMERCIAL DEVELOPMENT.

15.) PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.

16.) UNLESS OTHERWISE INDICATED, BUILDING SETBACKS FOR ZONE RR-2.5 TO BE: WIDTH (AT FRONT SETBACK LINE) - 200'.

17.) THE EASEMENT DEPICTED ON PAGE 3 AT THE NORTHWESTERLY SIDE OF LOT 3 IS FOR THE CONSTRUCTION AND MAINTENANCE OF A DRAINAGE/DETENTION POND AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

18.) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

19.) THERE ARE 16 LOTS AND 2 TRACTS PLATTED IN THIS SUBDIVISION.

20.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

21.) PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 12-382) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.

22.) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT / OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

23.) FENCING SHALL NOT IMPEDE FLOW IN DRAINAGEWAYS.

24.) A MINIMUM 25' X 25' SIGHT TRIANGLE AREA EXISTS FOR ALL CORNER LOTS. NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") IN HEIGHT ARE ALLOWED IN THIS AREA WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE AND OWNERSHIP BEING VESTED WITH INDIVIDUAL PROPERTY OWNERS.

25.) ALL ROADWAYS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SPECIFICATIONS.

26.) NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.

27.) THE AS-DEEDED EASEMENTS DEPICTED ON PAGE 2 AND DESCRIBED AS PARCEL 2 UNDER RECEPTION NO. 217125842 (ACCESS EASEMENT 1 UNDER RECEPTION NO. 211039534 AND RECEPTION NO. 211034335 AND ACCESS EASEMENT 2 UNDER RECEPTION NO. 211034335) OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER ARE HEREBY VACATED AT THE TIME OF RECORDING OF THIS PLAT.

28.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0285G (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SUMMARY:

16 LOTS	44.39 ACRES	77.86%
2 TRACTS	6.03 ACRES	10.58%
RIGHT-OF-WAY	6.59 ACRES	11.56%
TOTAL		57.01 ACRES 100.00%

FEES:

DRAINAGE FEE:	_____
BRIDGE FEE:	_____
SCHOOL FEE:	_____
PARK FEE:	_____

OWNER/SUBDIVIDER:

CARL N. TURSE, MANAGER
TC&C, LLC
17572 COLONIAL PARK DRIVE
MONUMENT, CO 80132
(719) 651-4013

REVISION DATE: OCTOBER 23, 2019 (PER COUNTY & PLANNER COMMENTS)
REVISION DATE: AUGUST 7, 2019 (CURRENT TITLE REPORT)
REVISION DATE: JULY 29, 2019 (ADDITIONAL DRAINAGE EASEMENTS)
REVISION DATE: JUNE 18, 2019 (NEW ROAD AND LOT LAYOUTS)
DATE OF PREPARATION: JUNE 21, 2018

ROLLIN RIDGE FIL. NO. 1 - PT. N1/2 N1/2 SEC. 27,
T11S, R66W OF THE 6th P.M., EL PASO CO, COLORADO

RAMPART
SURVEYS, LLC

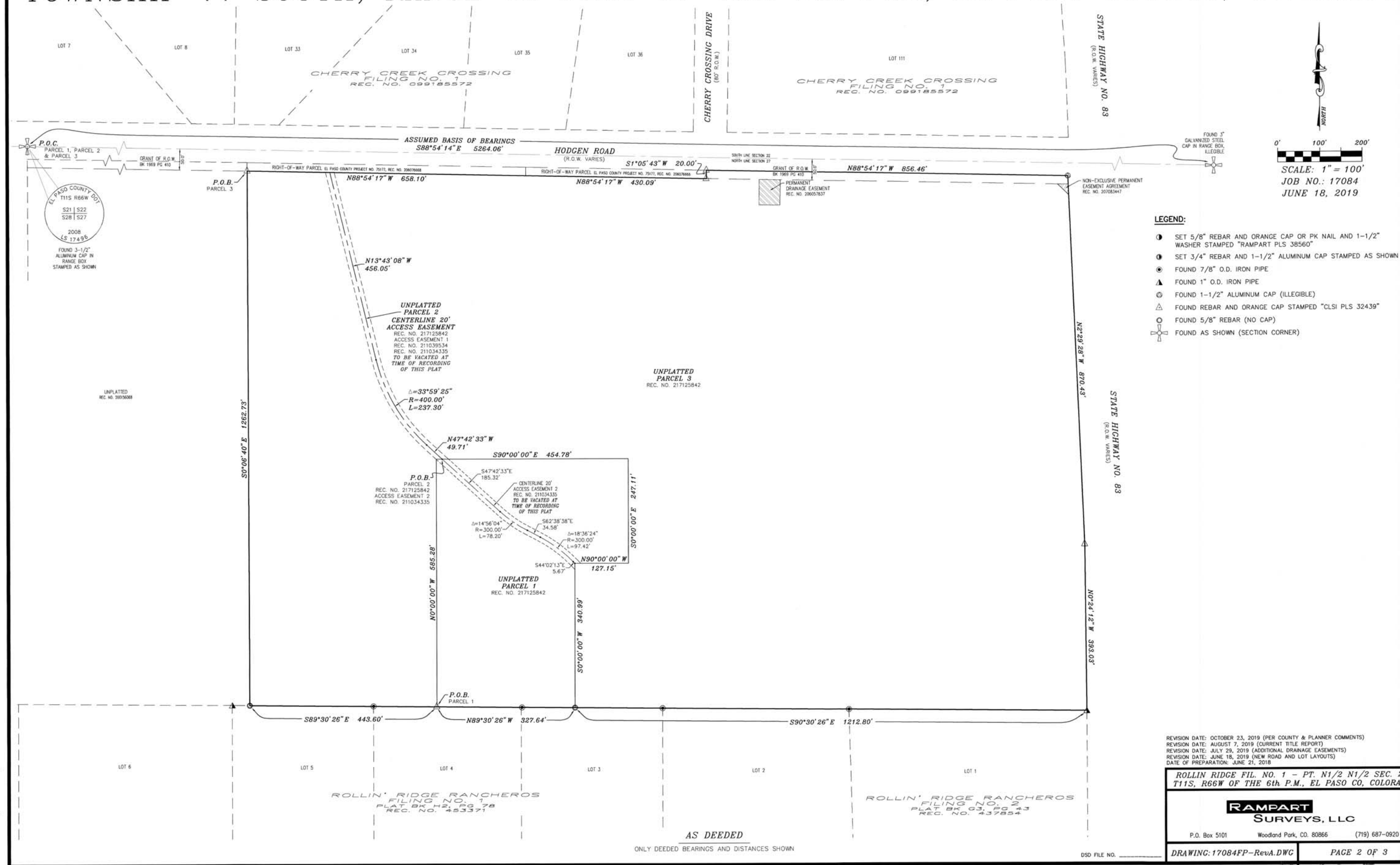
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

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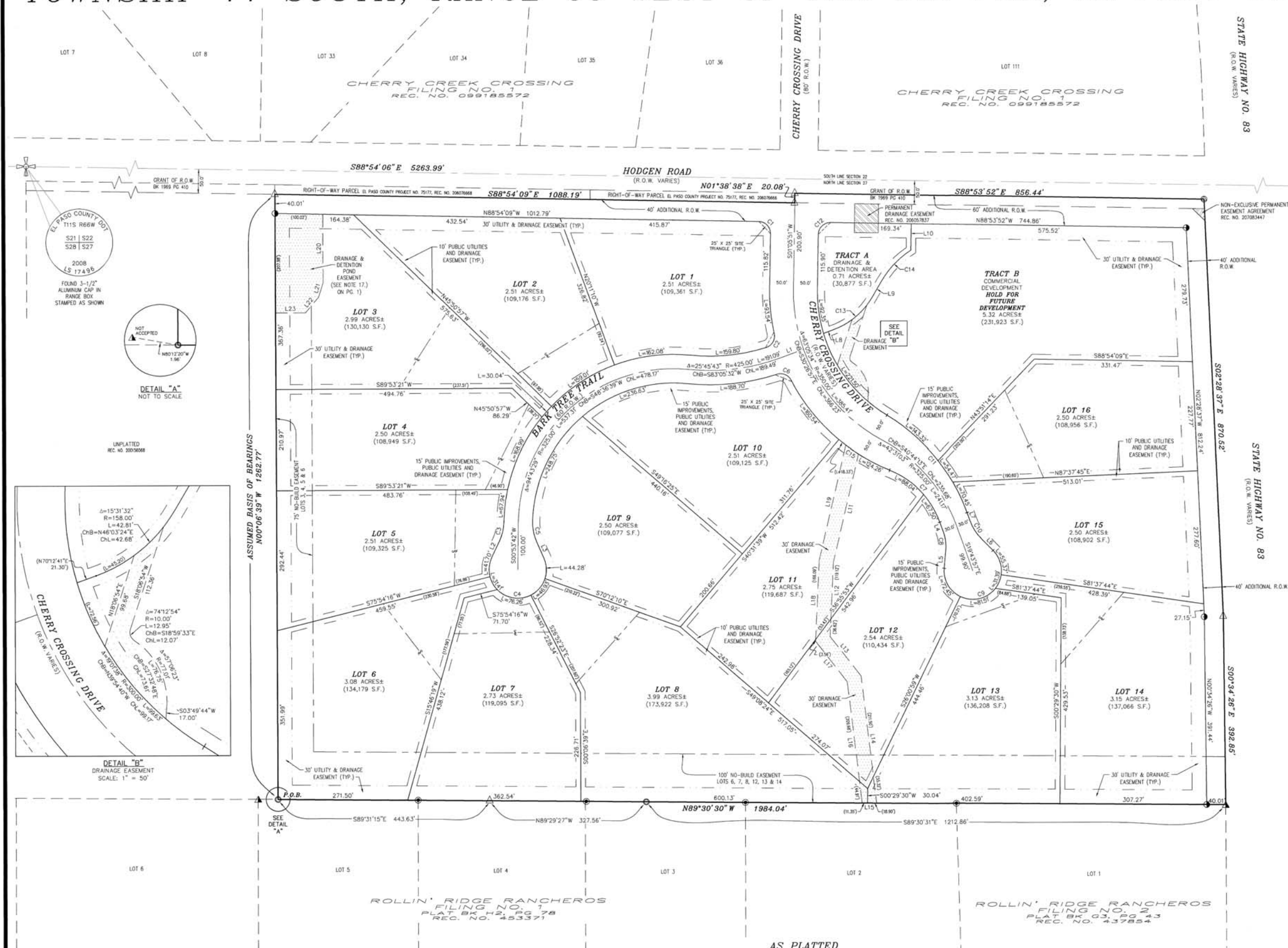
ROLLIN RIDGE FILING NO. 1

LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SEC. 27,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



ROLLIN RIDGE FILING NO. 1

LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SEC. 27,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



LEGEND:

- SET 5/8" REBAR AND ORANGE CAP OR PK NAIL AND 1-1/2" WASHER STAMPED "RAMPART PLS 38560"
- SET 3/4" REBAR AND 1-1/2" ALUMINUM CAP STAMPED AS SHOWN
- FOUND 7/8" O.D. IRON PIPE
- ▲ FOUND 1" O.D. IRON PIPE
- ⊗ FOUND 1-1/2" ALUMINUM CAP (ILLEGIBLE)
- △ FOUND REBAR AND ORANGE CAP STAMPED "CLSI PLS 32439"
- FOUND 5/8" REBAR (NO CAP)
- ⊕ FOUND AS SHOWN (SECTION CORNER)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S70°12'41"W	54.71'
L2	S25°45'51"W	36.06'
L3	N23°58'28"W	36.06'
L4	S19°48'34"E	19.10'
L5	N05°12'20"E	35.77'
L6	N44°40'14"W	35.77'
L7	N19°48'20"W	18.37'
L8	N70°12'41"E	21.30'
L9	N30°09'58"E	36.11'
L10	N01°05'51"E	55.49'
L11	S13°14'57"W	231.04'
L12	S02°46'22"W	155.74'

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	S38°01'37"E	104.99'
L14	S06°49'22"E	266.82'
L15	N89°30'30"W	30.25'
L16	N06°49'22"W	254.59'
L17	N38°01'37"W	107.77'
L18	N02°46'22"E	169.65'
L19	N13°14'57"E	245.69'
L20	S00°06'39"E	141.52'
L21	S16°57'44"W	32.90'
L22	S40°15'19"W	43.18'
L23	S89°53'21"W	62.38'

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N43°54'09"W	35.36'
C2	37.13'	25.00'	85°05'43"	N30°14'44"E	33.81'
C3	42.44'	100.00'	24°18'57"	N13°36'23"E	42.12'
C4	240.58'	60.00'	229°44'19"	N89°06'18"W	108.87'
C5	45.55'	100.00'	26°05'55"	S10°55'30"E	45.16'
C6	35.17'	25.00'	80°36'14"	N67°29'11"W	32.34'
C7	155.54'	185.00'	48°10'16"	N43°53'34"W	151.00'
C8	43.66'	100.00'	25°00'55"	N07°18'07"W	43.31'
C9	240.73'	60.00'	229°52'35"	S70°16'03"W	108.81'
C10	43.46'	100.00'	24°54'12"	S32°13'06"E	43.12'
C11	268.22'	393.69'	39°02'06"	S39°19'30"E	263.06'
C12	39.27'	25.00'	90°00'18"	S46°05'59"W	35.36'
C13	110.43'	158.00'	40°02'43"	N50°11'20"E	108.20'
C14	90.95'	192.00'	27°08'25"	S43°44'11"W	90.10'
C15	32.28'	400.00'	4°37'27"	S55°07'04"E	32.27'

REVISION DATE: OCTOBER 23, 2019 (PER COUNTY & PLANNER COMMENTS)
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ROLLIN RIDGE FIL. NO. 1 - PT. N1/2 N1/2 SEC. 27,
T11S, R66W OF THE 6th P.M., EL PASO CO, COLORADO

RAMPART
SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 17084FP-RevA.DWG

PAGE 3 OF 3

AS PLATTED

ONLY MEASURED BEARINGS AND DISTANCES SHOWN

DSO FILE NO.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Glen at Widefield Filing No. 10 - Final Plat

Agenda Date: December 11, 2019

Agenda Item Number: #6 - B

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Glen Investment Group for final plat approval of The Glen at Widefield Filing No. 10. The site is approximately 10 acres, is zoned RS-6000 (Residential Suburban) and is generally located north of the intersection of Marksheffel Road and Mesa Ridge Parkway. The applicant is proposing to subdivide the property into 40 single-family residential lots of 6,000 square feet, open space tract totaling 2.12 acres, and right-of-way. The property is not located within a Small Area Master Plan area.

The Glen at Widefield Filing No. 10 is the fourth phase of the Glen at Widefield East Preliminary Plan. The preliminary plan includes 595 single family lots, right-of-way, open space tracts and utility corridors. Of particular interest, the preliminary plan includes 116.79 acres of open space along a large drainageway north of Marksheffel Road. As development has continued within the Glen at Widefield East, the applicant has continued to show interest in providing recreational amenities within the Preliminary Plan area. The Park Advisory Board recommended approval of the Preliminary Plan on August 12, 2015 with the following endorsed motion:

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

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

The Open Space Master Plan of the Parks Master Plan shows the Jimmy Camp Creek candidate open space area encompassing the drainageway to the west of the Filing No. 10 project area. Natural resource values include wildlife habitat with wetlands and riparian vegetation. The Glen at Widefield East Preliminary Plan includes a 116.79 acre open space tract along this corridor and has completed a wetlands impact study, natural features report, and wildlife report showing no major impacts to the corridor.

Because The Glen at Widefield Filing No. 10 is zoned RS-6000, the applicant is not required to dedicate open space as is required with PUD zoning. However, the applicant is interested in

providing future recreational amenities within the open space tracts, including trails, as outlined in previous applications and discussions with staff relative to a park lands agreement.

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

Using the Trails Plan for the Glen at Widefield East, the applicant has completed three previous park lands agreements within the Glen at Widefield East area. Urban park fee credits totaling \$83,795 have been provided for the development of trails, benches, and picnic area within Filing No. 7, No. 8, and No. 9. For the Glen at Widefield Filing No. 10 the applicant intends to pursue a park lands agreement for the development of trails within Tract A. This tract totals 2.21 acres and runs along a 110 Ft wide Gas line easement.

Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below. The applicant may pursue a park lands agreement to address credits against urban park fees for the subdivision, provided the agreement is approved by the County and executed prior to recording the final plat.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of The Glen at Widefield Filing No. 10 Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$18,240 and urban fees in the amount of \$11,520. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.

**The Glen at Widefield
Filing No. 10**

**The Glen at Widefield Filing No. 10
Development Application Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Colorado Springs Trail, Completed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes / Reservoirs
-  Glen at Widefield Fil No.9
-  Parcels
-  Streams



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

December 6, 2019

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Glen at Widefield Filing No. 10 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-1921	Total Acreage:	10.47
		Total # of Dwelling Units:	40
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.55
Glen Investments VIII, LLC	Nass Design Associates	Regional Park Area:	2
Ryan Watson	James Nass	Urban Park Area:	2
3 Widefield Blvd	111 S. Tejon St., Suite 312	Existing Zoning Code:	RS6000
Colorado Springs, CO 80911	Colorado Springs, CO 80903	Proposed Zoning Code:	RS6000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 40 Dwelling Units = 0.776		Neighborhood:	0.00375 Acres x 40 Dwelling Units =	0.15
Total Regional Park Acres: 0.776		Community:	0.00625 Acres x 40 Dwelling Units =	0.25
		Total Urban Park Acres:		0.40
FEE REQUIREMENTS		Urban Park Area: 2		
Regional Park Area: 2		Neighborhood:	\$113 / Dwelling Unit x 40 Dwelling Units =	\$4,520
\$456 / Dwelling Unit x 40 Dwelling Units = \$18,240		Community:	\$175 / Dwelling Unit x 40 Dwelling Units =	\$7,000
Total Regional Park Fees: \$18,240		Total Urban Park Fees:		\$11,520

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Glen at Widefield Filing No. 10 Final Plat include the following conditions: Require fees in lieu of land dedication for regional park purposes in the amount of \$18,240, and urban park fees in the amount of \$11,520. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.

Park Advisory Board Recommendation:

**LETTER OF INTENT
FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 10**

October 1, 2019

OWNER/APPLICANT:

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

OWNER:

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

PLANNING/PROCESSING CONSULTANT:

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

SURVEYING CONSULTANT:

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

ENGINEERING CONSULTANT:

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

TRAFFIC ENG. CONSULTANT:

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

SITE LOCATION AND SIZE: The site is located west of the intersection of Peaceful Valley Road and Marksheffel Road. The area included within the final plat is 10.471 acres in size.

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

REQUEST: Approval of a Final Plat that proposes to subdivide the site into 40 single family residential lots and one tract.

WAIVER REQUESTS AND JUSTIFICATION:

No waivers are being requested with this final plat.

JUSTIFICATION:

This final plat for the proposed Glen at Widefield Filing No. 10 is the fourth phase of what will most likely be a six phase project of developing The Glen at Widefield East area. There will be an additional two filings in this area to finish out the single family residential development in The Glen development. This final plat process is for the purpose of making a legal subdivision of land that is necessary to complete the actual entitlement of the property and the physical development and construction of the project. This final plat plan is in compliance with the Glen at Widefield East Preliminary Plan, the Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The final plat matches the preliminary plan for The Glen at Widefield East and is the fourth phase of final platting on that plan. The final plat includes 40 lots, 1 tract, and Rights of way. The applicant believes that the development will produce an overall community benefit by providing a variety of home types and lot sizes for the new homeowners to the area. The plat also includes the platting of Tract "A" which is a 2.12acre open space tract which

will include a portion of the trail that circulates all around the Glen at Widefield development. The tract and trail and will be dedicated to The Glen Metropolitan District for ownership and maintenance, for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

The Glen at Widefield Filing No. 10 is in conformance with the Glen at Widefield East Preliminary Plan and the approved Glen at Widefield Sketch Plan, and the policies of the County Policy Plan. The final plat will subdivide the land into residential lots which are permitted uses within the RS-6000 zone. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

ROAD IMPACT FEES:

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.10 will join the PID.

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

The site is presently vacant; utilities will be available from street extensions within existing corridors along the south boundary of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Roads will access Filing No. 10 from three locations. A residential street access will be from Peaceful Valley Road and from the northerly extension of Penny Cress Drive at the southeast corner of the subdivision.

HAZARDS, NATURAL AND OTHER FEATURES:

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for the Glen at Widefield East Preliminary Plan for information regarding soils and geologic features. No constraints are depicted for this plat drawing.

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

Drainage is being directed to the south and north and will be collected into a full spectrum detention pond facility. The detention pond is located in a tract to be constructed in The Glen Filing 11 and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3. A detention pond maintenance agreement will be complete with plat recordation.

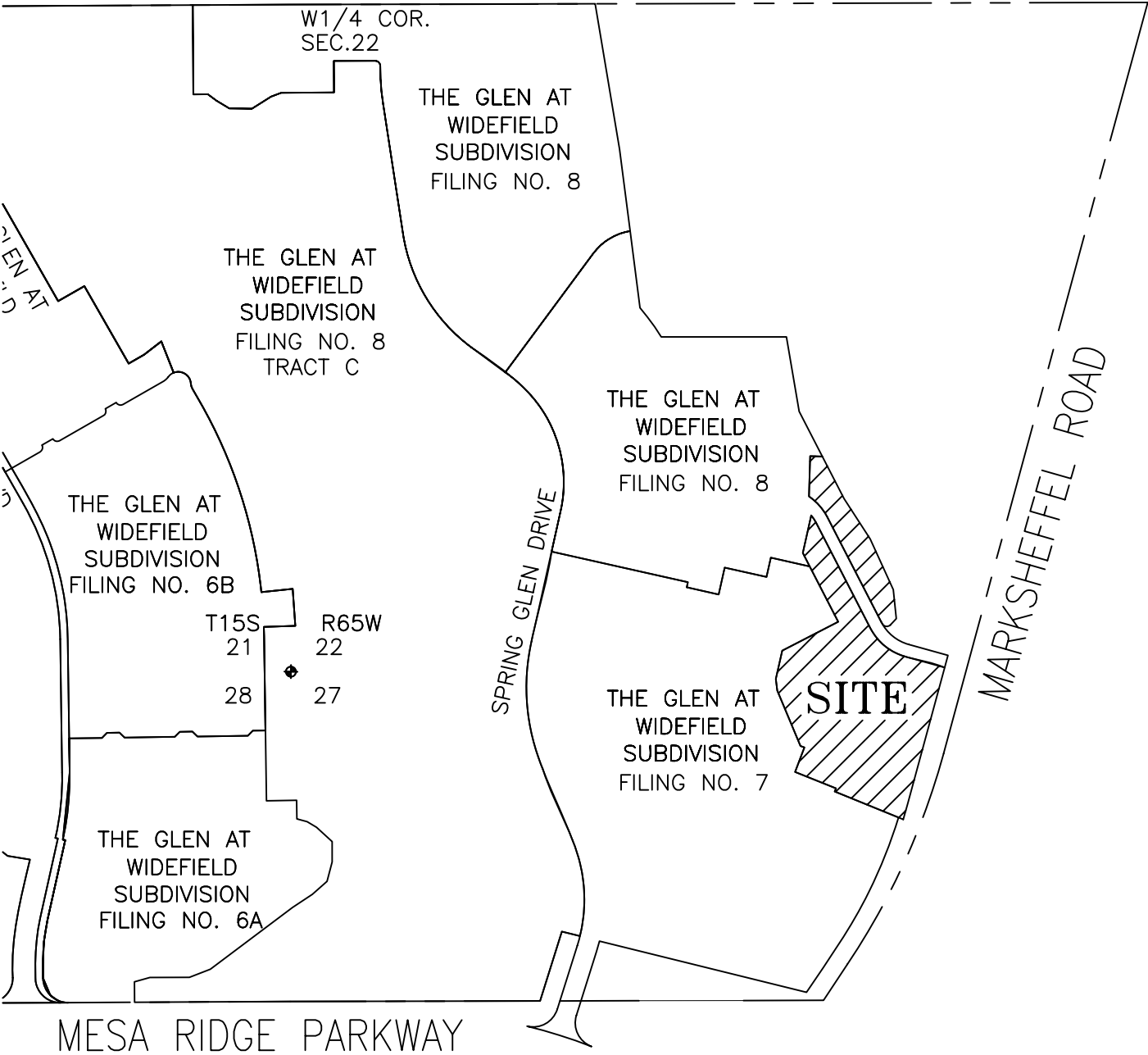


James P. Nass, Nass Design Associates

VICINITY MAP

THE GLEN AT WIDEFIELD SUBDIVISION

FILING NO. 10



For and on Behalf of
Pinnacle Land Surveying Co., Inc.
John W. Towner
P.L.S. #25968

PINNACLE LAND SURVEYING, INC.		
121 County Road 5, Divide, CO 80814		
VICINITY MAP		
TITLE: THE GLEN AT WIDEFIELD FILING NO. 10		
SCALE: N.T.S.	DRAWN BY: MWW	FILE: 19001600-FP.DWG
DATE: 06/06/19	CHECKED BY: JWT	JOB NO. 19001600

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 10

A portion of the Southwest One-quarter (SW1/4) of Section 22 and the Northwest One-quarter (NW1/4) of Section 27
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado

KNOW ALL MEN BY THESE PRESENTS:

That Glen Investment Group No. VIII, LLC, being the owner of the described tract of land, to wit:

LAND DESCRIPTION, THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 10:

PARCEL "A"

A tract of land located in a Portion of the Southwest One-quarter (SW1/4) of Section 22 and the Northwest One-quarter (NW1/4) of Section 27, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the most Northeast corner of Lot 98, Glen at Widefield Subdivision No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado. Said point being also a point on the Southerly Right-of-Way line of Peaceful Valley Road as platted in said Glen at Widefield Subdivision No. 8; Thence along said Southerly Right-of-Way line the following four (4) courses: 1.) along the arc of a non-tangential curve to the right, having a central angle of 120°10', a radius of 175.00 feet, an arc length of 37.02 feet, whose chord bears S33°17'00"E; 2.) Thence S27°13'25"E, a distance of 468.13 feet; 3.) Thence along the arc of a curve to the left having a central angle of 47°14'18", a radius of 225.00 feet, an arc length of 185.50 feet; 4.) Thence S74°27'43"E, a distance of 162.02 feet to a point on the Westerly Right-of-Way line of Marksheffel Road; Thence along said Westerly Right-of-Way line, S15°11'44"W, a distance of 560.50 feet; Thence continuing along said Westerly Right-of-Way line on the arc of a curve to the right having a central angle of 0°15'30", a radius of 1965.40 feet, an arc length of 64.60 feet to a point on the Northerly line of the Glen at Widefield Subdivision Filing No. 7 as recorded under Reception No. 217713903 in the records of the Clerk and Recorder's Office of said County; Thence along the Northerly and Westerly boundary lines of said Glen at Widefield Filing No. 7, the following ten (10) courses: 1.) N87°54'25"W, a distance of 293.95 feet; 2.) Thence along the arc of a non-tangential curve to the left having a central angle of 00°15'40", a radius of 3025.00 feet, an arc length of 13.78 feet, whose chord bears N21°57'45"E; 3.) Thence N68°10'05"W, a distance of 175.00 feet; 4.) Thence N20°47'09"E, a distance of 104.08 feet; 5.) Thence N70°15'38"W, a distance of 16.28 feet; 6.) Thence N22°38'09"W, a distance of 239.19 feet; 7.) Thence N07°13'27"W, a distance of 46.12 feet; 8.) Thence N12°37'51"E, a distance of 115.00 feet; 9.) Thence N62°48'45"E, a distance of 250.28 feet; 10.) Thence N27°13'25"W, a distance of 307.62 feet to the angle point of said Glen at Widefield Subdivision Filing No. 8; Thence N12°37'51"E along the Easterly line of said Glen at Widefield Subdivision Filing No. 8, a distance of 153.08 feet to the Point of Beginning.

Said Parcel contains 8.856 acres (385,757 S.F.) more or less.

PARCEL "B"

A tract of land located in a Portion of the Southwest One-quarter (SW1/4) of Section 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Lot 97, Glen at Widefield Subdivision No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N01°44'08"E along the Easterly line of said Glen at Widefield Subdivision No. 8, a distance of 160.14 feet; Thence S88°15'51"E along the Southerly line of said Glen at Widefield Subdivision No. 8, a distance of 48.49 feet to a point on the Westerly line of a 110.00 foot Gas Line Easement as described under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence along the Westerly line of said 110.00 foot Gas Line Easement, the following four (4) courses: 1.) S27°15'04"E, a distance of 188.77 feet; 2.) Thence S32°55'46"E, a distance of 190.67 feet; 3.) Thence S24°24'25"E, a distance of 220.92 feet; 4.) Thence S06°05'38"E, a distance of 115.36 feet;

Thence S43°21'16"W, a distance of 34.29 feet; Thence along the arc of a curve to the right having a central angle of 106°52'38", a radius of 20.00 feet, an arc length of 37.31 feet to a point on the Northerly Right-of-Way line of Peaceful Valley Road as described in said Glen at Widefield Subdivision No. 8; Thence along said Northerly Right-of-Way line the following three (3) courses:

1.) on the arc of a curve to the right having a central angle of 02°32'41", a radius of 175.00 feet, an arc length of 7.77 feet; 2.) Thence N27°13'25"W, a distance of 468.13 feet; 3.) Thence along the arc of a curve to the left having a central angle of 28°35'08", a radius of 225.00 feet, an arc length of 112.25 feet to the Point of Beginning.

Said Parcel contains 1.615 acres (70,349 S.F.) more or less.

Said Parcels combined contain 10.471 acres (456,106 S.F.) more or less.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, streets, and easements as shown herein, and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 10. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Glen Investment Group No. VIII, LLC

J. Mark Watson President Glen Investment Group No. VIII, LLC

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this ____ day
of _____, 20____ A.D., by J. Mark Watson, President of Glen Investment Group No. VIII, LLC

Witness my Hand and Seal: _____

My Commission Expires: _____ Notary Public

Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Streets, Easements and Tracts as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets, Easements, and Tracts which shall be known as "THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 10" El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon a portion of the Easterly boundary of the Glen at Widefield Subdivision Filing No. 58 as recorded under Reception No. 206712328 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Said line being also a portion of the Easterly Right-of-Way line of Autumn Glen Avenue as described in said subdivision, being monumented at the Point of Tangency of said boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of said boundary by a found rebar and cap marked "PLSC 25968". Said line bears N29°46'44"W, a distance of 1154.12 feet.

EASEMENTS:

Unless shown greater in width, both sides of all side lot lines will be platted with five (5') foot easements for drainage purposes and public utilities only, and both sides of all rear lot lines will be platted with a ten (10') foot easement for drainage purposes and public utilities only, and all lot lines adjoining a street which has a fifty (50') foot right-of-way width will be platted with a fifteen (15') foot easement, being a five (5') foot easement adjacent to that fifty (50') foot right-of-way for public improvements and a ten (10') foot easement adjacent to the five (5') foot easement for utility purposes, with sole responsibility for maintenance being vested with the adjoining property owners.

NOTES:

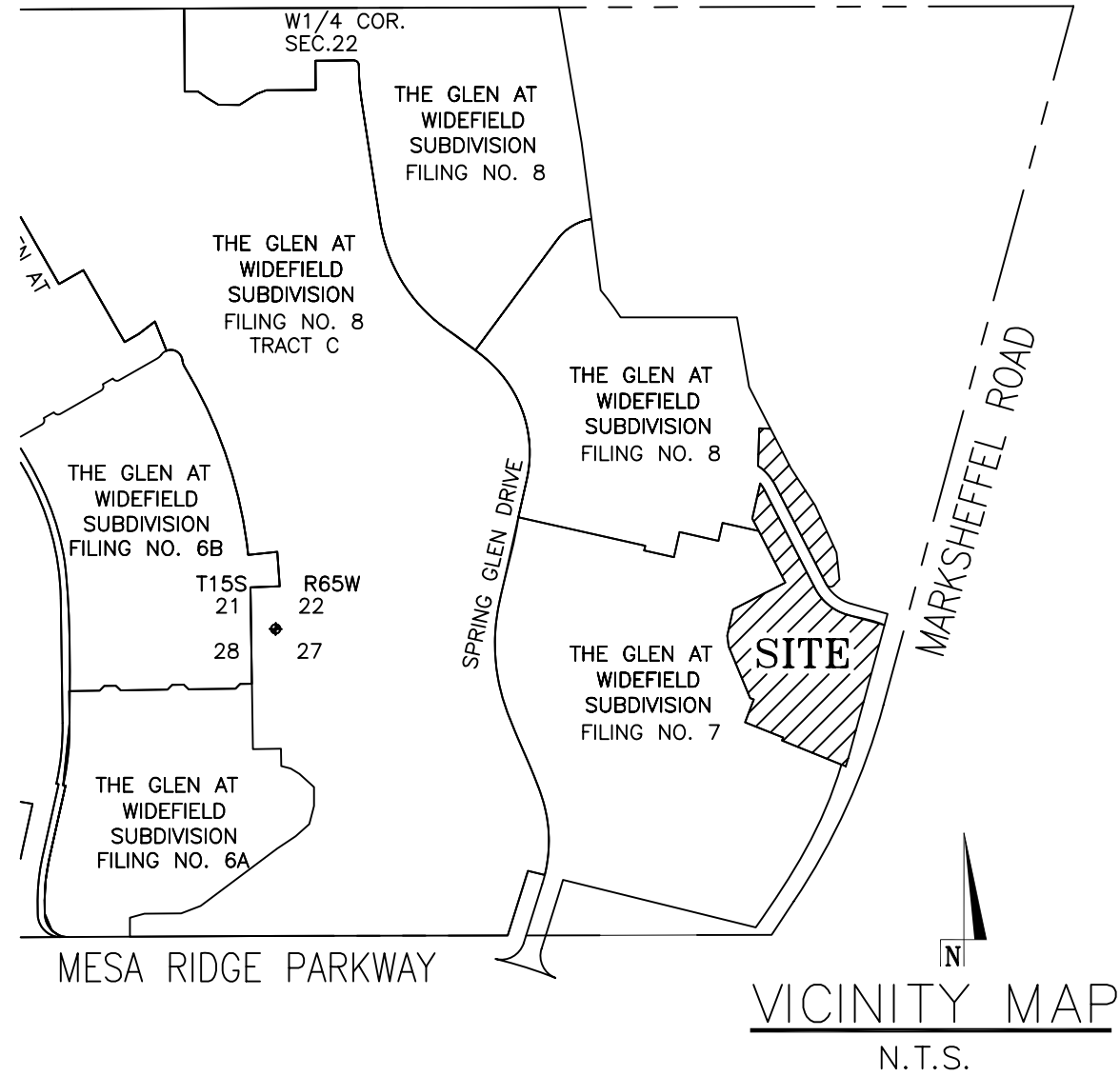
- These tracts of land are subject to the following per the Commitment for Title Insurance, prepared by Unified Title Company, LLC. Order No. 69045UTC, effective date October 23, 2019 at 7:30 A.M.
- Any rights, interest or easements in favor of the riparian owners, the State of Colorado, the United States of America, or the general public, which exist, have existed, or are claimed to exist in and over the waters and present and past bed and banks of the streams, ditches and/or ponds within the herein described parcel.
- Any rights of the Spring Lake Reservoir as shown on Map recorded under Reception No. 499772, File No. 836.
- Terms, agreements, provisions, conditions and obligations as contained in Agreement between W. T. Gore and The League Land Company recorded December 9, 1922 in Book 606 at Page 542 at Reception No. 331050.
- Right of Way recorded December 1, 1927 in Book 798 at Page 202, subject to the Special Warranty Deed recorded July 19, 1928 in Book 814 at Page 324, subject to the Agreement and Partial Release recorded November 15, 1982 in Book 3634 at Page 80, as modified by and subject to the Colorado Interstate Gas Company Right of Way and Easement Agreement to Pipeline Corridor recorded June 7, 2002 as Reception No. 202092771, and as modified by the Partial Release of Right of Way Agreement recorded February 21, 2008 as Reception No. 208020313.
- Right of Way recorded October 15, 1927 in Book 798 at Page 147, subject to the Special Warranty Deed recorded July 19, 1928 in Book 814 at Page 324, subject to the Agreement and Partial Release recorded May 25, 1984 in Book 2014 Page 794 and Agreement and Partial Release recorded November 15, 1982 in Book 3634 at Page 80, as modified by and subject to the Colorado Interstate Gas Company Right of Way and Easement Agreement to Pipeline Corridor recorded June 7, 2002 as Reception No. 202092771, and as modified by the Partial Release of Right of Way Agreement recorded February 21, 2008 as Reception No. 208020313.
- Terms, agreements, provisions, conditions and obligations as contained in Agreement between Widefield Water and Sanitation District and JHW Investment Company recorded May 6, 1997 as Reception No. 97051183.
- The effects of Order and Decree Organizing the Glen Metropolitan District No. 3 and issuance of Certificate of Election recorded June 24, 2004 at Reception No. 204105072.
- The effects of Order and Decree Organizing the Glen Metropolitan District No. 2 and issuance of Certificates of Election recorded June 24, 2004 at Reception No. 204105070.
- Terms, agreements, provisions, conditions and obligations as contained in Pre-Annexation Agreement recorded September 3, 2004 as Reception No. 204150530.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 04-448 recorded November 16, 2004 as Reception No. 204188867.
- Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 04-482 recorded February 4, 2005 as Reception No. 205017888.
- Notes, easements and restrictions as shown on the plat of said subdivision recorded March 7, 2005 at Reception No. 205032403.
- Terms, agreements, provisions, conditions and obligations as contained in Development Agreement recorded November 23, 2005 at Reception No. 205187505 and recorded May 26, 2006 at Reception No. 206077406.
- Incident within the Security Fire Protection District as evidenced by Order recorded December 9, 2005 as Reception No. 205196147
- The effects of the Order of Exclusion in regards to the Mesa Ridge Metropolitan District No. 2 recorded October 24, 2007 as Reception No. 207138536. Resolution in regards thereto recorded August 31, 2007 as Reception No. 207114359.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, recorded March 28, 2013 at Reception No. 213040266, recorded November 20, 2014 as Reception No. 214107071, and recorded March 4, 2015 as Reception No. 215020223. Subject to Section 1.15 of the Declaration of Covenants, Conditions, Restrictions and Easements for Glen Filings Nos. 6A, 6B & 6C recorded March 28, 2013 at Reception No. 213040268 and any and all amendments and/or supplements thereto.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 15-250, recorded June 18, 2015 at Reception No. 215063410.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Memorandum of Agreement, recorded June 18, 2015 at Reception No. 215063411.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Temporary Construction Easement Agreement recorded August 13, 2015 at Reception No. 215087837.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way, recorded December 07, 2015 at Reception No. 215131214.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 16-141 recorded May 3, 2016 at Reception No. 216047340.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution No. 16-227 recorded June 29, 2016 at Reception No. 216070954.
- Covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded August 1, 2016 at Reception No. 216085646 and any and all amendments and/or supplements thereto. First Amendment thereto recorded March 15, 2019 at Reception No. 218026576. Second Amendment thereto recorded June 12, 2019 at Reception No. 219064437.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded January 30, 2017 at Reception No. 217011405.
- Temporary Access easement for ingress a recorded January 30, 2017 at Reception No. 217011406.
- Water and sewer service is provided by Widefield Water and Sanitation District subject to the District's rules, regulations, and specifications.
- The El Paso County Planning and Community Development must be contacted prior to the establishment of any driveway.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- The following reports have been submitted and are on file at the County Planning and Community Development: Soils and Geological, Water and Wastewater Resources, Drainage Report, Natural Features Inventory Report, Erosion Control Report, Wetland Impact Report.
- No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 approach surface of the Colorado Springs Municipal Airport.
- All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft.
- No electromagnetic, light, or any other physical emissions which might interfere with aircraft, aviation, communications or navigational aids shall be allowed.
- The Airport Advisory Commission suggests that residences constructed in this area should include F.A.A. approved sound mitigation construction techniques to obtain at least a 25db reduction in interior noise.

NOTICE: This property may be adversely impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and the ramifications thereof.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and preliminary accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
- All corner lots will be platted with a Sight Visibility and Public Improvements Easement as shown in the "Typical Public Improvement Easement" detail. No obstructions greater than thirty (30") inches in height above flow line elevation are allowed within this area. The sole responsibility for maintenance and ownership being vested with individual property owners.
- The addresses (0000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
- The Glen at Widefield Filing No. 10 is subject to the provisions of the Park Lands Agreement as recorded at Reception No. _____ in the records of El Paso County, Colorado, recorded on the ____ day of _____, 20____.
- This property may be adversely impacted by possible radio towers installation on an adjacent parcel. The buyer should familiarize himself/herself with this potentiality and ramification thereof.
- This property is subject to the Protective Covenants, recorded at Reception No. _____, in the records of the El Paso County Clerk and Recorder.

NOTES CONTINUED:

- This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon a Commitment for Title Insurance, prepared by Unified Title Company, LLC. Order No. 69045UTC, effective date October 23, 2019 at 7:30 A.M.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army the Corps of Engineers, the U.S. Fish & Wildlife Service and/or Colorado Department of Wildlife regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- The property in The Glen at Widefield Subdivision Filing No. 10 is located in Flood Zone X, determined to be outside the 500-year floodplain per FEMA Flood Insurance Rate Maps 08041C956 G and 08041C957 G, Effective dates December 07, 2018.
- Pursuant to Resolution No. _____, approved by the Board of Directors, El Paso County Public Improvement District __ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of Glen at Widefield Subdivision Filing No. 10 are included within the boundaries of the El Paso County Public Improvement District #2 and as such is subject to applicable road impact fees and mill levy.
- This plat has opted to be included in the 10-mill PID #2 for the road impact fee program. The fee is based on the established rate at the time of building permit application.
- Tract "A" is to be used for open space, public and private utilities, drainage, trails, and signage. The tract will be owned and maintained by The Glen Metropolitan District.
- All distances shown hereon are in US Feet.
- There are 40 lots and 1 tract within this subdivision.

GLEN 10 ACREAGE TABLE	
TRACTS	OWNERSHIP & MAINTENANCE
TRACT A	2.125 AC
TOTAL ACREAGE	2.125 AC
RIGHT-OF-WAY (R.O.W.)	
TOTAL ACREAGE	1.093 AC
LOTS (40 TOTAL)	
TOTAL ACREAGE	7.253 AC
TOTAL GLEN 10	
TOTAL ACREAGE	10.471 AC



APPROVALS:

The accompanying plat was approved by the El Paso County Planning and Community Development this ____ day of _____, 20__ A.D.

Director, Craig Dossey, Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 10 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets, and easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

President, Board of County Commissioners Date

ASSESSOR:

Steve Schieker, El Paso County Assessor

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this ____ day of _____, 20__ A.D., and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, Recorder

FEE: _____ By: _____ Deputy

SCHOOL FEE - DISTRICT# _____:

PARK FEES:
REGIONAL: _____
NEIGHBORHOOD: _____

DRAINAGE BASIN: _____
DRAINAGE AND SURETY FEES: _____
BRIDGE FEE: _____

SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

PINNACLE LAND SURVEYING CO., INC.

John W. Towner, Registered Professional Land Surveyor No. 25968

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

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.10

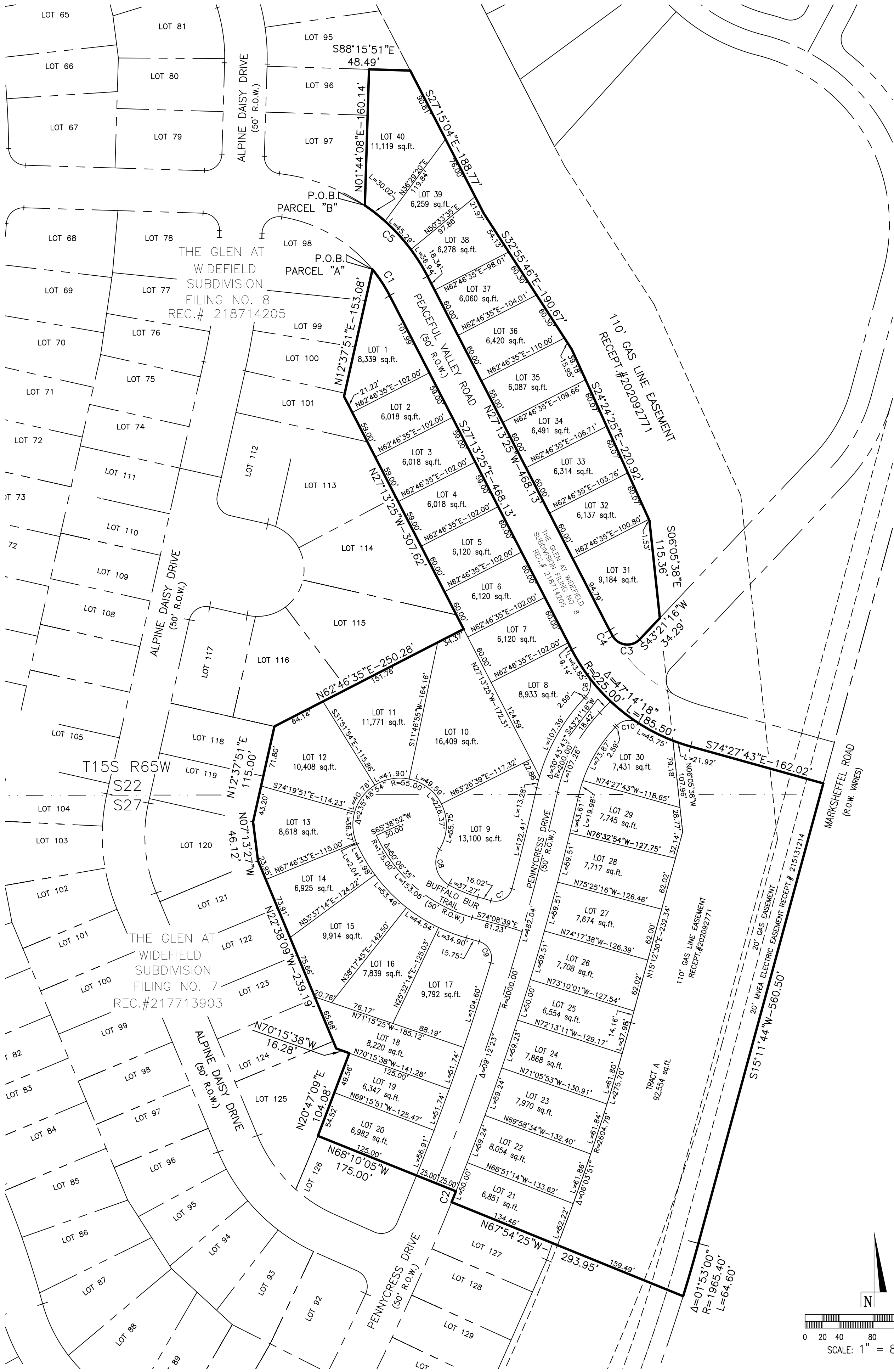
DRAWN BY:MWV
JOB NO.:19001600

CHECKED BY: JWT
DWG: 19001600--FP.DWG

DATE:10/15/19
SHEET 1 OF 2

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 10

A portion of the Southwest One-quarter (SW1/4) of Section 22 and the Northwest One-quarter (NW1/4) of Section 27
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



December 8, 2017

To Whom It May Concern,

We are writing this letter to update our timeframe associated with our trail system that is to be built in conjunction with The Glen at Widefield East.

In conjunction with Filing 7 we proposed constructing the southern half of Trail "B" as well as Trail "E". Although we anticipated being able to deliver these trails previously we decided to wait until all the infrastructure was in place so we would not have to alter the trails once complete. We have completed all development for filing no. 7 and now we anticipate the trails being completed no later than March 1 2018. With our second filing, Filing No. 8, we will be building a small picnic area on Trail "E". Due to the location of this picnic area we do not feel that we will need to wait until the full infrastructure will need to be in place before we construct. Due to this, we believe we will have the picnic area completed by June 1, 2018.

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

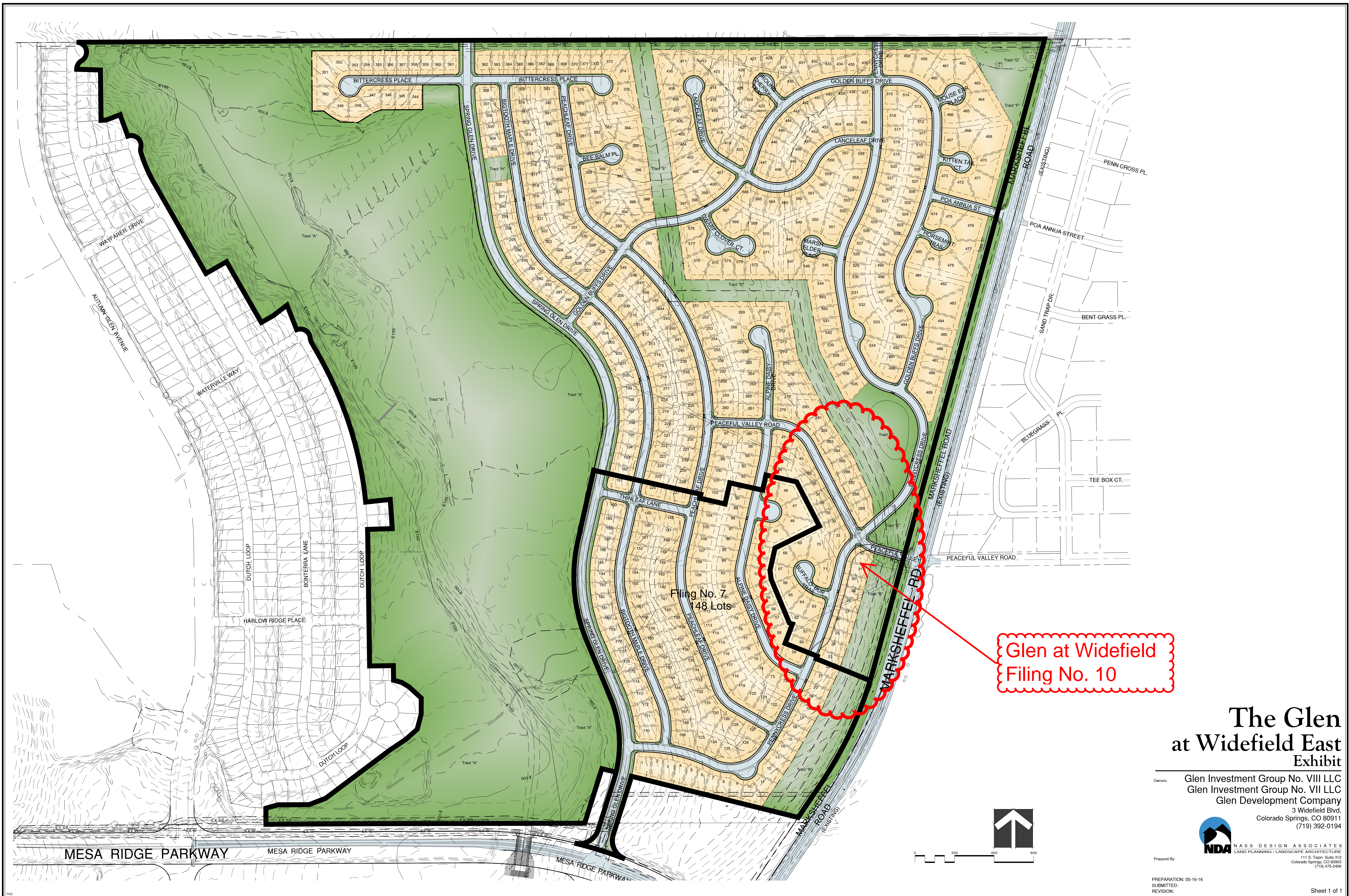
I hope this gives a clear picture as to where we are in our construction process as well as our anticipated future timeframe.

If you have any questions or need any more information please do not hesitate to contact me.

Thank You,

J. Ryan Watson

Glen Development



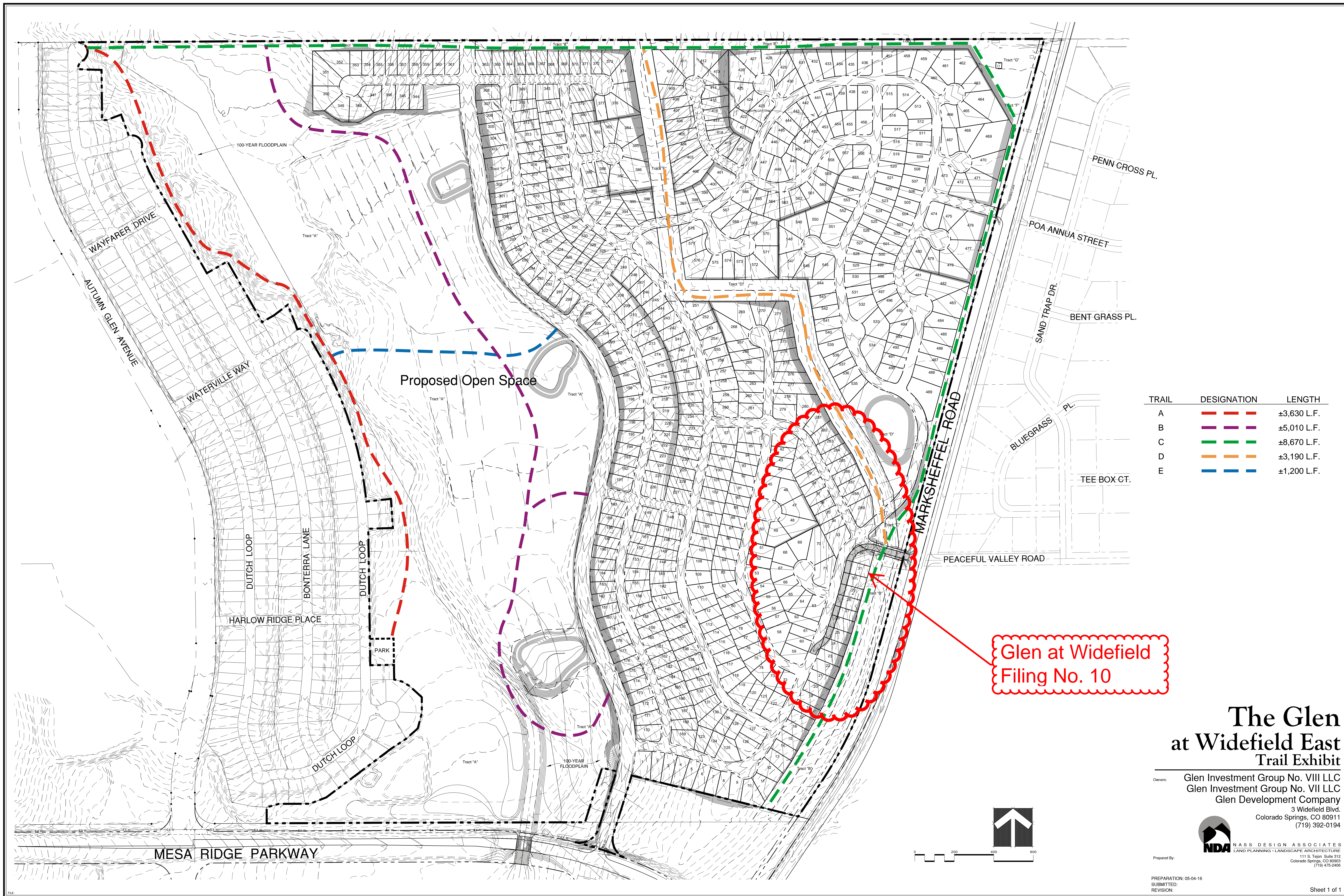
The Glen at Widefield East Exhibit

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



Prepared By:

PREPARATION: 05-16-16
SUBMITTED:
REVISION:



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

The Glen at Widefield East Trail Exhibit

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



Prepared By:

PREPARATION: 05-04-16
SUBMITTED:
REVISION:

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Northern Nature Center Feasibility Study

Agenda Date: December 11, 2019

Agenda Item Number: #7 - A

Presenters: Todd Marts, Manager, Recreation & Cultural Services
Division
Jeff Webb, Altitude Land Consultants

Information: **Endorsement:** X

Background Information:

Based on projected population growth and public surveys in the El Paso County Parks Master Plan in 2013, developing a nature center in northern El Paso County was identified as an objective. The need for a Northern Nature Center was also identified as an objective in the 2017 - 2021 El Paso County Strategic Plan.

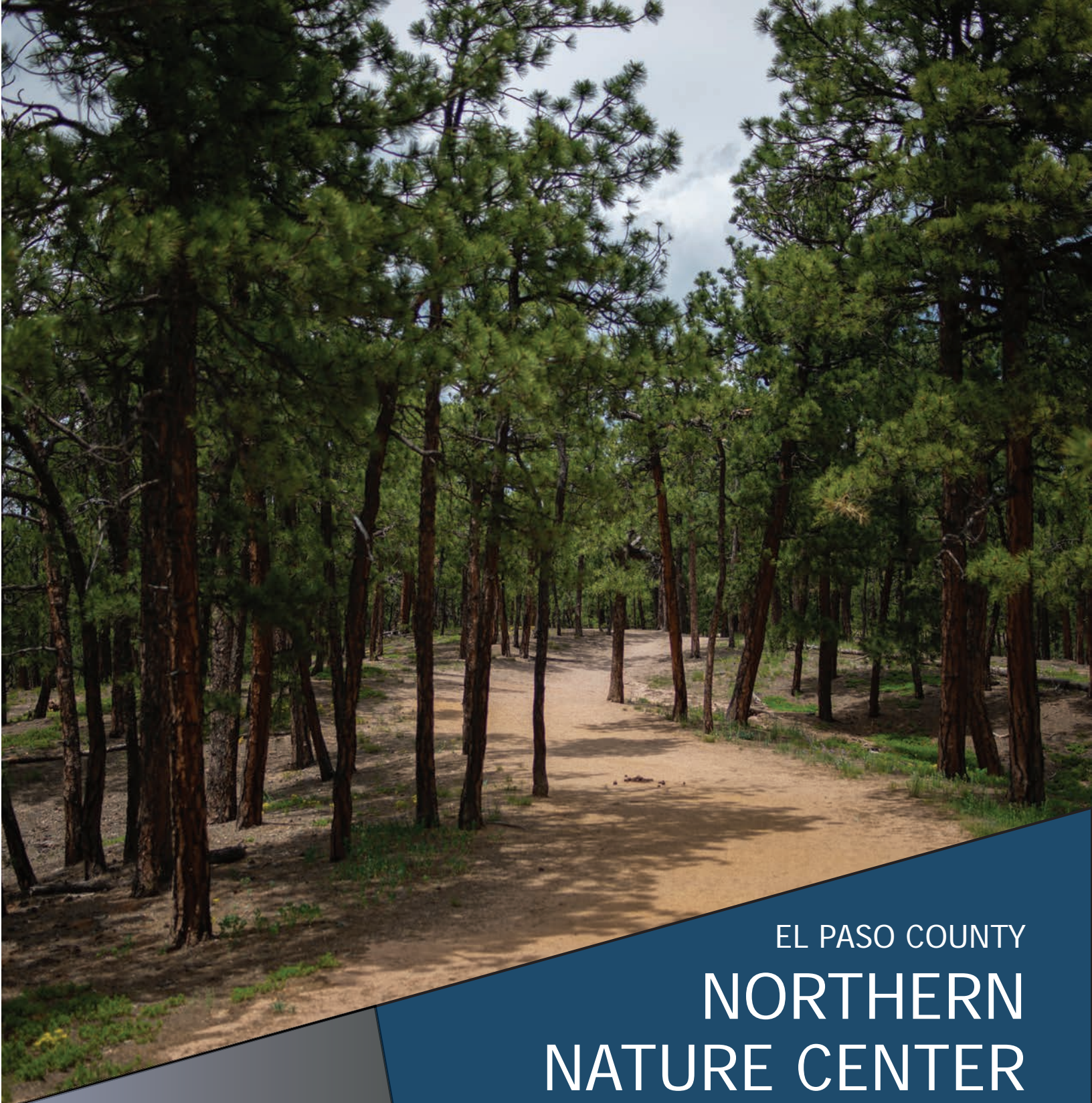
Altitude Land Consultants was contracted to conduct a feasibility study to analyze and evaluate locations, potential partnerships/ collaborations, public support, revenue sources, and construction costs.

Following the August presentation to the Park Advisory Board, the team conducted another public meeting to present the draft study and collect additional public input.

Please find enclosed the feasibility study for Park Advisory Board consideration and / or endorsement.

Recommended motion:

Move to endorse the Northern Nature Center Feasibility Study.



EL PASO COUNTY
**NORTHERN
NATURE CENTER
FEASIBILITY
STUDY**

DECEMBER 2019

EXECUTIVE SUMMARY

Parks Board Members
El Paso County Parks Advisory Board
2002 Creek Crossing
Colorado Springs, CO 80919

December 11, 2019

Dear Park Advisory Board Members,

It is our privilege at Altitude Land Consultants to present the following report and graphics for the Feasibility Study for a Northern Nature Center for El Paso County. Upon reviewing multiple reports and documents prepared for El Paso County and visiting several sites, both those owned by El Paso County and those that may have merits for purchase, we are proud to present a recommended location and a preferred alternate location for the new Northern Nature Center.

On the following pages, we have detailed the process including a summary of the Public Meetings, a meeting with staff of the existing Nature Centers in El Paso County, the community survey, and observations from the numerous site visits.

Given the assembled matrix, enclosed in this report, two existing El Paso County Parks for the future Northern Nature Center became obvious:

- Black Forest Regional Park
- Fox Run Regional Park

In the following report, you will note the analysis that not only provided the background that narrowed the focus to these two parks, but also the analysis internally to each park that provided an optimal location within the selected park. The ultimate conclusion of this Feasibility Study is that while both properties would be an excellent locations, Fox Run Regional Park has several advantages that may make it the most successful home for the new Northern Nature Center.

Thank you all for this opportunity, it has been a pleasure for all of us!

Sincerely,

Jeffery Webb, MLA | Project Manager



TremmelDesignGroup

RELATIONSHIP TO EL PASO COUNTY MASTER PLAN

A new Northern El Paso County Nature Center, educating, inspiring and serving citizens across the Pikes Peak region, has been a goal of community members, County Parks, and advocates for many years.

The vision of a new Nature Center is built on many years of successful operation, management, and community service at El Paso County's Bear Creek and Fountain Creek Nature Centers. The record of impact of these existing facilities illustrates the potential of a Northern Nature Center to educate and inspire a new generation of outdoor stewards in El Paso County.

This vision is supported by several important El Paso County planning documents. The 2017-2021 El Paso County Strategic Plan identified Nature Centers as an important component of the park system. A key strategy within this guiding document is to *"continue to improve and update...Nature Centers"*. Strategy G3.D.4 additionally identifies *"Complete(ing) a feasibility study for a northern El Paso County nature center"* as a high priority goal for El Paso County.

The 2013 El Paso County Parks Master Plan further supports the vision for a Northern Nature Center when it states, *"the Master Plan proposes the addition of a new nature center in northern El Paso County....once funding can be secured."*

As significant as these guiding documents are to the vision for a new Northern Nature Center, it could be argued that the will of the community has been most important in creating the support and momentum for a new Nature Center. In a recent survey, nearly 85 percent of respondents agreed that, *"Nature Centers are a public amenity that is an important part of a well-rounded park system."*

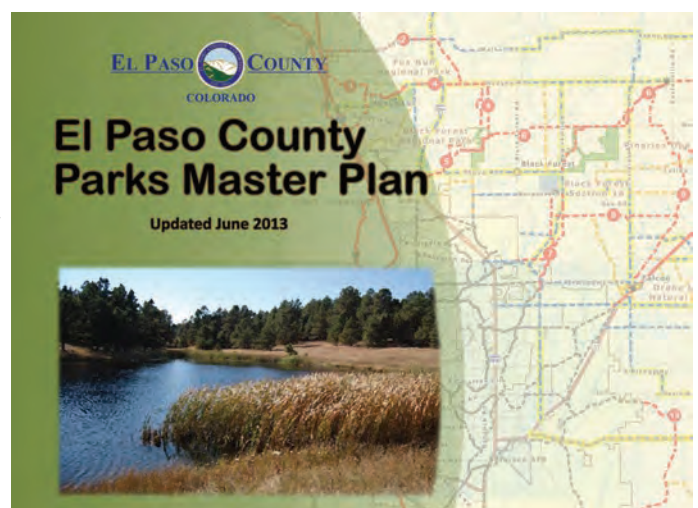
This Feasibility Study will build on the goals of El Paso County Strategic Plan, the El Paso County Parks Master Plan, and the desire of so many in the community, to help realize the vision for a new Northern El Paso County Nature Center.

"Continue to Improve and Update the County Park System Including Parks, Trails, Open Space, Nature Centers, Fairgrounds and Services"

-El Paso County 2017-2021 Strategic Plan (Strategy D)

"The Master Plan proposes the addition of a new nature center in northern El Paso County once current facilities have been upgraded and funding can be secured. Goals include building on existing successful programs, expanding opportunities that focus on natural and cultural resources and agricultural heritage, and increasing partnership and collaboration as a programming strategy."

-El Paso County Parks Master Plan (2013)



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PAGE 3

EXISTING EL PASO COUNTY NATURE CENTERS

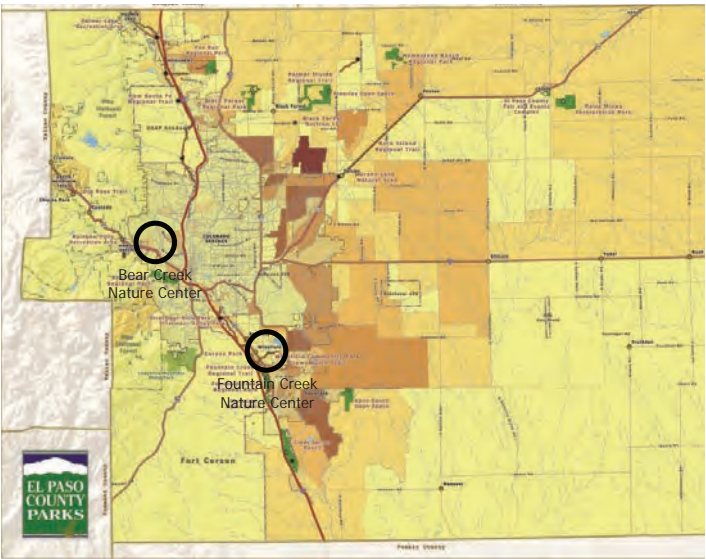
The Colorado Springs Independent has described Bear Creek and Fountain Creek Nature Centers as, *"oases on the edges of Colorado Springs,"* and argues they are, *"not just places to breathe fresh air and see wildlife-they're investments in future generations."* The existing nature centers are public amenities that have served citizens of El Paso County for over 40 years.

In any given year, nearly 30,000 individuals participate in organized programs at the centers. Many multiples of that number visit the centers each year. County staff is supplemented by more than 7,000 hours of annual volunteer time at the two Nature Centers. The popularity of the nature centers is a reflection of their ability to serve the community and to connect people to their natural world.

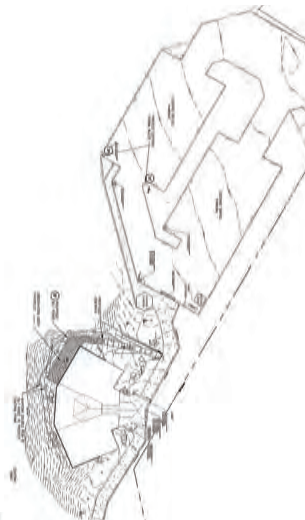
However, El Paso County's population has more than doubled in the years since the last nature center

was opened. Further, citizens of northern El Paso County must drive for a half an hour or more to visit a nature center. In an era defined by a growing disconnect between people and their environment, the importance of nature centers in El Paso County continues to grow.

The Northern Nature Center seeks to build on the success of the existing nature centers and will provide new opportunities for education, inspiration, and outdoor access to citizens across El Paso County.

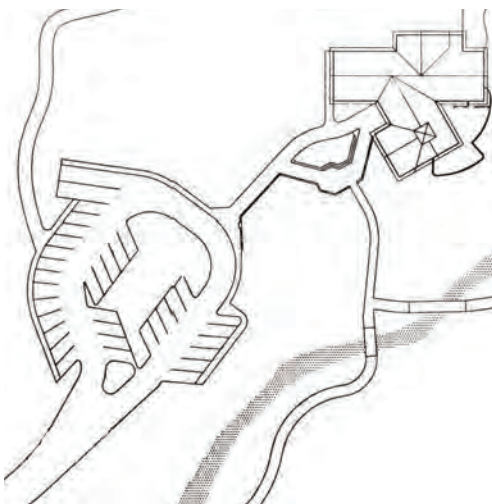


EXISTING NATURE CENTER LOCATIONS



FOUNTAIN CREEK NATURE CENTER FLOOR PLAN

Fountain Creek	
Room (sqft)	Current
Public Spaces	
Entry	105
Reception	428
Exhibition Space	1400
Media Room	1210
Multi-Purpose	0
Bathrooms	200
Public Spaces Total	3343
Private spaces	
Offices	263
Conference Room	156
Library	0
Work Room	378
Private Spaces Total	797
Utility Spaces	
Mechanical	30
Janitor Closet	13
Storage	90
Projector room	0
Circulation	86
Stairs	72
Garage	0
Basement	450
Utility Spaces Total	741



BEAR CREEK NATURE CENTER FLOOR PLAN

Bear Creek	
Room (sqft)	Current
Public Spaces	
Entry	850
Reception	150
Exhibition Space	1500
Media Room	0
Multi-Purpose	1000
Bathrooms	540
Public Spaces Total	4040
Private spaces	
Offices	228
Conference Room	0
Library	114
Work Room	500
Private Spaces Total	842
Utility Spaces	
Mechanical	50
Janitor Closet	66
Storage	111
Projector room	44
Circulation	715
Stairs	112
Garage	273
Basement	1470
Utility Spaces Total	2841

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EXISTING EL PASO COUNTY NATURE CENTERS

Bear Creek Nature Center

Year Established: 1976, Rebuilt 2002

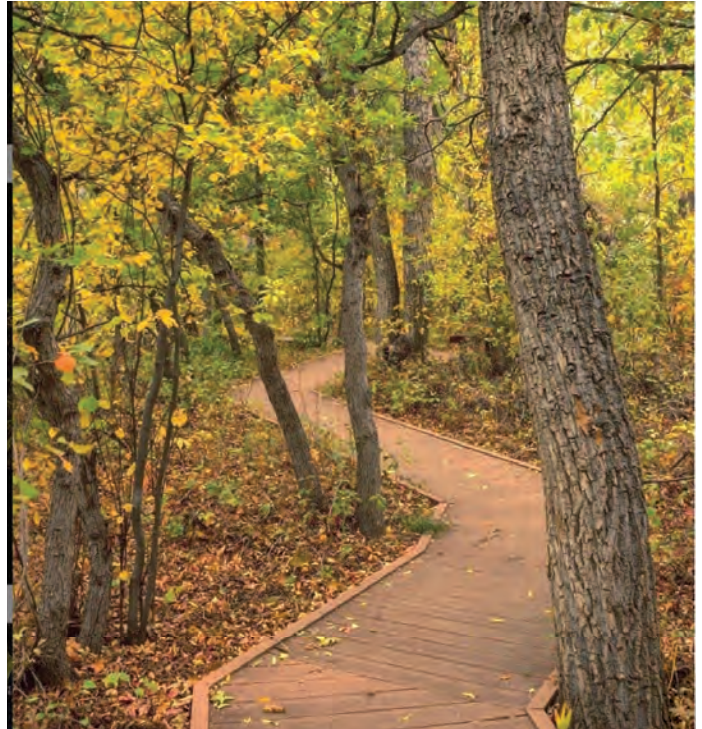
Park: Bear Creek Regional Park

Park Visits (By Reservation): 72,062

Eco-System: Foothills Montane

Building Square Footage: 8,900 SF

Set in the scrub-oak covered foothills of Pikes Peak and Colorado's Front Range, Bear Creek Nature Center supports a variety of wildlife and bird species. Scrub oak thickets, ponderosa pine forests, a mountain creek, and lush meadows give this site its Rocky Mountain foothills character that attracts children and adults of all ages. Visitors find Bear Creek Nature Center, its exhibits and programing, and the surrounding two miles of nature trails to be enjoyable, exciting, and fascinating.



BEAR CREEK NATURE CENTER

Fountain Creek Nature Center

Year Established: 1992

Park: Fountain Creek Regional Park

Park Visits (By Reservation): 12,151

Eco-System: Riparian Wetland

Building Square Footage: 4,900 SF

The Fountain Creek Nature Center is located at the edge of a riparian zone in the central portion of Fountain Creek Regional Park. Set in the mature cottonwood forest and flood plain along Fountain Creek, numerous species of waterfowl and other riparian wildlife are attracted to the park by several meadows, spring-fed ponds, marshes, and the creek itself. As an oasis on the plains, the nature center serves visitors of all ages as a gateway to discovery and features interpretive exhibits that emphasize life in, on, and around the water.



FOUNTAIN CREEK NATURE CENTER



FOUNTAIN CREEK NATURE CENTER

COUNTY OWNED-PROPERTY INVENTORY

In the search for a location for a new nature center in northern El Paso County, it is important to first assess the properties that are owned by El Paso County. When considering cost and availability of property, currently owned properties are more feasible sites.

The following are properties owned by the County in northern El Paso County that were reviewed and analyzed for a future nature center:

Elephant Rock Open Space

Elephant Rock is located west of Interstate Highway 25, north of Monument and east of Palmer Lake. The property, which is approximately 65 Acres, was purchased by the County in 2017.

Fox Run Regional Park

Fox Run Regional Park is located east of Interstate Highway 25, northeast of the Gleneagle community. The property is 409 acres and has been a beloved community park, highly used for both active and passive recreation in northern El Paso County.

Black Forest Regional Park

Black Forest Regional Park, as the names infers, is located in the Black Forest of Northern El Paso County with 382 acres. Black Forest Regional Park, today includes active recreation and 14 miles of existing trails. Much of the park was heavily burned in the Black Forest Fire in 2013.

Pineries Open Space

The Pineries is a relatively new property under ownership by El Paso County, not yet open to the public. It was acquired by the County in 2010 as a dedication by the developer. It is approximately, 1,067 acres, of which the majority of the property is under a conservation easement, held by the Palmer Land Trust.

Homestead Ranch Regional Park

The Homestead Ranch Regional Park encompasses 450 acres of land to the northwest of Peyton, Colorado. Park amenities include a large playground,

athletic fields, pavilions and a fishing pond.

Falcon Regional Park

Falcon Regional Park, located north of Falcon High School, is a predominantly active regional park featuring multiple athletic fields, a playground, dog park and trails. The Park covers 215 acres of land.

Peyton Pines

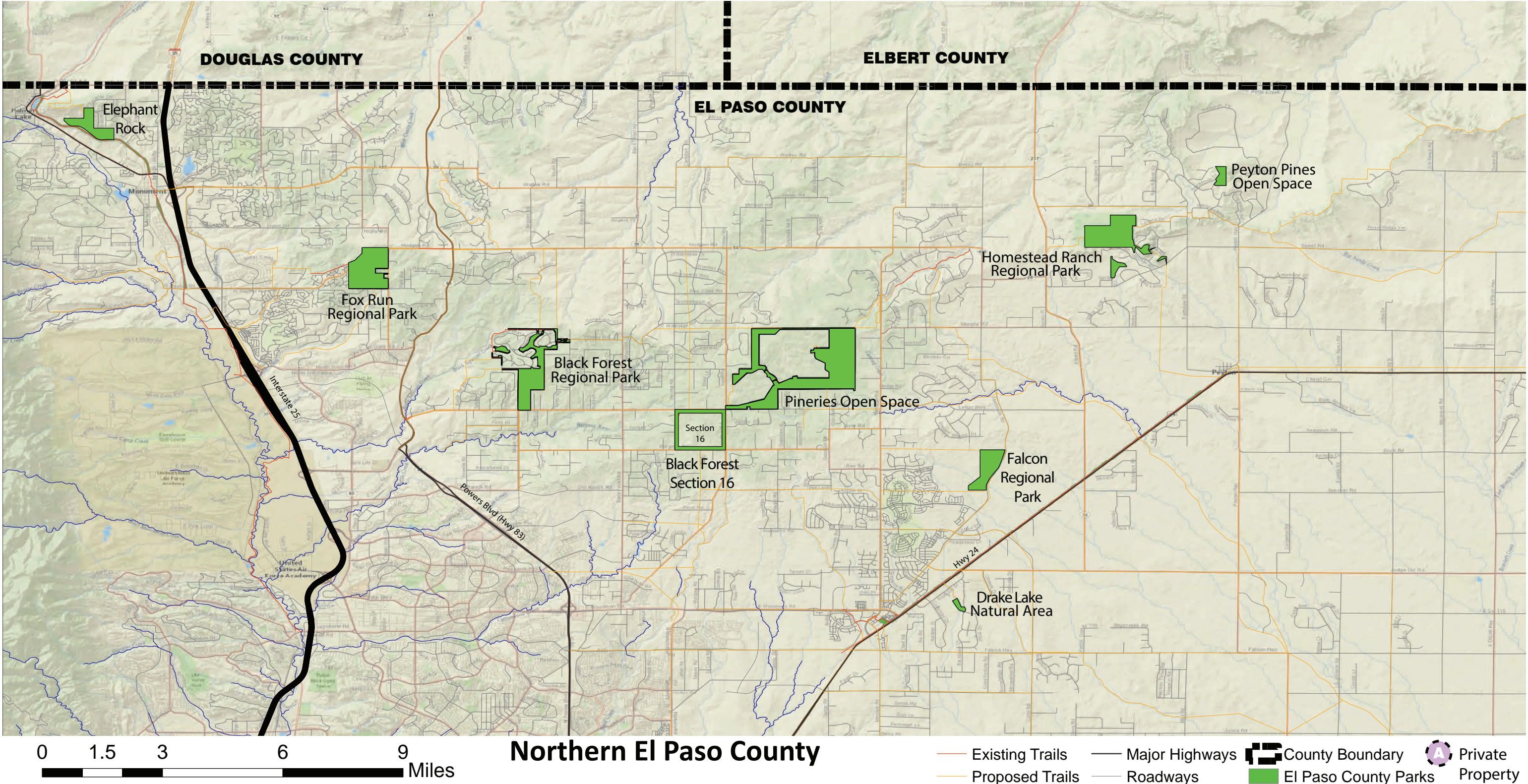
Peyton Pines Open Space covers 48 acres and is located to the northeast of Homestead Ranch Regional Park. Today, it is not open to the public.

Drake Lake Open Space

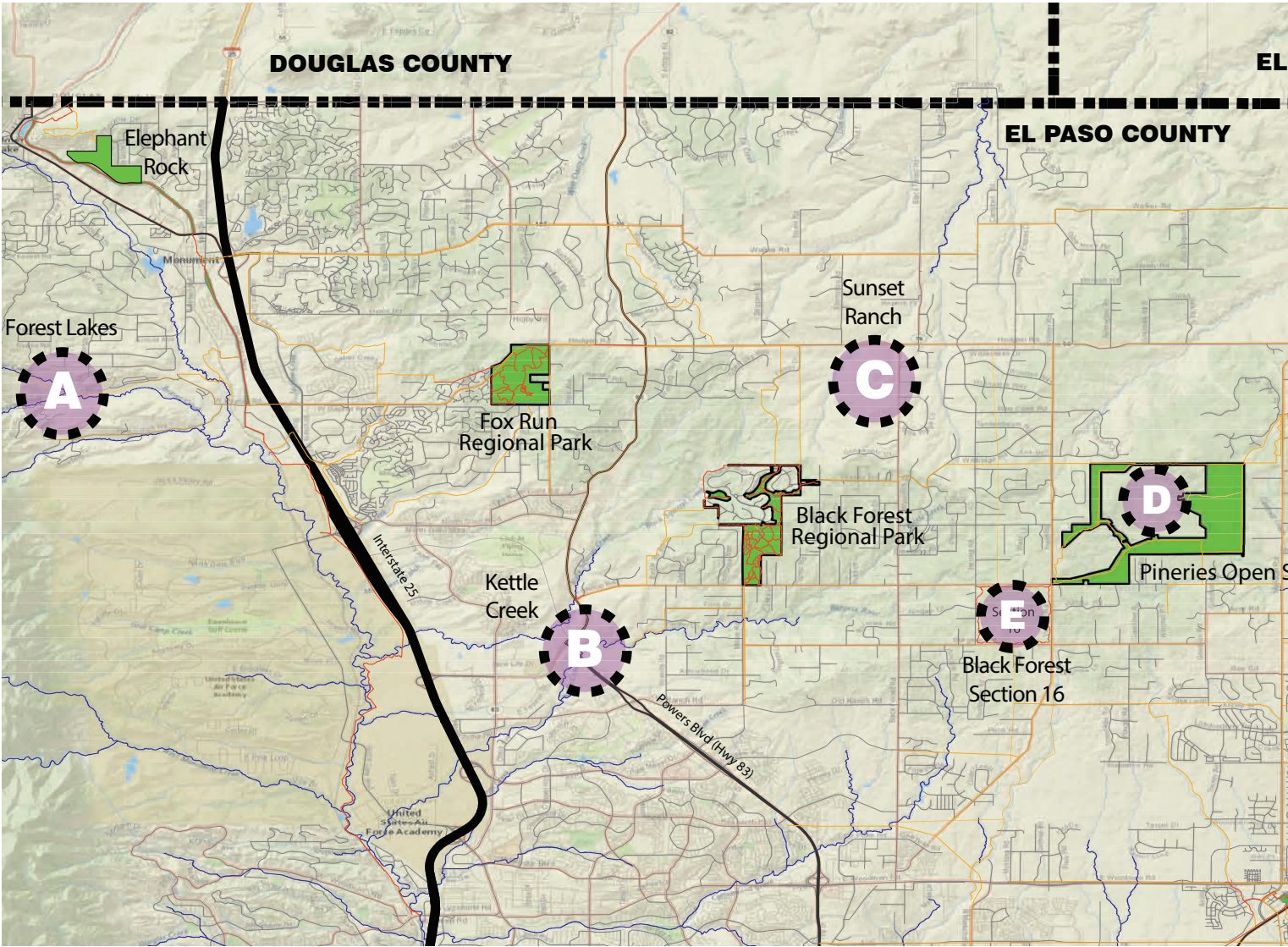
The Drake Lake Open Space is located south of Highway 24, off of Mallard Drive and west of Meadow Lake Airport. It is used for passive recreation.

Black Forest Section 16

Black Forest Section 16 is a 640-acre parcel of land to the southwest of the Pineries. The property has limited use as a trail around the perimeter of the property and features Academy School District 20's School in the Woods.



PRIVATE AND NON-COUNTY OWNED PROPERTIES



On the prior pages, we provided a summary of the properties that are owned by El Paso County. While those properties are critical for consideration, privately-owned properties offer their unique opportunities for a new Nature Center. In the prior decades, El Paso County has secured several critical pieces of land for its residents due to their natural attributes and conservation efforts.

In the search for a Northern Nature Center, we believe the following sites are worth consideration for acquisition specifically for a Northern Nature Center:

Forest Lakes

The Beaver Creek property is located west of I-25 in the foothills south of Monument and north of the Air Force Academy. The several hundred acre property is defined by Beaver Creek and its healthy riparian ecosystem, beaver ponds, and rolling foothills. Despite not being representative of a classic ‘Black Forest’ ecosystem, the site has

impressive resource value and high potential for a Nature Center.

Beaver Creek’s private ownership and the advancing residential development (and real estate values) of the area pose significant challenges for acquiring this property for a new Nature Center.

Kettle Creek

Kettle Creek is a 154 acre property located in north-east Colorado Springs. The property is comprised of a plains ecology with deeply incised riparian drainageways and isolated stands of ponderosa. The property is also home to a large area of prebbles jumping mouse habitat. Notably, the property is under consideration for purchase by the City of Colorado Springs.

The property, though rich in environmental amenities, poses challenges as a Nature Center location. For example, the presence of the endangered prebbles jumping mouse limits development opportunities and could hinder the creation of a new Nature Center. Further, the property is privately owned and may soon be acquired by the City of Colorado Springs. The uncertain ownership and management situation at Kettle Creek limits the feasibility of the property.

Sunset Ranch

Sunset Ranch is a 360 acre property located several miles north of Black Forest Regional Park near the County line. The property is a rolling grassland prairie notable for the presence of several well-fed ponds and numerous bird species. The property has limited stands of trees but is indicative of a typical short grass prairie ecosystem.

The high costs of acquisition and the more limited environmental diversity at Sunset Ranch limit the potential of this property to serve as the home of the new Nature Center.

Black Forest Section 16 (Publicly-Owned)

Black Forest Section 16 is located immediate south west of the Pinerias Open Space in the heart of the Black Forest. The 640 acre property is owned by the State Land Board and leased, in part, to El Paso County Parks. The property features an existing perimeter multi-use trail administered by El Paso County as well as the renowned School in the Woods outdoor school. The property is comprised primarily of rolling hills of ponderosa pine, similar to what is found at the nearby Fox Run Regional Park.

Black Forest Section 16 is an intriguing property that has significant challenges as a Nature Center location. The primary challenge is that this property is owned by the State Land Board of Colorado. As a historic ‘school section’, it is extremely unlikely (and perhaps even impermissible) that this property would be sold to the County. While the State Land Board could choose to lease the land for a new Nature Center, the arrangement would not be permanent. The additional costs and jurisdictional uncertainties, coupled with a site that is similar in character to Fox Run Regional Park, make Black Forest Section 16 a less than ideal Nature Center location.

Pinerias Private Parcels

The 1290 acre, interior portion of the Pinerias Open Space, is privately owned parcel of outstanding environmental quality. This parcel will be discussed in more detail on the following page.

PRIVATELY-OWNED PROPERTIES

Private vs Publicly Owned Properties

The purpose of this plan is to explore the feasibility of a Northern El Paso County Nature Center and determine the most advantageous site for the new facility. One of the most critical factors in the long-term success of the new Nature Center will be funding. From construction costs to operating expenses, establishing a new Nature Center will be a capital intensive effort.

After much deliberation, consultation with County staff, and detailed budget analysis, it was determined that a potentially million dollar plus acquisition of a private property would have significant ramifications for the feasibility of a new nature center. Every dollar spent on acquisition would be one less dollar that could be spent developing a Nature Center.

Given El Paso County's limited acquisition budget and the bounty of outstanding open space properties owned by the County, it was determined that the most feasible, practicable, and successful path forward is to focus on County-owned properties as the home for the new Northern Nature Center.



FOREST LAKES



KETTLE CREEK



BLACK FOREST SECTION 16



SUNSET RANCH

PINERIES DEVELOPMENT ANALYSIS

Pineries Open Space

For those who have had the privilege to visit the Pineries property and see its beauty, it's a property that at first glance seems like a logical site for a Nature Center. The property is quite large, at 1,069 acres, and wildlife is commonplace throughout its diverse wetland areas, large natural open meadows and heavily forested areas. The property includes some areas of burned vegetation from the Black Forest Fire in 2013, which can be an interesting component to a nature center in understanding the role and impact that fire has for an area.



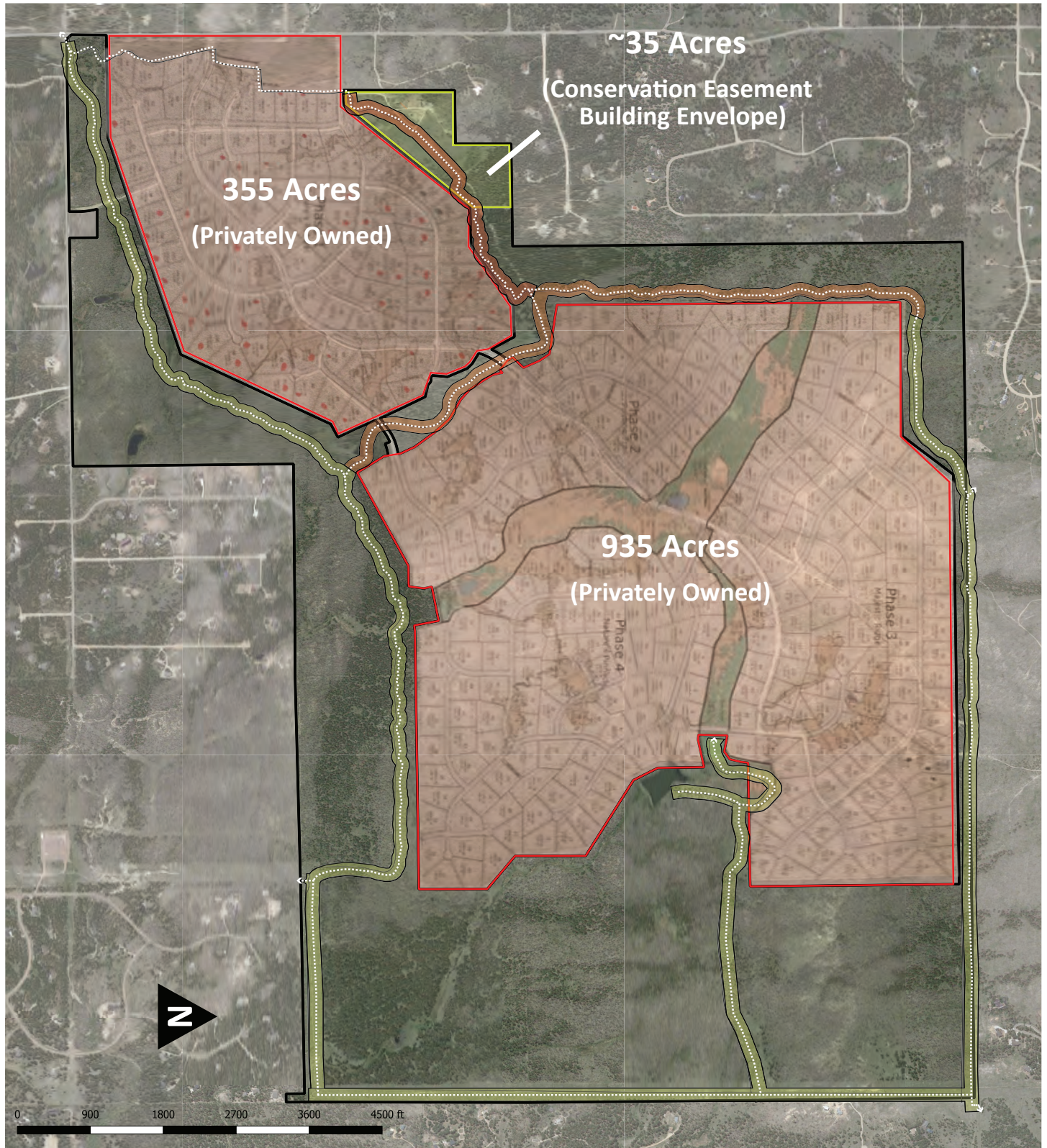
However, the Pineries property has many characteristics that add great complexity for a Nature Center. Two factors in particular greatly limit the feasibility of the Pineries to serve as a Nature Center location. First, a permanent conservation easement establishes a 35 acre portion of the property as the sole buildable area for a Nature Center. This area (identified in yellow on the adjacent map) has limited environmental characteristics for a Nature Center. Additionally, the area is located on the extreme periphery of the property, creating great challenges for accessing the more unique and special areas of the property.



The second major limitation of the Pineries Open Space is that interior 1,200+ acres of the property is privately owned (identified in red on the adjacent map) and planned for residential development with hundreds of 2.5 acres lots. Should this development occur, many of the natural qualities that make the Pineries appealing will be lost.



Consequently, this report does not recommend the Pineries property for the Northern Nature Center. However, in the interest of conservation, strong consideration should be given to acquiring portions of the private property currently slated for development.



SUMMARY OF COMMUNITY MEETING #1

The first public meeting for the Northern Nature Center Feasibility Center was held on January 31, 2019 at the Black Forest Fire and Rescue Station. Approximately 60 community members gave two hours of their time to learn about the project, share ideas, and give feedback on the Northern El Paso County Nature Center.

The purpose of the meeting was to introduce the Northern Nature Center project; discuss potential nature center locations; and brainstorm about the amenities, site conditions, and building architecture that make a great nature center.

The public meeting participants were presented with a variety of planning materials include a presentation by the Planning Team and County staff, design boards showing potential amenities, activities, and building architecture, and a variety of site maps of potential Nature Center locations.

Meeting participants shared their desire for a Nature Center that provides a rich setting for environmental education and ample opportunities for outdoor recreation. They expressed desire for a property that was convenient and easy to access but also provided opportunities for solitude and relaxation in nature. Finally, the public expressed a strong desire for a nature center building that is sustainable, inspiring, and complimentary and harmonious with its setting.

Participants also shared their opinions about several of the potential nature center locations. In general, the public found merits with many County-owned properties. In particular, the Pineries Open Space, Fox Run Regional Park, and Black Forest Regional Park received praise for their potential as a Nature Center locations. Participants also suggested several private properties as promising candidates for a new nature center.



MEETING PARTICIPANTS



Building Design, Aesthetics & Site Integration
SAMPLE OF MEETING MATERIALS

Public input received at this meeting was extremely valuable and helped to inform the later phases of the Feasibility Study. By understanding the community's goals and desires, the recommendations of this plan can better reflect the shared community vision for the Northern Nature Center.

SUMMARY OF MEETING WITH NATURE CENTER STAFF

Over a period of weeks following the first community meeting, a great deal of time was spent at Bear Creek and Fountain Creek Nature Centers with staff visitors to understand the goals, vision, operations, successes, and opportunities for improvement at the existing County nature center facilities. The success and decades-long community impact of the existing Nature Centers is the foundation that makes a Northern Nature Center possible so it was important to learn as much as possible about what makes these facilities successful.

Exhibit layout, visitor circulation, environmental stewardship, operating budgets, building design, and educational programming were among the factors investigated to learn what will help to make the Northern Nature Center a success.

Following these investigations, a workshop was held with County Staff to dive deeper into potential Northern Nature Center locations. County staff with backgrounds in nature programming and education, recreation, planning, management, and stewardship and maintenance were invited to share their thoughts and opinions.

The workshop participants reached several important conclusions. First, the importance of an accessible Nature Center located closer to schools, neighborhoods, and major roadways was identified as a critical element for the success of the new Nature Center. Secondly, the clear merits and challenges of wildfire impacts at a location like Black Forest Regional Park was debated. It was agreed that environmental restoration and interpretation on fire recovery would be critical for that location. Finally, the existing use and popularity of Fox Run Regional Park was discussed in detail. Participants agreed that finding a building location removed from areas of high park activity would be critical to ensure a high-quality visitor experience that benefits from, rather than is limited by, the popularity of the park.

Participants in the workshop came away with a clearer vision of the opportunities for a Nature Center

in northern El Paso County. The questions, concerns, and opportunities identified by County staff helped to inform the next phases of public outreach, giving the public an chance to share their opinion on these topics.



COMMUNITY INPUT ON DESIRED NATURE CENTER LOCATION



BLACK FOREST REGIONAL PARK SITE VISIT

COMMUNITY SURVEY AND ANALYSIS



El Paso County weighs third nature center



Muriel Evans and her dog, Kringle, stand on a rock and look out over a pond in Fox Run Regional Park on a beautiful fall day. [the Gazette file](#)

In the Spring of 2019, an on-line community survey was conducted to solicit in-depth input from the public on their vision for a new Nature Center. The survey was open for approximately one month and was advertised through email notification, social media, El Paso County Newsletter, traditional news outlets, and word of mouth.

At the surveys conclusion, 302 members of the public from more than 30 Colorado Zip Codes, had completed the survey. The input these community members shared was invaluable in the development

of this Feasibility Study.

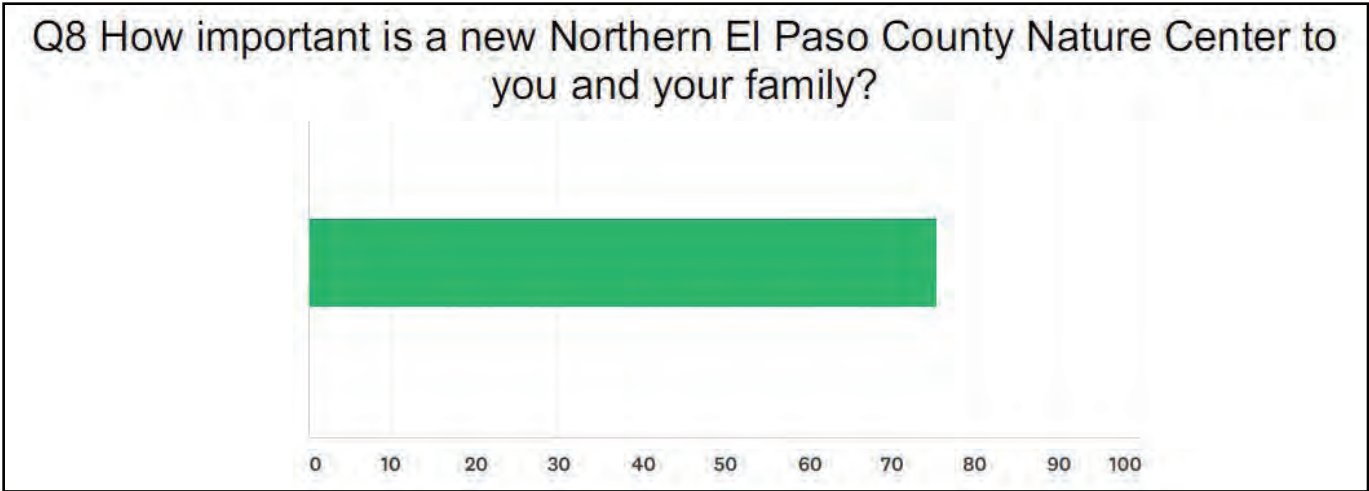
The community survey helped to identify:

- The level of support for a new Nature Center
- Important Site Characteristics
- Preferred Nature Center Amenities
- Programming and Education Themes
- Building Program/Architectural Opportunities
- Preferred Nature Center Locations

The data collected during the public survey provided critical insights into the community's goals for a new Nature Center. Additionally, data collected from the survey was incorporated into a 'site analysis matrix' that was used to analyze potential Nature Center locations based on the qualities and conditions that were most important to the community.

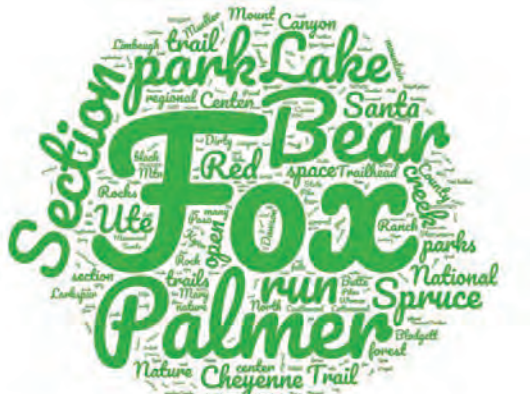
By incorporating input from the survey, the Feasibility Study is able to ensure that the wisdom and perspective of the community helps shape the vision for a new Northern El Paso County Nature Center.

Selected survey results are as follows:

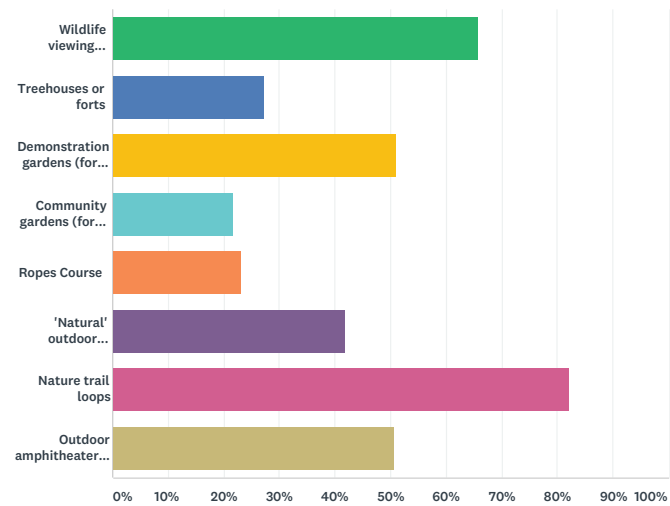


COMMUNITY SURVEY AND ANALYSIS

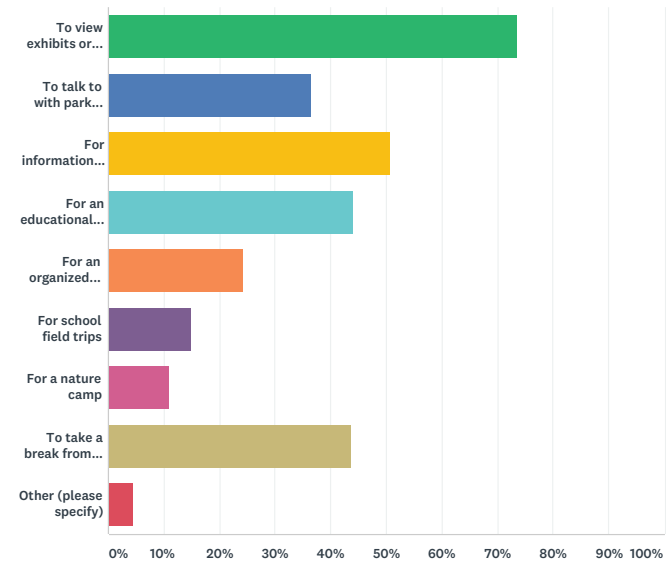
Q7 The park or open space my family and I visit most often is:



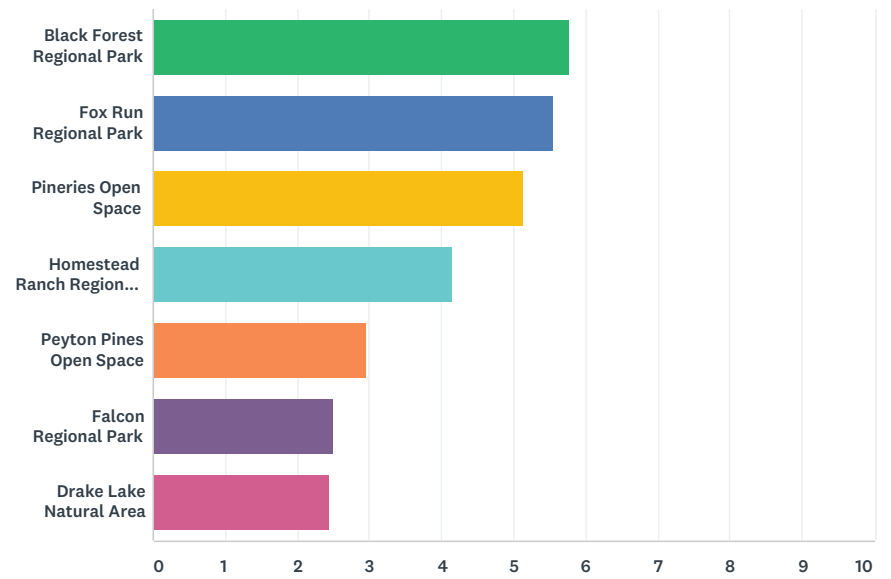
Q11 Which of these amenities would enrich your experience at a new nature center? (Please select up to three choices)



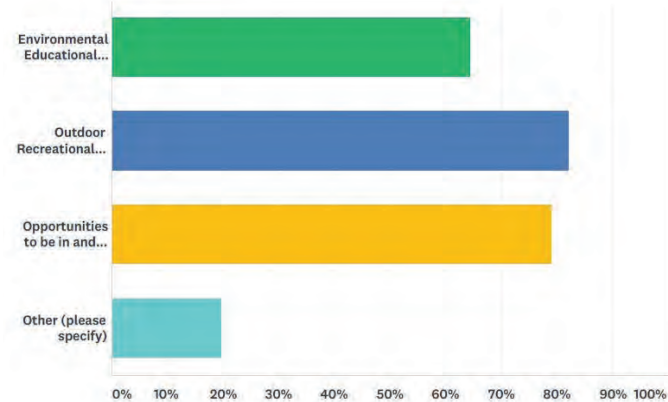
Q15 When you or your family visit a Nature Center building it is most often: (Please select up to three choices)



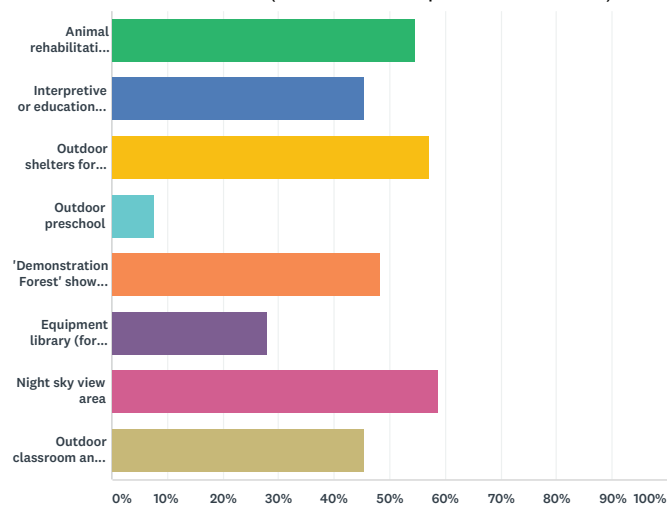
Q30 Of the El Paso County-owned properties in the area, my preferred location for a new Northern Nature Center is: (Please Rank)



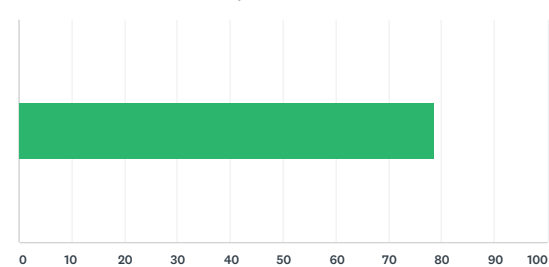
Q10 When you think about a new Nature Center, which of the following opportunities are most important to you and your family? (Please select all that apply)



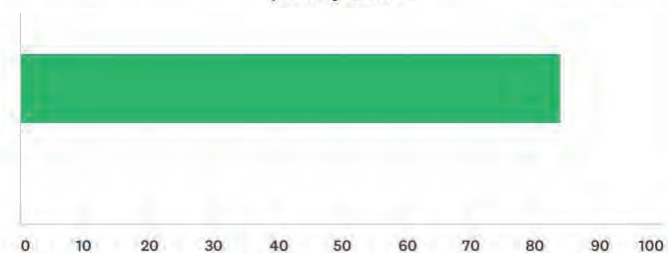
Q12 Which of these additional amenities would enrich your experience at a new nature center? (Please select up to three choices)



Q17 It is important the Nature Center building is a beautiful, inspiring place to visit:



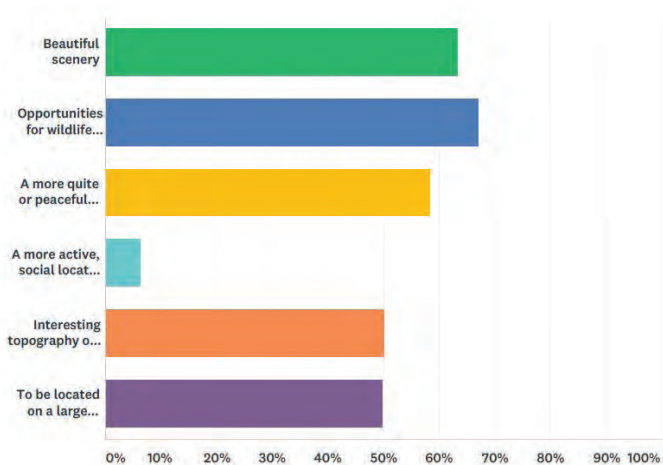
Q14 How strongly do you agree with the following statement: "Nature Centers are a public amenity that is an important part of a well-rounded park system"?



Q13 Are there any additional amenities or programs you believe would be important for a new Nature Center?



Q25 Of the options listed below, what are the most important site characteristics for a new Northern Nature Center? (Please select up to three choices)



Q32 If there is a location for a Northern Nature Center that you would instead of the choices listed in Question 31, please tell us where it is and why you think it would be the best Nature Center location:



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SITE ANALYSIS MATRIX

The Site Analysis Matrix is an analytical tool that was used to help determine the potential of site to be a successful Nature Center location. Various site characteristics were ranked, weighted, and given a value to create an overall feasibility score for each property.

Input from the public, stakeholders, and County staff; along with site analysis studies and research into nature center trends, helped to identify the most important characteristics for a successful Nature Center.

- These characteristics include:
- Environmental diversity
 - Scenic qualities
 - Passive recreation opportunities
 - Potential cost of construction
 - Existing site amenities
 - Public support
 - Accessibility
 - Educational opportunities

The Site Analysis Matrix was one of several methods used during the Feasibility Study to evaluate the suitability of properties for new Nature Center.

Site Analysis Matrix scores are included below:

BLACK FOREST REGIONAL PARK

OUTDOOR RECREATION SCORE: 15.5

ENVIRONMENTAL EDUCATION SCORE: 11.0

ENJOYMENT OF NATURE SCORE: 12.6

PUBLIC SUPPORT & COST: 14.6

SITE ANALYSIS MATRIX SCORE: 53.9

	Property Size <i>Acreage</i>	Recreational Opportunity	Existing Trail Network	Regional Trail Connections	Plant Diversity	Wildlife Diversity	Environmental Education	Wildfire Burn Area	Proximity to Population	Scenery & Views	Public Support	Lower Cost of Development
		<i>Potential & Allowed Recreation Uses</i>	<i>Existing Trail Network</i>	<i>Potential Regional Trails Near Property</i>	<i>Unique & Diverse Plant Species</i>	<i>Unique & Diverse Wildlife Species</i>	<i>Opportunities for Enviro. Education</i>	<i>Diverse Ecosystem due to Wildfire</i>	<i>Ease of Access for Visitors</i>	<i>Beautiful Views & Scenery</i>	<i>Support based on Public Survey</i>	<i>Potential Cost of Developing Nature Center</i>
Black Forest Regional Park	382	●	✓	●	✓	●	✓	✓	●	●	✓	●
Fox Run Regional Park	409	✓	✓	●	●	●	●	✗	✓	✓	✓	✓
Homestead Ranch Regional Park	450	✓	✓	✗	✓	✓	✓	✗	✗	✓	●	●
Pineries Open Space (Easement Only)	+/- 34	●	✗	●	✗	●	●	✓	●	●	✓	●
Pineries Open Space (Full Property)	1069	●	✗	●	✓	✓	✓	✓	●	✓	✓	✗

FOX RUN REGIONAL PARK

OUTDOOR RECREATION SCORE: 16.9

ENVIRONMENTAL EDUCATION SCORE: 8.2

ENJOYMENT OF NATURE SCORE: 13.6

PUBLIC SUPPORT & COST: 15.8

SITE ANALYSIS MATRIX SCORE: 54.5

HOMESTEAD RANCH REGIONAL PARK

OUTDOOR RECREATION SCORE: 13.5

ENVIRONMENTAL EDUCATION SCORE: 11.8

ENJOYMENT OF NATURE SCORE: 12.6

PUBLIC SUPPORT & COST: 13.7

SITE ANALYSIS MATRIX SCORE: 51.6

PINERIES OPEN SPACE (CONSERVATION EASEMENT)

OUTDOOR RECREATION SCORE: 7.2

ENVIRONMENTAL EDUCATION SCORE: 8.7

ENJOYMENT OF NATURE SCORE: 10.3

PUBLIC SUPPORT & COST: 13.7

SITE ANALYSIS MATRIX SCORE: 39.9

PRELIMINARY CONCLUSIONS

Based upon a detailed site analysis of multiple properties, including publicly and privately owned properties, extensive input from members of the community and key stakeholders, a detailed investigation of successful nature centers across Colorado and the nation, and a reliance on the findings of the Site Analysis Matrix, several conclusions became clear. These conclusions helped to identify the most promising Nature Center locations as well as the types of programming, architectural designs, potential partnerships, and site-specific qualities that will help the new Northern Nature Center become a success for the citizens of El Paso County. The conclusions include:

Publicly Owned Property

Given the enormous additional costs, complexity, and potentially years-long time constraints associated with acquiring private property, it has been determined that the most feasible, successful location for a Nature Center will be at one of the outstanding County-owned parks in northern El Paso County.

Balanced Opportunities for Education, Enjoyment of Nature, and Outdoor Recreation

Public input from El Paso County residents as well as research into successful nature centers shows that the most successful facilities offer rich opportunities to learn, play, and enjoy being in nature. A Nature Center focused solely on education and interpretation, for example, can be a success, but will often struggle to attract repeat and year-round visitors. Conversely, a nature center that offers a beautiful location but lacks in meaningful environmental education, will struggle to create the deeper connection between visitors and their environment that is so vital to a successful nature center.

Inspiring Architecture and Site Design

The public again spoke with a unified voice when they described how important it is for the Nature Center to be an inspiring place to visit. At successful nature

centers, the building becomes the 'portal to discovery' that frames the experience visitors will have upon arrival. A focus on flexible spaces, sustainable design, outstanding views, and creating a sense of harmony between building and site is essential.

Funding and Partnerships

The critical funding considerations for a new Nature Center are ongoing operational costs and capital construction costs. These funding considerations have been central to many of the recommendations within this plan. For example, selecting a site that will have high visitation rates and strong program participation will help to support the continued operation of the Nature Center. Likewise, selecting a location that is inspiring and community-supported will offer opportunities for fund raising during the construction phase of the project. In both instances, a reliance on outside partnerships from donors, granting agencies, program providers, and the community at large, will be critical for the success of the Nature Center.

Recommended Locations

The preliminary conclusions of the feasibility identify four extremely promising Nature Center property in Northern El Paso County. At each property, two building locations have identified as well. The recommended properties are:

- **Black Forest Regional Park**
- **Fox Run Regional Park**
- **Homestead Ranch Regional Park**
- **Pinerias Open Space**

El Paso County Park Advisory Board

On August 14th, 2019, the Consultant Team and El Paso County staff presented preliminary conclusions and initial recommendations to the El Paso County Parks Advisory Board for their consideration and input. The input of the Advisory Board was thoughtful, well-considered and constructive for the development of the final Feasibility Study recommendations.

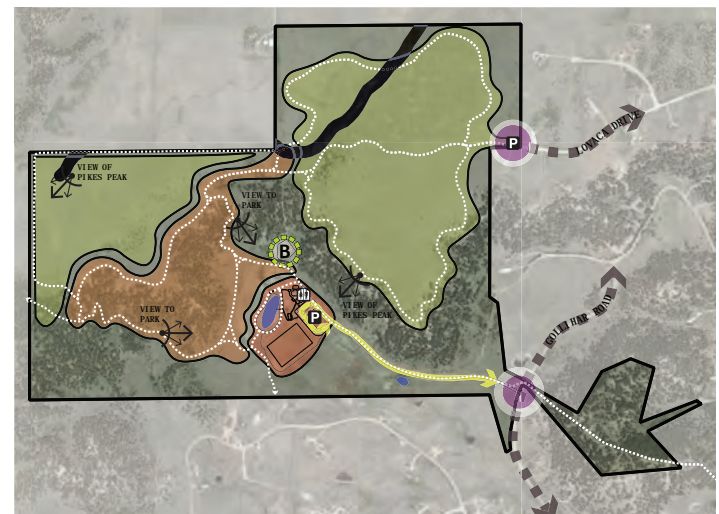
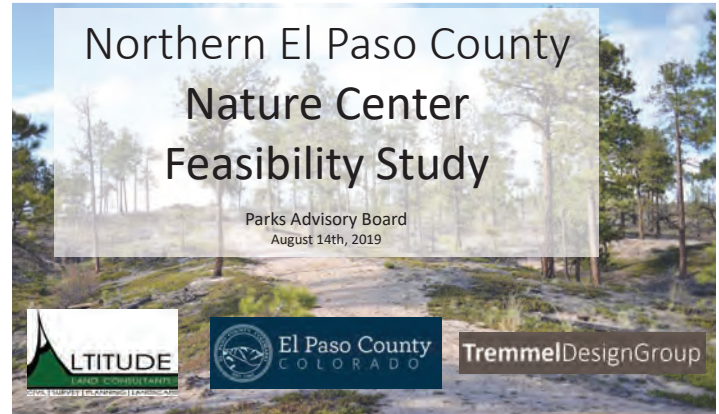
The presentation included an update on the goals of the project; a summary of the input received an analysis of the top four potential Northern Nature Center locations; and architectural concepts for the four properties. The meeting concluded with a robust debate by Board members of the merits of each site.

At this meeting, the four potential locations discussed were:

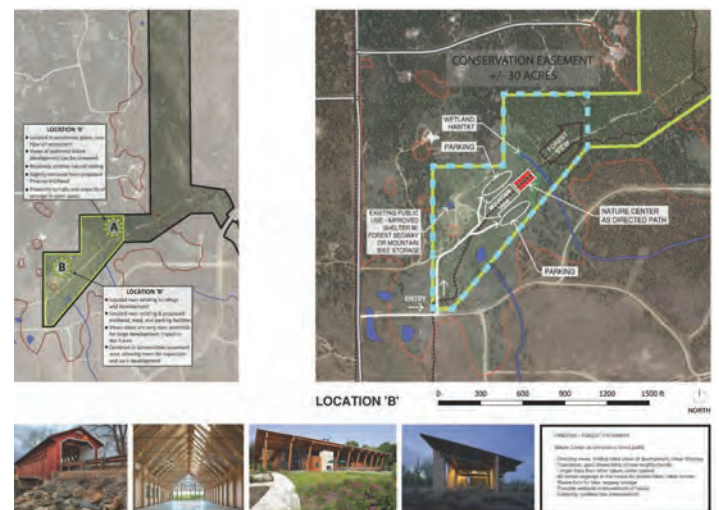
- 4) Pineries Open Space 3) Homestead Ranch Open Space 2) Black Forest Regional Park 1) Fox Run Regional Park

There was a consensus among the Parks Advisory Board members that the challenges of future development and limited building areas at the Pineries Open Space limited the potential of the property for a Nature Center. The Board further agreed that Homestead Ranch is an excellent property, but its more remote location in eastern El Paso County limited its feasibility as a Nature Center location.

The Board generally expressed strong support for both Fox Run and Black Forest Regional Parks as the location for the new Nature Center. Black Forest was viewed favorably for its abundant educational opportunities and Fox Run for its beauty and ability to attract visitors.



HOMESTEAD RANCH OPEN SPACE SITE ANALYSIS



PINERIES OPEN SPACE SITE AND ARCHITECTURAL CONCEPT

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On October 7th, 2019, a second public meeting was held to discuss the potential of Black Forest Regional Park and Fox Run Regional Park as nature center locations.

Following a summary of the planning process, preferred building locations, architectural opportunities, and a discussion of how the parks came to be viewed as the most advantageous nature center locations, the meeting concluded with a series of small and large group discussions. Public input collected during these discussions is as follows:

General Comments:

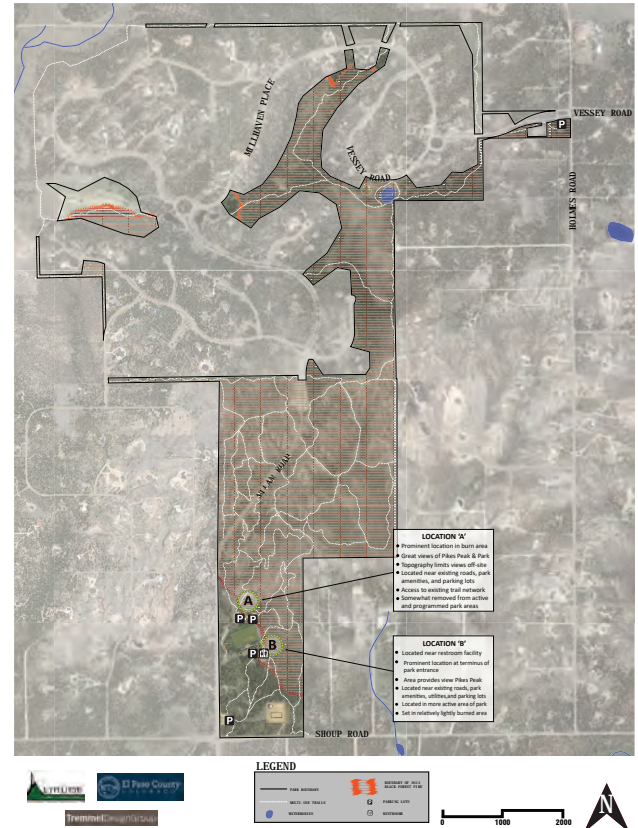
- Both properties would be excellent locations
- Ecology, geography, geology, and cultural history should be a focus of the Nature Center
- The facility should compliment existing Nature Center programming and education
- Consider 'outposts' where multiple properties are linked as larger nature center complex
- Education and interpretation about the impact of the Black Forest Fire would be beneficial

Black Forest Regional Park

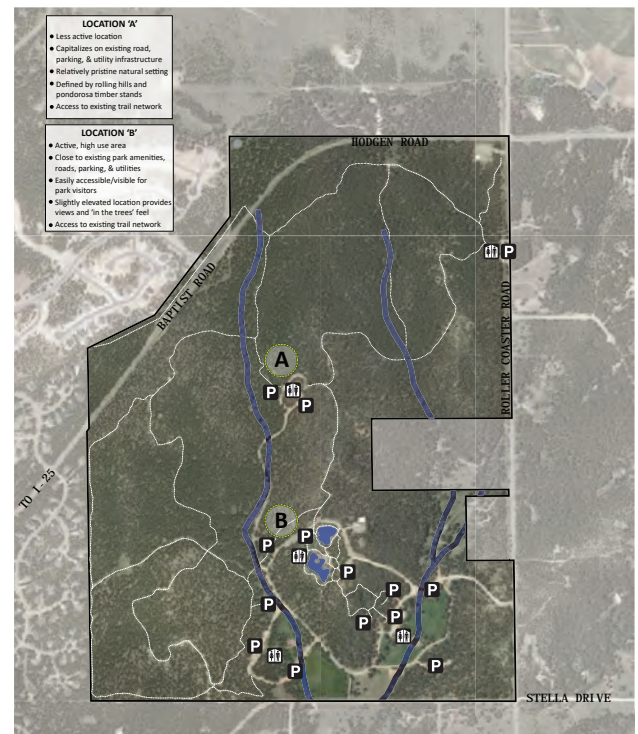
- Location 'A' was preferred building location
- Dynamic property with great educational opportunities (due to the impact of wildfire)
- Not as obviously beautiful as Fox Run Regional Park
- Will people be willing to visit a burned site?
- Environmental restoration is essential
- Will be a great location in years to come, but perhaps not as successful on day one

Fox Run Regional Park

- Location 'A' was preferred building location
- It is a beautiful property but has lower plant and wildlife diversity than Black Forest Regional Park
- A popular park that will bring visitors, but perhaps also crowding challenges
- Architecture should be vertical and inspiring
- Proximity to schools and neighborhoods is an advantage
- People would visit multiple times per year



INITIAL BLACK FOREST REGIONAL PARK SITE ANALYSIS



FOX RUN REGIONAL PARK SITE MAP

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FOX RUN REGIONAL PARK



During community meetings, from input collected during the public survey, and from results of the Site Analysis Matrix, the 409 acre Fox Run Regional Park scored consistently high for its value as a Nature Center location. The popular property offers beautiful rolling hills of ponderosa timber stands; an extensive and well-designed trail network; abundant bird and wildlife habitat; an easy to access location, and numerous park amenities including playing fields, ponds, restrooms, and playgrounds.

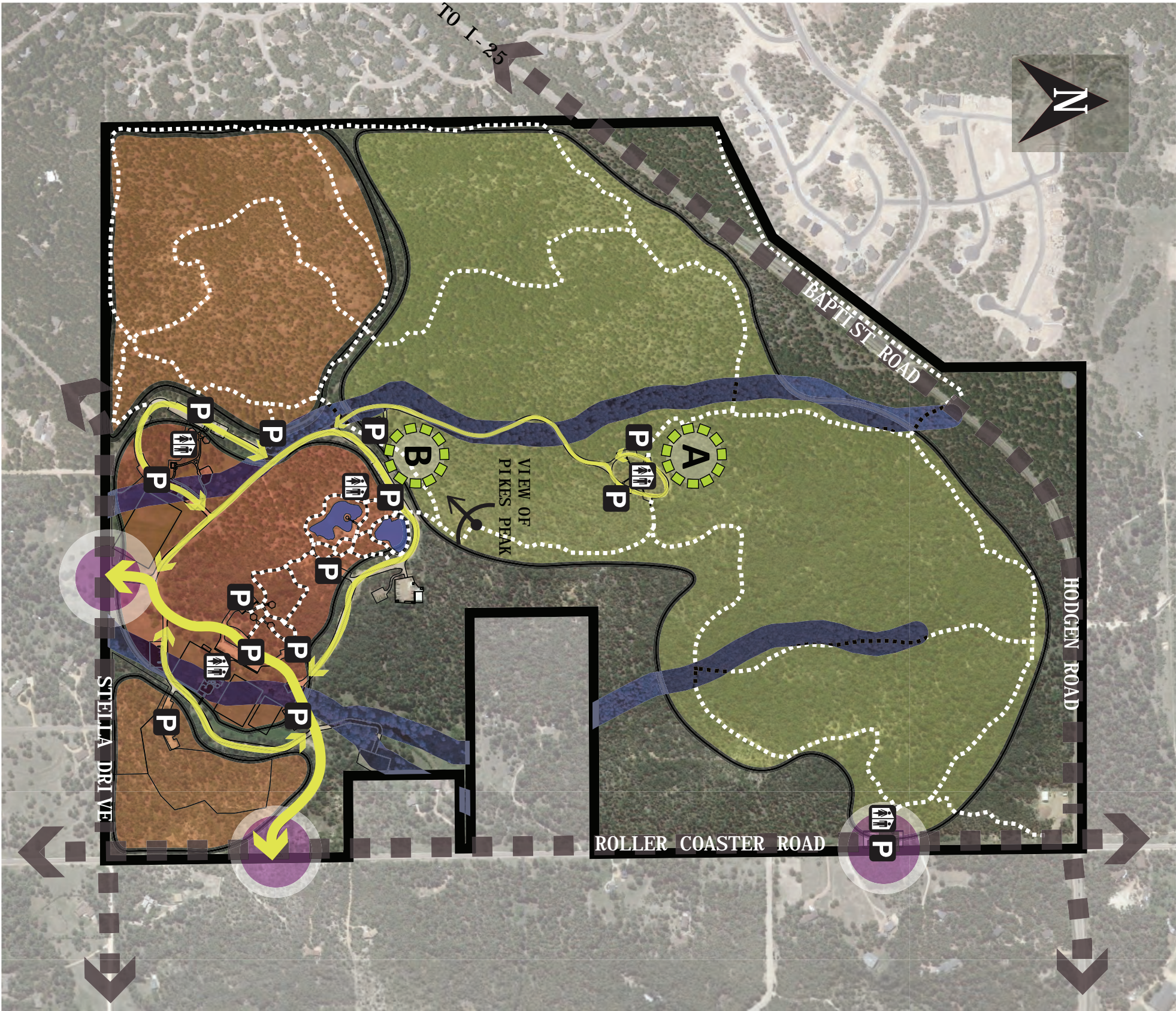
Together, these elements create the conditions for a superb Northern Nature Center location. Based on the results of the community survey, the public agrees. Fox Run Regional Park received the most first placed votes (just edging out Black Forest Regional Park) in the survey. Additionally the Site Analysis Matrix shows that Fox Run has the highest combined score with exceptional opportunities for recreation, enjoyment of nature, and partnership and funding opportunities.



However, Fox Run Regional Park is not without its challenges. As any visitor to the park knows, Fox Run Regional Park is an extremely active park. Throughout the planning process, some community members expressed concerns that the high levels of park use would detract from a Nature Center. Others worried about overloading the park with more visitors. However, as the site analysis graphic on the adjacent page shows, the northern half of Fox Run Regional Park typically sees very few visitors relative to the southern half of the park. In this regard, Fox Run Regional Park is very similar to Bear Creek Park where the nature center and busy park coexist successfully.



The adjacent graphic identifies two Nature Center locations. Location 'A' is located in the northern half of the park in a beautiful stand of timber. This is the recommended Nature Center location due to its close access to nature and secluded park location.



FOX RUN REGIONAL PARK SITE ANALYSIS

Fox Run Regional Park

- Acreage: 409
- Ownership: El Paso County
- Existing Use: County Park
- Location: Black Forest
- Environment: Mixed Conifer Ecosystem
- Trail Network: 6.8 Miles
- Park Features:
 - Ponds
 - Playing Fields
 - Playgrounds
 - Pavilions
 - Trails
 - Restroom Facilities
 - Existing Roads/Parking Areas

LEGEND

CIRCULATION PATTERNS

- VEHICULAR - WITHIN PARK LIMITS
- VEHICULAR - OUTSIDE PARK LIMITS
- MULTI-USE TRAILS
- ENTRY POINTS INTO PARK

AREA ACTIVITY

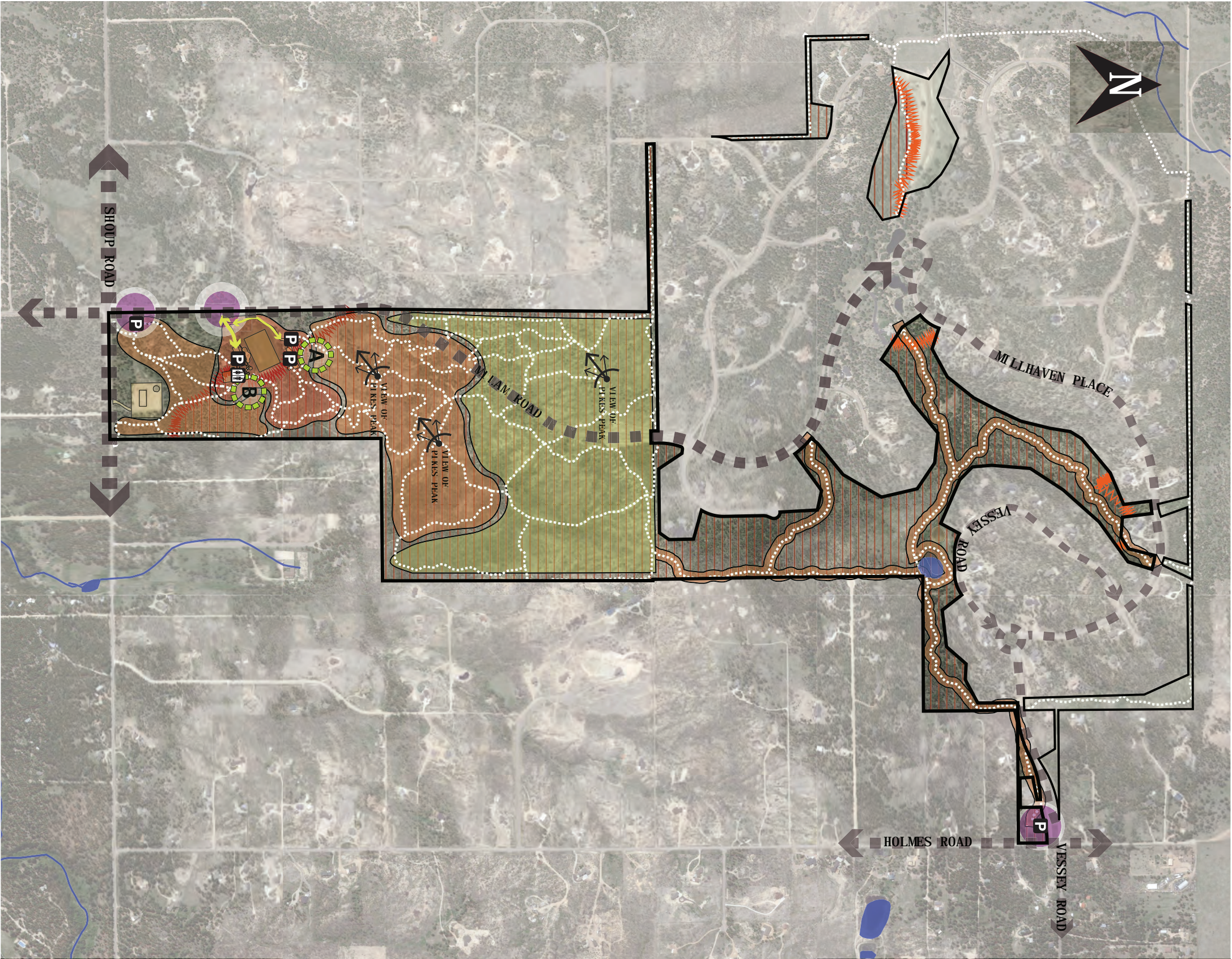
- HIGH USE - ACTIVE RECREATION & CONCENTRATED USE OF PARK FACILITIES
- MEDIUM USE - MODERATE ACTIVE & PASSIVE RECREATION
- LOW USE - PASSIVE RECREATION & DISPERSED USEAGE

OVERLAYS

- BOUNDARY OF 2013 BLACK FOREST FIRE
- WATERBODIES
- VIEWSHED
- PARKING LOTS
- RESTROOMS

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BLACK FOREST REGIONAL PARK MAP



- Black Forest Regional Park**
- Acreage: **382**
 - Ownership: **El Paso County**
 - Existing Use: **County Park**
 - Location: **Black Forest**
 - Environment: **Mixed Conifer Ecosystem, Recovering Wildfire Landscape**
 - Trail Network: **14 Miles**
 - Park Features:
 - Trail network
 - Ongoing environmental restoration
 - Playing Fields
 - Playgrounds
 - Pavilions
 - Restroom Facilities
 - Existing Roads/Parking Areas

LEGEND

CIRCULATION PATTERNS

- VEHICULAR - WITHIN PARK LIMITS
- VEHICULAR - OUTSIDE PARK LIMITS
- MULTI-USE TRAILS
- ENTRY POINTS INTO PARK

AREA ACTIVITY

- HIGH USE - ACTIVE RECREATION & CONCENTRATED USE OF PARK FACILITIES
- MEDIUM USE - MODERATE ACTIVE & PASSIVE RECREATION
- LOW USE - PASSIVE RECREATION & DISPERSED USAGE

OVERLAYS

- BOUNDARY OF 2013 BLACK FOREST FIRE
- WATERBODIES
- VIEWSHED
- PARKING LOTS
- RESTROOMS

BLACK FOREST REGIONAL PARK SITE ANALYSIS

BLACK FOREST REGIONAL PARK



Black Forest Regional Park is an exceptional park offering outstanding opportunities for environmental education and interpretation. The defining characteristic of the 382 acre property is the impact of the Black Forest Fire that burned eighty percent of the property in 2013 (illustrated on the adjacent site analysis map) The wildfire impact created a dynamic recovering landscape that is quite unique.

During the planning process, many community members identified Black Forest Regional Park as an excellent Nature Center location because of the opportunities to learn about the role of fire in an ecosystem, the chance to view the renewal and recovery of the park, and the growing diversity of plant species at the property.



In the public survey, Black Forest Regional Park received the second most first place votes, and the highest overall score for public support for locating the Northern Nature Center at the park. The Site Analysis Matrix gave Black Forest Regional Park the second highest score with some of the highest ratings for education opportunities, public support, and opportunities for outdoor recreation.

The unique character of Black Forest Regional Park also presents some unique challenges as a Nature Center location. First, a sustained and focused effort on environmental restoration would be critical for the long-term success of the park and for a Nature Center. Sustainably managing the property as a fragile recovering landscape would provide the greatest opportunities for education and interpretation-but these efforts can come at a high financial cost.



The second challenge will be to attract visitors from across El Paso County. Some visitors may view the park as 'damaged' or less beautiful and this may inhibit visitation in the first years of operation. Additionally, it will be important that the Nature Center is about more than just wildfire-it cannot be viewed as a singly-focused facility. Finally there are practical concerns about exposure to the elements, poor off-site views, and a fragile ecosystem that must be addressed for a Black Forest Nature Center to be a success.

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RECOMMENDED NATURE CENTER SITE

Based on detailed site analysis, extensive public input, discussions with key stakeholders, thorough financial analysis, and a desire for a site that inspires and captivates, the Feasibility Study recommends Fox Run Regional Park as the new location for the Northern El Paso County Nature Center.

Fox Run Regional Park offers exceptional opportunities for environmental discovery and meaningful outdoor experiences for visitors of all ages. The property is representative of a prototypical Black Forest ecology and the beauty of the park is apparent to anyone who visits. Despite Fox Run Regional Park's incredible popularity, it is easy to find solitude and refuge in the remote, less-visited northern portion of the park.

These areas of ponderosa timber stands, rolling hills and small meadows provide an outstanding setting for a new Nature Center. The popularity of the park will help ensure the new nature center is well-used, frequently visited, and financially viable. The Nature Center will compliment existing park uses and will create a new environmental focus for Fox Run Regional Park.

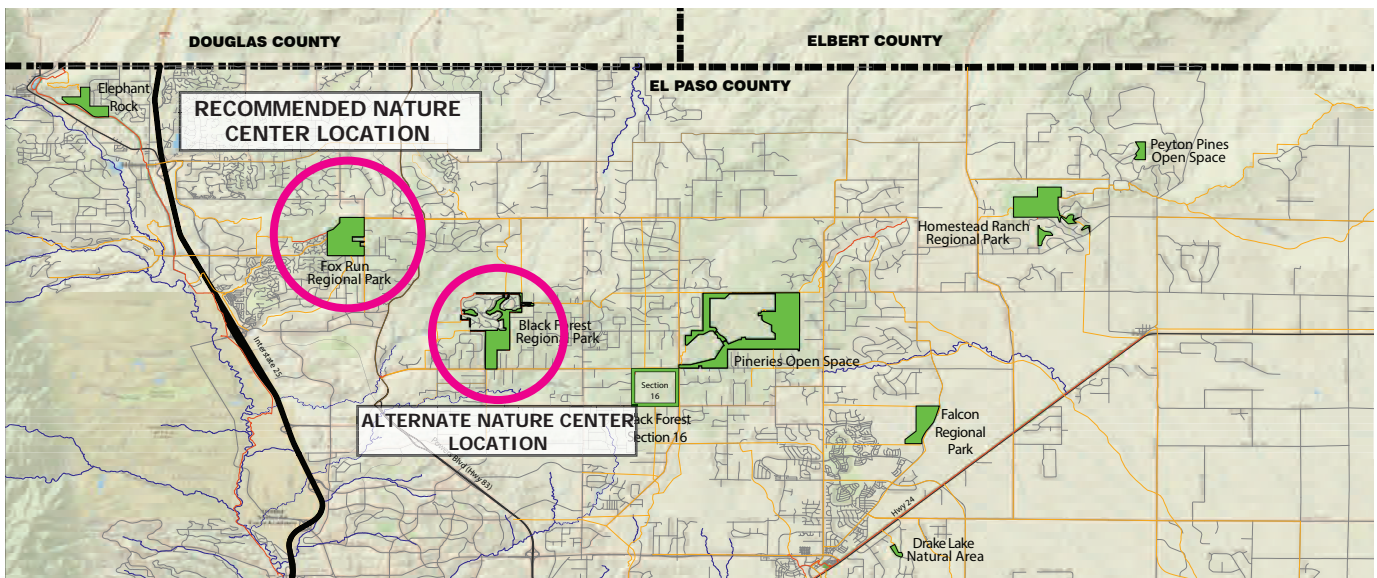
This Feasibility Study also recognizes the incredible potential of Black Forest Regional Park as a location for the Northern Nature Center. The opportunities

for education, discovery, and a deeper connection to nature at Black Forest Regional Park cannot be ignored. The Feasibility Study strongly recommends Black Forest Regional Park as an alternate location for the new Northern Nature Center.

El Paso County Parks will shortly begin an interpretive master plan process for the Northern Nature Center. This will be followed by a fundraising campaign for the new Nature Center. These efforts may provide additional information or opportunities to support Fox Run or Black Forest Regional Parks as the ultimate home for the Northern Nature Center.

El Paso County residents are blessed to have two excellent locations for a new Nature Center. The recommended Fox Run Regional Park location has potential to be a popular Nature Center in the County. A Black Forest Nature Center could become a state-leading example of how environmental education can be used to create a new generation of outdoor stewards.

In both cases, the long-term feasibility, the opportunity for success, and the potential for a Northern Nature Center to serve citizens and inspire visitors for decades to come is exceptional.



RECOMMENDED NATURE CENTER SITES

FOX RUN NATURE CENTER SITE CONCEPT

The Feasibility Study recommends that the Northern Nature Center at Fox Run Regional Park be located in the north-central portion of the park at Location 'A' identified below. This is near the current location of the restroom facilities located at the turnaround loop of the existing dirt access road.

This area offers separation from existing park uses and is located in a very scenic area of Fox Run Regional Park. The recommended location has the advantage of nearby utilities infrastructure for the new Nature Center, existing road access, and parking areas that could be expanded with little environmental disturbance. In addition, this location offers access to existing trails and to areas of the park that would be ideal for nature center programming.

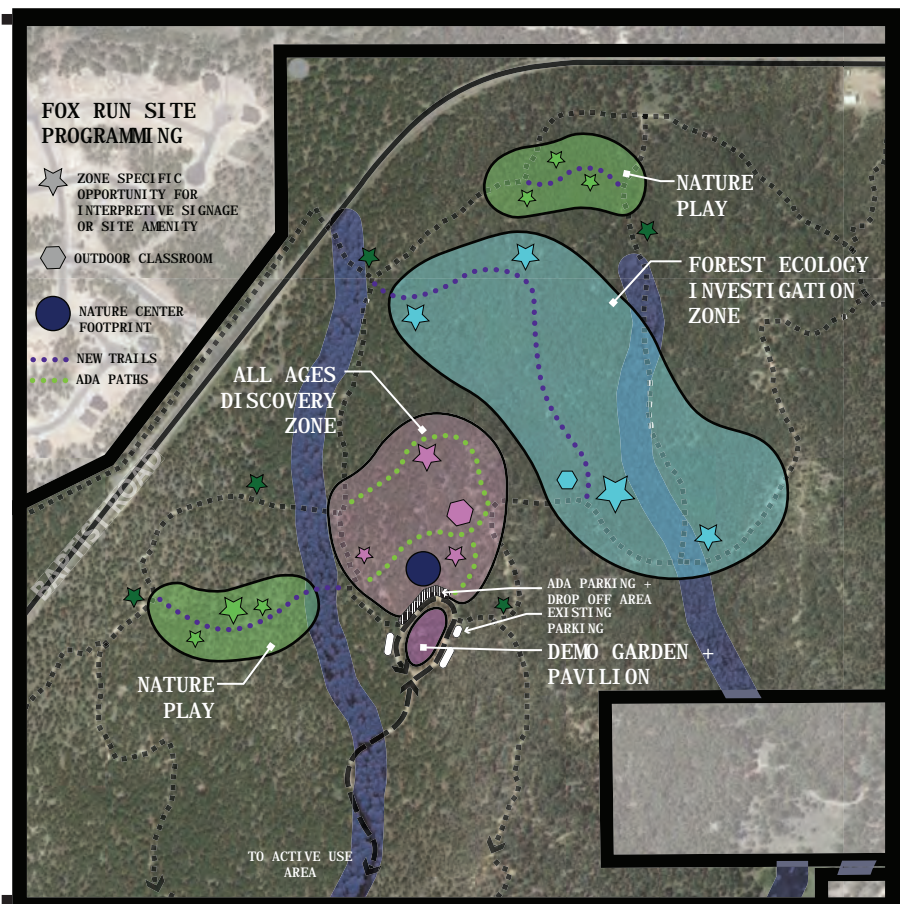
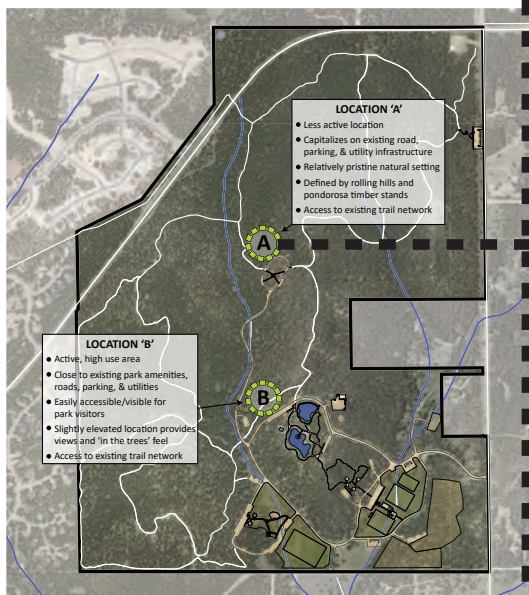
The concept shown below illustrates a potential site design for the Northern Nature Center. The Nature Center building is shown in blue. The concept identifies zones for Nature Play, Forest Ecology, and All Ages Discovery. Interpretive Nodes themed to each zone would provide opportunities for education, play, and programming. The concept incorporates community input

collected during the planning process and seeks to build on the most successful aspects of Bear Creek and Fountain Creek Nature Centers.

Additional elements of the design concept include additional parking areas, ADA trails, a demonstration garden, and a drop off zone to accommodate buses and large numbers of visitors.

The goal of this concept is to illustrate the potential of a Fox Run Nature Center to provide high quality programs, education, and opportunities for youth and families.

FOX RUN NATURE CENTER SITE CONCEPT



NATURE CENTER ARCHITECTURAL CONCEPT

Building Concept

The Fox Run Nature Center allows the park to be itself – it emphasizes the strengths of the existing park and promotes what has been loved, cherished, visited, and actively used by the community for years. The building will link directly with existing nature trails extending into the northern areas of the park, leading the visitors into the forest.

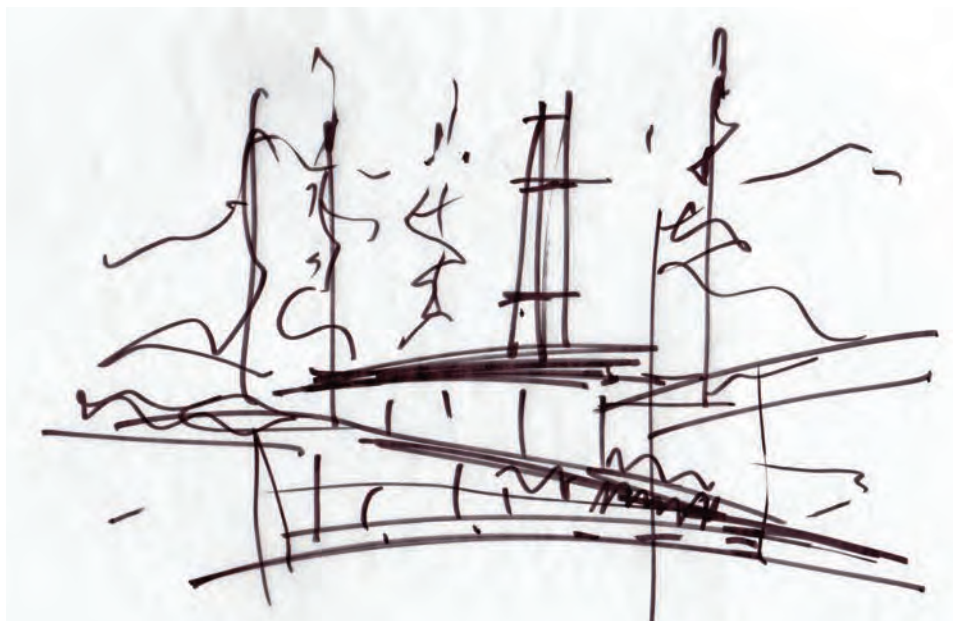
The ideal form for the Nature Center building should 'grow' from the unique character of the rolling hills and pine trees in the park. Tucking into one of these hills, the earth sheltered building is imagined to start the educational journey of the visitor with a window into the foundational soil to emphasize the ground-dwelling animals of Black Forest region. The curious visitor's path would continue to expand into the site for further understanding of the ground cover and life it creates and nurtures. If all goes as planned, the inspired visitor's learning will be further directed vertically into the trees and up to the tree tops to explore the reason for the forest's name and the abundant life not seen near the ground.

Ideally the nature center will be a reflection of the nature of the forest itself with visitors getting a full understanding from the rocks and roots to birds eye glimpse of the area above the trees.

The tower will appear planted into the site, with the trunk of its form growing out of the earth, up into the trees; the structure, like a conifer, reaching toward the sky; its viewing platforms like branches, catching the light. In this way the building will not be in the trees, but of the trees, and it will allow the visitor to climb the building, as if a tree, and experience along the way every layer of the forest, vertically – from subterranean root system to leafy canopy.

The tower will be a destination for lovers of both the natural world and design – it will describe to its visitors how design can both inform and expand an individual's perspective, illustrating for the community how human development can engage with the natural world in a sustainable and environmentally responsible way that promotes its value and beauty.

The Nature Center will generate interest over time, providing a distinct and unique experience that will inspire return trips. As the building will be integrated, totally, into its natural context – the forest canopy, living and breathing – the experience of the building, its tower and the exhibits contained within, will live and breathe, evolving and changing with the seasons and the years.



FOX RUN NATURE CENTER CONCEPT SKETCH

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NATURE CENTER ARCHITECTURAL CONCEPT

Project Completion Approach

To fulfill the goals of the Nature Center as part of the land, core services of the structure that contain workspaces, staff uses and accessible toilets could be 'rooted' into the earth with other spaces and paths extending HORIZONTALLY AND/OR VERTICALLY from it. Exhibits, gathering areas, and exploration experiences can take various forms depending on funding and desires of the programs offered.

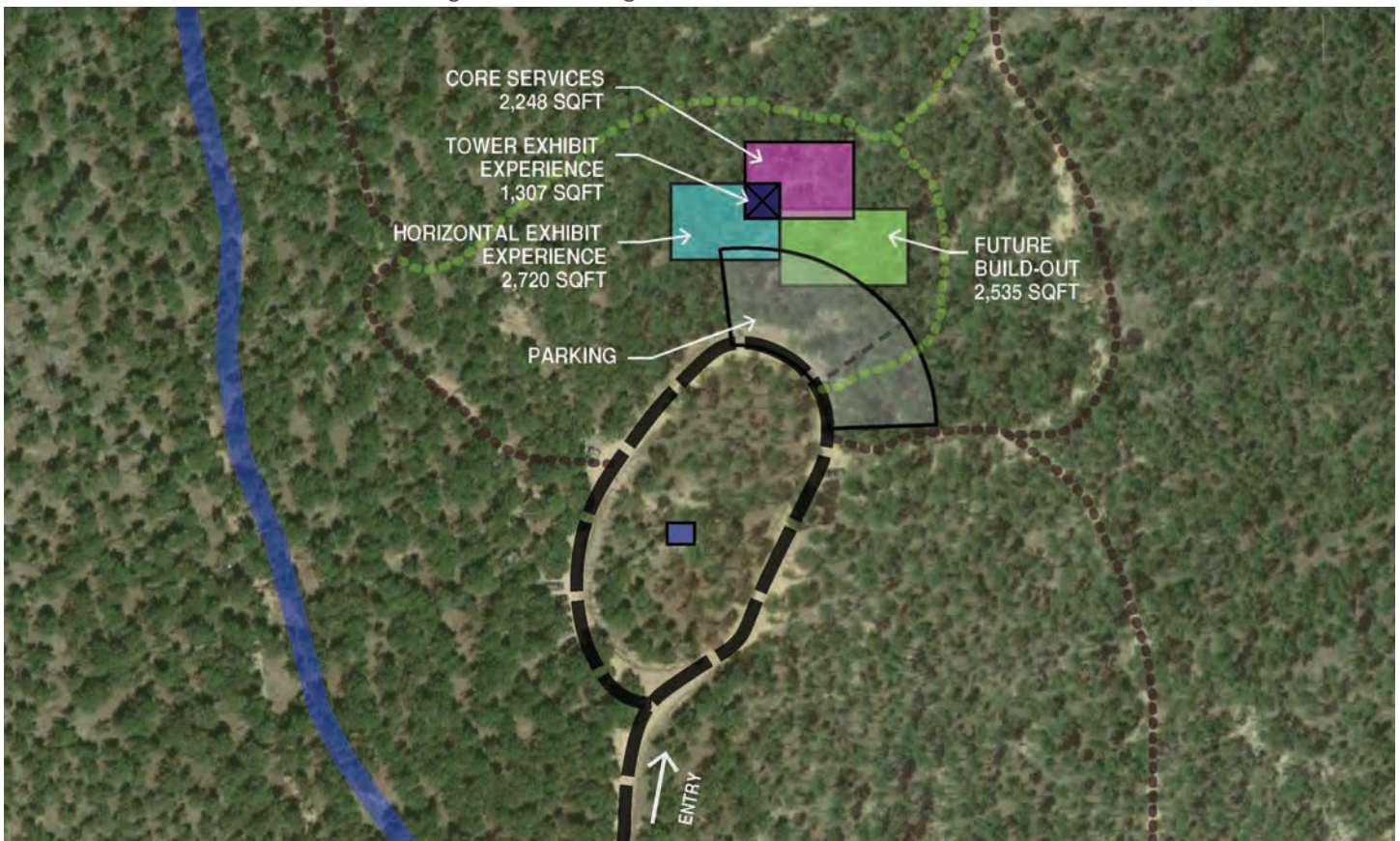
The goal of the nature center is to be an educational attraction that would be visited time and again by the community. In order to provide the best center possible, two different approaches to proposed budget have been provided.

A - The first version of the building would bring in the 'core functions' of the center including a meeting space, offices and accessible restrooms that would be 'rooted' into the earth. The building would then grow

VERTICALLY from there to include a vertical tower element to change the perspective of the learning experience. This tower would inspire return visits with the vertical approach to the educational path for the Nature Center. While the approach is vertical, it will still be accessible to persons of all abilities and mobilities.

B - Another budget option for the building would be to provide the core functions and grow the building HORIZONTALLY with the more familiar horizontal display of educational exhibits like the current nature centers.

Either of these approaches would lead to a final build out of the Nature Center to its full potential with the core services, tower experience and horizontal functions of the building.

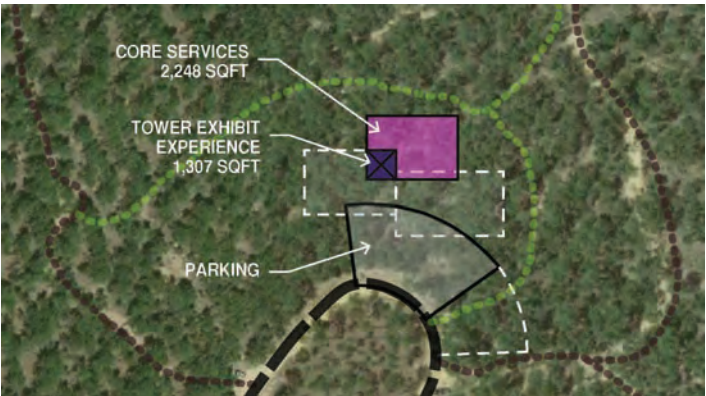


FOX RUN NATURE CENTER PHASED CONCEPT DIAGRAM

NATURE CENTER ARCHITECTURAL CONCEPT

A - TOWER OPTION

The building will consist of two elements: an earth sheltered core services base that contains public spaces and park offices, and a vertical tower element that will provide a venue for such activities as bird watching, viewing of the forest canopy wildlife, tree canopy viewing, and night sky activities.



TOWER OPTION PHASING CONCEPT

CORE SERVICES + TOWER EXHIBIT EXPERIENCE

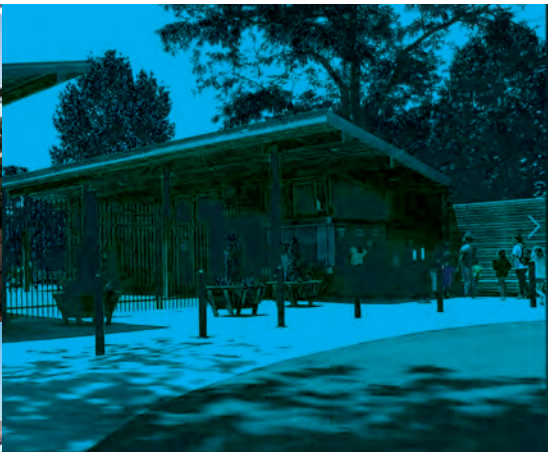
CORE SERVICES

Public			
	Entry	375 SF	
	Multi-Purpose Space	1,000 SF	
	Accessibly Restrooms	325 SF	
Private			
	Offices	265 SF	
	Mechanical	50 SF	
	Janitor Closet	30 SF	
	Subtotal	2,045 SF	\$653,250

TOWER EXHIBIT EXPERIENCE

Public			
	Tree Top Deck	144 SF	
	Immersion Platforms	750 SF	
	Experiential Exhibits		
	Elevator	38 SF	
	Stairs	375 SF	
	Subtotal	1,307 SF	\$653,200

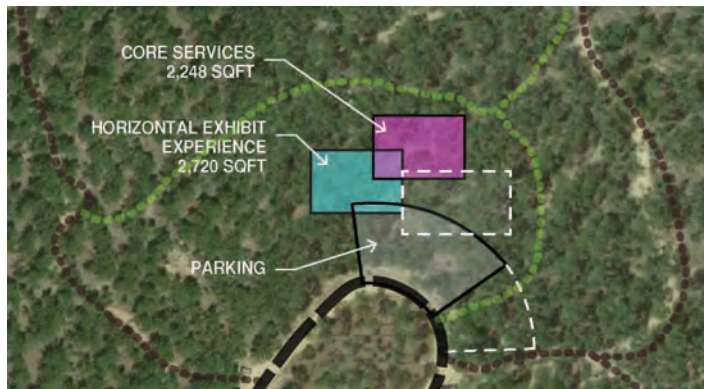
CORE + TOWER = 3,352 SF \$1,306,450



NATURE CENTER ARCHITECTURAL CONCEPT

B - NO TOWER OPTION

As an alternate approach to the first phase of the project, the building would again contain the core services 'rooted' in the earth, but the building would expand horizontally to include the recognizable ground level expression of the exhibit spaces and meeting areas which would emanate out into the landscape.



HORIZONTAL OPTION PHASING CONCEPT

CORE SERVICES + TYPICAL HORIZONTAL INTERPRETATION

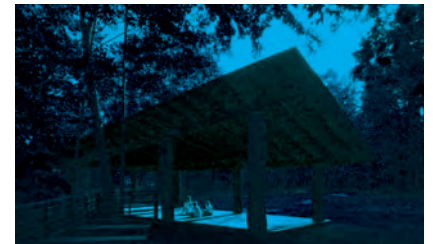
CORE SERVICES

Public			
	Entry	375 SF	
	Multi-Purpose Space	1,000 SF	
	Accessibly Restrooms	325 SF	
Private			
	Offices	265 SF	
	Mechanical	50 SF	
	Janitor Closet	30 SF	
	Subtotal	2,045 SF	\$653,250

TYPICAL HORIZONTAL INTERPRETATION

Public			
	Reception	225 SF	
	Interior Exhibit Space	800 SF	
	Interior Exhibits		
	Subtotal	1,025 SF	\$659,375

CORE + HORIZONTAL = 3,070 SF \$1,312,625



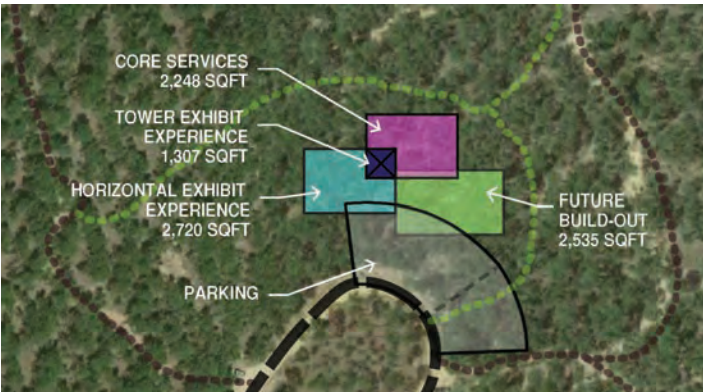
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NATURE CENTER ARCHITECTURAL CONCEPT

C - FINAL BUILDOUT

The final phase of the project would complete the center regardless of the which budget option was selected creating an complete nature center integral with its surroundings.



FINAL FOX RUN NATURE CENTER PHASING CONCEPT

CORE SERVICES + TOWER EXHIBIT EXPERIENCE + FINAL BUILD OUT

CORE SERVICES

Public		
Entry	375 SF	
Multi-Purpose Space	1,000 SF	
Accessibly Restrooms	325 SF	
Private		
Offices	265 SF	
Mechanical	50 SF	
Janitor Closet	30 SF	
Subtotal	2,045 SF	\$653,250

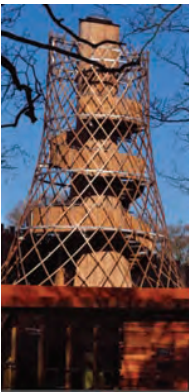
TOWER EXHIBIT EXPERIENCE

Public		
Tree Top Deck	144 SF	
Immersion Platforms	750 SF	
Experiential Exhibits		
Elevator	38 SF	
Stairs	375 SF	
Subtotal	1,307 SF	\$653,200

FINAL BUILDOUT

Public		
Reception	150 SF	
Interior Exhibit Space	800 SF	
Interior Exhibits		
Presentation Patio – Outdoor	725 SF	
Private		
Library	75 SF	
Work Room	375 SF	
Storage	75 SF	
Circulation	275 SF	
Garage	273 SF	
Subtotal	3,700 SF	\$1,495,625

CORE + TOWER + FINAL = 7,052 SF \$2,802,075



COLLABORATION AND PARTNERSHIPS

The most successful Nature Centers feature a dynamic and complimentary relationship between environmental programming; amenities and activities; and the Nature Center and its physical location. This relationship is often made possible through collaboration and partnerships, and is the key to creating an inspiring, well-loved, and highly-utilized Nature Center.

A successful Northern El Paso County Nature Center will depend, in large part, on creating collaborative and complimentary partnerships to support programming, to create opportunities for revenue generation, to expand services, and to increase financial support for capital improvements and operations.

The Feasibility Study recommends the following partnership opportunities for the Northern Nature Center:

PROGRAMING PARTNERSHIPS

Each year, El Paso County benefits from more than 7,000 hours of volunteer time to support programming and operations at Bear Creek and Fountain Creek nature centers. Cultivating a base of dedicated volunteers at the Northern Nature Center will be a critical step in delivery high-quality programming to visitors. Relying on the Friends of El Paso County Nature Centers, black forest area residents, and parks Friends Groups is anticipated to provide a strong volunteer base of support.

Creating additional partnerships between non-profit organizations, private service providers, and educational/research institutions, all of whom can supplement and deliver programs and services at the Northern Nature Center, is highly recommended.

Examples of partner organizations include:

- Outdoor Preschool Providers
- Local Colleges and Universities
- Non-Profit Environmental Organizations
- Camp/Activity Providers
- Wildlife Rehabilitation
- Land Preservation & Conservation Organizations

- State and Federal Agencies

DONORS AND SPONSORSHIPS

The financial viability of the Northern Nature Center will be greatly enhanced through a targeted capital campaign that seeks the support from corporate, foundation, and individual donors. Opportunities for giving include both capital and operational support at the Nature Center.

More specifically, promising sponsorship opportunities include building, program, and exhibit naming rights; 'donor bricks'; and trail and outdoor amenity sponsorship opportunities. A strategy many nature centers have had great success implementing is tying financial giving directly to specific needs.

The excitement, visibility, and community impact a new nature center at Fox Run Regional Park will generate in the public will also make the center extremely attractive to donors. The Northern Nature Center should capitalize on this excitement by creating a robust giving campaign to support construction and operation of the new facility.

GRANT OPPORTUNITIES

The grant opportunities available to a Northern Nature Center located at Fox Run Regional Park or Black Forest Regional Park are immense. Colorado is blessed with outstanding granting organizations like Great Outdoors Colorado, the Colorado Health Foundation, and the Gates Family Foundation. These, and other organizations, focus on broad spectrum of needs such as ecological stewardship, environmental education, outdoor recreation, community building, and public health.

Highlighting how the Northern Nature Center will provide community benefits in each of these areas will be the key to creating a successful grant plan. Further, by using donations and sponsorship as matching funds for grants, El Paso County can leverage funding and demonstrate the strong base of community support that is so essential to successfully securing grant funding.

COLLABORATION AND PARTNERSHIPS

AGENCY	GRANT	GRANT FOCUS	POTENTIAL FUNDING
Anschutz Family Foundation	General Grant	Youth Development & Community Building (Capital & Programming Funding)	Up to \$75,000
Activating Places and Spaces Grant	Public Health Grant	Enhancing places to improve public health and increase access to the outdoors (Capital Funding)	Amount Varies
Colorado Parks and Wildlife	Non-Motorized Trail Grant	Trail construction and improvements (Capital Funding)	Up to \$250,000
Colorado Parks and Wildlife	Fishing is Fun Grant	Fox Run pond enhancements that support fishing and outdoor access (Capital Funding)	Up to \$400,000
Environmental Protection Agency (EPA)	Environmental Education Regional Grant	Environmental education and programming projects (Programming Funding)	\$15,000-\$100,000
Great Outdoors Colorado (GOCO)	Local Park and Outdoor Recreation (LPOR)	Environmental education facilities and park improvements (Capital Funding)	Up to \$350,000
Great Outdoors Colorado (GOCO)	Planning Grant	Planning for park, nature center, trail, and recreation project (Planning & Design Funding)	Up to \$75,000
Colorado Health Foundation	Multiple Grants	Community health grants supporting access to nature, recreation, education and the outdoors (Capital & Programming Funding)	Amount Varies
Trust For Public Land (TPL)	Funding Available on Project by Project Basis	Funding to support conversation, education, public health, access to the outdoors, and recreation (Capital Funding)	Amount Varies
The Kettering Family Foundation	Funding Available on Project by Project Basis	Support for education and the environment in Colorado. (Capital & Programming Funding)	Amount Varies
The Gates Family Foundation	Parks & Recreation Capital Grant	Environmental Education, Stewardship, and Park Development (Capital & Programming Funding)	\$20,000+
Joseph Henry Edmondson Foundation	General Grant	Public health, education, environmental preservation, and public welfare in the Pikes Peak Region (Capital, Planning & Programming Funding)	Up to \$100,000
Cornell Douglas Foundation	General Grant	Funding for support of environmental causes including education, preservation, and access (Capital, Planning & Programming Funding)	\$10,000
El Pomar Foundation	Multiple Grant Programs	Funding for health, education, and civic or community improvements in Colorado (Capital, Planning & Programming Funding)	Less than \$100,000
Corporate Sponsorships	Non-Grant Funding	Corporate sponsorship of programs and facilities in exchange for branding or recognition (Capital & Programming Funding)	Amount Varies

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TIMELINE AND NEXT STEPS



Northern Nature Center Next Steps (Anticipated Project Schedule)

Feasibility Study Adopted by El Paso
County Park Advisory Board:
Winter 2019

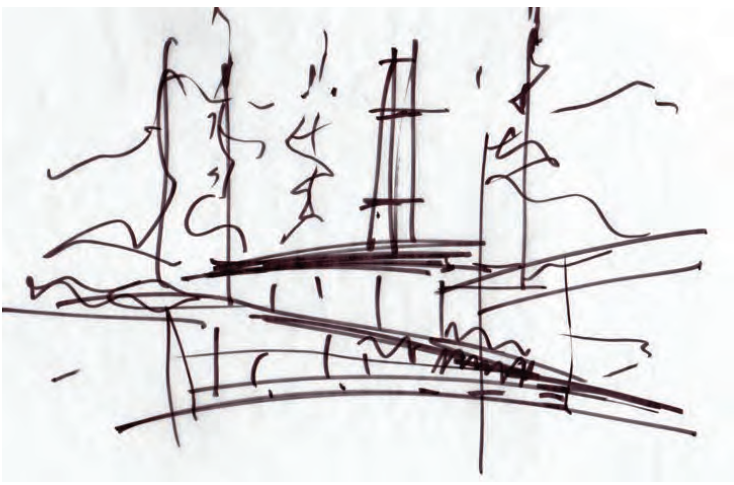
Northern Nature Center Interpretive
Master Plan
Winter 2019 - Spring 2020

Capital Campaign
Fall 2020 - Spring 2022

Architectural Design and Site Plan
Spring 2021 - Fall 2021

Northern Nature Center Construction
Spring 2022 - Spring 2023

Grand Opening
Summer 2023



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ACKNOWLEDGMENTS

Northern Nature Center Feasibility Study Acknowledgments

El Paso County Board of County Commissioners

District 1, Holly Williams
District 2, Mark Waller
District 3, Stan VanderWerf
District 4, Longinos Gonzales, Jr.
District 5, Cami Bremer

El Paso County Park Advisory Board

District 1, Julia Sands de Melendez
District 1, James Cassidy
District 2, Susan Jarvis-Weber
District 3, Edmund Hartl, Jr.
District 3, Terry Martinez
District 3, Anne Schofield
District 4, Alan Rainville
District 4, Kiersten Steel
District 5, Bob Falcone

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Nancy Stone Bernard, Supervisor, Fountain Creek Nature Center
Ross Williams, Park Planner
Nathan Robinson, Supervisor, North District Park Operation
Ellie Hopkins Brown, Program Coordinator, Bear Creek Nature Center
Theresa Odello, Recreation Coordinator

Feasibility Study Consultant Team

Altitude Land Consultants

John Olson, Director of Urban Design and Landscape Architecture
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Madison Brossett, Planning
Jeff Webb, Project Manager

Tremmel Design Group

Mark Tremmel, Principal
Sharon Allen, Project Architect
Benjamin Kaplowitz, Associate Architect

**Special Thanks to the Citizens of El Paso County
that Participated in the Creation of this Plan**



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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2020 Action Plan
Agenda Date: December 11, 2019
Agenda Item Number: # 7 - B
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement:** X

Background Information:

The Park Advisory Board annually considers and / or endorses the upcoming year's Action Plan at the December meeting.

Please find attached the proposed 2020 Community Services Department Action Plan that includes specific objectives that will be completed by our respective divisions to address El Paso County's mission, vision and goals.

Recommended motion:

_____ move to endorse the 2020 Action Plan.



Community Services Department

2020 Action Plan



December 2020

INTRODUCTION

The 2020 Community Services Department Action Plan includes specific objectives that will be completed by our respective divisions to address El Paso County's mission, vision and goals.

El Paso County Mission

El Paso County is a regional leader providing valued and necessary community services in the most cost-effective manner.

El Paso County Vision

El Paso County is recognized as a national model and proven leader in providing excellent community services. We reflect our community's values and traditions when serving our citizens and guests. We strive for and embrace partnerships and innovation in developing a sustainable and vibrant regional economy. We deliver efficient, transparent and effective services.

County Goals

1. Maintain and promote a financially sustainable County government that is transparent and effective.
2. Continue to enhance understanding of civic services and promote participation, engagement, and confidence in County government.
3. Maintain and improve the County transportation system, facilities, infrastructure, and technology.
4. Consistently support regional economic strength.
5. Strive to ensure a safe, secure, resilient and healthy community.

CSU EXTENSION OFFICE

1. Expanded Community Education Opportunities

It is proposed to expand community education opportunities related to economic development and resilience relevant to agriculture, food safety and Cottage Foods certification. Specific objectives include:

- Enroll 60 adults in certification programs to build workforce skills and home business start-ups.
- Offer at least 2 agricultural/small acreage programs that address emerging needs, sustainability or other best practices.

2. Diabetes and Cardiovascular Health Improvement Programs

Ten educational programs will be offered to increase opportunities for diabetes and cardiovascular health improvement education.

3. Expanded Volunteer Opportunities

CSU Extension will invest in human capital and build community/individual capacity by recruiting, screening, training, managing and retaining effective volunteers to guide, coordinate and deliver CSU Extension programming. Specific objectives include:

- The Master Gardener program will recruit and screen new apprentices for the first time in five years. We will increase the number of volunteers and help desk hours by 30%, as well as have a booth at a Farmer's Market at least once a month.
- Increase 4-H Youth Development volunteer base by 3% and support volunteers with at least two training opportunities annually.

4. Expanded Community Partnerships

It is proposed to expand community partnerships with governmental agencies, non-profits and schools to increase programming, audiences and delivery points throughout El Paso County.

- Work with the Pikes Peak Library District (PPLD) to expand programming to multiple locations in the county.

- The horticulture program will partner with Colorado Springs Utilities, Farmer's Markets, and garden-related organizations on four collaborative programs.
- Identify and build awareness with other educational entities such as but not limited to schools, PPLD, nature centers and the YMCA to enhance and broaden 4-H Youth Development programming opportunities / impacts to offer a minimum of three collaborative programs.

5. Expand AmeriCorps Programming

Increase location availability for rural and urban youth populations, identified as low income/at risk, by doubling site participation for programming in partnership with AmeriCorps.

6. Expand Colorado Gardener Certification Program

The horticulture staff / volunteers will contact at least twenty green industry companies and parks / open space departments to offer Colorado Gardener Certificate training to their employees which includes best management practices to improve landscaping efforts, reduce pesticide use, and lesson irrigation use. It is the goal to have at least ten professionals completing the training.

7. Expanded Community Horticulture Programs

A minimum of ten programs will be offered for property owners to help with tree health, proper tree planting and selection, vegetable gardening, xeriscape / irrigation practices, and habitat gardening.

8. Increase 4-H Participation

Staff / volunteers will expand marketing efforts to increase enrollment in 4-H Youth Development (Club Membership and/or community programming) by 5% and 4-H Youth Development Educational Programming within our club program by 25%.

VETERAN SERVICES

1. Automated Appointment System

The project includes the purchase and implementation of an appointment system that will track appointments and send reminders to clients to help minimize missed appointments. This system will also help streamline the scheduling and check-in process for our clients.

2. Expand Staff Accreditations

Staff will pursue multiple accreditations with veteran service organizations so the VSO staff can better assist veterans with different Veteran Affairs (VA) representation.

3. Redesign Veteran Services Brochure

Staff will redesign the Veteran Services brochure to better inform veterans and family members of El Paso County veteran services.

4. Expand Staff at the Mount Carmel Veteran Services Center

The Board of County Commissioners has provided funding to expand EPC Veteran Services staff at the Mount Carmel Veteran Services Center to address the expanded use of veterans at this site for filing for VA benefits.

5. Video Teleconference System

The project includes the purchase a Video Teleconference System for the conference room. This will enable veterans who are unable to travel to the VA Regional Office in Denver to attend their Board of Veteran Appeals hearing locally. This will also enable our office to attend VTC meetings with VA, state agencies and community partners.

6. Veterans Day Parade

Staff will explore the opportunity for our Veteran Office to participate in the annual Veterans Day Parade.

7. Increased Participation at Proclamations

Staff will expand recruitment efforts to significantly increase veteran participation at the annual BoCC proclamation ceremonies for Veterans Day, Memorial Day, and Pearl Harbor Day.

ENVIRONMENTAL DIVISION

Household Hazardous Waste Facility (HHWF)

1. Identification Verification System

To provide quicker service and ensure that only El Paso and Teller County residents use the HHWF for free, an identification verification system via either driver's license, utility bill or other form of residency will be viewed by staff. Additionally, the sign-in form will be shortened to allow for a quicker pass through.

2. Expanded Television Recycling

Televisions (TVs) remain a large commodity at the HHWF. To allow for additional TVs to be recycled while still complying with risk management weight restrictions, the HHWF will begin to accept flat screen TVs up to 40 inches during regular hours of operation.

3. Overhead Door Replacement

The two large overhead doors at the HHWF are nearing twenty years old. Rivets and screws pop off constantly. Staff will research the cost and type of replacement overhead doors to provide adequate insulation while providing ease of opening / closing.

4. Parking Lot Resurfacing / Upgrades

The asphalt at the HHWF is nearing twenty years old and is need of an upgrade. During this process, it is proposed to incorporate several speed bumps to help ensure staff and customer safety. Pavement markings and arrows will also be included to assist with effective traffic flow.

5. Forklift Replacement

The current forklift is approximately twenty years old and requires regular ongoing maintenance. It is proposed to replace the forklift with a model designed to effectively complete daily tasks at the HHWF.

6. Automatic Gate

Staff will research the feasibility and cost of installing an automatic gate at the main entrance of the HHWF. The automatic gate will improve safety and will save staff significant time by not having to manually open / close the gate.

Natural Resources

1. Biological Resources Book Updates

The El Paso County Biological Resources Book educates citizens on our natural heritage, economic impact, ecological values, and scenic beauty of our County. The book will be reviewed and updated to reflect the most current and accurate information.

2. Conservation Easement Program Updates

Staff will update the Conservation Easement Program Policies and Procedures. The updates will include, but not be limited to, addressing references in the document to the Parks, Trails and Open Space Master Plan, notification of ownership changes, and streamlining the annual monitoring report form.

Noxious Weeds

1. Expanded Weed Walk

Building on the success of past Weed Walks, an interactive and interpretive program will be offered in 2020 to include hands on education, field work (mechanical control of noxious weeds), identification, and treatment.

2. Forestry and Ecology Guidebook Updates

The Forestry and Ecology Guidebook provides technical assistance for citizens regarding the preservation of forest ecology and wildfire management. The basic principles of land stewardship, including forest diseases, wildfire mitigation, and the value of “snag” or dead trees for wildlife are included. The guidebook will be reviewed and updated to reflect the most current and accurate information.

Environmental Compliance

1. Paint Fuel Tanks

The Black Forest and Peyton fuel storage tanks will be painted to help prevent corrosion concerns. Once corrosion has started under the tank's protective coating, the structural integrity of the tank can be impacted and, if not corrected, eventually compromise the useful life of the tank. The process will include researching in-house vs contracted services and the proper process and products to achieve maximum useful life of the tanks.

2. Used Oil Tank Disposal

Due to contamination of the used oil tank at the HHWF with Polychlorinated Biphenyl, the tank is no longer used to collect used motor oil. The tank will be cleaned according to Colorado Department of Public Health and Environment Regulations and will be decommissioned, removed, transported and disposed of in compliance with all federal, state, and local regulations.

RECREATION AND CULTURAL SERVICES DIVISION

1. Expanded Scouting Programs

Collect information on the updated scout-issued lessons and activities and update our program offerings to better suit scout leader's needs. This will entail building multiple lesson plans that cater to various ages in Boy Scouts of America, Girl Scouts, and American Heritage Girl Scouts.

2. Expanded Paint Mines Interpretive Park Programming

Staff frequently receive inquiries regarding guided hikes at the Paint Mines Interpretive Park (Paint Mines), indicating a desire in the community for additional educational opportunities. Staff will recruit a part-time interpretive supervisor that will update existing Paint Mines interpretive materials and resources, recruit volunteers, and lead an expanded scheduled of guided hikes.

3. Tracking Exhibit

A contractor will be secured to design and install a new tracking exhibit that addresses clues of animals commonly found at Bear Creek Nature Center.

4. Pollinator Garden Upgrades

Staff will develop and implement plans to improve the pollinator garden area on the south side of Bear Creek Nature Center. This includes seeking grant funds for improvements, researching and choosing native water-wise pollinator-friendly plants, and improving/updating the bird-feeding components in this area.

5. Greenback Cutthroat Trout Exhibit Upgrades

Utilizing a grant awarded by Western Trout Initiative, update the Greenback Cutthroat Trout exhibit at the Bear Creek Nature Center. The project will include designing a new educational panel for the trout exhibit that focuses on trout life cycle, types of trout in Colorado and trout conservation.

6. Pikes Peak Birding Festival / New Registration System

Research and coordinate a new online registration system for the annual Pikes Peak Birding and Nature Festival.

7. County Fair Entrance Procedures

Staff will research and update procedures for entrance to the County Fair.

8. Outdoor Safety Series

The Outdoor Safety Series will address safety concerns of being outdoors. This will help encourage citizens to overcome any safety barriers to being outside, either alone or with their family.

9. Expanded Summer Concert Series

Concert in the Park events will be expanded by regularly conducting concerts at Homestead Ranch Regional Park and Fox Run Regional Park. In collaboration with the Community Outreach Division, staff will seek support from the Friends Groups for the respective parks to support the concerts.

10. Naturalist's Nook

The Naturalist's Nook at the Fountain Creek Nature Center will be enhanced and updated by adding new and relevant children's and adult books and puzzles and replacing the rug.

11. Taxidermy Mounts

The Exhibit Room at the Fountain Creek Nature Center will be enhanced with more taxidermy mounts of local wildlife, including ones that are currently in storage and securing new mounts. The number and type will be determined by available funds.

12. Birding 101 Program

Reestablish the Birding 101 program at the Fountain Creek Nature Center (FCNC) which will continue our efforts to make the FCNC as one of the premier birding facilities in our region.

13. Littering Exhibit

A new temporary exhibit will be developed at the Fountain Creek Nature Center to demonstrate the negative impacts of littering.

14. El Paso County Fair Action Plan

Twenty-five objectives have been identified and will be implemented for the 2020 El Paso County Fair that will enhance programming, vendors, marketing, and administration.

15. Volunteer Recruitment Plan

Develop and implement a volunteer recruitment plan for the nature centers and fairgrounds.

16. Innovative Programming Plan

An Innovative Programming Plan will be developed to address a variety of underserved audiences at the nature centers.

PARK OPERATIONS DIVISION

1. Individual Park Operation Plans

Individual park operation plans will be developed for each regional park that will include scheduled ongoing maintenance tasks, major maintenance projects, and an annual maintenance budget.

2. Signage Assessment and Inventory

A signage assessment and inventory will be completed for El Paso County Parks, Trails, and Open Spaces. The Park Operations Division manages over 8,000 acres of park property and 125 miles of trails. The existing signage is a mix of various sizes, styles, and wording. The information gathered during the assessment and inventory phase will be used for future development and implementation of a signage and replacement plan for County parks as well as integrating signage throughout the community.

3. Paint Mines Interpretive Master Plan

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

4. Homestead Ranch Regional Park Master Plan

Located at the edge of Black Forest, Homestead Ranch Regional Park includes 450 acres of diverse topography ranging from rolling, open meadows to tree-covered bluffs running the length of the park. Parks staff recommends the completion of a master plan update to outline current conditions, future uses to include enhanced passive and active recreational opportunities, additional trail and interpretive opportunities, improved land and habitat conservation, and existing infrastructure improvements and maintenance needs.

5. Elephant Rock Open Space Master Plan

Staff will collaborate with Palmer Land Trust, the Trails and Open Space Coalition, other local partners and stakeholders to develop a master plan for Elephant Rock Open Space. The planning process will evaluate needs and identify future uses and improvements, such as a loop trail system, interpretive signage, infrastructure, and land stewardship activities.

6. Internship Program

The University of Colorado at Colorado Springs has expressed interest in establishing an internship program with the Planning Unit for students of its Geography and Environmental Studies Program. Planning will host one intern in 2020.

7. Geographic Information System

Planning staff will complete a feasibility study to address the expansion of the use of the Geographic Information System (GIS) for park operations and planning purposes. Staff proposes to work with EPC GIS Services to develop and

implement iPhone and iPad-based ArcGIS Collector to record park asset data in the field, including trail alignments, cultural features, and smaller assets such as lights, signs, and benches. Second, newer and more expansive park assets, such as active-use fields, baseball fields, parking lots, and large-scale trail networks need to be imported from their current format (AutoCAD, hard copy plans, as-built drawings) into the existing GIS inventory database, much in the same manner as the original effort in 2011. Lastly, in preparation for the upcoming Parks Master Plan update, all dedicated trail easements must be digitized into the Parks GIS database to quantify and enhance the overall trail planning process, thus allowing for far more accurate proposed trail alignments that are based upon dedicated easements.

8. Art Murals

Park Operations staff will explore the use of art murals to help reduce graffiti on bridges, tunnels, and other facilities that experience ongoing graffiti issues.

9. Venetucci Farm

The Pikes Peak Community Foundation (PPCF) is exploring the possibility of transferring the ownership and operation of Venetucci Farm to an area land manager. The PPCF has approached the County regarding our potential interest in exploring the transfer of the Farm to the County as part of our open space program. Staff is currently reviewing the Farm's conservation easement, facilities, environmental issues and sustainable funding opportunities.

2020 Capital Improvement Programs

1. Bear Creek Regional Park Upgrades

The updated Bear Creek Regional Park Master Plan was approved in December 2014. The 2020 Master Plan projects include the removal and replacement of the main restroom facility and remove and repurpose the southern tennis courts into twelve pickleball courts in collaboration with the Pikes Peak Pickleball Association.

Funding Sources:

Ballot Question 1A	\$ 465,000
Regional Park Fees	\$ 75,000
Fundraising (PPPA)	\$ 120,000
Lottery Funds	<u>\$ 171,000</u>

Total	\$831,000
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Estimated Costs:

New Restroom	\$ 375,000
Pickleball Courts	<u>\$ 456,000</u>

Total	\$ 821,000
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Project Timeline:

South Tennis Court Removal	October – December 2019
Finalize Plans / Specifications	November - December 2019
Bid Project Construction	December - January 2020
Project Construction	May – December 2020

2. Fairground Walkways

El Paso County updated the County Fairgrounds Master Plan in 2015 which identified existing facilities that need upgrades to improve functionality, protect infrastructure, and enhance user experiences. One of the projects included the installation of paved walkways connecting to major fairground facilities. The project will include completing a site survey and drainage plan, developing plans and specifications for the walkways with an emphasis on user-friendly access that meets American with Disabilities Act requirements throughout the property. A Community Development Block Grant will be pursued to provide a major portion of the needed funding.

Funding Sources:

County Major Maintenance Funds	\$ 20,000
Grant Funding – CDBG	<u>\$125,000</u>

Total	\$145,000
-------	-----------

Estimated Costs:

Construction Plans and Specification	\$ 30,000
Construction	<u>\$115,000</u>

Total	\$145,000
-------	-----------

Project Timeline:

Site Survey / Drainage Analysis	August – September 2019
Complete CDBG Grant Application	January 2019
CDBG Grant Announcement	May 2020
Develop Plan and Specifications	June – July 2020
Bid Construction	August 2020
Project Construction	September – October 2020

3. Falcon Regional Park – Phase II

Falcon Regional Park is a 215-acre regional park located along Eastonville Road northwest of Stapleton Road. El Paso County completed the installation of Phase I improvements in 2015. This included two baseball fields, multi-use field, and parking lot. Construction of the next phase of improvements is planned to launch in 2020. El Paso County contracted with NES to complete the design for Phase II improvements. The anticipated projects include an additional baseball / softball field, upgrades to the existing multi-use field and parking lot, additional parking, playground, expanded trail system, and a restroom.

Funding Sources:

Great Outdoors Colorado Grant	\$350,000
Regional Park Fees	\$210,000
Ballot Question 1A	\$140,000
Fundraising	<u>\$ 25,000</u>

Total	\$725,000
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Estimated Costs:

Baseball / Softball Field	\$250,000
Restroom	\$170,000
Parking Lots	\$ 90,000
Playground	\$ 80,000
Multi-Purpose Field	\$ 75,000
Equestrian Trailhead / Trails	<u>\$ 60,000</u>

Total \$725,000

Project Timeline:

GOCO Grant Submittal	October 2019
Finalize Design	March 2020
Grant Award	March 2020
Bid Construction	April 2020 – May 2020
Construction	June 2020 – December 2020

4. Kane Ranch Open Space – Phase 1

The Kane Ranch Open Space Master Plan was approved by the Board of County Commissioners in August 2018. The proposed Phase I Improvements include an access road, trailhead parking area, vault toilet, a concrete trail crossing, Tier I and single-track trails, and picnic tables.

Funding Sources:

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

Total \$400,000

Estimated Costs:

Phase I Design (2019)	\$ 50,000
Trailhead Parking Area	\$200,000
Tier I & Tier IV Trails	\$ 75,000
Perimeter Fencing	\$ 20,000
Vault Toilet Structure	<u>\$ 55,000</u>

Total \$400,000

Project Timeline:

Complete Plans / Specs	July – December 2019
Bid Construction Phase	January – February 2020
Project Construction	March – August 2020

5. Northern Nature Center Project

Based on projected population growth and public surveys in the El Paso County Parks Master Plan in 2013, developing a nature center in northern El Paso County was identified as an objective. A feasibility study has been completed in 2019 to analyze and evaluate location, potential partnerships/ collaborations, public support, revenue sources, construction costs, and long-term maintenance and staffing. In 2020, the County will apply for a GOCO planning grant to fund the design process. The team will also initiate the capital campaign for major funding support. The project is planned for completion in 2023.

Proposed Funding Sources:

Regional Park Fees	\$30,000
GOCO Planning Grant	<u>\$60,000</u>

Total	\$90,000
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Estimated Costs:

Building & Site Design	\$90,000
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Project Timeline:

Apply for GOCO Planning Grant	June 2020
Planning Grant Awarded	September 2020
Bid Site & Architectural Design	November 2020 – December 2020
Site and Architectural Design	January 2021 – August 2021
Launch Capital Campaign	2021

6. Palmer Lake Recreation Area Upgrades

The project includes upgrading the trailhead parking lot with improved curb / gutter and asphalt surfacing, concrete entry pan at the entrance off of County Line Road and upgrading the parking lot fixtures, restroom improvements including new fixtures, energy efficient lighting, and wall coverings, and renovating the existing volleyball court including new border, sand material, post, and net.

Funding Sources:	
Urban Park Fees	\$70,000

Estimated Costs:	
Plan Development	\$ 2,500
Restroom & Lighting Renovation	\$17,500
Asphalt & Concrete Pan	\$46,000
Volleyball Court Renovation	<u>\$ 4,000</u>

Total	\$70,000
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Project Timeline:	
Completion of Studies / Plans	March – April 2020
Bid Project	May 2020
Project Construction	June – September 2020

7. **Fox Run Regional Trail**

The Fox Run Regional Trail is a planned 3-mile regional trail that connects Fox Run Regional Park to Baptist Road. This project includes the design, engineering and development of construction documents for construction of the regional trail. The construction of the trail requires site-specific design to address roadway crossings, encroachments from adjoining residential properties, and navigating along active utility and drainage corridors. El Paso County is proposing to submit a State Trails Planning Grant to Colorado Parks and Wildlife to fund final design, engineering and development of construction documents. Upon completion of this effort the County will move forward with construction of the regional trail.

Funding Sources:	
Regional Park Fees	\$ 20,000
Colorado Parks and Wildlife	<u>\$ 30,000</u>

Total	\$ 50,000
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Estimated Costs:	
Design / Engineering	\$ 40,000
Construction Documents	<u>\$ 10,000</u>

Total	\$ 50,000
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Project Timeline:

CPW Grant Submittal	September 2019
Grant Award	March 2020
Design and Engineering	April 2020 – December 2020

8. Hanson Trailhead Renovation

During the incident period of May 4 – June 16, 2015, heavy rainfall produced heavy flows and flash flooding causing damage to this site in multiple storm events. This includes the general area of the pedestrian bridge, and the Fountain Creek embankment to the north of the bridge and pedestrian trail. Flash flooding caused erosion / scouring of the embankment, a large loss of embankment soil material, loss of riprap, loss of a section of the Fountain Creek Regional Trail, and extensive damage to the pedestrian bridge abutments.

El Paso County contracted with Bohannon Huston Inc. in 2018 for engineering and design services to develop alternatives, concept plan, and 60% design plans for FEMA review. El Paso County submitted the design plans and project extension request to FEMA in 2019. Upon FEMA approval, final design and specifications will be developed.

El Paso County is partnering with the Fountain Creek Watershed Flood Control and Greenway District and the City of Fountain to fund a portion of this project. Contingent upon FEMA approval, construction is anticipated to start in fall 2020, when creek flows are low, and be completed in summer, 2021.

Funding Sources:

El Paso County Parks	\$ 127,500
City of Fountain	\$ 20,000
EPC Disaster Recovery Funds	\$ 400,000
Fountain Creek Watershed District	\$ 750,000
FEMA	<u>\$ 1,102,500</u>

Total	\$ 2,400,000
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Estimated Costs:

Construction	\$ 2,400,000
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Project Timeline:

FEMA Review	October 2018 – May 2020
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Design / Specifications	July 2019 – May 2020
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Bid Project	June 2020 – July 2020
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Project Construction	October 2020 – May 2021
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9. Rock Island Regional Trailhead Improvements

It is proposed to upgrade the Rock Island Regional Trailhead by constructing a youth playground that is compliant with the American with Disabilities Act, pave the existing parking lot and access drive to improve function and stability, upgrade the trailhead signage, and replace the perimeter fencing.

Funding Source:

Urban Park Fees	\$ 120,000
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Estimated Costs:

Playground	\$ 50,000
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Paving / Parking Lot Improvements	\$ 50,000
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Fencing	\$ 15,000
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Signage	<u>\$ 5,000</u>
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Total	\$ 120,000
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Project Timeline:

Completion of Design / Plans	January – April 2020
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Bid Project	May – June 2020
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Project Construction	July – August 2020
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10. Fountain Creek Bank Stabilization Project

This project repairs a large section of creek bank near the Willow Springs Ponds that was damaged during 2015 flooding. El Paso County contracted with J3 Engineering Consultants in 2016 for engineering and design services to develop alternatives, concept plan, and final design set (90%) for permitting and FEMA review.

The proposed repairs include installation of embankment fill at a 2:1 slope, with vegetation. The toe of the embankment will feature a layering of riprap, grouted

riprap, and boulders. Willow staking and other vegetation will also be incorporated into the embankment as a bio-engineering enhancement. FEMA completed their review of the design plans in April 2019. El Paso County is proceeding with final design and development of specifications in 2019. Construction is anticipated to start in the late fall 2019, when creek flows are low, and the repairs will be completed by the spring, 2020.

Funding Sources:

EPC Disaster Recovery Funds	\$237,482
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FEMA	<u>\$712,449</u>
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Total	\$949,931
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Estimated Costs:

Construction	\$949,931
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Project Timeline:

Design / Specifications	May 2019 – June 2019
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Bid Project	July - September 2019
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Project Construction	October 2019 – March 2020
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11. Ute Pass Regional Trail Project

The master plan for the Ute Pass Regional Trail was approved by the Board of County Commissioners on October 15, 2015 and is an 11-mile trail corridor between Manitou Springs and the El Paso / Teller County Line. The trail has been developed in sections starting in 2003. Currently five miles of the trail remain to be completed in the Cascade / Chipita Park area.

The 2015 Ute Pass Regional Trail Master Plan identified a preferred trail alignment for the remaining 5-mile segment. The alignment includes utilizing public right-of-way by following Chipita Park Road, Fountain Avenue, and CDOT frontage roads, before following French Creek and connecting to the existing Ute Pass Regional Trail.

The trail will be concrete or asphalt along public roads and gravel along French Creek. A trailhead is planned within public right-of-way along Spring Street that will include parking, restroom facility, and various site amenities.

El Paso County secured Federal Highway monies from the Colorado Department of Transportation (CDOT) through the Transportation Alternatives Program (TAP) and Transportation Improvement Programs (TIP) to fund the final design and construction of the remaining five miles by 2022.

The project is split into two phases; design and construction. The design portion of the project will commence in 2019. Construction is anticipated to start in 2021.

Funding Sources:

Dedicated Park Fees	\$ 342,000
CDOT (TIP/TAP)	<u>\$ 1,508,000</u>

Total	\$ 1,850,000
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Estimated Costs:

Design / Engineering / ROW	\$ 397,000
Construction	<u>\$ 1,453,000</u>

Total	\$ 1,850,000
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Project Timeline

Design / Engineering / ROW	July 2019 – September 2020
Bid Project	October 2020 – November 2020
Project Construction	2021 – 2022

COMMUNITY OUTREACH DIVISION

1. Northern Nature Center Capital Campaign

Based on the outcome of the Northern Nature Center Feasibility Study and planning efforts, explore initiating a capital campaign to support the construction of the nature center. The efforts will include assembling a capital campaign team, setting realistic goals, deadlines, and budget, and conducting prospect screening with a focus on major gift leads.

2. 2020 Grant Applications

Staff will explore the submittal of the following new grants in 2020:

- a. Community Development Block Grant for paved walkways at the El Paso County Fair and Events Center
- b. Great Outdoors Colorado Planning Grant for the Northern Nature Center
- c. Great Outdoors Colorado Local Park and Outdoor Recreation Grant for the further development of the Paint Mines Interpretive Park
- d. Great Outdoors Colorado Mini-Grant for a digital sign at the Fairgrounds
- e. Great Outdoors Colorado Open Space Grant for the purchase of Rice Ponds and buffer property for the Fountain Creek Nature Center
- f. Colorado Parks and Wildlife OHV (Motorized) Trails Grant for Jones Park trails improvements
- g. Colorado Parks and Wildlife Non-Motorized Trails Grant for the development of trails at Elephant Rock Open Space
- h. Colorado Parks and Wildlife Archery Range Grant for improvements at the archery range at Bear Creek Regional Park
- i. In collaboration with the Veteran's Service Officer, explore program ideas and potential grant funding sources to implement programs to increase service for our local veterans

3. County Parks 50th Anniversary

Staff will participate on the 50th Anniversary Committee for County Parks (2021) to help develop marketing opportunities and special events.

4. Facility Naming Rights Project

The Park Advisory Board endorsed the development of a Facility Naming Rights Program at the October 2019 meeting. It is proposed to launch this effort with pursuing Corporate Naming Rights for the large outdoor pavilion at the County Fairgrounds.

5. CSD Marketing Plan

Staff will coordinate the development of a Community Services Department Marketing Plan that will enhance our current marketing efforts.

6. Pretrial Services Training Guide

A Pretrial Services Administration and Training Guide will be developed for use by current and new staff as a “how to” guide to complement the Pretrial Services Operations Manual.

7. CJCC Action Plan

The Criminal Justice Coordinating Council (CJCC) will implement priority projects within the 2019-2021 Action Plan. Priority objectives identified for 2020 include:

- a. Improving pretrial services data and supervision by exploring the use of an integrated dashboard to help manage information and inform pretrial decisions
- b. Identifying and evaluating opportunities for data sharing among criminal justice agencies in the 4th Judicial District
- c. Complete a Criminal Justice and Behavioral Health Gaps and Needs Analysis for the Pikes Peak Region.

8. Pretrial Assessment Tool

The Criminal Justice Planner will complete research that will determine how each of the twelve Colorado Pretrial Assessment Tool criteria predict risk of failure to appear and recidivism for offenders out of jail on a PR Bond in the 4th Judicial District.

9. Stepping Up Initiative

Work collaboratively with local criminal justice entities to complete El Paso County's Stepping Up Initiative profile and self-assessment and promote implementation progress to help reduce the number of people with mental illnesses in the County jail.

10. Community Corrections Structured Decision – Making Tool

This objective includes the creation and implementation of a Community Corrections Structured Decision – Making Tool for diversion and transition cases. Use of the tool will support effective transition and reentry, provide for increased consistency, minimize bias, and improve transparency. A consultant will work closely with the local Community Corrections Board and staff to design and implement a structured decision-making tool to assist with the approval process for use beginning in July 2020.

11. Community Corrections Database Replacement

The existing Community Corrections database is coming to the end of its useful life. Staff will explore replacement options in 2020.

12. Pretrial Services Internship Program

Pretrial Services staff will coordinate with the University of Colorado at Colorado Springs to implement a Pretrial Services internship program.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Advisory Board Bylaw Revisions
Agenda Date: December 11, 2019
Agenda Item Number: #7 - C
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement:** X

Per discussions at the October and November Park Advisory Board (PAB) meetings, the members requested that staff explore the addition of PAB Associate Members to address potential quorum issues at PAB meetings.

Please find attached draft changes to the PAB Bylaws to add Associate members and other needed updates.

Proposed Motion:

Move to endorse the proposed Park Advisory Board Bylaw Revisions.

**EL PASO COUNTY
PARK ADVISORY BOARD BYLAWS**

I. AUTHORITY

The Board of County Commissioners of El Paso County (the "Board") has determined the need and the desirability for a County Park Advisory Board (CPAB) to advise the Board and the El Paso County Parks Department in matters involving policy and philosophy, related to the County Parks Department operations and activities.

The Board of County Commissioners of the County of El Paso is empowered by the provisions of §30-11-107 (1)(a) and (e), Vol. 9, C.R.S. 2000, and §§29-7-101, et seq., Vol. 9, C.R.S. 2000, as amended, to create the CPAB, and through subsequent amended resolutions, has modified and refined the County Parks Department status and functions, and subsequently, the status and function of the CPAB.

II. APPOINTMENT AND CONSTITUTION OF ADVISORY BOARD

CPAB shall consist of nine (9) Voting Members and three (3) Associate Members. All members shall be appointed by the Board and must have resided within El Paso County for at least one year prior to their appointment. ~~The members of the CPAB shall be appointed by the Board and shall consist of nine (9) regular members who have resided within El Paso County for at least one year prior to their appointment.~~

CPAB members shall serve without pay, except that they may be reimbursed for actual expenses incurred in the conduct of CPAB business, ~~of the County.~~

III. TERMS OF OFFICE, VACANCIES AND REPLACEMENT

- A. CPAB members shall be appointed for terms of three (3) years. However, appointments for the purpose of filling vacancies occurring other than by expiration of term shall be for the unexpired term.
- B. A term of office expires at the conclusion of the regular meeting in May of any year.
- C. No citizen member of a board, committee, commission or task force shall serve more than two successive terms on that board, committee, commission, or task force.
- D. At the expiration of the first full or partial term, a Voting or Associate Board member ~~may~~ request re-appointment; however, re-appointment is not guaranteed ~~and~~ the Board of County Commissioners has the discretion to re-

_____ advertise or re-interview concerning a vacant position. All members serve at the pleasure of, and may be removed without cause by, the Board of County Commissioners.

E. Upon the expiration of a second successive term, no ~~member citizen-member~~ shall be eligible for reappointment to CPAB until at least one year has passed since serving on CPAB. Members appointed to a vacancy to complete a term that has more than one and one-half years remaining shall be reappointed to no more than one additional term.

F. The Board may dismiss a CPAB member for reasons including, without limitation, unsatisfactory performance of duties, misconduct, conflict of interest, or other activities deemed by the Board of County Commissioners detrimental to the best interest of the CPAB and/or El Paso County. The Board may replace a CPAB members ~~after the Commissioners by have initiated a resolution, for the same.~~

IV. RESPONSIBILITY

The primary and general responsibility of the CPAB member is to all citizens of the County, the Board and ~~the El Paso~~ County Parks ~~Department~~. The CPAB member must protect the desires and interests of the entire County. Members must consider carefully all aspects of the issues at hand, ~~determine check all if decision making-factors to see that they~~ are well founded, decide if the matter serves the best interests of the County at-large, and make honest decisions accordingly.

It is the CPAB member's responsibility to demonstrate an active interest in the goals, objectives, ~~goals~~ and issues problems involving the -of County's regional parks, trails, open space, facilities, and programs~~open space~~.

Specific areas of responsibility requiring formal recommendation to the Board are as follows:

- A. Subdivision and land development matters within the unincorporated areas of the County.
- B. County Parks ~~Department~~ annual operating budget.
- C. County Parks ~~Department~~ long-range goals for the acquisition and development of County regional parks, trails, ~~and~~ open space, and facilities.
- D. ~~Issues Items~~ which specifically relate to questions involving policies, philosophy and objectives involving County Parks, ~~or to changes in existing policy, philosophy or objectives for the County Parks Department.~~

V. BOARD ORGANIZATION AND PROCEDURES

A. Officers

1. At the regular May meeting of each year, the Park Advisory Board shall meet and elect officers for the coming year. Officers shall serve from June through May.
2. Election of officers shall be in accordance with Roberts' Rules of Order, Newly Revised, as said rules pertain to small boards and committees, or as otherwise directed by the Board of County Commissioners
3. In case a vacancy shall occur in any of the offices, an election may be held at any regular meeting.
4. The Chairperson of the Park Advisory Board shall preside at the meetings of the Board and shall perform the duties ordinarily performed by that office. The Chairperson shall be an ex-officio member of all committees appointed by the Park Advisory Board.
5. The Vice-Chairperson of the Park Advisory Board, in the absence of the Chairperson, shall perform all the duties of the Chairperson.
6. The Second Vice-Chairperson, in the absence of the Chairperson and the Vice-Chairperson, shall perform all the duties of the Chairperson.
7. The Third Vice-Chairperson, in the absence of the Chairperson, the Vice-Chairperson and the Second Vice-Chairperson, shall perform all the duties of the Chairperson.
8. The Secretary, in the absence of the Chairperson, the Vice-Chairperson, the Second Vice-Chairperson and the Third Vice-Chairperson, shall call the meeting to order and preside until the immediate election of a chairperson *pro tem*.
9. The Secretary shall sign all recorded minutes of meetings that have been approved by the Park Advisory Board.
10. Ex-officio Secretary of the Park Advisory Board shall be the Director of the Community Services Department~~Parks and Leisure Services~~. Duties to include: preparation of the agenda, keeping a full and true record of all meetings, custodianship of all documents and written materials belonging to the Park Advisory Board, and issuance of notice of meetings.
11. The Chairperson, as needed, shall designate committees.

B. Meetings.

1. Regular Meetings

The CPAB shall hold regular monthly meetings, designating the time and place thereof, and shall keep a record of all its proceedings.

2. Special Meetings

The CPAB Chairperson may call special meetings as necessary. The Director of the Community Services Department Parks and Leisure Services may request special meetings through the Chairperson.

C. Quorum

Five (5) Voting Members regular members shall constitute a quorum for official business. In the absence of a quorum of Voting Members, the CPAB Chairperson may designate an Associate Member as a Voting Member in order to obtain a quorum. Such designation shall be stated at the beginning of the meeting, shall be recorded in the minutes, and shall terminate upon adjournment of the respective meeting. If a quorum cannot be obtained, the meeting will be canceled. The CPAB or any committee designated by CPAB may participate in any CPAB meeting by means of a telephone conversation or similar communications equipment by which all persons participating in the meeting can hear each other at the same time. Such participation shall constitute presence in person at the meeting. Any such telephone meeting shall conform to the Open Meetings Law, §§24-6-401 *et seq.*, Vol. 7, C.R.S. 2000, as amended.

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D. Voting

All voting shall be by voice vote, except that any Voting Member member may ~~can~~ request a roll call vote on any issue. Roll call votes shall be recorded as such in the minutes of the meeting.

E. Agenda Preparation and Order of Business

The Chairperson and County Parks staff ~~The administration and the Chairperson~~ shall prepare agendas for the CPAB meetings.

Submission of items to be included in the agenda packet shall be received not less than ten working days prior to any CPAB meeting. Items requiring CPAB action must be submitted for inclusion in the packet for review prior to the scheduled meeting.

Notice of all regular meetings shall be mailed to each CPAB member no later than the Friday prior to each meeting. This notice will include all agenda material and the minutes of the previous meeting. The agenda will be posted per County policies ~~in advance of the CPAB meeting at the County's official public notice board in the lobby of the County Office Building (27 East Vermijo).~~

**El Paso County Parks
2019 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Create a podcast for self-guided tours on FCNC trails			Completed
Expand materials / supplies for outreach activities	Nancy Bernard	High	
Develop a cultural history field trip for 4th graders	Nancy Bernard		Completed
Create a middle school nature camp	Mary Jo Lewis		Completed
Create a scientific inquiry program	Mary Jo Lewis		Completed
Create a "Winter Adapations in the Foothills" program	Mary Jo Lewis		Completed
Create a robust Rainbow Falls volunteer program	Theresa Odello		Completed
Create a Rainbow Falls giving program	Theresa Odello		Completed
Create a Park Rx program	Theresa Odello		Completed
Co-host an event for military families with MP Living	Theresa Odello		Completed
Expand remote control flying opportunities	Theresa Odello		Moved to 2020
Implement a marketing plan for Fairgrounds usage	Janice Brewer		Completed
Create a Paint Mines 5K Run	Janice Brewer	High	
Complete needs assessment / expand Frgds programming	Stacy Starr		Completed
Complete the Northern Nature Center feasibility study	Todd Marts	High	Presentation Phase
Park Operations Division	Project Manager	Priority	Status
Establish an on-call forestry process	Brian Bobeck	High	
Develop individual park operation plans	Brian Bobeck	High	
Establish a part-time custodial position(s)	Brian Bobeck		Completed
Establish a five year equipment replacement program	Brian Bobeck	High	
Complete a Paint Mines (west) Master Plan	Ross Williams		Moved to 2020
Complete the Elephant Rock Open Space Master Plan	Ross Williams	High	Development Phase
Complete the Jones Park Master Plan	Tim Wolken	High	Development Phase
Complete a Homestead Ranch Regional Park Master Plan	Ross Williams		Moved to 2020
Establish a Planning Division Internship Program	Jason Meyer	High	
Complete a feasibility study to expand GIS use	Ross Williams	High	
Upgrade the CIP document	Tim Wolken		Completed
Capital Improvement Projects	Project Manager	Priority	Status
Pinerias Open Space - Phase 1	Ross Williams	High	Construction
Bear Creek Regional Park improvements	Bobek / Meyer	High	Bid Phase
Fox Run Regional Park improvements	Brian Bobeck	High	Reviewing Options
Kane Ranch Open Space Improvements (Design)	Ross Williams	High	Bid Phase
Eastonville Regional Trail Improvements	Jason Meyer	High	
New Santa Fe Regional Trail flood repairs	Jason Meyer		Completed
Fountain Creek bank stabilization project	Jason Meyer	High	
Hanson Trailhead renovation	Jason Meyer	High	Fundraising Phase
New Santa Fe Regional Trail trailhead improvements	Randy Smith	High	Construction
Black Forest Regional Park / disaster recovery project	Jason Meyer		Completed
Falcon Regional Park - Phase II	Jason Meyer	High	Fundraising Phase
Ute Pass Regional Trail expansion - State Trails Grant	Jason Meyer	High	Construction
Ute Pass Regional Trail expansion - TAP grant	Jason Meyer	Medium	
Willow Springs Ponds - bridge replacement	Jason Meyer	High	Bid Phase
Drake Lake repair project	Tim Wolken		Completed

Community Outreach	Project Manager	Priority	Status
Expand the Partner in the Park program	Dana Nordstrom		Completed
Expand the Friends Group capacity	Dana Nordstrom		Completed
Explore the Northern Nature Center capital campaign	Christine Burns		Tabled to 2020
Complete Nature Center Fundraising Program	Todd Marts		Completed
Explore the development of a County Parks Foundation	Wolken / Burns		Completed
Research the establishment of a naming rights process	Wolken / Burns	High	BoCC Presentation
Develop a photo campaign for NRPA Month	Christine Burns		Completed
Explore sponsorship opportunities for a Fairgrounds sign	Christine Burns		Completed
Publicize the social and economic benefits of County Parks	Christine Burns		Completed

**Community Services Department
Parks / Recreation & Cultural Services Divisions
November 2019 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2019			2018	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 193,564	\$ (13,564)	\$ 194,300	
County Fair / Fairgrounds		\$ 309,800	\$ 351,240	\$ (41,440)	\$ 352,698	
Total		\$ 489,800	\$ 544,804	\$ (55,004)	\$ 546,998	
<u>Fundraising Revenue</u>		2019			2018	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 85,250	\$ (10,250)	\$ 82,500	
Partners in the Park Program	Park Operations	\$ 35,000	\$ 37,500	\$ (2,500)	\$ 37,500	
Trust for County Parks	Park Operations	\$ 10,000	\$ 41,276	\$ (31,276)	\$ 27,600	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 26,110	\$ (1,110)	\$ 16,215	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)	\$ 48,000	
Total		\$ 185,000	\$ 234,136	\$ (49,136)	\$ 211,815	
<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				
CDBG DR - Black Forest Regional Park		\$ 790,000				
CDBG - Widefield Community Park	Phase II Improvements	\$ 165,000				
Total		\$ 1,095,400				
<u>Parks Division Reservations</u>		2019			2018	2018
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	110	N/A	10	426
February		14	546	N/A	10	85
March		15	192	N/A	13	294
April		186	9519	4.29	154	5480
May		338	18036	4.3	342	16459
June		517	23048	4.42	530	24273
July		436	24558	4.26	425	24132
August		408	21519	4.17	391	21991
September		338	20818	4.37	302	21474
October		106	17273	3.88	104	19652
November		16	539	N/A	8	82
December						
Total		2383	136158	4.24	2289	134348

<u>Parks Facility Reservations</u>		2019			2018	2018
<u>November</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes						
Athletic Fields						
Pavilions						
Trails						
Vendor						
Tennis Courts						
Vita Course						
Meeting Room		13	129		7	68
<u>Black Forest Regional Park</u>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<u>Falcon Regional Park</u>						
Baseball Fields						
<u>Fountain Creek Regional Park</u>						
Athletic Fields		2	400			
Pavilions						
Trails						
Disc Golf Course						
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields						
Gazebo						
Warming Hut						
Pavilions						
Trails						
<u>Homestead Ranch Regional Park</u>						
Pavilions						
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail						
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor - Santa Fe Trailheads						
<u>Paint Mines Trail</u>		1	10			
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>					1	14
Total Park Facility Reservations		16	539		8	82

<u>Fairgrounds Facility Reservations</u>		2019			2018	2018
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		8	447		23	445
February		16	782		21	731
March		16	529		17	846
April		23	3213		19	1175
May		23	2447		17	2992
June		29	2931		18	3601
July		6	28,365		1	30,694
August		17	4001		13	5271
September		21	3544		25	5521
October		15	3348		17	3557
November		24	804		18	795
December						
Total		198	50,411		189	55,628
<u>Fairgrounds Facility Reservations</u>		2019		2018		
<u>November</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		1	5	0	0	
Lions Club Meeting		1	20	1	20	
FAB Board Meeting		1	21	1	33	
Senior Dinner		1	35	1	52	
COC Meeting		1	20	0	0	
Calhan Crafters		1	4	1	10	
Steppin On Class - Agency for Aging		3	39			
Silver Buckle Banquet				1	30	
<u>Exhibit Hall</u>						
<u>Track</u>						
<u>Barns</u>						
<u>Livestock Arena</u>						
Bull Riding		1	150	1	90	
<u>Grounds -</u>						

Whittemore - Fairgrounds						
EPC Conservation Dist. - AG Expo		1	65			
Craft & Vendor Show		1	325	1	460	
Calhan HS Cheer Team Practice		12	120	11	100	
Arena						
Month Total Fair Facility Reservations		24	804	18	795	
Vandalism Report						
Incident	Date	Location	Area	Cost		
Traffic accident - Car vs Dog park gate	1/19/2019	Bear Creek Dog Park	Parking lot	\$400		
Graffiti	4/13/2019	Widefield Community Park	Restroom exterior	\$75		
Graffiti	4/19/2019	Rainbow Falls	Rocks	\$600		
Graffiti	July	Rainbow Falls	Bridge near Falls	\$2,000		
Restroom door kicked in, bathroom vandalized	8/31/2019	Widefield Community Park	Men's restroom	\$300		
Graffiti	September	Crew Gulch	Tunnel	\$400		
Graffiti	9/30/2019	Fox Run Regional Park	Hwy 105 trailhead	\$20		
Graffiti	9/26/2019	Fox Run Regional Park	Restroom	\$10		
Graffiti	10/26/2019	Rainbow Falls	Parking lot, rock walls, benches	\$750		
			Total	\$4,555		
Volunteerism						
		2019		2018		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	
January		196	925	151	820	
February		189	1,098	125	1,073	
March		174	1,193	170	1,308	
April		590	2,398	573	2,314	
May		600	3,179	689	2,924	
June		416	2,649	427	2,774	
July		959	7,904	950	8,158	
August		632	3,123	377	2,671	
September		435	2,012	316	2,052	
October		905	3,776	979	3,932	
November		272	1,226	296	1,326	
December						
Totals	20,000 hours	5368	29,483	5053	29,352	

		2019				
November		<u>Volunteers</u>	<u>Total Hours</u>			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		87	387			
Adopt-A-Park / Trail / Volunteer Projects		155	680			
Front Range Community Service /CEO		2	48			
Total		272	1,226			
Programming	Goal	2019			2018	2018
Totals for Year		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		40	1409	4.96	35	461
February		36	2303	4.91	44	1104
March		62	1060	4.99	69	2791
April		185	4928	4.94	122	2204
May		210	4415	4.97	195	4350
June		122	3937	4.91	121	4903
July		120	4950	4.96	113	2732
August		80	3347	4.98	74	3307
September		114	3325	4.98	139	5271
October		127	6033	4.96	116	6005
November		54	1796	4.99	44	1300
December						
Totals	800 / 21,000	1,150	37503	4.96	1,072	34428
November	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	1	12	5.00		
Habitat	BCNC	3	48	5.00		
Free Forest School	BCNC	4	42			
Nature's Music Family Program	BCNC	1	14	5.00		
Birthday: Bugs	BCNC	1	18	5.00		
El Paso County Fraud Prevention Dept Meeting	BCNC	1	8			
Rocky Mountain Women's Film Festival: Stuffed	BCNC	1	58			
Our House	BCNC	1	25			
Bear Creek Bear Run	BCNC	1	260	4.90		
Nature Explorers: Bear Prepares for Winter	BCNC	2	34	5.00		
Little Wonders: Where Animals Walk	BCNC	2	30	5.00		
Aiken Audubon: DNA Footprints in Birds	BCNC	1	41			
Birthday: All About Bears	BCNC	1	20	5.00		

EPC Parks Planning Meetings	BCNC	4	30		
Black Bear Diner Fundraiser	BCNC	1	200		
Intro to Navigation Class	SE	1	18		
First Aid/CPR/AED class	SE	1	7	5.00	
Walk the Wetlands	FCNC	3	52	5.00	
Discover the Wetlands	FCNC	9	135	5.00	
Colorado Springs Homeschool Group	FCNC	1	15		
Punkin Chunkin & Zucchini Races	FCNC	2	62	5.00	
Rental: EPC Accounts Payable	FCNC	1	15		
Nature Adventures: What Makes a Mammal	FCNC	1	15	5.00	
Empowered Care	FCNC	1	10		
Homeschool Fridays: Walk the Wetlands	FCNC	1	10	5.00	
Holiday Craft Fair	FCNC	1	408		
2's & 3's Outdoors	FCNC	1	14	5.00	
Daniel Tiger's Mom Group	FCNC	1	27		
Pokemon Go Event	FCNC	1	50		
Birthday Party: Wild About Wildlife	FCNC	1	39	5.00	
National Association for Interpretation Presentation	FCNC	1	25		
Birthday Party: Walk the Wetlands	FCNC	1	40	5.00	
Birthday Party: Walk the Wetlands	FCNC	1	14	5.00	
TOTALS		54	1796	4.99	



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COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES

MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

November 2019

General Updates:

1. Facility rentals have generated \$193,564 which is 107% of our \$180,000 annual goal.

Special Events:

1. Fountain Creek Regional Park was host to a USA Track & Field sanctioned youth cross country race in November. Approximately 200 runners age 7 – 15 participated in the event.
2. Several large-scale community-oriented events have submitted their 2020 special event permit requests. Among those are the Colorado Springs Down Syndrome Association's "Buddy Walk" and the Humane Society's "Pawtoberfest".

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
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COMMUNITY OUTREACH and GRANTS

Monthly Report – November 2019

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

Community Outreach

1. **Outreach News:** Staff consistently strives to expand opportunities to share with our community about the resources available in County Parks. We attended 22 community events and raised \$21,350 in additional support this year.
2. **Partner News:** Staff has assisted with over 20 volunteer projects and welcomed 5 new Adopt a Park/Trail groups this year. We would like to thank our loyal volunteers, partners and parks staff for another great year of investing, building and inspiring our community to become stewards of our County Parks.
3. **County Fair:** The goal of \$75,000 is to help generate enough revenue to successfully operate the 2020 El Paso County Fair. Our core sponsors have been contacted and we are now at 45% to our goal.

Grants

1. If you have an interest in working on grant application and assisting with budgeting and scope of work write-ups your help would be greatly appreciated. Please contact Christine Burns at 719-520-6996 or email at christineburns@elpasoco.com. Thank you.



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ COMMUNITY OUTREACH
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Recreation & Cultural Services Division

Monthly Report – November 2019

Submitted by: Todd Marts, Division Manager

General

1. Staff attended a Convening for Rx for Parks, Recreation, Outdoors, Trails and Open Space held in Westminster on November 15. This event was attended by recreation and medical professionals from all over the state to discuss prescription programs to create healthy communities by getting people outdoors or into recreation centers.
2. Staff has had numerous on-line demonstrations of various conference scheduling programs as we search for a new software ticketing program for the Pikes Peak Birding and Nature Festival.
3. Twenty-five of our colleagues from the National Association for Interpretation visited Fountain Creek Nature Center on a field trip at the end of the week-long conference. The aim was to share with them how we finally included human history in our exhibits to fulfill our mission to “connect people to their natural *and cultural* resources...” We shared how we approached telling the human history of Fountain Creek, from inception to completion--how we incorporated community advisors, approach to fundraising, the bid process, selection of an exhibit designer and finally the exhibit opening celebration. It was very well received!
4. Staff Bear Creek Nature Center Supervisor attended the National Association for Interpretation Conference in Denver November 11-15. She participated in the pre-conference roadshow which visit 5 education facilities in the region over the course of two days and also attended various workshops throughout the week, which addressed themes such as programming, management, diversity, leadership, and media.

Projects, Fundraising & Grants:

1. Black Bear Diner Garden of the Gods location hosted a fundraiser in which they donated 20% of the day's sales to Bear Creek Nature Center/ Friends of El Paso County Nature Centers. We are still awaiting a total for this generous fundraiser.
2. Front Porch Giving Circle is a group of women in the community who each give \$365 to their organization at the beginning of the year, then invite community non-profits to give

a presentation to them. Afterwards, they decide who will receive grants. I was invited to give a presentation to the group in August. I was notified on November 7, that the Circle is going to grant \$2,200 to Friends of EPC Nature Centers to be given in December

Programs & Events:

1. Introduction to Navigation Class was at Bear Creek Nature Center on November 14, with 18 participants and a revenue of \$150 for the nature center. The instructor, Jason Marsteiner from Colorado Mountain Man Survival, taught a great class and was able to help people individually to address their needs and questions.
2. On November 16, staff held a First Aid/CPR/AED class that was offered to the public and to volunteers of the nature centers. There were 7 participants in the class, which generated a revenue of \$250. These classes are important to keep our volunteers and the community trained in how to react in case of an emergency.
3. Bear Creek Nature Center held their 5th Annual Bear Run fundraiser on November 9. Previous registration numbers were surpassed with a total of 260 runners. In honor of 5 years of Bear Runs, both a 3k and 5k course were offered. Sponsors included Black Bear Diner, 103.9 RXP (both have been Sponsors since year one) and OMtastic Yoga, and Partners included Mountain Equipment Recyclers and Gold Hill Mesa. So far the event has earned net profits of \$ \$11,973 and gross income of \$6,772. We are still awaiting final information regarding the amount raised during the Black Bear Diner Bear Run fundraiser on November 7 for total Bear Run profits. Runners traveled from as far as Virginia to participate in the run. 27 volunteers and 5 staff made this successful event possible. Feedback was extremely positive. Evaluation scores averaged 4.9/5
4. Bear Creek Nature Center hosted a free film screening as part of the Rocky Mountain Women's Film Festival's 'Festival in the Community.' This is a long-standing partnership that enables the film festival to reach a broader audience while introducing a new audience to Bear Creek Nature Center. Approximately 60 people attended the screening of *Stuffed*, a film that explores the art of taxidermy and the passionate artists behind this skilled trade.
5. Punkin Chunkin and Zucchini Races on November 2. 62 participants chunked punkin chunks at targets with our beautiful catapult made by one of our volunteers, Terry Poe. Afterwards, those who made race cars out of zucchinis, came to our beautiful new racetrack made by another volunteer, Geoff Dunn. There were several heats in various age categories and prizes of nature center t-shirts and nature bucks awarded.
6. Volunteer Connie Poe, organized for the second year in a row, the Fountain Creek Nature Center Holiday Craft Fair on Saturday, November 9. 19 vendors each paying \$40-\$45 dollars each for their vendor booth raised over \$800 for the nature centers. The event brought in an audience of over 400 new, adults who either had never been to the nature center or hadn't been in many years. Vendors were pleased with the event. Many were returning vendors from last year and we had a waiting list to be a vendor for this year.



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COMMUNITY SERVICES DEPARTMENT

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

PARK OPERATIONS DIVISION MONTHLY REPORT NOVEMBER, 2019

Parks Planning

Capital Project Management:

New Santa Fe Regional Trail Hwy 105 – The concrete underpass needed repairs including replacement of damaged concrete and clean-out of the creek channel. Staff prepared a request for quote and selected Colorado Flatwork to complete the repairs. The Town of Monument partnered with the County to provide funding. Concrete was completed in July and new railings were installed in September.

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, with master plan completion due in January 2020.

Pineries Open Space - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. 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 the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. Mile High Youth Corps and the Rocky Mountain Field Institute will be constructing singletrack trails in April-October 2019. Trailhead construction has been awarded to 53 Corporation, with construction taking place fall 2019. RMFI and MHYC will complete approximately 10,800 feet of additional trail construction in November 2019. The park is scheduled for opening in December 2019.

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 extension request was approved by the State allowing additional time to complete construction by December 31, 2019. The Trust for Public Lands has committed \$50,000 towards the project. An on-call contract for professional engineering services was awarded to Michael Baker



International to complete final design which was completed in May 2019. Staff prepared an Invitation for Bid (IFB) to construct the 2/3 mile segment of the trail which was advertised in June, 2019. A Contract was awarded to Avery Asphalt to complete construction of the trail by December 31, 2019. Construction started in September 2019 and is 40% complete.

El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75 mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC on April 9th to recognize and appropriate the grant funds awarded from the Transportation Improvement Program (TIP) and Transportation Alternative Program (TAP). Staff prepared a Request for Quote (RFQ) for professional engineering and design services in April, 2019. Three quotes were received, and Stantec Consulting Services was selected in May, 2019. The Design project has launched and will last through 2020 with construction planned afterwards. A survey has been completed and regulatory approvals have been initiated.

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. Fencing, parking lot, and trail construction was completed in early 2019. Installation of site furnishings and signage was completed in February. The Dog Park was opened on March 15, 2019. A grand opening celebration was held on Saturday, April 20. A shade structure was installed in September, 2019.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a ball field, multi-use field, parking lot, restroom, playground, landscape improvements, site grading and drainage improvements. The County retained the professional landscape architecture and engineering services of NES, Inc. to complete the final design of the proposed Phase II improvements. NES continues design services with 30% plan review completed in October and will continue to refine the plans for 2020. A GOCO grant was submitted in October to help fund Phase II improvements.

Planning:

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.

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. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019. All improvements have been completed with new park and directional signage as the only remaining project components, scheduled for completion in early 2020.

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. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall 2018-Summer 2019. Nearly all improvements are complete, except for new park signage, which will be installed in early 2020.

Kane Ranch Open Space Master Plan / Phase I Improvements - 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. Ace Fencing has completed the installation of wildlife-friendly fencing in previously unfenced areas of the property.

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:

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. FEMA provided concurrence in March, 2019. Final design is under way with construction planned in 2019-2020. An IFB for creek bank repairs was advertised in September and Olgoonik General, LLC was awarded the \$949,931 contract. Work is scheduled to begin in November and be completed by March, 2020.

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohanna-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA for review. Refinement of the design will continue in 2019. Presentations to the Fountain Creek Watershed and Greenway District were held in April, May, July, and September 2019 to discuss a potential partnership. The District reposed favorably and will consider the partnership formally in fall, 2019.

New Santa Fe Trail Repairs - An IFB was advertised in November, 2017 but was canceled after receiving no qualified bids. FEMA approved an extension in August, 2018. An IFB was advertised in October, 2018 with bids due in December. RMC Consultants was selected after a review of two bids. Work commenced in January, 2019 and will be completed by June, 2019. Trail repairs north of the United States Air Force Academy (USAFA) were completed in February, 2019. Trail repairs north of the Northgate Trailhead were completed in March. Trail repairs on the USAFA installation were completed in April. Repairs to the concrete low water crossing were completed in early May, 2019. The project was completed on May 15, 2019.

Black Forest Regional Park (CDBG) - The County applied for excess CDBG-DR funds and was awarded \$790,000 to complete 150 acres of forestry work, 6-miles of trail construction and decommissioning, and construction of drainage improvements in 2019. An IFB to complete drainage improvements was advertised in December, 2018. A contract was awarded to RMC Consultants totaling \$93,330 and work was completed in May, 2019. An IFB to complete forestry work was advertised in February, 2019. A contract was awarded to Front Range Arborist's totaling \$281,100 and work was completed in August 2019. An IFB for trail construction was advertised in March, 2019. A contract was awarded to Meridian Partners totaling \$204,072 and work was completed in August 2019. All work was completed by September 2019. An extension request was submitted to the State and approved in October seeking additional time and funds to complete construction and grant close-out.

Other:

Development Permit Application Reviews - Staff reviewed 1 development permit application in November, to be presented to the PAB for endorsement in December, and provided internal administrative comments for an additional 8 applications.

Staff was approached by the developer of several subdivisions to discuss a reroute of the Woodmen Regional Trail. The reroute would shift the proposed Woodmen Hills Trail from its current proposed location to avoid an existing residential area along Arroya Lane, and route the trail through future open space tracts included within The Ranch and Sterling Ranch subdivisions. The reroute would make connections to proposed non-County trails, parks, commercial centers, and future residential neighborhoods.

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.

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.

Grants for Capital Projects - Planning Staff received a GOCO mini-grant for the Falcon Regional Park dog park and a GOCO planning grant for Kane Ranch Open Space in 2017. 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 an \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park. EPC Parks has been awarded a \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park, set to commence in Winter/Spring 2020.

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.

Park Operations / Miscellaneous Projects

Insurance Claims – The damage caused by the 2018 hailstorms has been repaired except for the replacement of damaged playground items and two information kiosks at Fountain Creek Regional Park. Peak View Roofing replaced damaged roofs as well as other park facilities such as lighting and fencing. The replacement playground items have been received and replacement is scheduled for early December. Quotes for the information kiosks have been received and approved by EPC Safety & Risk for ordering.

Willow Springs Ponds - Damaged Pavilion - HCDA Engineers conducted a structural analysis of the 40' pavilion that was struck by a vehicle at the end of June. A support column and two of the glulam beams were damaged by the vehicle causing the roof to partially collapse. The structural report and recommendation have been received by the County with the recommendation of repairing the pavilion rather than replacing. Ed Green Construction provided the lowest quote to repair and has been instructed to proceed with the repair by County Safety and Risk. Ed Green Construction has completed the structural repairs and will complete caulking and painting early December.

Central District:

General Information – The reservation season is officially over, and the Central team is focused on tennis court demolition, fall clean-up, and pruning efforts. All seasonal restroom facilities were successfully winterized, deep cleaned, and prepped for opening next season. Several significant snow events have forced staff to shift focus from large scale projects to snow removal. The moisture is certainly welcomed and will be beneficial this coming spring

Bear Creek Regional Park – This has been a simple reporting period as Central staff has been focused on previously mentioned tasks including tennis court demolition, snow removal, maintenance shop organization, pruning and fall clean-up efforts. The tennis court demolition is coming along well as we are two weeks ahead of schedule. The last remaining task is to haul the concrete apron and lighting caissons off-site.

Staff has spent several inclement weather days organizing and cleaning the maintenance shop. We're close to completing reorganization of the main shop and will concentrate efforts on the carpenter shop next.

Leaf removal and annual pruning efforts are underway when time and weather allow. The Central team is also installing mulch in certain areas to improve aesthetic value of landscaped areas through the winter months.

Two homeless camps were posted and removed during this evaluation period. We have noticed a major reduction in illegal camping activity, but remain vigilant with checking, posting and removing camps.

Bear Creek Dog Park – The Park is experiencing a large volume of guests and staff continues to commit significant effort with trash removal and facility cleaning.

Law Fence Inc. began installation of the perimeter fence along the north and east side of the property and hope to complete the project over the next few weeks. The new fence looks great and provides security and assurance to park guest.

Rainbow Falls Historic Site – The site is closed for the season and staff is currently making efforts to secure a graffiti removal contractor.

Downtown Facilities – The Downtown Team completed aeration, fertilization, and over seeding of all properties. Irrigation system winterization is complete and pruning efforts are underway. The team is also occupied with leaf and snow removal responsibilities.

Jones Park – RMFI provided October reports regarding conditions and maintenance needs in Jones Park. The report was very helpful as several maintenance tasks were identified. We will be working with RMFI to develop a scope of work and to obtain cost estimates for identified tasks.

Staff continues to work with Altitude Land Consultants to develop the Master Plan for Jones Park Open Space. Several Master Plan sections have been reviewed and comments were provided.

Ute Pass Trail – No current maintenance tasks to report.

Training – Staff members attended our annual Spill Prevention training, and a Critical Incident class hosted by the EPC Sheriff's office.

East District:

County Fairgrounds – The East District Team was prepping the Livestock Arena Building for the November Bull Ride when staff came in one morning there were several inches of water in the arena. Staff quickly turned off the water supply and began investigating the source. Staff spent several days repairing water line breaks and removing water from the arena. The team also installed in a few extra blowouts to help mitigate damage to some of the more vulnerable parts of the water system.

The team had two major events to prepare and setup for this past month. The fairgrounds held its annual Craft Fair in the Whittemore Building as well as a new event, the Agricultural Expo. Both events were well attended.

Homestead Ranch Regional Park – Staff continued retesting the pond at HRRP and by mid-November the levels of Blue Green algae had fallen below detectable limits. A sample was sent to Colorado Department of Public Health and Environment to confirm and they notified us that the water was now safe. The East team removed posted signs and stored for future use if needed.

North District:

General Information – We are pleased to announce that five Eagle Scouts completed their projects in the North District this month. With the recent snow received, staff focused on snow removal efforts at County parks and facilities.

Fox Run Regional Park – The North Team completed all fall clean up and pruning in the park. New parking lot identifier signs were posted as requested by the Sheriff's office for dispatch purposes. Staff removed mitigated firewood throughout the park and County Wildland Fire conducted slash pile burning as conditions allowed. Three Eagle Scouts completed their projects in Fox Run Regional Park which included painting Pine Meadows restroom, painting a pavilion in Pine Meadows area, repairing parking lot timbers and replacing rock in a landscaped median.

Black Forest Regional Park – Staff completed all fall clean up and pruning in the park. Two Eagle Scouts completed their projects in Black Forest Regional Park which included mapping the entire trail system with GPS and the information will be passed along to Park Planning staff, the other project was removing mitigated branches / logs around Vessey Ponds to help reduce fuels in the area. Staff also provided support to Black Forest Together and volunteers removing common mullein around the active use areas.

Pineries Open Space – Staff continued to remove hazardous treed for RMFI's trail building project along the eastern boundary. The North Team fabricated and installed metal window screens at the Pineries shop to prevent vandalism and broken windows.

Santa Fe Regional Trail – Staff completed all fall clean up and pruning at the all trail heads.

Black Forest Section 16 – Staff installed new signage in the trail head area.

Palmer Lake – Staff completed all fall clean up and pruning at the trail head.

South District:

General Information – November was a month of variety for the South District. Staff was involved in many different projects, conducted snow removal operations as needed, and spent time doing landscape clean-up and irrigation work on good weather days.

Following snow removal operations on bad weather days, staff attended training, worked in the shop on sign repair, trash crib maintenance and small equipment repair.

Staff continued to monitor blue green algae toxin levels at Homestead Ranch for the East District. By the end of November toxin levels reached a safe level. This allowed the Homestead Ranch pond to be re-opened. Staff will continue to visibly monitor the algae activity and resume testing in June of 2020.

There has been a growing number of “day campers” that frequently move from park to park or sometimes change locations in the same park to avoid camping violations. Staff will work with Park Security to monitor and address the situation as needed.

Fountain Creek Regional Park – The South Tam assisted the contractor with repairs to the main playground which was damaged during the 2018 hailstorms. All repairs should be completed by the end of December.

Staff completed the winterization of the Community and Demonstration Garden irrigation systems as well as replaced a main isolation valve that had failed during the season.

Fountain Creek Nature Center – County Facilities and contractors completed the installation of new ADA parking and curb/gutter in the parking lot. The South Team assisted by removing materials from site and a section of the center landscaped island.

Willow Springs Ponds – Contractor began making repairs to the pavilion that was damaged due to a car accident. The pavilion repairs should be complete by early December.

Grinnell Boulevard – Staff completed repairs to a section of the center median landscape. Vehicles hopped the curb and crashed through the median causing damage to the landscape and trees.

Widefield Community Park – Staff built a protective frame and installed the new plaque at the entrance of the United Flight Memorial pavilion.

Stratmoor Hills Park – Staff completed landscape leaf cleanup.

Fountain Creek Regional Trail – Staff completed two small homeless camp cleanups and removed various illegal dump sites. Clothing, furniture and abandoned vehicles are becoming more of an issue at times.