

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, October 9, 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		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Forest Lakes Filing No. 5 Final Plat	Ross Williams	Endorsement
7. Information / Action Items		
A. Urban Park Grant Application - Lorson Ranch Metropolitan District No. 3	Jason Meyer	Endorsement
B. Facility Naming Rights Proposal	Tim Wolken	Endorsement

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

RECORD OF PROCEEDINGS

*Minutes of the September 11, 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
Alan Rainville
Susan Jarvis-Weber
Kiersten Steel

Staff Present:

Tim Wolken, Community Services Director
Brian Bobeck, Park Operations Division Manager
Sabine Carter, Admin Services Coordinator
Jason Meyer, Project Manager
Todd Marts, Recreation / Cultural Services Manager
Ross Williams, Park Planner
Mary Jo Lewis, Bear Creek Nature Center Supervisor
Dana Nordstrom, Community Services Coordinator

Absent: Anne Schofield, James Cassidy

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair. The chair called for a moment of silence.
2. Approval of Agenda: **Ed Hartl made a motion to approve the meeting agenda. Julia Sands de Melendez seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Alan Rainville made a motion to approve the August 14, 2019 meeting minutes. Ed Hartl seconded the motion. The motion carried 6 - 0.**
4. Introductions and Presentations:

Larry Small, Executive Director, Fountain Creek Watershed, Flood Control and Greenway District, Allie Schuch, Watershed Outreach Coordinator, and Dana Nordstrom, Community Outreach Coordinator, announced the 6th Annual "Creek Week 2019" which will take place from September 28 - October 6. Chair Bob Falcone read a Creek Week Proclamation into the record.

5. Citizen Comments:

Susan Davies, Executive Director of the Trails and Open Space Coalition, stated that she had the pleasure of attending a group hike at Elephant Rock Open Space which was led by county staff. Ms. Davies announced that the City of Colorado Springs TABOR Retention Ballot Issue will be on the November, 2019 ballot.

6. Development Applications:

A. Bent Grass Residential Filing No. 2 Final Plat

Mr. Ross Williams provided an overview of the Bent Grass Residential Filing No. 2 Final Plat and answered questions by the Board.

Julia Sands de Melendez recommended to the Planning Commission and the Board of County Commissioners that the approval of Bent Grass Residential Filing No. 2 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$82,536 and urban park fees in the amount of \$52,128. 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. Alan Rainville seconded the motion. The motion carried 6 – 0.

B. Woodard Minor Subdivision

Ross Williams provided an overview of the Woodard Minor Subdivision.

Ed Hartl recommended to the Planning Commission and Board of County Commissioners that approval of the Woodard Minor Subdivision include the following conditions: (1) designate and provide to El Paso County a 25-foot public trail easement along the south side of Vessey Road that allows for construction and maintenance by El Paso County of the publically-accessible Palmer Divide Regional Trail, and this easement shall be shown on the Final Plat, and the aforementioned easement be dedicated to El Paso County on the Final Plat; (2) and require fees in lieu of land dedication for regional park purposes in the amount of \$912. Alan Rainville seconded the motion. The motion carried 6 – 0.

7. Information / Action Items:

A. 2019 Happy Trails Report

Mary Jo Lewis, Bear Creek Nature Center Supervisor, provided the Board with an overview of the 2019 Happy Trails fundraising event. Over 150 guests enjoyed an evening of dinner, drinks and live music. The event raised \$11,000 in support of nature center field trips.

B. 2020 Budget Proposals

Tim Wolken presented the 2020 Budget Proposals. The budgets consist of the Conservation Trust Fund, which is used to support the maintenance and operation of the County's park system, and is funded through lottery proceeds. The Parks Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and

RECORD OF PROCEEDINGS

tax support. Mr. Wolken answered questions from the Board members. Susan Davies and Bob Falcone expressed support for additional County general funds being used to support the County Parks system. Commissioner VanderWerf indicated that the County is addressing a number of unfunded mandates and other budget issues in 2020 which will make the upcoming County budget process challenging to address all needs.

Julia Sands de Melendez moved to endorse the 2020 El Paso County parks operation budgets. Allen Rainville seconded the move. The motion carried 6 – 0.

8. Monthly Reports:

Tim Wolken congratulated staff on meeting the 2019 revenue goals.

9. Board/Staff Comments:

Bob Falcone stated that the Fallen Fire Fighter Memorial Ceremony will be held on September 21, 2019 at Memorial Park and encouraged everyone to attend the ceremony.

10. Adjournment: **The meeting adjourned at 2:49 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Forest Lakes Filing No. 5 Final Plat

Agenda Date: October 9, 2019

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Classic Consulting Engineers & Surveyors, LLC, on behalf of FLRD #2, LLC, for approval of the Forest Lakes Filing No. 5 Final Plat, which consists of 33 single-family residential lots on approximately 24.25 acres. The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake. Filing No. 5 is a part of Forest Lakes Phase II PUD Preliminary Plan, which was endorsed by the Park Advisory Board in February 2018.

The El Paso County Parks Master Plan (2013) shows that the overall Forest Lakes development impacts the proposed Forest Lakes Secondary Regional Trail, which has connections to the existing New Santa Fe Regional Trail and the proposed Baptist Road Bicycle Route, both located to the east of the project site. When completed, the Forest Lakes Trail will ultimately connect the New Santa Fe Regional Trail to Pike National Forest lands to the west of the project site. This proposed trail corridor, however, is located immediately adjacent Filing No. 5 and is not included in the current application.

Furthermore, the Open Space Master Plan of the Parks Master Plan shows both the Foothills and Forest Lakes Candidate Open Spaces encompassing the project site. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (a federally-threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats.

The Forest Lakes Phase II PUD Preliminary Plan contains 201 acres of open space, far exceeding the 10% PUD open space requirement. Filing No. 5 contains 8.73 acres of open space, comprising 36% of the filing. According to

Sheet 8 of the PUD Preliminary Plan, a short trail will connect residents of Filing No. 5 from Forest Lakes Drive to the adjacent Forest Lakes Secondary Regional Trail through a small open space tract.

In November 2001, the Forest Lakes Phase I PUD Development Plan and Preliminary Plan was approved with the Park Advisory Board-endorsed motion to direct El Paso County Parks staff to *“work with the developer on public-use trail easement, trail construction, and fencing to offset park fees.”* Furthermore, in 2003, the Forest Lakes Filing No. 1 Final Plat was approved with the PAB-endorsed motion to *“accept approximately three miles of regional trail to be constructed by the developer in lieu of regional park fees.”*

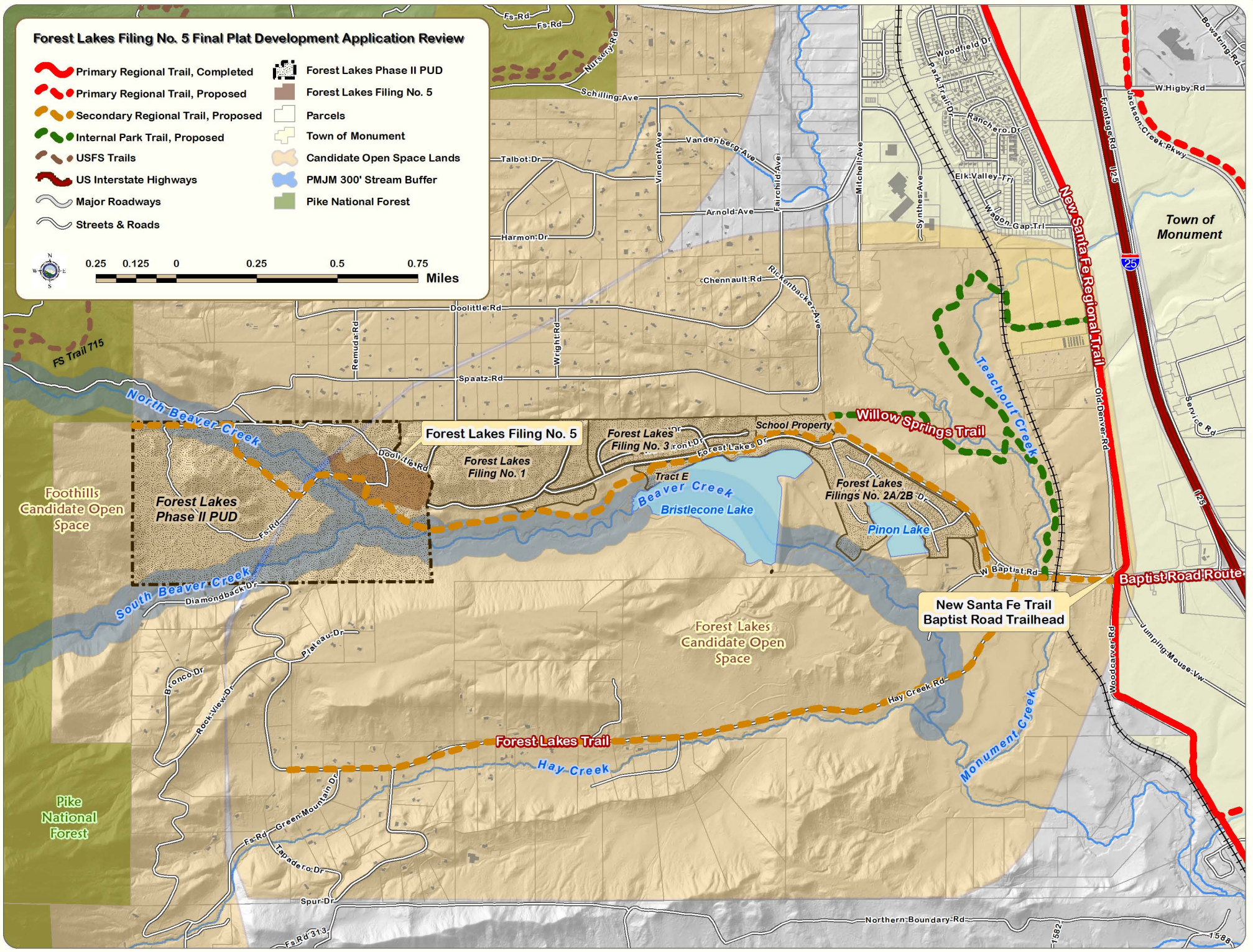
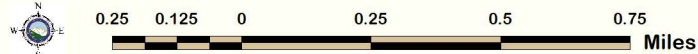
El Paso County Parks requests dedication of trail easements or other mitigation as allowed by the Land Development Code and applicable procedures if the El Paso County Parks Master Plan identifies a trail and/or route within a project area. As it pertains to this application, staff continues to acknowledge the waiver of regional park fees within the Forest Lakes development in exchange for the proposed Forest Lakes Secondary Regional Trail improvements and recommends endorsement of Forest Lakes Filing No. 5 Final Plat, with no trail easement or park land dedications necessary.

Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 5 Final Plat include the following conditions: (1) County Parks acknowledges the waiver of \$15,048 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) require urban park fees in the amount of \$9,504. 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.

Forest Lakes Filing No. 5 Final Plat Development Application Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- USFS Trails
- US Interstate Highways
- Major Roadways
- Streets & Roads
- Forest Lakes Phase II PUD
- Forest Lakes Filing No. 5
- Parcels
- Town of Monument
- Candidate Open Space Lands
- PMJM 300' Stream Buffer
- Pike National Forest



Development
Application
Permit
Review



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

October 9, 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:	Forest Lakes Filing No. 5 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-015	Total Acreage:	24.25
		Total # of Dwelling Units:	33
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	3.40
FLRD #2, LLC	Classic Consulting Engineers & Surveyors	Regional Park Area:	1
6385 Corporate Drive, Suite 200	619 North Cascade Avenue, Suite 200	Urban Park Area:	1
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

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.	
LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 1		Urban Park Area: 1	
0.0194 Acres x 33 Dwelling Units = 0.640		Neighborhood:	0.00375 Acres x 33 Dwelling Units = 0.12
Total Regional Park Acres: 0.640		Community:	0.00625 Acres x 33 Dwelling Units = 0.21
		Total Urban Park Acres:	0.33
FEE REQUIREMENTS			
Regional Park Area: 1		Urban Park Area: 1	
\$456 / Dwelling Unit x 33 Dwelling Units = \$15,048		Neighborhood:	\$113 / Dwelling Unit x 33 Dwelling Units = \$3,729
Total Regional Park Fees: \$15,048		Community:	\$175 / Dwelling Unit x 33 Dwelling Units = \$5,775
		Total Urban Park Fees:	\$9,504

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 5 Final Plat include the following conditions: (1) County Parks acknowledges the waiver of \$15,048 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) require urban park fees in the amount of \$9,504. 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:



Forest Lakes Filing No. 5 Letter of Intent

OWNER:

FLRD #2, LLC
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919
(719) 592-9333

DEVELOPER:

Classic Homes
6385 Corporate Drive, Suite 200
Colorado Springs, CO 80919
(719) 592-9333

APPLICANT/CONSULTANT:

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

SITE LOCATION:

Filing No. 5 is generally located west of the terminus of Mesa Top Road and Forest Lakes Drive.

Size:

Filing No. 5: 24.251 Acres

Zoning:

PUD (Existing)

REQUEST:

Applicant requests that the 24.251 acres be platted to reflect a total of 33 lots.

The following tracts are also proposed:

Filing 5:	Tract A	369,571sf	(open space and pond)
	Tract B	74,741sf	(future lot with replat)
	Tract C	11,077sf	
	Tract D	8,484sf	

All tracts will be for open space, public and private drainage, public utilities and improvements and be owned and maintained by Forest Lakes Metropolitan District (FLMD), except for Tract B which will be continued to be

owned by the current owner. All the proposed land uses and open spaces are in accordance with the approved Preliminary Plan, as proposed to be amended.

PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:

Filing No. 5 utilizes the existing public roadway and utility infrastructure installed with Forest Lakes Filing No.

1. No phasing of Filing No. 5 is proposed.

DEVIATION REQUESTS:

No deviation requests for Filing No. 5 are being requested.

JUSTIFICATION:

The proposed Filings 5 is the next logical phase of this previously approved Residential Community. The layout of the street network is unchanged from the previously approved anticipated design. In order to accommodate the required full spectrum detention facility, lots on the north and south side of proposed Forest Lakes Drive have to be shifted in order to accommodate the final design of drainage facilities and emergency overflow routing. The total quantity of lots in this area is unchanged from the approved PUD/Preliminary Plan.

This proposed plat within the developing Forest Lakes Commons is proposed in accordance with the approved Forest Lakes PUD Development Plan and Preliminary Plan.

The proposed development will provide single family residential housing lots.

Required fees will be paid at time of plat recording.

This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*

One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following relevant policies from the Policy Plan as they specifically relate to this request: **Policy 6.1.3** – Encourage new development which is contagious and compatible with previously developed areas in terms of factors such as density, land use and access. **Policy 6.1.4** – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services. **Policy 6.2.11** – Encourage compatible physical character, density and scale in existing neighborhoods.

The proposed subdivision is consistent with the surrounding residential zoned properties to the east. The proposed subdivision is adjacent to and is the logical extension of the previously platted Forest Lakes Filing No. 1. The proposed subdivision is the continuation of the ongoing Forest Lakes development with similar lot sizes and densities as the completed phases of Forest Lakes as well as existing residential development in the immediate vicinity. The site is not contained within any Small Area Plans of the County. The proposed subdivision plat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity. The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the

property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*

The proposed Final Plat is consistent and in conformance with the previously approved 2019 Preliminary Plan Amendment for the Forest Lakes development.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*

The proposed Final Plat is prepared in accordance with all applicable subdivision design standards.

4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code.*

The site is contained within the service area of the Forest Lakes Metropolitan District and the District has agreed to serve the property. The Office of the State Engineer has reaffirmed adequate water supply for the last four Final Plat applications contained within the operable PUD Development Plan/ Preliminary Plan.

5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*

The site is contained within the service area of Forest Lakes Metropolitan District and the District has agreed to serve the property. The sanitary sewer mains to serve the proposed site will be extended from mains already constructed in Filing No. 1, which were approved by the District.

6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. 30-28-133(6)(c)].*

A soils report has been prepared for the site and the owner will comply with the recommendations of the report.

7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*

The Forest Lakes development has planned a comprehensive drainage system that continues to be developed as each project phase is constructed. Filing No. 5, will add adequate drainage improvements necessary to serve this subdivision.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in Compliance with this Code and the ECM.*

Each proposed lot on the site will access a public street and there are multiple exit and entry points available for the safety of the future residents. Forest Lakes Filing No. 5 will provide the westerly extensions of Mesa Top Road and Forest Lakes Drive. This extension will contribute to improved safety of existing Forest Lakes residents by connecting the two roadways and completing a looped road system. At no time will any platted subdivision have less than two points of access.

9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provided police protection for the site and surrounding area. Forest Lakes Filing No. 5 is located within the Tri-Lakes Monument Fire Protection district. Fire Hydrant locations for the site will be approved by the district. Water and Sanitary Sewer infrastructure is being provided by the developer in accordance with Forest Lakes Metropolitan District standards. The completed

development will include natural open space. Transportation is provided by the adjacent existing and proposed public roadway system.

10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

Forest Lakes Filing No. 5 is located within the Tri-Lakes Monument Fire Protection District. The water main system is designed to provide adequate fire flows at the site as required by Tri-Lakes Metropolitan District. Fire Hydrant locations for the site will be reviewed and approved.

11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.*

No off-site impacts have been identified. The owner has requested the property be admitted to PID #3.

12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated.*

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

13. *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision meets the requirements of the Land Development Code and previous subdivision plat filings were approved by the BOCC in 2014 and 2016.

14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. 34-1-302(1), et seq.].*

No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

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

All adjacent roadway and utility infrastructure are in place to support the next logical phases of development for this previously approved residential community.

Existing offsite roads include Mesa Top Road (60' row), Forest Lakes Drive (60' row) constructed by this owner/developer in cooperation with El Paso County.

Existing facilities provided in adjacent Forest Lakes Filing No. 1 include a portion of Mesa Top Road (60 row), a portion of Forest Lakes Drive (60' row), as well as the associated mainline utilities and utility services.

Utility Providers:

Water and Wastewater: Forest Lakes Metro District

Gas: Black Hills Energy

Electrical: Mountain View Electric

UTILITIES- WATER AND SEWER:

Water and sewer will be provided by Forest Lakes Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer will construct all streets, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easement per El Paso County design standard. Forest Lakes Metropolitan District will provide maintenance of proposed water and sewer system.

FIRE PROTECTION:

Forest Lakes Filing No. 5 is located completely within the Tri-Lakes Monument Fire Protection District and the District has provided a letter of agreement to serve.

PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:

Single-Family parcels are adjacent to the site on the east. Densities of this proposal are comparable to densities to the existing surrounding subdivisions.

LANDSCAPING AND BUFFERING:

No community landscaping is proposed as a part of this filing.

PROPOSED ACCESS LOCATIONS:

Access locations have been previously identified by at both Mesa Top Road and Forest Laked Drive. All proposed access points are full movement. A Traffic Impact Study memorandum for the proposed development is provided with this application.

TRAFFIC IMPACT FEES:

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). Single-family Detached dwelling in the 10mil PID is \$1,221.00. This fee will be paid at the time of building permit issuance.

Sm/117550/letter of intent

FOREST LAKES FILING NO. 5

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" ASSUMED TO BEAR N89°29'26"E, A DISTANCE OF 3103.31 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF FOREST LAKES DRIVE AS PLATTED IN FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING A POINT ON CURVE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FOREST LAKES DRIVE, THE FOLLOWING (2) TWO COURSES:

- 1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S16°10'29"W, HAVING A DELTA OF 12°23'40", A RADIUS OF 220.00 FEET AND A DISTANCE OF 47.59 FEET TO A POINT OF REVERSE CURVE;
- 2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15°25'25", A RADIUS OF 355.00 FEET AND A DISTANCE OF 95.56 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N03°22'58"W, HAVING A DELTA OF 44°10'32", A RADIUS OF 277.00 FEET AND A DISTANCE OF 213.57 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°51'09", A RADIUS OF 223.00 FEET AND A DISTANCE OF 3.32 FEET TO A POINT ON CURVE;

THENCE S39°56'26"W, A DISTANCE OF 130.00 FEET;

THENCE N80°58'21"W, A DISTANCE OF 65.91 FEET;

THENCE N66°55'20"W, A DISTANCE OF 70.00 FEET;

THENCE N68°26'22"W, A DISTANCE OF 65.83 FEET;

THENCE N78°27'13"W, A DISTANCE OF 63.25 FEET;

THENCE N82°34'46"W, A DISTANCE OF 140.00 FEET;

THENCE N74°26'58"W, A DISTANCE OF 70.71 FEET;

THENCE N82°34'46"W, A DISTANCE OF 140.00 FEET;

THENCE N79°22'05"W, A DISTANCE OF 89.26 FEET;

THENCE N80°45'58"W, A DISTANCE OF 80.95 FEET;

THENCE N72°39'38"W, A DISTANCE OF 87.89 FEET;

THENCE N63°44'20"W, A DISTANCE OF 87.89 FEET;

THENCE N58°46'47"W, A DISTANCE OF 83.08 FEET;

THENCE N60°03'46"W, A DISTANCE OF 80.62 FEET;

THENCE N52°56'16"W, A DISTANCE OF 140.00 FEET;

THENCE N50°49'54"W, A DISTANCE OF 86.84 FEET;

THENCE N37°27'32"W, A DISTANCE OF 106.40 FEET;

THENCE N21°35'34"W, A DISTANCE OF 119.75 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N15°01'18"W, HAVING A DELTA OF 00°44'01", A RADIUS OF 3045.00 FEET AND A DISTANCE OF 39.13 FEET TO A POINT ON CURVE;

THENCE N14°17'53"W, A DISTANCE OF 90.00 FEET;

THENCE N14°22'43"W, A DISTANCE OF 180.00 FEET;

THENCE N74°54'03"E, A DISTANCE OF 79.46 FEET;

THENCE N73°15'37"E, A DISTANCE OF 79.43 FEET;

THENCE N71°35'22"E, A DISTANCE OF 82.41 FEET;

THENCE S19°15'40"E, A DISTANCE OF 195.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°15'40"W, HAVING A DELTA OF 05°11'19", A RADIUS OF 2970.00 FEET AND A DISTANCE OF 268.96 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 68°49'01", A RADIUS OF 610.00 FEET AND A DISTANCE OF 732.66 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°35'14", A RADIUS OF 170.00 FEET AND A DISTANCE OF 132.29 FEET TO A POINT OF TANGENT;

THENCE N89°46'48"E, A DISTANCE OF 183.07 FEET TO A POINT ON THE BOUNDARY OF SAID FOREST LAKES FILING NO. 1;

THENCE ON SAID BOUNDARY, THE FOLLOWING (8) EIGHT COURSES:

- 1. CONTINUING N89°46'48"E, A DISTANCE OF 30.97 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 72°40'04", A RADIUS OF 70.00 FEET AND A DISTANCE OF 88.78 FEET TO A POINT OF TANGENT;
- 3. N17°06'44"E, A DISTANCE OF 29.40 FEET;
- 4. S72°53'16"E, A DISTANCE OF 60.00 FEET;
- 5. S17°06'44"W, A DISTANCE OF 29.40 FEET TO A POINT OF CURVE;
- 6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 46°47'45", A RADIUS OF 130.00 FEET AND A DISTANCE OF 106.18 FEET TO A POINT ON CURVE
- 7. S26°02'29"E, A DISTANCE OF 239.56 FEET;
- 8. S16°10'29"W, A DISTANCE OF 383.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 24.251 ACRES.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, C AND D WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE FOREST LAKES METROPOLITAN DISTRICT.

BY:

AS _____ OF FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY.

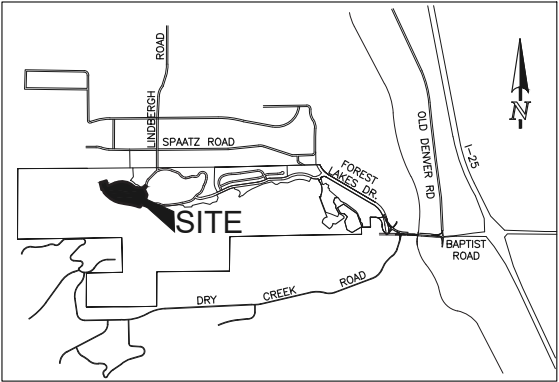
STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ AS _____ OF FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

PCDD FILE NO. SF 19— _____



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FOREST LAKES FILING NO. 5. 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 COMMUNICATIONS 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.

OWNER:

FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____, A.D.

BY: _____ AS: _____ OF
FLRD #2, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., BY _____ AS _____ OF FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- 1. THE DATE OF PREPARATION JUNE 24 2019.
- 2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 3. FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE, FOREST LAKES FILING NO. 5, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C02596, DATED DECEMBER 7, 2018. (ZONE X) REVISED BY LOMR CASE NO. 18-08-0914P, DATED APRIL 18, 2019.
- 4. THE ADDRESSES () EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 5. WATER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- 6. SEWER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- 7. ELECTRIC SERVICES SHALL BE SUPPLIED BY (MVEA) MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- 8. GAS SERVICES SHALL BE SUPPLIED BY BLACK HILLS ENERGY.
- 9. FIRE PROTECTION BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
- 10. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 11. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
- 12. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY.
- 13. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON COMMITMENTS FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE, AGENT FOR STEWART TITLE GUARANTY COMPANY, ORDER NO. 191397, WITH AN EFFECTIVE DATE OF AUGUST 05, 2019 AT 8:00 A.M.
- 14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- 15. TRACT A IS FOR OPEN SPACE, DRAINAGE, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.

GENERAL NOTES: (CONTINUED)

- 16. TRACT B IS FOR FUTURE DEVELOPMENT, TO BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
- 17. TRACT C IS FOR OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 18. TRACT D IS FOR PRIVATE DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 19. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- 20. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDED OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE 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.
- 21. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE FOREST LAKES METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN BOOK 5065 AT PAGE 1279 AND BOOK 5165 AT PAGE 326 AND AS AMENDED.
- 22. THE FOREST LAKES METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 23. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT FEE ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454). AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
- 24. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE PINON PINES METROPOLITAN DISTRICT NO. 1 BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 204033347 AND 208042748.
- 25. UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
 - A. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LINES OF EACH LOT.
 - B. A 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
 - C. A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
 - D. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG STREETS, WHEN FRONT EASEMENT IS NOT APPROPRIATE.
 - E. A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG PERIMETER OF SUBDIVISION.
- 26. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- 27. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 28. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 33 LOTS. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4 TRACTS.
- 29. PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FOREST LAKES FILING NO. 5 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- 30. THE FLAG STEM OF LOT 20 IS A SHARED ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT FOR ACCESS AND UTILITIES TO LOTS 21 AND 22 AND THAT PROPERTY LYING WEST OF THE WESTERLY BOUNDARY OF SAID EASEMENT.
- 31. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.

SUMMARY TABLE:

LOTS/TRACTS	AREA	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS)	369,571 SF	35%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT B (FUTURE DEVELOPMENT)	74,741 SF	7%	OWNER OF RECORD	OWNER OF RECORD
TRACT C (OPEN SPACE, DRAINAGE, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS)	11,077 SF	1%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT D (PRIVATE DRAINAGE)	8,484 SF	1%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
LOTS (33 TOTAL)	383,151 SF	36%	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS
PUBLIC R.O.W.	209,350 SF	20%	COUNTY	COUNTY
TOTAL	1,056,374 SF	100%		

SURVEYOR'S STATEMENT:

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

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

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

NOTICE:

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR FOREST LAKES FILING NO. 5 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE
COUNTY ASSESSOR	DATE

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

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

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

SCHOOL FEE: DISTRICT 38

BRIDGE FEE: _____

URBAN PARK FEE: _____

REGIONAL PARK FEE: _____

DRAINAGE FEE: BEAVER CREEK BASIN

OWNER:

FLRD #2, LLC
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, CO 80919
719-592-9333

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

NO	REVISION	DATE

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

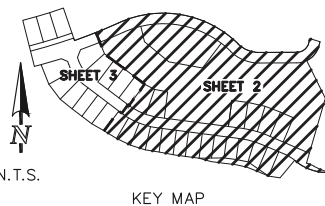
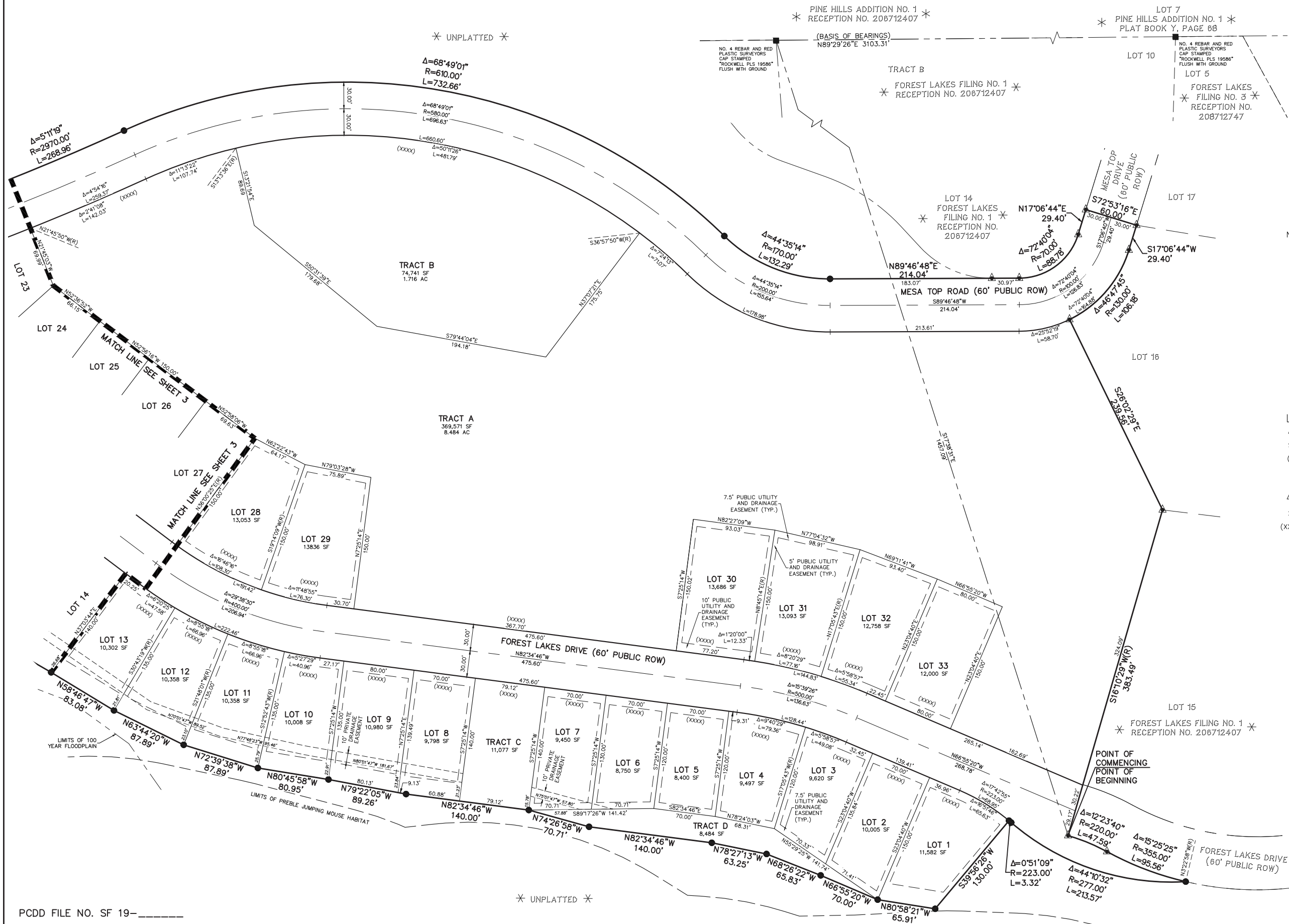


FOREST LAKES
FILING NO. 5
JOB NO. 1175.50
JUNE 24, 2019
SHEET 1 OF 2

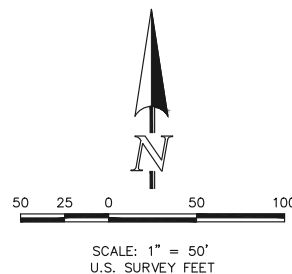
(719)785-0790
(719)785-0799 (Fax)

FOREST LAKES FILING NO. 5

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND
- AC ACRES
 - SF SQUARE FEET
 - (R) RADIAL BEARING
 - NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH THE GROUND
 - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH THE GROUND
 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

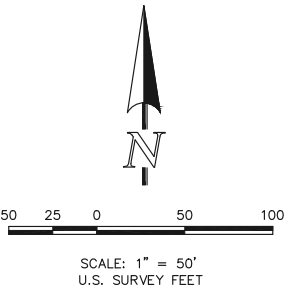
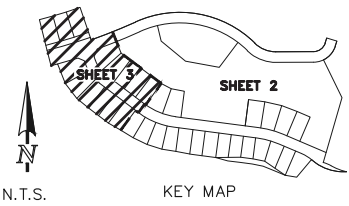
FOREST LAKES
FILING NO. 5
JOB NO. 1175.50
JUNE 24, 2019
SHEET 2 OF 3



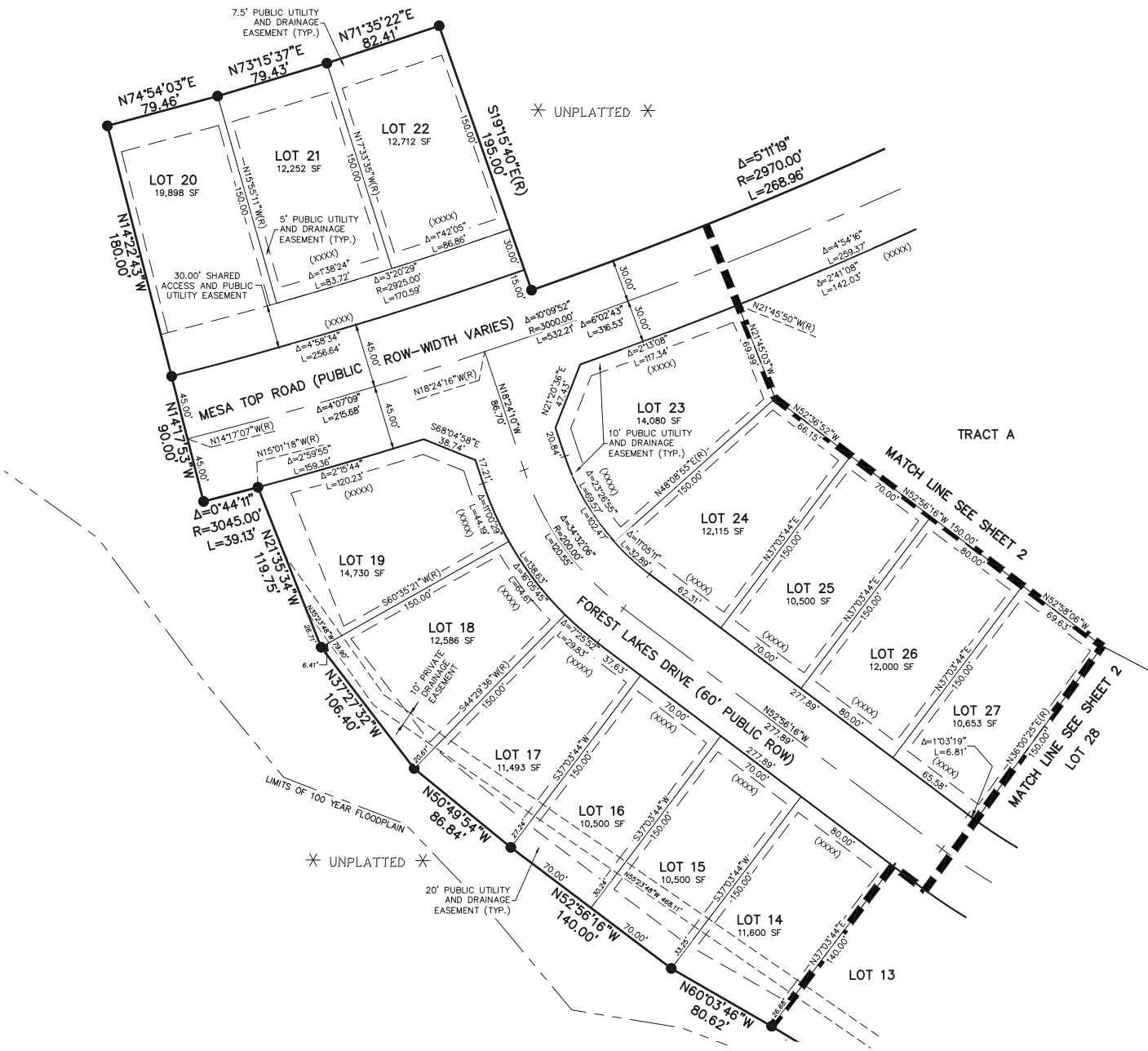
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

FOREST LAKES FILING NO. 5

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

FOREST LAKES
FILING NO. 5
JOB NO. 1175.50
JUNE 24, 2019
SHEET 3 OF 3



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

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Urban Park Grant Application – Lorson Ranch Metropolitan District No. 3

Agenda Date: October 9, 2019

Agenda Item Number: # 7 - A

Presenter: Jason Meyer, Planning Supervisor

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

Background:

El Paso County established an Urban Park Grant Program in March of 2007 to promote the development of urban park opportunities throughout El Paso County. Urban parks promote health and wellness, stimulate community and economic development, help preserve wildlife habitat, and provide opportunities for neighbors to meet and connect. The program is funded through Urban Park Fees paid by developers.

Cities, towns, school districts, metropolitan districts, and special districts in El Paso County are eligible for an urban park grant. Nonprofit organizations are also eligible through a contractual arrangement.

Urban park opportunities may include, but are not limited to: athletic facilities, playgrounds, gardens, parking areas, trails, aquatic facilities, and dog parks. Grants can also be used for the purchase of real property to establish an urban park. Urban parks are normally 25 acres or less and are designed to serve a surrounding neighborhood or subdivision.

Summary:

An urban park grant application for \$25,000 from Lorson Ranch Metropolitan District No. 3 for a Fit Park is attached. The total project budget is \$117,481. The grant will support construction of an exercise course within Pioneer Landing Filing No. 2. The exercise course is located adjacent to the internal trail system along the west bank of the East Tributary of Jimmy Camp Creek.

Staff has reviewed the grant application and offers the following findings:

1. This site is located in Urban Area #4. There is sufficient urban park funding for this area to provide the grant.
3. There were opportunities for public input to determine the recreation needs for the fit park, as described in the application.

4. The applicant will allow full public access to the facility.
6. The facility will meet applicable American with Disabilities Act requirements.
7. The applicant is providing \$92,481 in matching funds to complete the Fit Park.
8. The facility will be maintained by Lorson Ranch Metropolitan District No. 3 as stated in the grant application.
9. The County's financial support will be acknowledged by a sign at the park.

Staff recommends endorsement of a \$25,000 urban park grant for the project.

Recommended Motion:

Move to endorse the award of a \$25,000 urban park grant to Lorson Ranch Metropolitan District No. 3. for the development of the Fit Park.

Attachments:

Urban Park Grant Application
Draft Urban Park Grant Agreement
Urban Park Grant Program Policies

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

El Paso County

URBAN PARK GRANT AGREEMENT

This Urban Park Grant Agreement ("Agreement") is made this _____ day of _____, 2019 by and between the Lorson Ranch Metropolitan District No. 3 ("Grantee"), whose address is 212 N. Wahsatch Ave., Suite 301, Colorado Springs, CO 80903, and El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado ("Grantor"), c/o El Paso County Parks, whose address is 2002 Creek Crossing, Colorado Springs, Colorado 80905. Grantor and Grantee may be collectively referred to herein as the Parties.

RECITALS

WHEREAS, Grantee has submitted an application for an Urban Park Grant to Grantor for construction of a Fit Park, pursuant to the El Paso County Parks Urban Park Grant Program Policies ("Grant Policies"); and

WHEREAS, Grantee's proposal meets all of the requirements set forth in the Grant Policies; and

WHEREAS, the El Paso County Park Advisory Board recommends approval of Grantee's application.

NOW, THEREFORE, for consideration and mutual promises contained herein, the Parties agree as follows:

AGREEMENT

1. Grant Award. Award is hereby made to the Grantee in the amount of \$25,000 (the "Grant") for development of an Exercise Course, for recreational purposes and as further described in the grant application, attached hereto as Exhibit A and incorporated herein by reference (the "Project").

2. Conformance with Grant Request. The Project shall be constructed and operated in conformance with the descriptions and specifications set forth in Exhibit A.

3. Performance Period. According to the grant proposal, the Grantee anticipates the Project will be completed by spring, 2020. All improvements must be completed within two years of the effective date of this agreement.

4. Schedule of Payments. The Grant will be disbursed to the Grantee upon the successful completion of the Project and verification by Grantor that all grant requirements have been met. Grantor reserves the right to inspect the Project prior to, during or at the conclusion of the Project and/or periodically thereafter. A representative of the Grantee may be required to attend the inspection.

5. Continued Use of Property. Any lands used for this Project will not be converted to any non-recreational use without prior written approval of the Grantor. All improvements resulting from the Project shall be maintained in a safe manner in perpetuity by the Grantee, and the Grantor may periodically inspect the Project site to ensure this requirement is satisfied.

6. Termination. The Grantor reserves the right to terminate this Agreement, in whole or in part, for any of the following reasons: (a) the Grantee fails to comply with the terms of this Agreement; (b) the Grantee has insufficient funds to complete the Project; (c) the Grantee fails to begin work on this Project within one year of the effective date of this Agreement.

7. Financial Responsibility. The Grantee shall maintain a complete record file of all receipts, expenditures and other records which pertain to the use of the Grant in the performance of this Agreement. Such record files shall be made available to the Grantor upon request. No later than thirty (30) working days after the date of the Project completion or termination of the Agreement, the Grantee shall submit to the Grantor a summary of the receipts and expenditures.

8. Assignment. All terms of the Agreement shall be binding on and inure to the benefit of the legal representatives, successors, agents, or assigns of the Parties. The rights and responsibilities of the Parties under this agreement shall not be assignable without the prior written approval of the Grantor.

9. Full Public Benefit. The Grantee agrees that the facility being developed pursuant to this Agreement will be available for the use and enjoyment of the general public during public use, operational hours unless the Grantee has specifically reserved the facility for a community program or other event. Grantee's understands that if it fails to comply with this provision, it shall be liable for reimbursement of the Grant to Grantor at Grantor's written request.

10. Integration of Understandings. This agreement is intended as the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or affect whatsoever, unless embodied herein in writing.

11. Severability. To the extent that this Agreement may be executed and performance of the obligations of the parties may be accomplished within the intent of the Agreement, the terms of this Agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof. The waiver of any breach of a term hereof shall not be construed as waiver of any other term.

12. Modification. This Agreement is subject to such modifications as may be required by changes in Federal law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this Agreement on the effective dates of such change as if fully set forth herein. Except as provided above, no modification of this Agreement shall be effective unless agreed to in writing by both Parties in an amendment to this agreement that is properly executed and approved in accordance with applicable law.

13. Recognition. The Grantee agrees to recognize El Paso County for the Urban Park Grant with a ribbon cutting ceremony and on a sign at the facility. El Paso County Parks must approve the proposed sign or plaque and wording prior to it being fabricated and installed.

14. Failure To Comply. The failure of the Grantee to comply with all terms and conditions in this agreement may result in the Grantor requesting reimbursement of the Urban Park Grant.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the _____ day of _____, 2019.

GRANTOR:

EL PASO COUNTY

Chair Board of County Commissioners of El Paso County Colorado

ATTEST:

County Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

GRANTEE:

LORSON RANCH METROPOLITAN DISTRICT No. 3

(Name)

(Title)



LORSON RANCH METROPOLITAN DISTRICT

URBAN PARK GRANT PROPOSAL

Exercise Course

**SUBMITTED TO
EL PASO COUNTY
PARKS**

August 28, 2019

LORSON RANCH SUBDIVISION-EXERCISE COURSE
URBAN PARK GRANT REQUEST
EL PASO COUNTY PARKS

History of Lorson Ranch

Lorson Ranch represents the pride and quality of homeownership. This 1,400-acre community is located in southeast Colorado Springs at Marksheffel Road and Fontaine Boulevard.

Lorson Ranch is located at the epicenter of military operations: located 6 miles southwest of Schriever Air Force Base, 4 miles south of Peterson Air Force Base, 6 miles east of the Colorado Springs Airport and 5 miles east of Fort Carson Military Base.

In addition to the existing over 1,800 homes constructed, Lorson Ranch offers 169 acres of open space to include parks and trails. Total build out of Lorson Ranch will be approximately 3,500+ homes. Most of the residents are young with children. Lorson Ranch has constructed two miles of regional and local walking trails, nearly two and one-half miles of bicycle trails and has added several miles of sidewalks that are utilized for walking and jogging. Two playgrounds were constructed in 2012 and 2014 in the northern part of the subdivision. A neighborhood park was constructed in the southern part of the subdivision in 2016. Another small toddler park is being constructed in Lorson East Fil. No. 2. This project will provide funding for an exercise course in Pioneer Landing Filing 2.

Project Need

The Lorson Ranch Master Plan identified multiple sites for potential future outdoor recreation facilities or amenities. Lorson Ranch intends to construct an Exercise Course in Pioneer Landing at Lorson Ranch Filing 2. This site would be within walking distance of about 950 homes. This application is for an exercise course at a total cost of \$117,481.00. This project has achieved a high acceptability by the residents.

Project Goals

The long- term goal of the Lorson Ranch Metropolitan District is to provide a wide range of recreation facilities. The Lorson Ranch master plan indicates several proposed park spaces.

Previous funding applied for included a new playground that is age appropriate for the 2 to 12-year old's and is ADA accessible, a full basketball court and a 24' hexagon picnic shelter with picnic tables and park benches. These amenities in were completed in 2016. Funding applied for in this grant will be used to provide an Exercise Course located in Lorson Ranch Metropolitan District # 3.

Accessibility Objectives

The path of travel to the area is readily accessible to and useable by individuals with disabilities, including individuals who use wheelchairs. Ground surfaces are ADA compliant.

Public Input Process

Current residents have expressed their requests for the construction of this Exercise Course during a meeting conducted by the park committee within the subdivision. We have 157 signed petitions in support of this park as well.

Population to be Served

There are approximately 1,200 homes within a 1/2-mile radius of the site. This Exercise course will welcome visitors from throughout Lorson Ranch and El Paso County.

Project Partnerships

The Lorson Ranch Metropolitan District is a resident owned district and every household in the district contributes to the operation of the parks through a tax levy. Matching funding for the Exercise Course is from the Lorson Ranch Metropolitan District. With El Paso County Parks, there are two partners in this project.

Methods to Meet Public Access Requirements

The Exercise Course is being constructed in a location with easy access for all expected users. The site is located at 6221 Decker Drive in the Lorson Ranch Community. Local sidewalks, which are already in place, will provide a convenient way for individuals to reach the Exercise Course. Parking is available curbside along Decker Drive.

Maintenance Responsibility Commitment

The Lorson Ranch Metropolitan District will be responsible for the maintenance of the Exercise Course and funding is supplied by a mill levy collected from the residents of the subdivision. Maintenance will be accomplished through a contract by a private landscape maintenance company.

Matching Funds

The funding source for the Exercise Course in Lorson Ranch is through the Lorson Ranch Metropolitan District. Currently there are matching funds from the Lorson Ranch

Metropolitan District in the amount of **\$92,481**. These funds will be used as a match for the grant from El Paso County Parks. The residents of Lorson Ranch and the Lorson Ranch Metropolitan District would respectively request funds in the amount of **\$25,000** from the Urban Park Grant Program for the Exercise Course.

Development Timetable

August 2019	Submit grant application to El Paso County
October 2019	Grant awarded for Urban Park Grant
October 2019	Begin construction of the Exercise Course
Spring 2020	Depending on weather Project complete

Lorson Ranch Metropolitan District Board of Directors

Jeff Mark, President
Dave Cocolin, Vice President
S. Alan Vancil, Secretary/ Treasurer
Susan Gonzales, Director
Chasity McMorro, Asst. Secretary/Treasurer

Ann Jagitsch- District Manager

Recognition of El Paso County

Lorson Ranch Metropolitan District will host a ribbon cutting and will post a sign at the project acknowledging the Urban Grant Funds from El Paso County Parks.

Attachments

1. **Recommendation Letters:**
 - A. **Resolution from the Lorson Ranch Metropolitan District Board of Directors**
 - B. **Letters of support from Lorson Ranch residents**
2. **Figure 1 Photos of Exercise Course Area**
3. **Figure 2- Cost Estimate Lorson Ranch Metropolitan District Exercise Course**
4. **Figure 3- Proposed Exercise Course Plan**
5. **Figure 4- Park Site**
6. **Figure 5- Neighborhood Map**
7. **Figure 6- Subdivision Map**
8. **Figure 7- Area Map**
9. **Figure 8- Lorson Ranch Metro District Maintenance Budget for 2019**

RESOLUTION

A resolution supporting the Grant Application for an El Paso County Urban Park Grant for the development of an Exercise Course in Pioneer Landing 2 in the Lorson Ranch Subdivision.

WHEREAS: the Lorson Ranch Metropolitan District is requesting \$25,000 from El Paso County Urban Parks Program to complete an Exercise Course in Pioneer Landing 2 in the Lorson Ranch Subdivision.

WHEREAS: El Paso County requires that the Board of Directors of the Lorson Ranch Metropolitan District state its support for the Urban Parks Grant application for the development of an Exercise Course in Pioneer Landing 2 in the Lorson Ranch Subdivision.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE LORSON RANCH METROPOLITAN DISTRICT THAT:

The Board of Directors of the Lorson Ranch Metropolitan District strongly supports the application to the El Paso County Urban Grant Program for the development of an Exercise Course in Pioneer Landing 2 in the Lorson Ranch Subdivision and,

The Board of Directors of the Lorson Ranch Metropolitan District acknowledges that the grant application includes matching funds which Lorson Ranch Metropolitan District is solely responsible to provide if a grant is awarded and,

The Board of Directors of the Lorson Ranch Metropolitan District will appropriate those matching funds and authorizes the expenditure of funds necessary to meet the terms and obligations of any grant awarded and,

This resolution to be in full force and effect from and after its passage and approval.

This resolution passed and approved on November 30, 2018 by the Lorson Ranch Metropolitan District Board of Directors.



Jeff Mark, President

Letters of Support-

Lorson Ranch Metropolitan District is seeking new ways to provide outdoor activities to residents. Currently, there are not any amenities that serve older children, teens, or adults. The challenge course provides opportunities to get families playing together and opens the door to fun, physical activity for people of all generations and fitness levels.

We reached out to Lorson Ranch residents via the community Facebook page, asking for input and support for the challenge course. We received over 150 letters of recommendation within a few days. Below is one of those letters from a homeowner in the Lorson Ranch community.

El Paso County Colorado - Park Advisory Board
Centennial Hall
200 S. Cascade
Colorado Springs, Colorado
RE: Urban Park Grant: Lorson Ranch Exercise Course

Dear *County Officials*

We write in strong support of the Lorson Ranch Exercise Course project's application for funding through the El Paso County Urban Park Grant program.

An active lifestyle is the cornerstone of outdoor life which promotes personal health and wellness. The exercise course project that we support is vital for the long-term vitality and general wellness of the residents of the Lorson Ranch community. This exercise course will provide a much-needed area where all residents, both young and old, can come together and exercise mind and body while also creating a strong feeling of community pride and ownership.

We believe that funding for this project is critical to the long-term promotion of healthy, active lifestyles across our Lorson Ranch community. It is for this reason that we respectfully ask for your full and fair consideration of the Lorson Ranch Exercise Course project's application for funding through the El Paso County Urban Park Grant program.

Sincerely,



Artesia Anderson

10628 Deer Meadow Circle

CO 80905

artesiaanderson@gmail.com

Figure 1: Photos of Exercise Course Area



Figure 2. Cost Estimate

**COST ESTIMATE
LORSON RANCH**

LORSON RANCH EXERCISE COURSE

Exercise Equipment

Game Time Challenge Course Equipment	\$75,076.00
Playground Chips (Certified)	\$ 3,915.00
Concrete Services	\$15,000.00
Hydro Mulching	\$ 2,500.00
Freight	\$ 9,040.00
Installation of exercise equipment	\$11,950.00
Subtotal	<i>\$117,481.00</i>

Figure 3- Proposed Exercise Course Plan



Figure 4 . Park Site

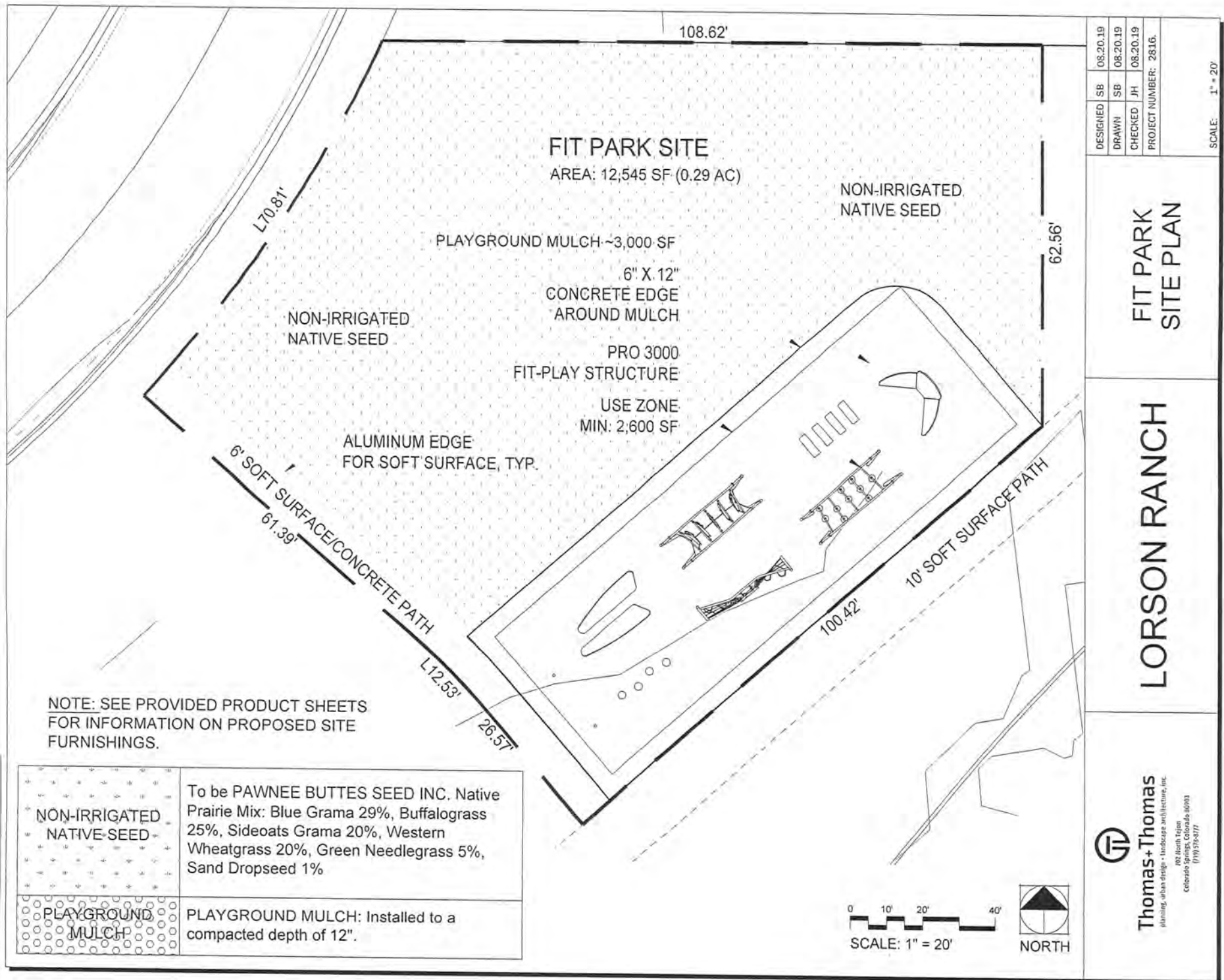
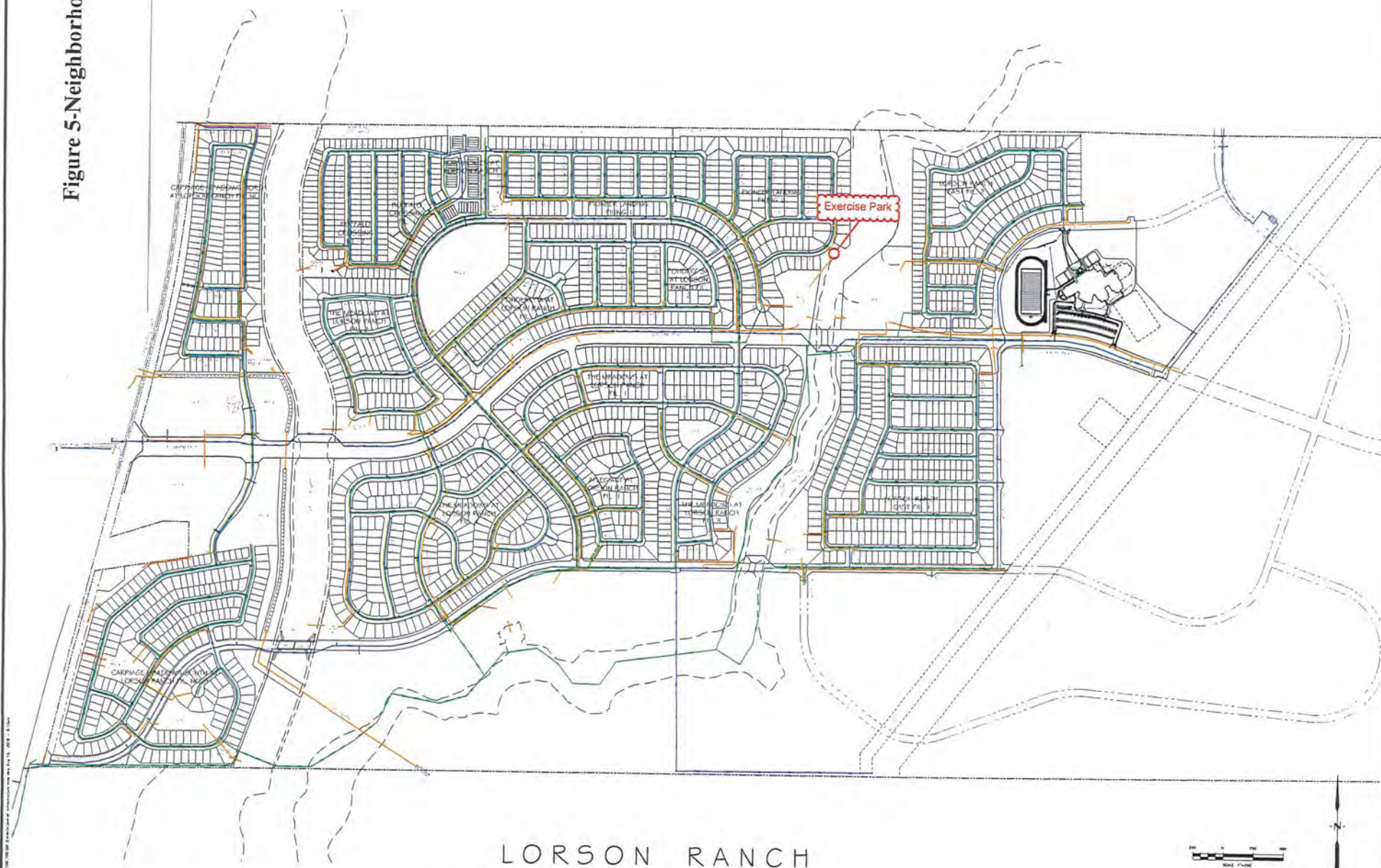


Figure 5-Neighborhood Map



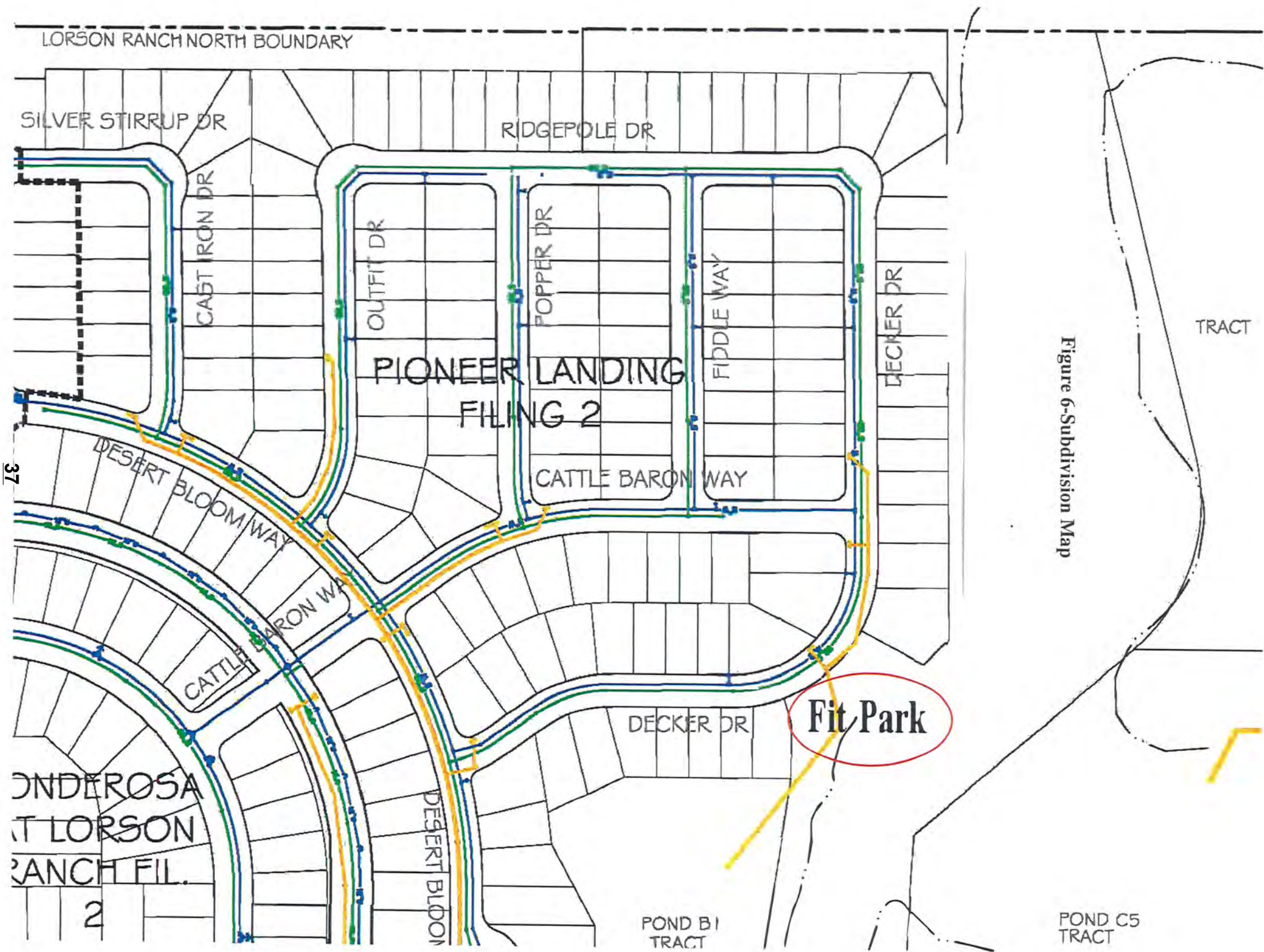


Figure 6-Subdivision Map

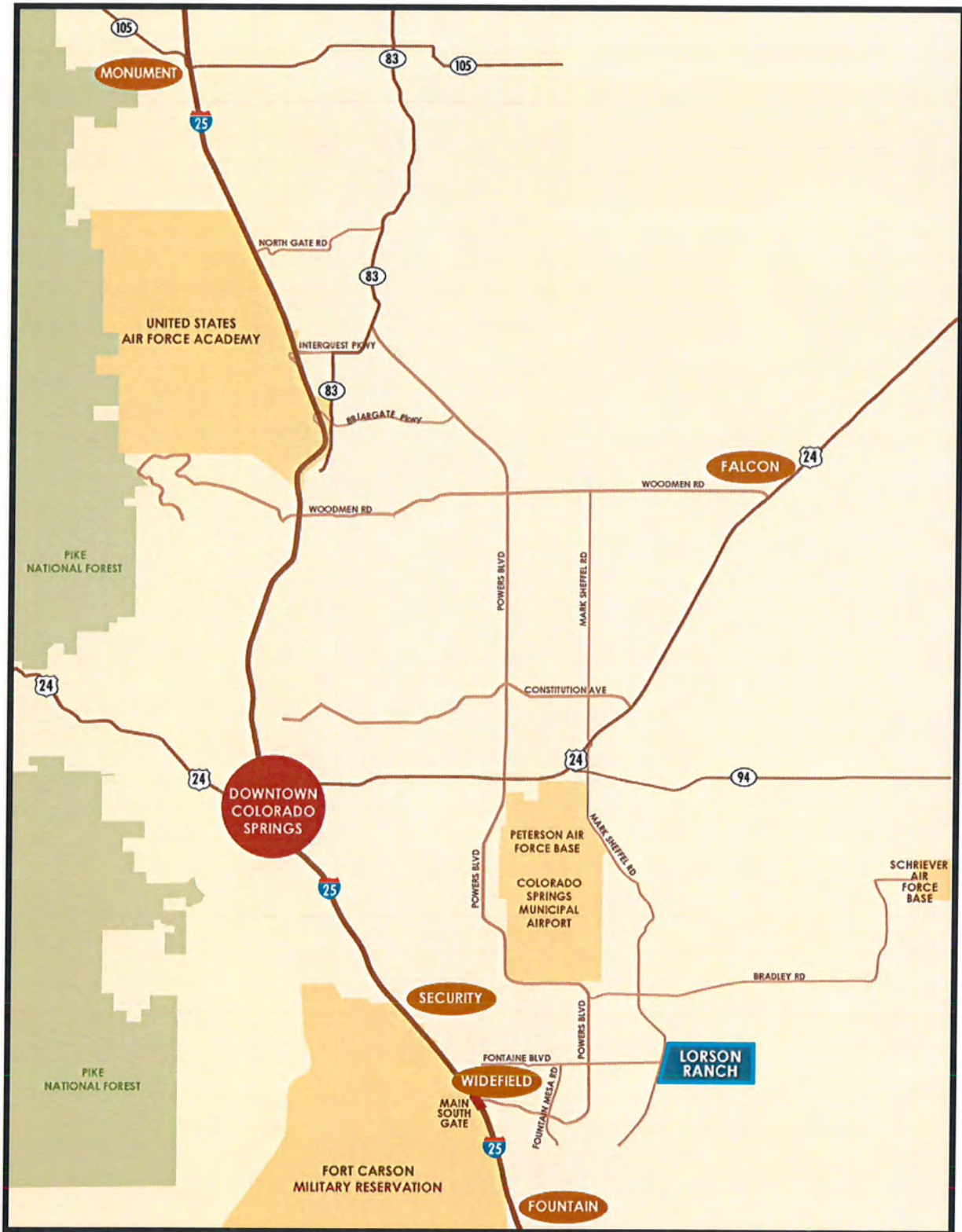


Figure 7-Area Map

**Figure 8-LORSON RANCH METROPOLITAN DISTRICT
MAINTENANCE BUDGET- 2019**

Lorson Ranch Metropolitan District No. 1			
General Fund Budget			
Year Ended 12/31/2019			
Modified Accrual Basis			
	2017	2018	2019
	Actual	Estimated	Adopted
BEGINNING FUND BALANCE	\$ 8,767	\$ 160,375	\$ 185,984
REVENUES	-		
Intergovernmental revenue-Operations Trsfr from Dist. #2-7	248,234	286,094	293,024
Intergovernmental revenue-FMIC Trsfr from Dist. #2-7	62,957	-	-
Property Taxes - D1 General Fund	260	267	241
Property Taxes - D1 FMIC	126	-	-
Specific Ownership Tax	52	28	29
Lien Release Fees & Covenant Violation Fines	1,750	4,950	25,000
Status Letter	150		
Total Revenues	313,529	291,339	318,294
EXPENDITURES			
Accounting	24,711	16,000	20,000
Audit	6,900	6,900	7,000
District Management	16,655	43,000	43,000
Dues & subscriptions	969	556	1,000
Insurance	7,184	7,760	8,000
Legal	29,938	25,500	25,000
FMIC 10 mill property tax payment	95,310	-	-
County property tax collection fee - 1.5%	6	4	4
Total General Management	181,673	99,720	104,004
Maintenance			
Landscape maintenance	39,396	65,510	83,000
Landscape water	44,871	44,000	50,000
Repairs & maintenance	-	13,500	15,000
Electric -streetlights & entrance	38,618	43,000	57,000
Contingency	-	-	4,000
Total Maintenance	122,885	166,010	209,000
Total Expenditures	304,558	265,730	313,004
Excess of Revenues over Expenditures	8,971	25,609	5,290
Transfer from Capital Projects Fund	142,637	-	-
Net Change in Fund Balance	151,608	25,609	5,290
ENDING FUND BALANCE	\$ 160,375	\$ 185,984	\$ 191,274
Emergency Reserve - 3% of revenues	\$ 9,406	\$ 8,740	\$ 9,549
Unrestricted Fund Balance	150,969	177,244	181,725

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Facility Naming Rights Program

Agenda Date: October 9, 2019

Agenda Item Number: #7 - B

Presenter: Tim Wolken, Director, Community Services Department

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

Background Information:

The 2019 Action Plan includes exploring the establishment of a Facility Naming Rights Program that will allow facilities managed by the Community Services Department to be named for civic, philanthropic or corporate reasons.

Over the years, El Paso County has elected to name respective facilities without a specific process. This proposal will provide a formal naming rights process and the potential to generate needed funds for facility development and / or operations.

During discussions with County Administration, it is proposed that the policies will apply to all County Administrative departments. If endorsed by the Park Advisory Board, staff will present the policies to the Board of County Commissioners for consideration and / or approval.

Please find attached the proposed policies for consideration and / or endorsement.

Recommended Motion:

Move to endorse the Facility Naming Rights Program Policies.

El Paso County

FACILITY NAMING RIGHTS PROGRAM POLICIES

1.0 Introduction

The Facility Naming Rights Program is designed to systematically and consistently address opportunities for naming rights for El Paso County (County) facilities under the management a County Administration department.

2.0 Definitions

2.1 Board of County Commissioners

The Board of County Commissioners is the policy-making body for El Paso County as defined by the powers and authority as granted by the General Assembly of the Colorado State Legislature.

2.2 Advisory Boards

Advisory Boards are appointed by the El Paso County Board of County Commissioners to provide input and guidance to the respective Administration Department.

2.3 Executive Director

The Executive Director of the respective County Administration Department.

2.4 Facilities

Facilities may include, but not limited to, buildings, meeting rooms, parks, athletic facilities, playgrounds, gardens, trails, and pavilions.

2.5 Naming Rights Agreement

A legal contract between El Paso County and the civic, philanthropic or corporate entity and will include, but not limited to: Description of the contractual relationship specifying the exact nature of the agreement, term of the agreement, renewal options, value assessment including cash, in-kind goods and services, payment schedule, rights and benefits, releases, indemnification and early termination clauses, insurance clauses, and confidentiality terms.

2.6 Parties

The parties include El Paso County and the civic, philanthropic, or corporate entity.

3.0 Program Objectives

The Facility Naming Rights Program will include the following objectives:

- 3.1 Reserve the naming of facilities for exceptional circumstances and is mutually beneficial for all parties.
- 3.2 Ensure that naming rights will create a strong public image and have community support by being significant and appropriate.

- 3.3 Encourage gifts of lands and facilities or donations by individuals, groups and corporations without undue commercialization of the facility.
- 3.4 Promote investment in County property whereby:
- a. Contributions will result in significant and direct benefits to the County including providing funding to construct, improve, and / or maintain a facility.
 - b. The granting of naming rights does not compromise the County's ability to carry out the functions of the facility.
 - c. The granting of naming rights will not entitle any naming entity to preferential treatment outside the specific naming rights agreement.
 - d. The granting of naming rights does not confer any rights to ownership or property management.

4.0 Naming Rights Overview

- 4.1 It is the responsibility of the Board of County Commissioners through Resolution to approve any naming rights agreements and when appropriate, modify or eliminate any naming rights per the naming rights agreement and naming rights program policies.
- 4.2 The County Administration departments will utilize the naming rights process in a manner that best serves the interest of the county and ensures a worthy and enduring legacy for a facility.
- 4.3 Naming rights will be considered on a case-by-case basis.
- 4.4 Naming Rights Considerations:
- a. Does the proposed name have a historical, cultural and / or social significance for the County?
 - b. Will the name generate a strong and positive image?
 - c. Will the name memorialize or commemorate people, places or events that are of enduring importance to the County?
 - d. Will the name be identified with some major achievement or the advancement of the public good within the County?
 - e. Will the name be particularly suitable based on the location or history of the facility?
 - f. Will the naming request not result in undue commercialization of the facility?

- 4.5. Renaming or removing names is discouraged except as specified in naming rights agreements or when it is found that continued use of the name on a facility is not in the best interest of the County.

5.0 Naming Rights Categories

5.1 Civic Naming Rights

Facilities may be named after individuals, families or groups who have made exceptional contributions to the County under the following guidelines:

- a. The contributions and good reputation of the individual, families, or group are well documented and broadly acknowledged within the County.
- b. Naming for an outstanding individual is encouraged only after that person has been deceased or retired from service for at least one year.
- c. Written approval of the individual or next of kin in the case of deceased individuals or the elected board or other legal authority in the case of groups or organizations, shall be obtained.

The proposal procedures are as follows:

1. A written letter of request for naming must be received by the Executive Director of the respective department. The applicant's letter of request shall include:
 - Request for naming rights
 - Reason for recommendation with full biography of the person or group / organization being recommended
 - Proposed facility to be named
 - Description of exceptional contributions
 - Acknowledgement that funds are available by requestor for cost of naming signage or other proposed recognition
 - Signatures of at least 50 El Paso County residents indicating support for the proposal
2. The Executive Director will review the proposal and if the proposal meets the civic naming rights policies, the Executive Director or his / her designee will prepare a Naming Rights Agreement for consideration.
3. The County Attorney will review the Naming Rights Agreement as approval to form.
4. The Director or his / her designee will notify the applicant of a public hearing date when the Executive Director or his / her designee will present the Naming Rights Agreement to the respective advisory board, if applicable.
5. The respective Advisory Board will provide a recommendation to the Board of County Commissioners for consideration and / or approval of the Naming Rights Agreement.

6. The intent of Civic Naming Rights is for permanent recognition. No facility shall be re-named without a public process and El Paso County Board of County Commissioner approval.
7. Any existing named facility prior to the approval of the Naming Rights Policies will remain.
8. Named areas shall be identified by the installation of appropriate plaques, signs or other recognition. All signage shall compliment the facility. All costs for recognition (signs, plaques,...) shall be paid the requestor.

5.2 Philanthropic Naming Rights

Facilities may be named after individuals, groups, or organizations who have made substantial philanthropic donations of property or monetary contributions towards the purchase and / or development of a respective facility.

The threshold for considering the philanthropic naming of a facility will include one or more of the following:

- a. Land for the facility is deeded to the County.
- b. Contributions of a minimum of 50% of the capital construction cost associated with developing the facility.
- c. Provision of a minimum ten year endowment for the continued maintenance and / or programming of the facility. Endowments received for the naming of the facility shall be owned by El Paso County. Endowment proceeds, the income and principal balance shall remain payable solely for the benefit of El Paso County and the respective facility.

The proposal procedures are as follows:

1. Interested donors should contact the respective Executive Director to discuss the proposal. If the parties agree to proceed, the Executive Director will prepare a draft Naming Rights Agreement for consideration by both parties.
2. The County Attorney will review the Naming Rights Agreement as approval to form.
3. The Executive Director or his / her designee will notify the applicant of a public hearing date when the Executive Director or his / her designee will present the Naming Rights Agreement to the respective advisory board, if applicable.
4. The respective Advisory Board will provide a recommendation to the Board of County Commissioners for consideration and / or approval of the Naming Rights Agreement.

5.3 Corporate Naming Rights

Corporate naming rights may be granted when a mutually beneficial business arrangement between El Paso County and an external entity (for-profit, not-for-profit, or other organization) provides financial or other support in return for marketing benefits from the external entity's name on the facility.

Corporate naming rights are administered under the following guidelines:

- a. Corporate naming rights may be provided through a procurement process, County leadership / staff approach, or approach from an external entity to El Paso County.
- b. The naming entity products, services and business practices shall not contradict with El Paso County's mission, vision, and values.
- c. Assets for which naming opportunities will be offered shall be valued as a function of capital costs, annual operating and maintenance costs, and desirability or marketability of the opportunity.
- d. Naming rights shall be approved for a specific term which shall not be longer than the useful life of the facility.

The proposal procedures are as follows:

1. Interested donors should contact the Executive Director to discuss the proposal. If the parties agree to proceed, the Executive Director will prepare a draft Naming Rights Agreement for consideration by both parties.
2. The County Attorney will review the Naming Rights Agreement as approval to form.
3. The Executive Director or his / her designee will notify the applicant of a public hearing date when the Executive Director or his / her designee will present the Naming Rights Agreement to the respective advisory board, if applicable.
4. The respective Advisory Board's recommendation will be presented to the Board of County Commissioners for consideration and / or approval of the Naming Rights Agreement.

6.0 Policy Exceptions

The Board of County Commissioners must approve all modifications or exceptions to the Facility Naming Rights Program Policies.

**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	High	
Create a "Winter Adaptations 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	Development 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	
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	Bobeck / Meyer	High	Bid Phase
Fox Run Regional Park improvements	Brian Bobeck	High	Bid Phase
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	Medium	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	Grant 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	High	
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	High	
Research the establishment of a naming rights process	Wolken / Burns	High	Review Phase
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
September 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	\$ 188,794	\$ (8,794)		\$ 181,015
County Fair / Fairgrounds		\$ 309,800	\$ 342,372	\$ (32,572)		\$ 337,836
Total		\$ 489,800	\$ 531,166	\$ (41,366)		\$ 518,851
<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)		\$ 30,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 41,129	\$ (31,129)		\$ 27,626
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 24,230	\$ 770		\$ 16,215
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)		\$ 44,000
Total		\$ 185,000	\$ 232,109	\$ (47,109)		\$ 200,341
<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						
November						
December						
Total		2261	118346	4.30	2177	114614

<u>Parks Facility Reservations</u>	2019			2018	2018
August		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>					
Archery Lanes					
Athletic Fields		21	4140	23	5435
Pavilions		76	3684	74	3763
Trails		2	1100	4	670
Vendor		4	12	2	4
Tennis Courts					
Vita Course					
Meeting Room		10	108	7	86
<u>Black Forest Regional Park</u>					
Athletic Fields		7	310	3	150
Pavilions		21	980	22	945
Vendor					
Tennis Courts		24	96	18	72
<u>Falcon Regional Park</u>					
Baseball Fields		16	400	4	200
<u>Fountain Creek Regional Park</u>					
Athletic Fields		4	280	4	240
Pavilions		32	1273	24	1135
Trails					
Disc Golf Course		3	450		
Vendor		1	4		
<u>Fox Run Regional Park</u>					
Athletic Fields		24	1070	25	1390
Gazebo				6	220
Warming Hut				1	10
Pavilions		52	2510	54	2509
Trails		2	220	2	120
<u>Homestead Ranch Regional Park</u>					
Pavilions		8	385	10	345
Athletic Fields					
Trails					
<u>Palmer Lake Recreational Area</u>					
Palmer Lake Santa Fe Trail		4	975	4	1000
<u>New Santa Fe Trail</u>					
Monument Trail Head New Santa Fe Trail		6	1750	9	1831
Baptist Road Santa Fe Trail		2	500	2	403
AFA Santa Fe Trail		2	500	1	400
Vendor - Santa Fe Trailheads		12	42		
<u>Paint Mines Trail</u>		5	29	1	600
<u>Rock Island Trail</u>					
<u>Black Forest Section 16</u>				2	32
Total Park Facility Reservations		338	20818	302	21560

<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						
November						
December						
Total		159	46,259		154	51,276
<u>Fairgrounds Facility Reservations</u> <u>August</u>		2019		2018		
		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<i>Swink Hall - Fairgrounds</i>						
Fair Corporation Meeting		cancelled	0	1	5	
Lions Club Meeting		1	20	1	20	
FAB Board Meeting		cancelled	0	1	22	
Senior Dinner		2	64	1	44	
COC Meeting		1	20	1	18	
Garza Farms		11	55			
Wedding - Pendleton		1	75			
Mitchell Heating - Company Picnic				1	65	
<i>Exhibit Hall</i>						
Sew Bee's quilting group				1	7	
<i>Track</i>						
Race		2	3000	3	4765	
<i>Barns</i>						
<i>Livestock Arena</i>						
4-H Dog Show				1	50	
<i>Grounds -</i>						

<u>Whittemore - Fairgrounds</u>						
4-H Dog State Agility Trial		1	250	1	250	
Flores - Quincenera				1	250	
<u>Arena</u>						
Team Roping		1	10			
Gymkhana		1	50	1	25	
Month Total Fair Facility Reservations		21	3,544	14	5,521	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
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 vandlized	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		
			Total	\$3,805		
<u>Volunteerism</u>		2019		2018		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
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						
November						
December						
Totals	20,000 hours	4191	24,481	3778	24,094	
		2019				
<u>August</u>		<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		71	249			
Adopt-A-Park / Trail / Volunteer Projects		334	1,600			
Front Range Community Service /CEO		2	52			
Total		435	2,012			
Programming	Goal		2019		2018	2018
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance
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						
November						
December						
Totals	800 / 21,000	969	29674	4.96	912	27123
August	Facility	Programs	Attendance	Evaluation		
Discover Bear Creek	BCNC	12	204	4.90		
Habitat	BCNC	5	123	5.00		
Incredible Insects	BCNC	6	144	4.90		
Foothills Field Experience	BCNC	2	47			
Kaawm Enterprises	BCNC	1	6			
Honey Harvest	BCNC	1	133			
Active Adults: Native American Flute Music	BCNC	1	31			
Webelos Badge Day	BCNC	3	101	5.00		
Same Tree, Different Day	BCNC	1	17			
Nature Explorers: Bugs for Lunch	BCNC	2	29	5.00		
Aiken Audubon:Conservation on Dep. of Defense Lands	BCNC	1	27			
Birthday: All About Animals	BCNC	1	17			
Little Wonders: Amazing Acorns	BCNC	2	47	5.00		
Becoming Bear Aware	BCNC	1	16			
Awesome Arthropods	FCNC	7	109	5.00		
Walk the Wetlands	FCNC	21	347	5.00		
Discover the Wetlands	FCNC	17	307	5.00		
Outreach: Fountain Fall Festival	FCNC	1	800			
Nature Adventures: Treemendous Trees	FCNC	1	34	5.00		
Birding 101	FCNC	4	16	5.00		

Special People	FCNC	1	15	
Wilderness First Aid	FCNC	1	9	
Scout: Eagle Scout Elm Tree Removal Project	FCNC	1	30	
Our House	FCNC	2	16	
2's & 3's Outdoors: Things that Smell	FCNC	1	34	5.00
Homeschool Fridays: Awesome Arthropods	FCNC	1	24	5.00
Cub Scouts	FCNC	1	15	
Fall Bird count	FCNC	1	32	
Birthday Party: Nature Detectives	FCNC	1	25	5.00
Fountain Community Night Out	FCNC	1	300	
Transition of Widefield	FCNC	1	10	
Community Intersections	FCNC	1	14	
CPR-AED for staff & volunteers	FCNC	1	16	
Friends Board Meeting	FCNC	1	19	
Maggie Gaddis field seminar	FCNC	1	20	
Rental: Celebration of Life	FCNC	1	100	
Creek Week Kickoff	FCNC	1	20	
Deaf & Blind School Family Literacy program	FCNC	1	20	
Wilderness First Aid Class	SPEVT	1	9	4.80
First Aid Class	SPEVT	1	5	5.00
CPR/AED class	SPEVT	2	15	5.00
Family Cornhole Tournament	SPEVT	1	22	
TOTALS		114	3325	4.98



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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

September 2019

General Updates:

1. Facility rentals have generated \$188,794 which is 105% of our \$180,000 annual goal.

Special Events:

Fall is in the air which means the running season is in full swing:

1. The Endurance Race Series, a local running organization and the Air Force Academy held half marathons utilizing the New Santa Fe Regional Trail in September. The Sasquatch Running company, a local organization, also held a half marathon which included trails at Fox Run Regional Park.
2. Sertoma HEARS held their 5K fundraiser at Bear Creek Regional Park again. Approximately 250 runners attended this annual event benefiting the hearing impaired community.
3. The Landsharks Running Club and the Monument Academy held youth XC events at Fox Run, Bear Creek and on the New Santa Fe Regional trail in September.
4. The Humane Society of the Pikes Peak Region held another very successful community fundraiser event at Bear Creek Regional Park. The annual Pawtoberfest, was held on September 14th and drew several thousand people to this fun event. The Pawtoberfest is one of Colorado's only dog-friendly festivals, featuring a beer tent with craft brews, a 2-mile dog walk, more than 75 sponsors and vendors, music, agility demonstrations, pet contests and many local food trucks.



5. The Dog Agility of the Pikes Peak Region Club held a three-day dog agility event at Black Forest Regional Park featuring approximately 70 participants and their dogs.
6. The Dynamic Discs Club held a disc golf tournament at the Widefield Community Park's disc golf course.
7. Soccer, rugby, LaCross, Frisbee, baseball and tennis camps continued throughout the month of September.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
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COMMUNITY OUTREACH and GRANTS

Monthly Report – September 2019

Christine Burns, Community Outreach Division Manager

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Creek Week:** Staff participated in Creek Week Crew Leader Training with over fifty groups participating. We have over hundred event sites this year. County Parks is the designated supply and pick-up location for all 2019 Creek Week Volunteer Projects. I would like to thank our Central District for going above and beyond accommodating hundreds of people going through their shop to pick up supplies! We have six projects in County Parks this year, Bear Creek Regional Park, Bear Creek Dog Park, Bear Creek Nature Center, Fountain Creek Nature Center, Fox Run Regional Park and Palmer Lake. We also participated in the Litter Letters event celebrating October Arts Month in partnership with Creek Week by filling two letters with trash from our Fountain Creek Nature Center event.



2. **Veteran of the Year Award Luncheon:** El Paso County is home to more than 100,000 American Veterans. El Paso County honors one veteran annually, for his or her efforts defending our country and continued willingness to serve their neighbors and community. Presented by El Paso County Veterans Service Office and supported by Community Services hosted a complimentary luncheon on Thursday, October 3 at the Bear Creek Regional Park Veteran's Monument for our 2019 Veteran of the Year, Duane K. L. France.



Grants

1. A grant application was submitted to Colorado Parks and Wildlife (CPW) for habitat improvements at Drake Lake. Staff are currently working on applications for a Great Outdoors Colorado (GOCO) project for Falcon Regional Park, a CPW planning grant for Fox Run Regional Trail, and a GOCO Funded Youth Corps Crew grant for Pineries Open Space. Current open grants include our Community Development Block Grant for Widefield Community Park Phase II improvements and CPW grants for Ute Pass Regional Trail and Eastonville Regional Trail. If interested in helping with Great Outdoors Colorado and/or Colorado Parks and Wildlife grant application development to support park projects, please call Christine at 520-6996.

COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division

Monthly Report – September 2019

Submitted by: Todd Marts, Division Manager

General

1. Rainbow Falls Historic Site was open for nine days in September; Saturdays and Sundays from 10am to 4pm. There were 3076 total visitors averaging 342 per day, one volunteer shift covered, and \$1,952 in donations.
2. Opened Seasonal Nature Center Interpreter position and interviewed about 8 candidates
- 3.

Projects, Fundraising & Grants:

1. Staff led American Red Cross First Aid, CPR, and AED Classes for volunteers and Community Services Department staff.

Programs & Events:

1. Bear Creek Nature Center collaborated with the Pikes Peak Beekeeping Association to present the Honey Harvest event on September 7. Members of the public were invited to observe and help with honey extraction demonstrations, taste honey, learn about beekeeping, make a take-home craft and play educational bee-related games. One hundred and thirty-three people attended this event and enjoyed the opportunity for affordable education and fun.
2. Bear Creek Nature Center staff led a Webelos Badge Day on October 12. Staff led programs for three Arrow of Light badge requirements- 'Into the Woods', 'Into the Wild' and 'Earth Rocks.' In total, these badge workshops served 100 participants and allowed the nature center to connect with numerous Scout leaders from the Pikes Peak Region. Scout leader evaluation scores averaged 5/5 and feedback included, "Awesome work by the staff with great presentations!" and "I loved this program. Thank you for your energy, knowledge and patience."
3. Bear Creek Nature Center Seasonal staff member Andy Talley along with members of the Pikes Peak Flute Circle led 'An Evening of Native American Flute Music' for an adult audience. Andy's talents include making and playing Native American-style flutes and he brings these skills to his role as a Seasonal Nature Center Interpreter. Thirty-one participants attended this unique and interactive program in which they were invited to



participate with provided instruments from around the world. Evaluation scores averaged 5/5 and feedback included, "Very inspiring and informational."

4. Bear Creek staffed a booth at the Humane Society of the Pikes Peak Region's Annual 'Pawtoberfest' fundraiser in Bear Creek Regional Park. Nature Center staff promoted Bear Creek's upcoming Bear Run fundraiser by handing out flyers and interacting with Pawtoberfest walk participants while dressed in a bear run costume and staff engaged with hundreds of Pawtoberfest attendees who visit Bear Creek's booth to learn about El Paso County Nature Centers, upcoming nature center programs, and local wildlife.
5. Fountain Creek Nature Center offered Birding 101 again after a long break thanks to the birding expertise of Jessica Miller, Interpretive Program Coordinator. It's beginnings were small with 6 participants, but they learned in two classroom sessions and two field trip sessions.
6. Fountain Fall Festival, Monday, Labor Day, September 2, was another great event in the City of Fountain drawing about 800 people. Staff used animal pelts, tracks and scat, and the Wheel of Fortune for give-a-ways under the great new tent purchased for just such events.
7. Fountain Community Night Out, September 17, supports the City of Fountain's evening outreach event in Metcalf Park to the citizens of Fountain. About 300 people attended the event. Staff used animal pelts, tracks and scat, and the Wheel of Fortune for give-a-ways under the great new tent purchased for just such events.
8. Creek Week Kickoff again started at Fountain Creek Nature Center. About 20 volunteers showed up to clean up waterways and park areas.
9. A Wilderness and Remote First Aid class at Fountain Creek Nature Center was on August 31 and September 7. Nine participants signed up for this sixteen hour American Red Cross certification class. \$709 in revenue was generated.
10. The Family Cornhole Tournament occurred at Fountain Creek Regional Park on Saturday, September 14. This event had ten two-person teams, and prizes were generously donated by Rookies Taphouse and Eatery, Chick-fil-A, Culver's, Peaks N Pines Brewing, The Last Drop Coffee Shop, Jimmy John's, and Papa John's Pizza. About \$100 in revenue was collected.



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PARK OPERATIONS ~ PLANNING ~ COMMUNITY OUTREACH
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PARK OPERATIONS DIVISION MONTHLY REPORT SEPTEMBER, 2019

Parks Planning

Capital Project Management:

New Santa Fe Regional Trail Hwy 105 – The concrete underpass was in need of 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 December 2019.

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 summer and fall 2019. RMFI and MHYC will complete approximately 8,500 feet of additional trail construction in October 2019. The park is scheduled for opening in November 2019.

Rainbow Falls Historic Site - 2015 FEMA-funded work, resurfacing of a portion of the main trail/service road with road base material, was completed with assistance from the Department of Public Works. Staff prepared an Invitation for Bids (IFB) for the \$345,000 Transportation Enhancement Grant project, and bids were due on March 7. Two bids were received, both considerably over budget. A revised IFB focused on access improvements to the waterfall only



was issued in March and awarded to Avery Asphalt in April, 2018. The site has been reopened. Parks is evaluating different bridge options.

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.

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.

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 50% plan review tentatively scheduled for October. A GOCO grant will be submitted in November 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. Designsapes 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 fall 2019.

Widefield Community Park Master Plan / Phase I Improvements - The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the

\$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grants will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements. Designscales Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall 2018-Summer 2019. Nearly all improvements are complete, except for new park signage, which will be installed in Fall 2019.

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 been awarded a contract to install 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 with bids due in October.

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 seeking additional time and funds to complete construction.

Other:

Development Permit Application Reviews - Staff reviewed 2 development permit applications in September, to be presented to the PAB for endorsement in October, and provided internal administrative comments for an additional 13 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 fall 2019.

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.

Website - Staff has created the new Planning Division for use in the new El Paso County website design, which launched in April 2018. New pages and content will be created as new projects are initiated.

Park Operations / Miscellaneous Projects

Widefield Park / Fontaine Blvd Tunnel – The drainage repair of Fontaine Blvd tunnel is 90% complete. Concrete was placed creating positive drainage and the safety railing and signage will be completed early October.

Baptist Road Trailhead Restroom - Olson Plumbing is currently converting the compost style toilets to a standard flush system. Once completed, this will be the first time that both restrooms have been open to the public since the 2003 vandalism fire that destroyed most of the men's restroom. Olson Plumbing will be completing the conversion by early October. Depending on funding, there may be additional renovations to the restrooms which will include new exterior doors, repair of concrete sidewalk, and interior painting.

Insurance Claims – The damaged caused by the 2018 hail storms is complete except for the replacement of damaged playground items and two information kiosk at Fountain Creek Regional Park. Peak View Roofing was contracted to replace 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 mid-October. Quotes for the information kiosks have been received and once approved by insurance the kiosks will be ordered.

Willow Springs Ponds - Damaged Pavilion - HCDA Engineers conducted a structural integrity analysis of the 40' pavilion that was struck by a vehicle at the end of June. One of the glulam columns was completely destroyed and another one damage by the vehicle causing the roof to partially collapse. The structural report and recommendation has been received by the County with the recommendation of repairing the pavilion rather than replacing. Two contractors have submitted bids which are currently being reviewed by County Safety and Risk.

Widefield Community Park – United Flight 585 Memorial - The gazebo roof has been replaced. This completes the conversion of all wood shingle roofs in County parks to metal roofs. Additional renovations will be completed in 2019 by the County, City, and volunteers.

Central District:

General Information – The Central District continues to struggle with recruiting and retaining seasonal labor. Two offers were made earlier in the month and both candidates declined. The lack of seasonal labor has impacted completion of most project oriented tasks.

Bear Creek Regional Park – Annual maintenance tasks including aeration, fertilization, selective herbicide application and over seeding were completed. Our team is currently focused on native mowing, landscape bed maintenance and special event preparation.

Staff completed memorial paver installation at the Veteran's Memorial and will be adding decorative mulch to the surrounding landscape bed.

All regional trails and parking lots were box bladed to prepare for the upcoming cross country race season.

The Central Team spent significant time assisting the Clerk and Records office with ballot box installation at multiple County properties. The installation project is nearly complete and should improve convenience during the upcoming election season.

There is a downward trend with illegal camping, but staff remains vigilant with posting and removing camps in a timely manner. Two illegal camps were removed during this report period.

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. has been selected to install new perimeter fence along the north and east side of property with anticipated project completion by fall 2019.

Rainbow Falls Historic Site – The site is open on weekends only for the remainder of the season and continues to produce strong visitor numbers.

The graffiti removal contractor continues to stall and very little graffiti has been removed during this report period. We will be providing the contractor with a deadline and hope to have all graffiti removed by the end of this year.

Downtown Facilities – Staff is busy with mowing, spraying, landscape bed maintenance, trash removal and overall landscape improvements.

Annual maintenance tasks currently underway include aeration, fertilization, selective herbicide application and over seeding. Staff hopes to complete these tasks in the next couple of weeks and will begin winterizing irrigation systems.

Jones Park – RMFI provided August and September reports regarding conditions and maintenance needs in Jones Park. The reports were 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 new maintenance tasks to report.

East District:

County Fairgrounds – The County Fairgrounds hosted a few great community events this month. The Whittemore Building held a Health Fair for the Calhan community. This event has great turnout year after year. The Fairgrounds has also hosted team roping events, a wedding, 4-H Dog Agility show and auto races.

Staff focused on fall tree trimming throughout the Fairgrounds. Many of the trees had dead or broken branches removed which will increase the overall long-term health of the trees.

The other primary focus for the team was repairing the drainage area between Swink Hall and the new Maintenance Shop. Over the years, this drainage was overgrown and sediment had filled in the drainage riprap. Staff removed and replaced the riprap, removed the sediment, repaired gutters and replaced downspouts to better direct the storm water to the desired location. This should prevent the ongoing flooding issue and allow us to move into the new office space.

Rock Island Regional Trail – Staff spent time this month adding trail material to the boxes constructed around benches by our Eagle Scout. This completed the overall project and really enhanced the look of the benches.

The team was faced with another issue regarding damage that was caused when a vehicle crashed into our parking lot boundary fence. Several posts and rails were in need of replacement. A report was filed and we are now seeking reimbursement from insurance.

North District:

General Information – Another Eagle Scout project has been completed in Fox Run Regional Park. The project consisted of building a tunnel and ramped platform for dogs to be trained or play in the dog park. North district staff attended CPR training and advanced irrigation classes.

Fox Run Regional Park – The North team continues to repair eroded and washed out roads, parking lots, and rebuilding most of the trails in the active use areas. We continue to dig out all drop boxes, bridges, and plugged culvert pipes. We are now expanding our trail repairs to other parts of the park based on the severity of trail erosion. Staff replaced all playground mulch,

removed graffiti, and removed illegal dumping within the park. El Paso County Wildland Fire continues mitigation efforts south of the maintenance shop.

Black Forest Regional Park – Staff sprayed weeds throughout the active use areas and has been making minor adjustments to the public water system to correct nitrate levels.

Pinerias Open Space – Staff continues to monitor and clear the forestry road of fallen trees for east boundary access. Palmer land trust completed their annual tour of the Pinerias and was interested in the progress of our phase one construction.

Santa Fe Regional Trail – Staff continues to repair damaged trail and plugged culvert pipes. In addition, weeds have been sprayed throughout the parking lots, trailheads and landscape areas. Graffiti was removed at Highway 105 crossing and native mowing operations began along the trail.

Black Forest Section 16 – Staff sprayed weeds throughout the parking lot and trailhead.

Palmer Lake – The North team graded the parking lot and entrance road as well as completed native mowing around the trailhead

South District:

General information- The South team continued various projects and focused heavily on irrigation, turf aeration and fertilizer application in the South District.

Park Operations continues to monitor and field test water bodies for the presence of blue-green algae (cyanotoxins). Homestead Ranch Regional Park (HRRP) continues to test positive for blue-green algae. All other water bodies in El Paso County Parks are negative.

Staff installed 150 cubic yards of new playground safety surfacing to multiple playgrounds in the South district.

The team began maintenance and preparation of snow removal equipment for the upcoming season.

Fountain Creek Regional Park – Staff continues to perform irrigation maintenance with valve repairs being the main focus.

The demonstration garden plant identification signs are currently being built by staff and should be in place by the end of October. There are 89 signs that will be installed once completed.

The South team assisted with installing a new ballot box in Fox Run Regional Park. The installation is complete and should improve convenience during the upcoming election season.

Staff completed a large amount of tree pruning throughout the park. Staff removed low hanging limbs and deadwood on overgrown trees.

Fountain Creek Nature Center – Staff continued trimming and mowing around the Nature Center trails. A new concrete ADA parking area was constructed by County Facilities.

Grinnell Boulevard – Staff completed routine mowing operations and vegetation control throughout the mile long stretch. Tall Timbers was contracted to provide an annual fertilizer and insecticide program for the evergreen trees in the center of Grinnell Boulevard. The program has drastically helped improve tree health and promote recovery from injury / stress.

Widefield Community Park – Staff continued tree and irrigation maintenance.

The men's restroom was closed due to vandalism and damage to the door jamb. The restroom facility currently operates as a unisex with the women's side still operational.

The United Flight Memorial pavilion shake shingle roof has been replaced with new forest green pro panel roofing.

Staff removed and painted over graffiti in the Fontaine Blvd tunnel.

Crews Gulch- Staff and volunteers completed tree trimming in the underpass area of Crews Gulch. Graffiti removal and painting was also completed.

Stratmoor Hills Park - Staff completed numerous irrigation repairs and installed new playground safety surfacing.

Fountain Creek Regional Trail – Staff completed a significant amount of tree trimming along the trail corridor from Fountain Creek Regional Park to Willow Springs.