

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

Park Advisory Board

Meeting Agenda

Wednesday, September 9, 2020 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
1.	Call Meeting to Order	Chair	
2.	Approval of the Agenda	Chair	Approval
3.	Approval of Minutes	Chair	Approval
4.	Introductions / Presentations		
	A. 2020 Creek Week Proclamation	Dana Nordstrom	Approval
5.	Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6.	Development Applications		
	A. Sterling Ranch Phase II Preliminary Plan	Greg Stachon	Endorsement
	B. The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat	Jason Meyer	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
	A. Hanson Trailhead Renovation Project	Jason Meyer	Information
	B. Happy Trails Post-Event Report	Todd Marts	Information
	C. 2021 Budget Presentation	Tim Wolken	Endorsement
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

*Minutes of the August 12, 2020
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair
Alan Rainville
Anne Schofield (via Skype)
Julia Sands de Melendez, Secretary
Jim Cassidy
Kiersten Steel
Susan Jarvis-Weber
Terry Martinez (via Skype)
Toby Levin

Staff Present:

Tim Wolken, Community Services Director
Brian Bobeck, Park Operations Division Manager
Jason Meyer, Planning Supervisor
Greg Stachon, Landscape Architect

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 Ed Hartl, Chair.
2. Approval of Agenda: **Alan Rainville made a motion to approve the meeting agenda. Julia Sands de Melendez seconded the motion. The motion carried 9 - 0.**
3. Approval of Minutes: **Julia Sands de Melendez made a motion to approve the July 8, 2020 meeting minutes. Alan Rainville seconded the motion. The motion carried 9 - 0.**
4. Introductions and Presentations:
5. Citizen Comments:

Corey Sutela, Executive Director with Medicine Wheel Trail Advocates, introduced his organization to the Board and shared their new mission statement: *"We are mountain bikers who build, share and protect inspiring trail experiences"*. Mr. Sutela stated that the organization produced a trail etiquette video and also congratulated the County on the completion of Pineries Open Space.

6. Development Applications:

A. Highway 94 Commercial Rezone

Greg Stachon provided an overview of the Highway 94 Commercial Rezone and addressed questions from the Board.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or

approving the Highway 94 Rezone: (1) No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions. (2) Designate and provide to El Paso County a 25-foot trail easement along the north side of the subject property, that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail. Julia Sands de Melendez seconded the motion. The motion passes 9 – 0.

B. Ponderosa Filing No. 3 at Lorson Ranch

Jason Meyer provided an overview of the Ponderosa Filing No. 3 at Lorson Ranch.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Ponderosa Filing No. 3 Final Plat: Require fees in lieu of land for regional purposes in the amount of \$42,030 and urban fees in the amount of \$26,550. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat. Julia Sands de Melendez seconded the motion. The motion passed 9 – 0.

C. Creekside South at Lorson Ranch Filing No. 1 - Final Plat

Jason Meyer provided an overview of the Creekside South at Lorson Ranch Filing No. 1 - Final Plat and addressed questions from the Board.

Toby Levin recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Creekside South at Lorson Ranch Filing No. 1 Final Plat: (1) recommend the applicant include a non-County internal trail along the southern site boundary; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$93,400 and urban park purposes in the amount of \$59,000. 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 Filing No. 1 Final Plat. Alan Rainville seconded the motion. The motion passed 9 – 0.

D. Waterview North Sketch Plan Amendment

Jason Meyer provided an overview of Waterview North Sketch Plan Amendment and addressed questions by the Board.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Waterview North Sketch Plan Amendment: (1) strongly encourage the applicant to include open space dedication within the amendment area, (2) require fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of future final plats. Toby Levin seconded the motion. The motion passed 9 – 0.

E. Highway 94 Commercial Rezone

Greg Stachon presented the Highway 94 Commercial Rezone and addressed questions by the Board.

Toby Levin recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Highway 94 Rezone: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. (2) Designate and provide to El Paso County on forthcoming preliminary plans and final plats, a 25-foot trail easement along the north side of the subject property that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail. Alan Rainville seconded the motion. The motion passed 9 – 0.

7. Information / Action Items:

A. 2021 - 2025 Capital Improvement Program

Tim Wolken presented the 2021 - 2025 Capital Improvement Program (CIP). The CIP includes proposed capital improvement projects for the next five years. Project managers provided an overview of their respective projects.

Julia Sands de Melendez moved to endorse the 2021 – 2025 Capital Improvement Program. Alan Rainville seconded the motion. The motion passed 9 – 0.

8. Monthly Reports:

Tim Wolken stated that Park Planner Ross Williams has been released from the hospital after his bicycle accident and is recovering at home.

Chair Ed Hartl expressed his appreciation after meeting with staff at Black Forest Section 16 and the Pineries Open Space on the placement and / or relocation of vehicle and horse trailer signs to help address traffic flow and parking issues.

9. Board/Staff Comments:

Tim Wolken stated that the Happy Trails fundraising event will be conducted virtually on August 21st.

Susan Jarvis-Weber suggested that County Parks consider partnering with the City of Manitou Springs shuttle to help address the parking challenges at the Rainbow Falls Historic Site.

10. Adjournment: The meeting adjourned at 3:21 p.m.

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Creek Week 2020 Proclamation

Agenda Date: September 9, 2020

Agenda Item Number: #4 - A

Presenters: Alli Schuck, Watershed Outreach Coordinator, Fountain Creek Watershed, Flood Control and Greenway District

Dana Nordstrom, Community Outreach Coordinator

Information:

The Fountain Creek Watershed Flood Control and Greenway District, with its many community partners including El Paso County Parks, will conduct the 7th Annual Creek Week from September 26 – October 4, 2020. The event involves thousands of volunteers completing litter and debris cleanups along creeks, ponds, lakes and waterways from Palmer Lake to Pueblo.

This year's Creek Week Kick Off event is September 26 from 8:30 a.m. to noon at the Fountain Creek Nature Center. County Parks cleanup sites include Bear Creek Regional Park, Bear Creek Dog Park, Fountain Creek Regional Park, Fountain Creek Nature Center, and Santa Fe Regional Trail.

Recommended Motion:

Motion to approve the 2020 Creek Week Proclamation

PROCLAMATION RECOGNIZING “CREEK WEEK 2020”

WHEREAS, El Paso County is fortunate to have extensive and diverse natural resources, such as forests, grasslands, riparian areas, lakes, creeks and a wide variety of open spaces; and

WHEREAS, the Fountain Creek Watershed, which includes Fountain Creek, related wetlands, existing trails, and recreational facilities, is a unique watershed that is an important resource and asset to the residents and visitors of the Pikes Peak Region; and

WHEREAS, the Fountain Creek Watershed, Flood Control and Greenway District is partnering with El Paso County, the cities of Colorado Springs, Manitou Springs and Fountain, Colorado Springs Utilities, Pueblo County, and towns of Monument and Green Mountain Falls, along with numerous community organizations to coordinate the 7th Annual “Creek Week” cleanup, which encourages the protection, restoration and maintenance of the Fountain Creek watershed; and

WHEREAS, this 9-day litter clean-up effort event begins on September 26th and runs through October 4th throughout the watershed; and

WHEREAS, “Creek Week” programs and activities are designed to raise awareness about the littering issue within our watershed, to encourage organizations and individuals to collect litter and debris, and make Fountain Creek and the watershed cleaner and safer; and

WHEREAS, businesses, churches, schools, non-profits, neighborhood associations, youth groups, service clubs and individuals are encouraged to form a “Creek Crew” to clean up at a “Creek Week” project site; and

WHEREAS, “Creek Week” litter removal activities will reduce pollution in our creeks that clogs in our waterways that can lead to flooding, provide for a safer drinking water supply, and enhance wildlife habitat and property values.

NOW, THEREFORE, the Park Advisory Board of El Paso County, Colorado hereby proclaims the week of September 26 – October 4th, 2020, as “Creek Week” in El Paso County and encourages our citizens to help protect, restore and maintain our waterways by participating in “Creek Week” activities.

DONE THIS 9th day of September, 2020 at Colorado Springs, Colorado.

**THE PARK ADVISORY BOARD
OF EL PASO COUNTY, COLORADO**

Ed Hartl, Chair

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch Phase II Preliminary Plan

Agenda Date: September 9, 2020

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request by NES on behalf of SR Land, LLC. Sterling Ranch Phase II Preliminary Plan consists of 212 single-family residential lots on 74.62 acres. The property is currently zoned RS-5000 and I-3. The site is located east of Vollmer Road and west of Sand Creek, near the intersection of the proposed Marksheffel Road extension and Sterling Ranch Road.

The 2013 El Paso County Parks Master Plan shows two branches of the Sand Creek Regional Trail impacted by this project. The proposed Sand Creek Regional Trail alignment bisects the eastern portion of the property, running north/south along Sand Creek, while a western branch of the Sand Creek Trail, located along a proposed extension of Marksheffel Road, will connect the primary alignment of the Sand Creek Trail to City of Colorado Springs trails located to the west of the project site.

The Preliminary Plan includes an interconnected system of trails and open space including open space along Sand Creek and a connection to the proposed Sand Creek Regional Trail. Sidewalks along Sterling Ranch Road will also provide a connection to the western branch of the Sand Creek Trail, along Marksheffel Road.

The El Paso County Planning Commission and Board of County Commissioners approval of the Sterling Ranch Phase I Preliminary Plan, endorsed by the Park Advisory Board in April 2015, included requirements for the dedication to El Paso County of a 25-foot wide regional trail corridor along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail. This trail easement, Instrument #218054786, was dedicated to El Paso County in May 2018. This dedication extends from the future Briargate Parkway south to Sterling Ranch Road. Sterling Ranch Phase 2 includes land south of Sterling Ranch Road along the Sand Creek Regional Trail, so an additional trail easement dedication will be required.

Staff recommends that the developers designate and provide to El Paso County 25-foot trail easements along the Phase II section of Sand Creek that allows for the construction and maintenance of the Sand Creek Regional Trail. Furthermore, staff recommends that the developers dedicate to El Paso County a 25-foot wide trail easement along Sterling Ranch Road for the construction and maintenance of the west section of the Sand Creek Regional Trail. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes on all forthcoming final plats.

Recommended Motion:

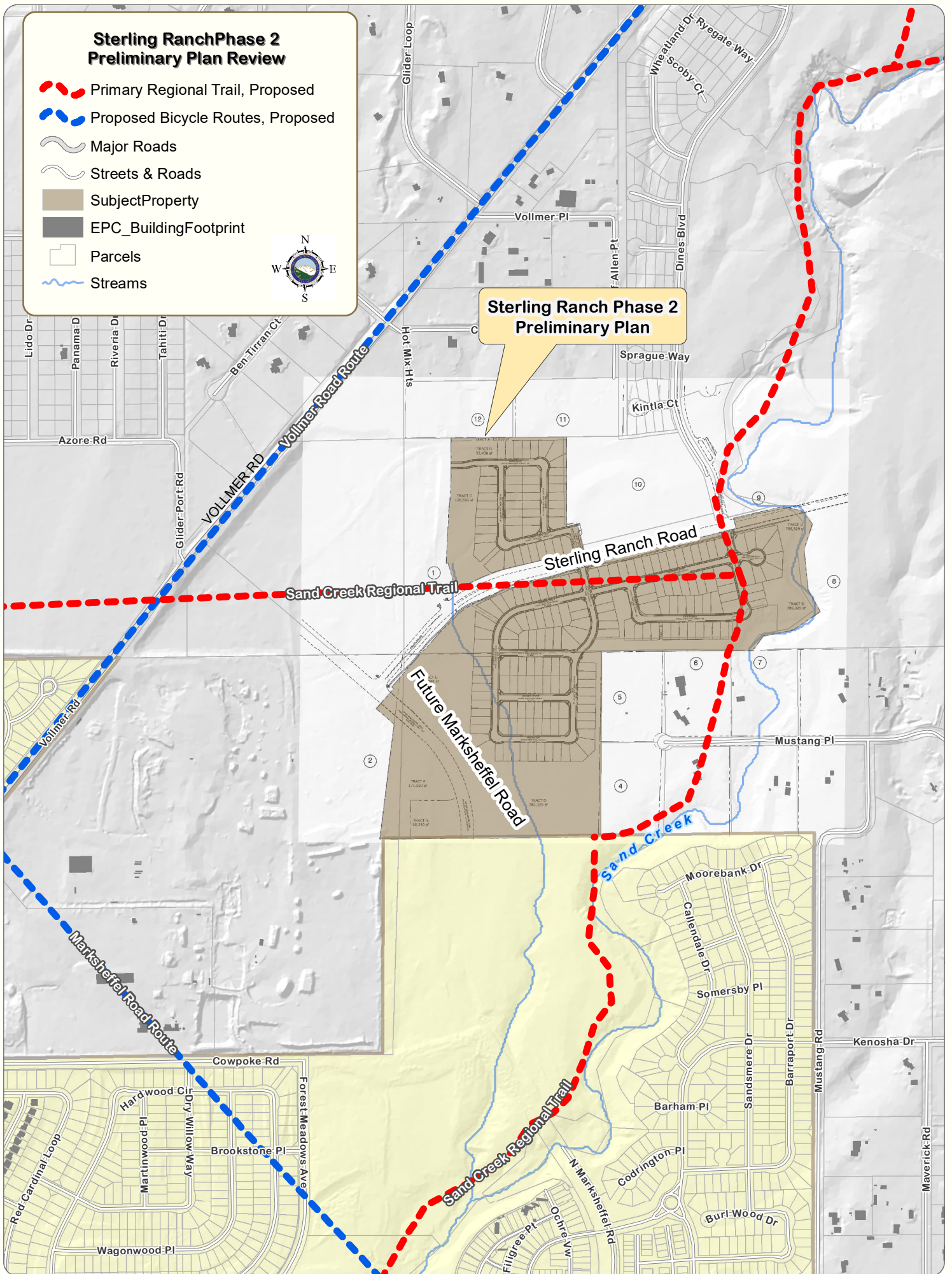
Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Phase II Preliminary Plan includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for the construction and maintenance of the Sand Creek Regional Trail; (2) show on the final plat and dedicate to El Paso County a 25-foot wide trail easement along Sterling Ranch Road for the construction and maintenance of the west section of the Sand Creek Regional Trail; (3) fees in lieu of land dedication for regional park purposes in the total amount of \$99,004 and urban park fees in the total amount of \$62,540 will be required on all forthcoming Final Plat(s). 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.

Sterling Ranch Phase 2 Preliminary Plan Review

-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  Streets & Roads
-  Subject Property
-  EPC_BuildingFootprint
-  Parcels
-  Streams



Sterling Ranch Phase 2 Preliminary Plan



Development
Application
Permit
Review



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

Sept. 9, 2020

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:	Sterling Ranch Phase 2 Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SF-20-001	Total Acreage:	74.62
		Total # of Dwelling Units:	212
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.10
SR Land LLC	NES	Regional Park Area:	2
20 Boulder Crescent St. Suite 102	619 N. Cascade Ave. Suite 200	Urban Park Area:	2 & 3
Colorado Springs, CO 80903	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: 2	Urban Park Area: 2 & 3	
0.0194 Acres x 212 Dwelling Units = 4.113	Neighborhood: 0.00375 Acres x 212 Dwelling Units = 0.80	
Total Regional Park Acres: 4.113	Community: 0.00625 Acres x 212 Dwelling Units = 1.33	
	Total Urban Park Acres: 2.12	
FEE REQUIREMENTS	Urban Park Area: 2 & 3	
Regional Park Area: 2	Neighborhood: \$116 / Dwelling Unit x 212 Dwelling Units = \$24,592	
\$467 / Dwelling Unit x 212 Dwelling Units = \$99,004	Community: \$179 / Dwelling Unit x 212 Dwelling Units = \$37,948	
Total Regional Park Fees: \$99,004	Total Urban Park Fees: \$62,540	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Phase II Preliminary Plan includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for the construction and maintenance of the Sand Creek Regional Trail; (2) show on the final plat and dedicate to El Paso County a 25-foot wide trail easement along Sterling Ranch Road for the construction and maintenance of the west section of the Sand Creek Regional Trail; (3) fees in lieu of land dedication for regional park purposes in the total amount of \$99,004 and urban park fees in the total amount of \$62,540 will be required on all forthcoming Final Plat(s). 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:



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- ☐ Appeal
- ☐ Approval of Location
- ☐ Board of Adjustment
- ☐ Certification of Designation
- ☐ Const. Drawings, Minor or Major
- ☐ Development Agreement
- ☐ Final Plat, Minor or Major
- ☐ Final Plat, Amendment
- ☐ Minor Subdivision
- ☐ Planned Unit Dev. Amendment, Major
- ☒ Preliminary Plan, Major or Minor
- ☐ Rezoning
- ☐ Road Disclaimer
- ☐ SIA, Modification
- ☐ Sketch Plan, Major or Minor
- ☐ Sketch Plan, Revision
- ☐ Solid Waste Disposal Site/Facility
- ☐ Special District
- ☐ Special Use
 - ☐ Major
 - ☐ Minor, Admin or Renewal
- ☐ Subdivision Exception
- ☐ Vacation
 - ☐ Plat Vacation with ROW
 - ☐ Vacation of ROW
- ☐ Variances
 - ☐ Major
 - ☐ Minor (2nd Dwelling or Renewal)
 - ☐ Tower, Renewal
- ☐ Vested Rights
- ☐ Waiver or Deviation
- ☐ Waiver of Subdivision Regulations
- ☐ WSEO
- ☐ Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): Vollmer Road	
Tax ID/Parcel Numbers(s) 5233000012, 5300000173	Parcel size(s) in Acres: 76.52
Existing Land Use/Development: Vacant	Zoning District: RS-5000, RR-5, I-3, CAD-O

- ☐ Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- ☐ Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): Challenger Communities, LLC	
Mailing Address: 8605 Explorer Dr. Suite 250, Colorado springs, CO. 80920	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

Description of the request: (submit additional sheets if necessary):

Sterling Ranch Phase 2 Preliminary Plan for 212 single-family lots and 12 tracts



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- ☐ Appeal
- ☐ Approval of Location
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- ☐ Const. Drawings, Minor or Major
- ☐ Development Agreement
- ☐ Final Plat, Minor or Major
- ☐ Final Plat, Amendment
- ☐ Minor Subdivision
- ☐ Planned Unit Dev. Amendment, Major
- ☒ Preliminary Plan, Major or Minor
- ☐ Rezoning
- ☐ Road Disclaimer
- ☐ SIA, Modification
- ☐ Sketch Plan, Major or Minor
- ☐ Sketch Plan, Revision
- ☐ Solid Waste Disposal Site/Facility
- ☐ Special District
- ☐ Special Use
 - ☐ Major
 - ☐ Minor, Admin or Renewal
- ☐ Subdivision Exception
- ☐ Vacation
 - ☐ Plat Vacation with ROW
 - ☐ Vacation of ROW
- ☐ Variances
 - ☐ Major
 - ☐ Minor (2nd Dwelling or Renewal)
 - ☐ Tower, Renewal
- ☐ Vested Rights
- ☐ Waiver or Deviation
- ☐ Waiver of Subdivision Regulations
- ☐ WSEO

☐ Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): Vollmer Road	
Tax ID/Parcel Numbers(s) 5233000013, 5200000364	Parcel size(s) in Acres: 76.52
Existing Land Use/Development: Vacant	Zoning District: RS-5000, RR-5, I-3, CAD-O

- ☐ Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- ☐ Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): SR Land LLC.	
Mailing Address: 20 Boulder Crescent St. Suite 102, Colorado Springs, CO.	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

Description of the request: (submit additional sheets if necessary):

Sterling Ranch Phase 2 Preliminary Plan for 212 single-family lots and 12 tracts
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Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): SR Land LLC	
Mailing Address: 20 Boulder Crescent Suite 102, Colorado Springs, CO. 80903	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): NES Inc.	
Mailing Address: 619 N. Cascade Ave. Suite 200	
Daytime Telephone: 719-471-0073	Fax:
Email or Alternative Contact Information: eganaway@nescolorado.com	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: _____

Date: May 27, 2020

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: May 27, 2020



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization):

SR Land LLC

Mailing Address:

20 Boulder Crescent Suite 102, Colorado Springs, CO. 80903

Daytime Telephone:

Fax:

Email or Alternative Contact Information:

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):

NES Inc.

Mailing Address:

619 N. Cascade Ave. Suite 200

Daytime Telephone:

719-471-0073

Fax:

Email or Alternative Contact Information:

eganaway@nescolorado.com

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: _____

Date: 5.27.20

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: _____

STERLING RANCH PHASE 2 PRELIMINARY PLAN

LETTER OF INTENT

JULY, 2020

OWNER/APPLICANT:

SR Land
20 Boulder Crescent St. Suite 102
Colorado Springs, CO. 80903

OWNER

Challenger Communities LLC.
8605 Explorer Dr. Suite 250
Colorado Springs, CO. 80920

CONSULTANT:

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

REQUEST

SR Land, LLC. requests approval of the following applications:

1. A Preliminary Plan for Sterling Ranch Phase 2; a 212-unit single-family development, 10 tracts for landscaping, drainage and utilities.
2. A request for Early Grading and Metro District Improvements for a portion of Phase 2 (Sterling Ranch Filing 3) upon staff approval of Preliminary Plan. (LDC Chapter 6.2.6 Pre-Development Site Grading)
3. Administrative Approval of Final Plats.

LOCATION

Sterling Ranch Phase 2 is located generally in the southwest portion of Sterling Ranch along Sterling Ranch Road and east of Marksheffel Road. Phase 2 consists of the properties located north and south of Sterling Ranch Road and west of Sand Creek.



PROJECT DESCRIPTION/CONTEXT

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A rezone of 243.14 acres from RR-5 and I-3 to RS-5000 was approved March 24, 2015. A Preliminary Plan for Phase 1 on 182.26 acres of the RS-5000 zoned parcel was approved May 26, 2015. A Final Plat for Sterling Ranch Filing No. 1 for 134.38 acres was approved February 13, 2018.

Sterling Ranch Filing No. 2 on 49.64 acres plats the remaining area of the approved Phase 1 Preliminary Plan that lies south and west of Filing No. 1. This completes the connection of Sterling Ranch Phase 1 to Vollmer Road via Marksheffel Road and Sterling Ranch Road. This plat is currently under review.

This request is for Sterling Ranch Phase 2, which is the remaining part of the 243 acres zoned RS-5000, contains 212 single-family lots, ten tracts for landscaping, drainage, and utilities to be completed in multiple filings on 74.62 acres. The initial filing for Phase 2, Sterling Ranch Filing 3 (separate submittal to follow), is located east of School House Drive and south of Sterling Ranch Road and consists of 66 single-family lots and Tract H on approximately 19 acres. The remainder of the site will be future filings.

Schools: The Branding Iron Filing 2 Plat includes a site for an elementary school which is consistent with the Sketch Plan. Recent discussions with school district 20 indicate that they still have a need for the school site and that the 11.53 acres identified and the proposed location northwest of Sterling Ranch Road and Dines Boulevard is acceptable.

Trails and Open Space: The Preliminary Plan includes an interconnected system of trails and open space. Including Open Space along Sand Creek providing a regional trail connection. This system of trails and open space is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Trails and Open Space will be maintained by the Sterling Ranch Metropolitan District.

Traffic: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entirety of the Phase One Preliminary Plan (*Sterling Ranch Phase One, Traffic Impact Analysis, February 2015*). An updated Traffic Memo has been prepared in support of Filing No. 2, which incorporates subsequent analysis related to Sterling Ranch Filing No. 1, Homestead at Sterling Ranch, Branding Iron at Sterling Ranch Filings, and Sterling Ranch Phase 2.

Filing No. 2 includes the construction of Marksheffel Road between Vollmer Road and Sterling Ranch Road, and Sterling Ranch Road will be constructed from Marksheffel Road to Dines Boulevard, thereby connecting it to the southern point of Filing No. 1. Previous Deviations were approved for intersection spacing between Marksheffel and Sterling Ranch Boulevard, for the inclusion of meandering sidewalks, and for the cross-section of Sterling Ranch Road. Access to Phase 2 is provided by three access points off of Sterling Ranch Road.

Drainage: The drainage improvements associated with Phase 2 are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual,

the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

Utilities: The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2.

Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas.

Roads: Road improvements for Sterling Ranch Road and Marksheffel Road are included in Sterling Ranch Filing 2. The Preliminary Plan interior roadways will be constructed as part of their respective filings.

Geologic Hazards: The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated June 25, 2020.

Floodplain: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The reminder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

Wetlands: The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail. This Phase of development will not impact the main Sand Creek Channel. The western tributary within the property will be lost. To mitigate the loss, the preferred method of mitigation is the watershed approach, as outlined in the Compensatory Mitigation Plan prepared by Bristlecone Ecology, dated June 2020. Which outlines the requirements for re-establishing the wetlands adjacent to the Sand Creek Channel.

Wildlife: Wildlife that has been viewed on the site and surrounding areas include prairie dogs, coyotes, pronghorn antelope, western meadowlarks, sparrow and several species of hawks including red tail. Prairie voles, mice and prairie dogs are the typical rodent population in the area. As development occurs within Sterling Ranch, care will be taken to minimize human and wildlife conflicts within reasonable limits.

Wildfire: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a low wildfire hazard potential and no specific fire mitigation plans or other actions are necessary.

Districts Serving the Property:

- Academy School District 20
- Mountain View Electric
- City of Colorado Springs Utilities – Gas
- Black Forest Fire Protection District
- Sterling Ranch Metropolitan District No. 2
- El Paso County Conservation District
- Pikes Peak Library District

PROJECT JUSTIFICATION

The relevant County Plans for Sterling Ranch are the County Policy Plan, the Falcon-Peyton Small Area Plan, and the Black Forest Preservation Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans was previously provided with the Sketch Plan, and Zoning submittals with findings of consistency having been made by the respective Planning Commission and Board of County Commissioners. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

Sterling Ranch Phase 2 is consistent with the approved Sketch Plan and Zoning. As there have been no changes to the relevant County Plans since these approvals, the Preliminary Plan continues to be in compliance with the County Master Plan and the Black Forest Preservation Plan. The Phase 2 plan is consistent with the Water Master Plan and preserves the Sand Creek Greenway and has clustered development outside of the preservation area.

Black Forest Preservation Plan Goals & Policies

Goal 3.2 Give careful consideration to clustering alternatives in areas appropriate for subdivision as a means of preserving more open space, minimizing costs and environmental impacts and promoting aesthetic quality.

Goal 3.4 Utilize traditional (full) clustering alternatives to maximize useable and perceptual open space in higher density residential areas as designated in the Land use Scenario and Concept Plan if adequate guarantees for open space preservation can be provided.

The development is designed to have the lots internal to the property near Sterling Ranch Road and has preserved areas for future park and open space.

Water Master Plan

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.

Sterling Ranch Metro District and Meridian Service Metropolitan District, through intergovernmental agreements, have sufficient supply and infrastructure in the area to serve this development.

Preliminary Plan Review Criteria Chapter 7.2.1.D.2.e

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

Phase 2 lies within the Falcon-Peyton Small Area Plan identifying the area as proposed Urban Density Development and this is consistent. As stated previously, the Sketch Plan was thoroughly analyzed in its relationship to the County Plans and no changes have been made to these plans or the Phase 2 area.

2. The subdivision is consistent with the purposes of this Code;

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. Land use compatibility with this purpose is determined through zoning. This subdivision is consistent with the RS-5000 zoning and the approved Sketch Plan.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

The subdivision design standards are met and the subdivision is consistent with the approved Sterling Ranch Sketch Plan.

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;

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by Sterling Ranch Metropolitan District and the Water Resources Report provided by JDS Hydro.

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;

Public sewage disposal is addressed in the Wastewater Treatment Report provided by JDS Hydro.

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

Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. These matters are addressed in the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated June 25, 2020.

- 7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

These matters are addressed in the Preliminary Drainage Report prepared by JR Engineering

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

All lots will be accessible by new public streets that comply with the LDC and ECM except where deviations are requested to the radius and the site distance of the knuckles. Street names have been approved by El Paso–Teller County 911 Authority.

- 9. The proposed subdivision has established an adequate level of compatibility by**

- 1. incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**

The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail east of this Phase 2 area. A 404 Permit was issued in 2016 authorizing work and channel improvements within the main stem of the Sand Creek and the development impact on the jurisdictional wetlands. Exposed bedrock was identified initially and is preserved within the Sand Creek Greenway.

- 2. incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;**

Appropriate provisions are made in this regard in accordance with the Sketch Plan and surrounding area. Sidewalks are incorporated along the roadways for pedestrian connectivity. A County Regional Trail connection is provided along the east portion of the site along Sand Creek and provides pedestrian and bicycle connections to trails within Sterling Ranch and future trails to the south. A trail connection is shown along the north side of Sterling Ranch Road to connect the regional trail and the overall Sterling Ranch

development. Local streets are accessed from a network of arterial roads and provide access to the individual lots. Sterling Ranch Metro District provides cost effective delivery of water and wastewater services.

3. incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

As necessary, appropriate landscaping setbacks and/or buffers are provided as required by the LDC. This plan incorporates a 50-foot Landscape Buffer and a 100-foot minimum building setback along the southern boundary as specified on the Sterling Ranch Sketch Plan.

4. incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail. This Phase of development will not impact the main Sand Creek Channel. The western tributary within the property will be lost. To mitigate the loss, the preferred method of mitigation is the watershed approach, as outlined in the Compensatory Mitigation Plan prepared by Bristlecone Ecology, dated June 2020. Which outlines the requirements for re-establishing the wetlands adjacent to the Sand Creek Channel.

5. incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The Traffic Impact Study prepared by LSC identifies the improvements for the surrounding roadways. The report demonstrates no negative impact to existing conditions in the area. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on existing service and facilities.

10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

Water and sanitary sewer service is to be provided by Sterling Ranch Metropolitan District. Electric Service is provided by Mountain View Electric Association Inc. The site is entirely within Colorado Springs Utility territory for natural gas services. The required Will Serve letters are included with the submittal. Recreation opportunities are provided through trail connections and preserved open space along the Sand Creek Greenway.

11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

The site lies within the Black Forest Fire Rescue Protection District. A Fire Protection Report and Fire Commitment Letter is included with this submittal.

12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision meets the applicable sections of these parts of the Code.

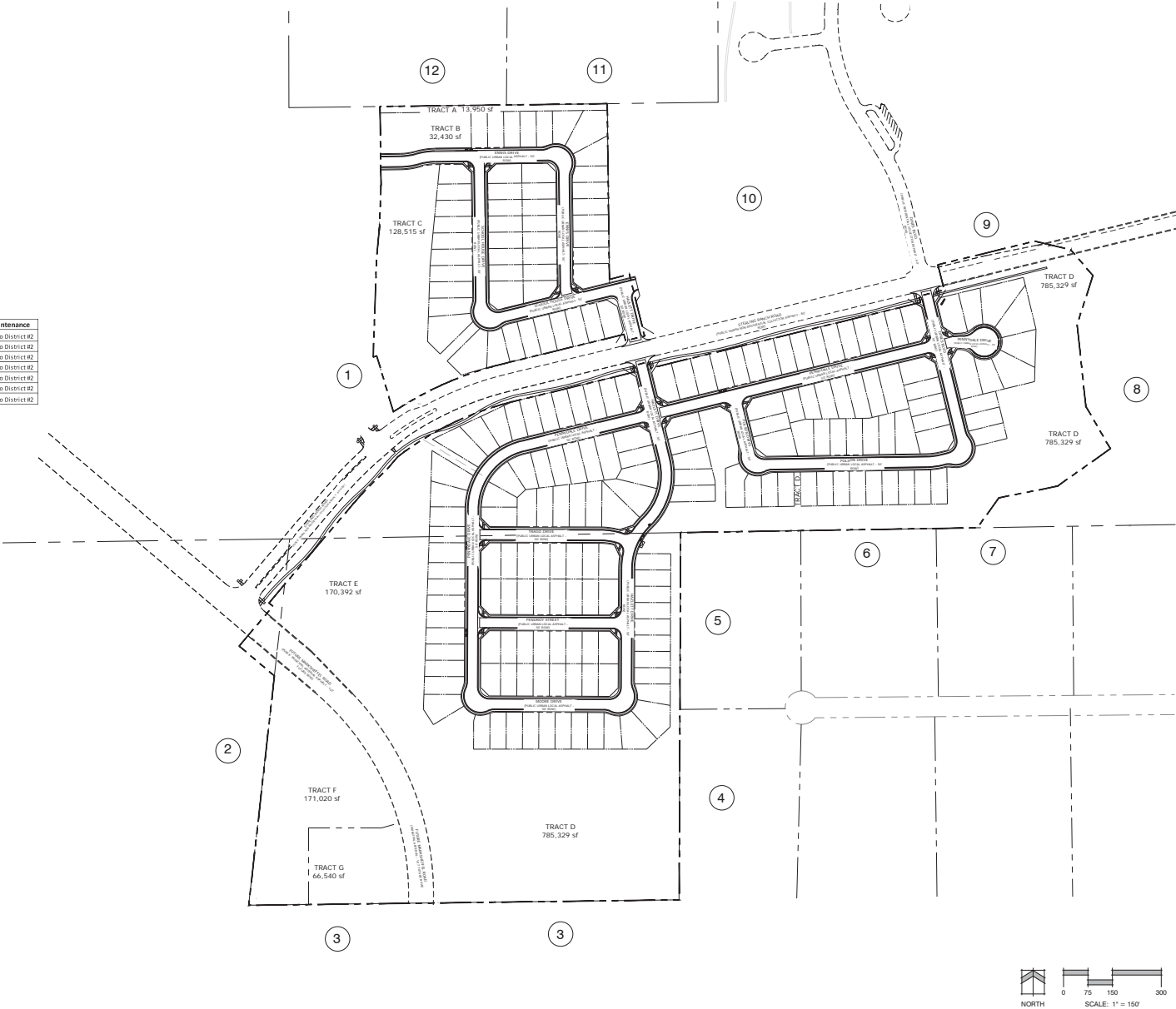
STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO

ADJACENT OWNERS TABLE:

Name	Mailing Address	City, State, Zip
1 SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
2 BATES VOLLMER ROAD LLC	5000 NORTH PARK DR	COLORADO SPRINGS CO, 80918
3 RAD INVESTMENTS LLC	7910 GATEWAY E STE 102	EL PASO TX, 79915
4 BAKER ELSIE I TRUST	2524 MEADOWLARK LN	COLORADO SPRINGS CO, 80909
5 BAKER ELSIE I TRUST	2524 MEADOWLARK LN	COLORADO SPRINGS CO, 80909
6 PETE A & GRACE TRUJILLO	8170 MUSTANG PL	COLORADO SPRINGS CO, 80908
7 MARY J HOEPFNER	8250 MUSTANG PL	COLORADO SPRINGS CO, 80908
MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS CO, 80903
9 SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS CO, 80903
11 BR INVESTMENTS LLC	PO BOX 88120	COLORADO SPRINGS CO, 80908
12 HW DIESEL ENTERPRISES LLC	125 S CHESTNUT ST	COLORADO SPRINGS CO, 80905

TRACT USE CHART:

Tract	Area (SF)	Use	Ownership/Maintenance
A	13,950	Landscape, Drainage, Trails	Sterling Ranch Metro District #2
B	32,430	Landscape, Drainage, Trails, Mail Kiosk	Sterling Ranch Metro District #2
C	128,515	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District #2
D	785,329	Landscape, Drainage, Trails, Utilities, Stormwater	Sterling Ranch Metro District #2
E	170,392	Landscape, Drainage, Trails, Utilities, Park	Sterling Ranch Metro District #2
F	171,020	Future Development, Drainage, Utilities	Sterling Ranch Metro District #2
G	66,540	Light Station	Sterling Ranch Metro District #2



N.E.S. Inc.
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Fax 719.471.0267
www.nescolorado.com
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STERLING RANCH PHASE 2
PRELIMINARY PLAN

El Paso County, Colorado

DATE: 06.17.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. VITEN

ENTITLEMENT

DATE	BY	DESCRIPTION

ADJACENT OWNERS & TRACT PLAN

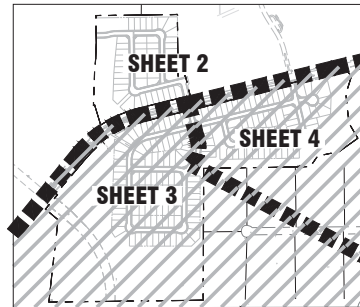
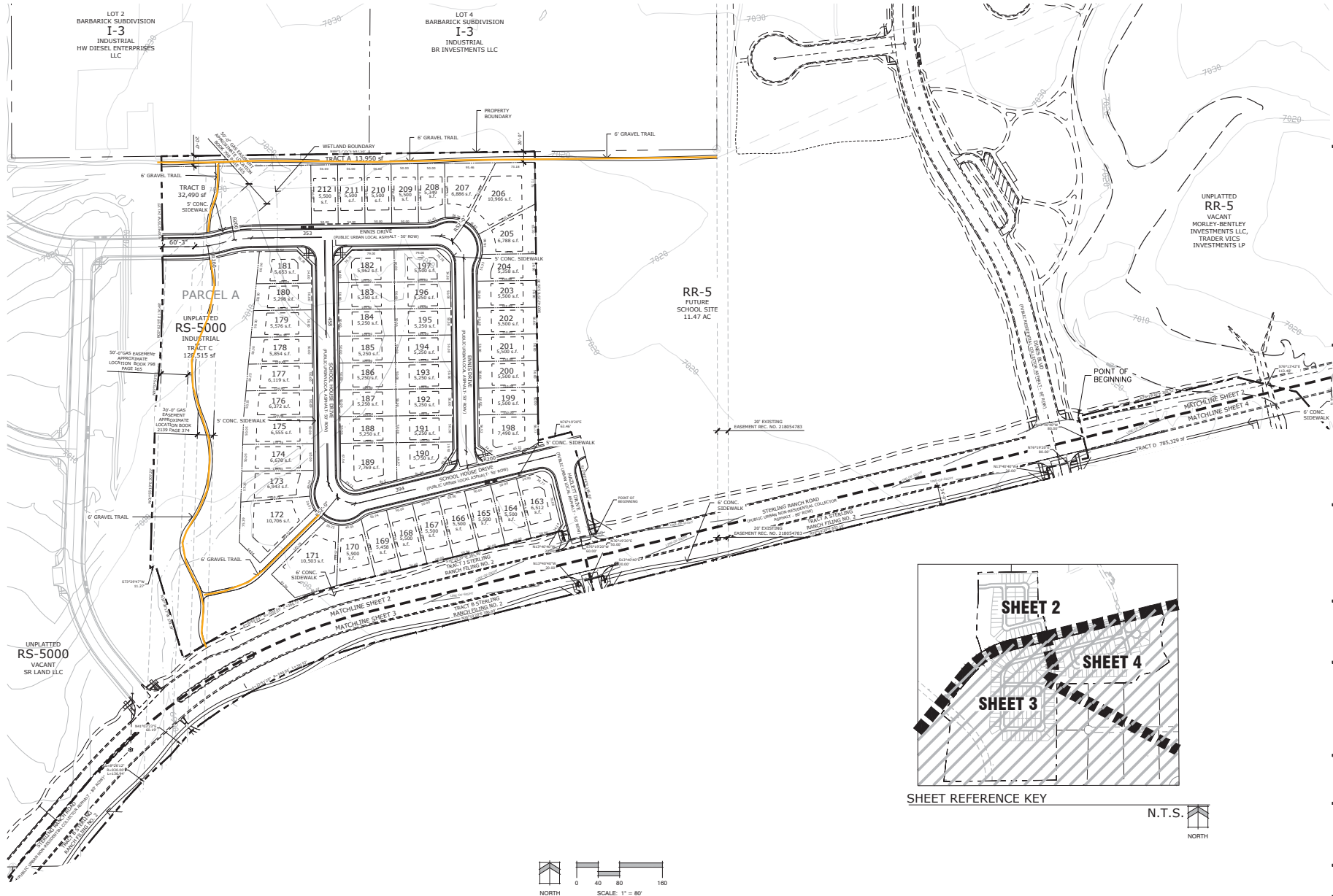
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- Internal trail, by developer
- Future regional trail, by county

STERLING RANCH PHASE TWO

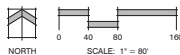
PRELIMINARY PLAN

EL PASO COUNTY, COLORADO



SHEET REFERENCE KEY

N.T.S.
NORTH



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STERLING RANCH PHASE 2

PRELIMINARY PLAN

El Paso County,
Colorado

DATE: 06.17.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE	BY	DESCRIPTION

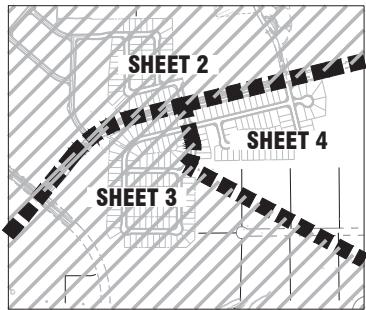
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2 OF 15

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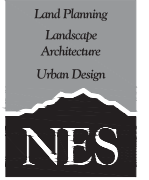
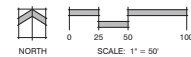
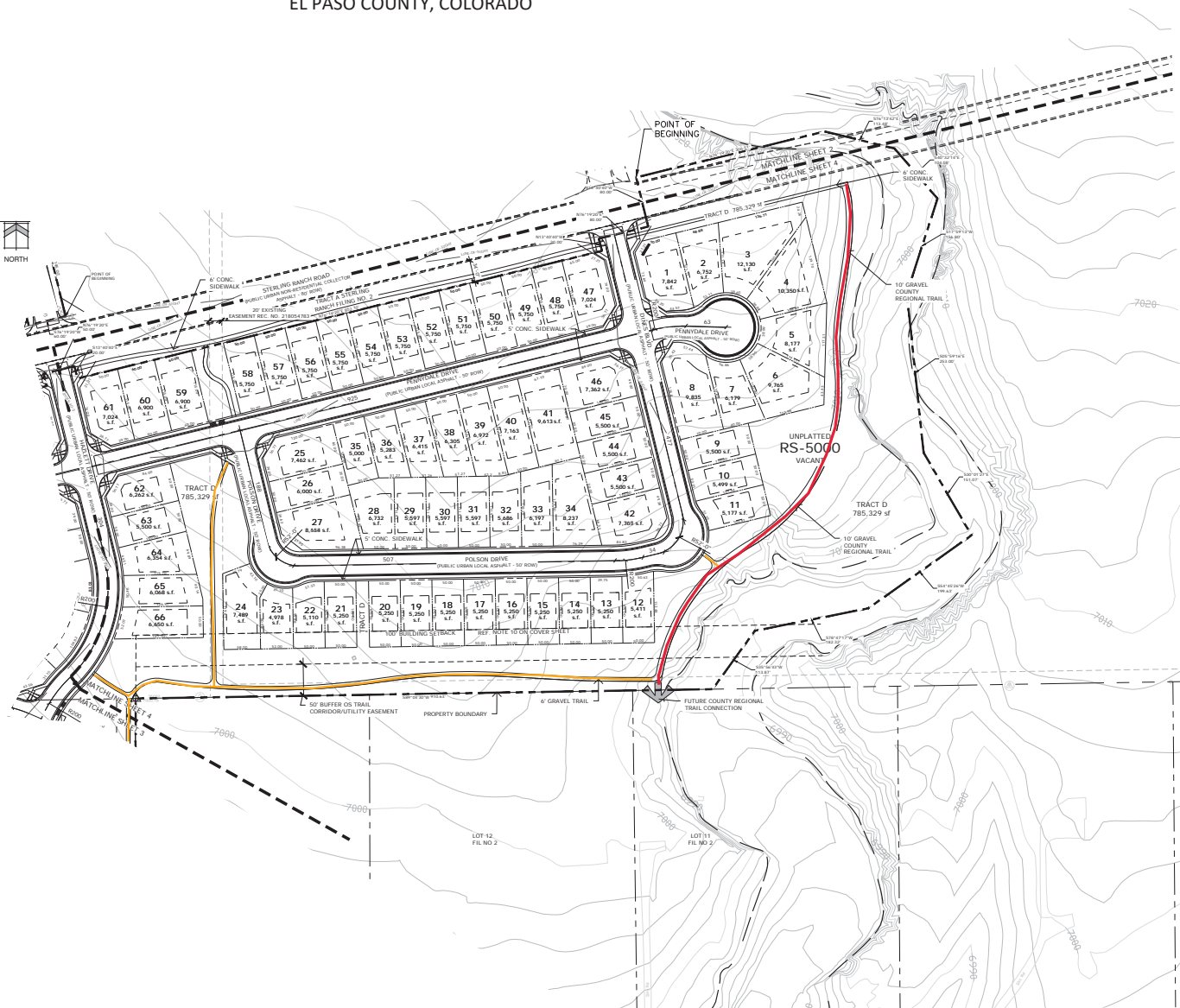
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3 OF 15



SHEET REFERENCE



STERLING RANCH PHASE TWO PRELIMINARY PLAN EL PASO COUNTY, COLORADO



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STERLING RANCH PHASE 2 PRELIMINARY PLAN

El Paso County,
Colorado

DATE: 06.17.2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. VITEN

ENTITLEMENT

DATE	BY	DESCRIPTION

PRELIMINARY PLAN

4
4 OF 15

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat

Agenda Date: September 9, 2020

Agenda Item Number: #6 - B

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by NES on behalf of GTL, Inc., for approval of The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat. The Estates at Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, east of the intersection of Meridian Road and Rex Road. The proposed 117-acre development will include 98 single-family residential lots on approximately 64 acres, and 5 tracts for landscaping, open space, and utilities on approximately 38 acres. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows the proposed and partially existing Meridian Ranch Secondary Regional Trail running east-west through the northern-most section of the property. This trail is completed and paved concrete trail to the west of the development, while it is proposed to the east, as it proceeds into Falcon Regional Park east of site. Furthermore, the proposed Arroyo Lane Regional Trail alignment is located south of the property, while the proposed Eastonville Regional Trail is located southeast of the property. Both the Eastonville and Meridian Ranch Regional Trails will be constructed within the boundary of Falcon Regional Park, thus allowing for future connectivity between Falcon Regional Park and the overall Meridian Ranch development.

The open space dedication proposed within The Estates at Rolling Hills Ranch comprises 38.8 acres, or 33% of the subdivision, and therefore exceeds the required open space dedication of 10%. An extensive trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including the neighborhood parks, community and recreation centers, and an 18-hole golf course.

The current PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat show a 25-foot trail easement along the northern boundary of the project site, within tract A. This is consistent with the El Paso County Parks Master Plan and will allow the Meridian Ranch Secondary Regional Trail to connect to Falcon Regional Park. The PUD Development Plan and Preliminary Plan also show a proposed pocket park within Tract A near the western boundary with Estates at Rolling Hills Ranch Filing No. 1.

County Parks acknowledges the waiver of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park

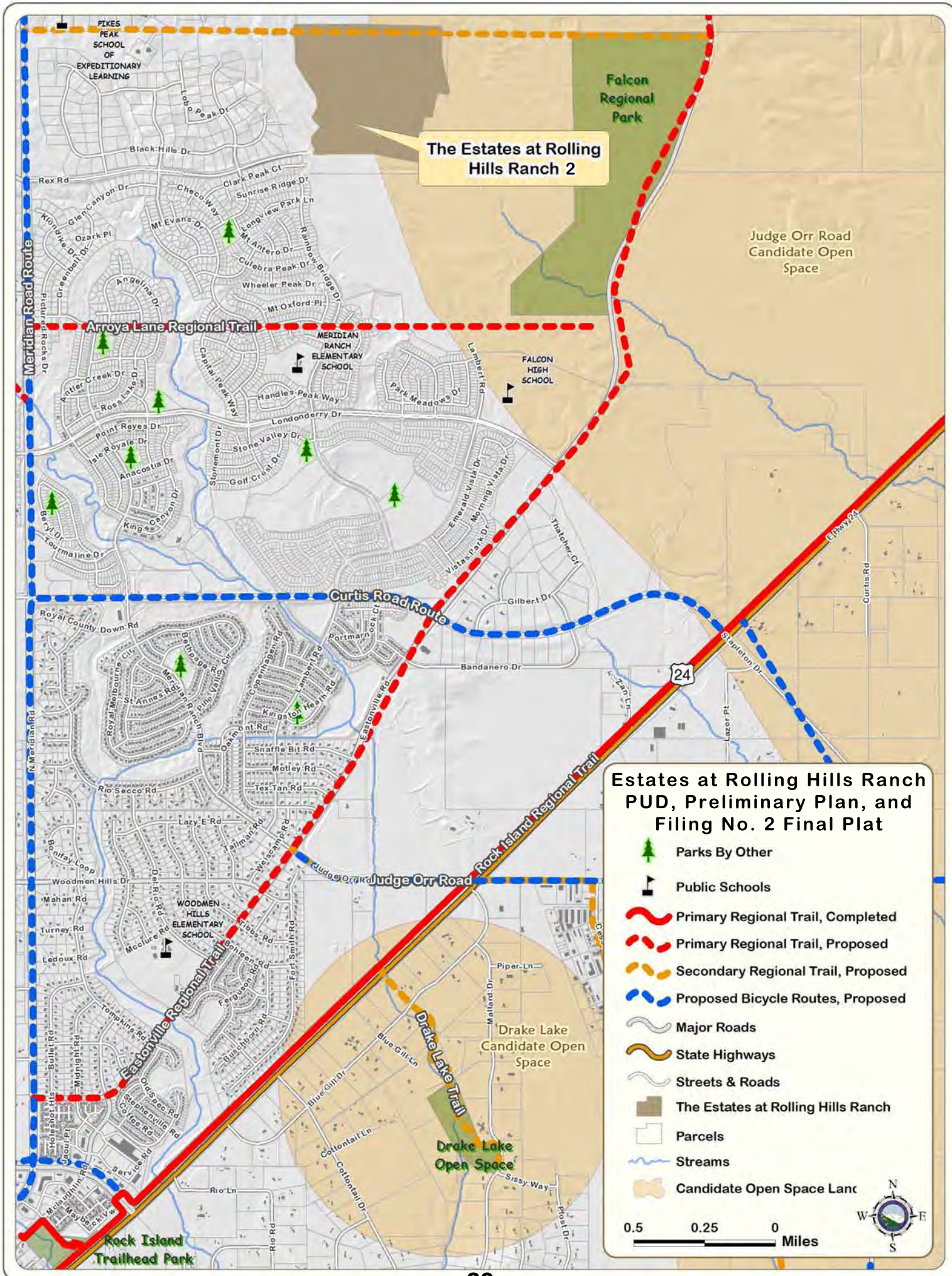
purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of Final Plat. If no park lands agreement is requested, total final plat urban park fees would amount to \$28,224.

Recommended Motion (PUD Development Plan / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$28,224 will be required at time of the recording of the Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.

Recommended Motion (Filing No. 2 Final Plat):

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 2 Final Plat include the following conditions: (1) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$28,224. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording this Final Plat.



Development
Application
Permit
Review



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

September 2, 2020

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:	The Estates at Rolling Hills Ranch No. 2 PUD/Preliminary F	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-204	Total Acreage:	117.00
		Total # of Dwelling Units:	98
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.09
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
3575 Kenyon Street	619 North Cascade Avenue	Urban Park Area:	3
San Diego, CA 92110	Suite 200	Existing Zoning Code:	PUD
	Colorado Springs, CO 80903	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: 2	Urban Park Area: 3
0.0194 Acres x 98 Dwelling Units = 1.901	Neighborhood: 0.00375 Acres x 98 Dwelling Units = 0.37
Total Regional Park Acres: 1.901	Community: 0.00625 Acres x 98 Dwelling Units = 0.61
	Total Urban Park Acres: 0.98
FEE REQUIREMENTS	
Regional Park Area: 2	Urban Park Area: 3
\$456 / Dwelling Unit x 98 Dwelling Units = \$44,688	Neighborhood: \$113 / Dwelling Unit x 98 Dwelling Units = \$11,074
Total Regional Park Fees: \$44,688	Community: \$175 / Dwelling Unit x 98 Dwelling Units = \$17,150
	Total Urban Park Fees: \$28,224

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$28,224 will be required at time of the recording of the Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.
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Park Advisory Board Recommendation:

Development
Application
Permit
Review



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

September 2, 2020

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Name:	The Estates at Rolling Hills Ranch Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2018	Total Acreage:	117.00
		Total # of Dwelling Units:	98
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.09
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
3575 Kenyon Street	619 North Cascade Avenue	Urban Park Area:	3
San Diego, CA 92110	Suite 200	Existing Zoning Code:	PUD
	Colorado Springs, CO 80903	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: 2		Urban Park Area: 3	
0.0194 Acres x 98 Dwelling Units = 1.901		Neighborhood:	0.00375 Acres x 98 Dwelling Units = 0.37
Total Regional Park Acres: 1.901		Community:	0.00625 Acres x 98 Dwelling Units = 0.61
		Total Urban Park Acres: 0.98	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 3	
\$456 / Dwelling Unit x 98 Dwelling Units = \$44,688		Neighborhood:	\$113 / Dwelling Unit x 98 Dwelling Units = \$11,074
Total Regional Park Fees: \$44,688		Community:	\$175 / Dwelling Unit x 98 Dwelling Units = \$17,150
		Total Urban Park Fees: \$28,224	

ADDITIONAL RECOMMENDATIONS

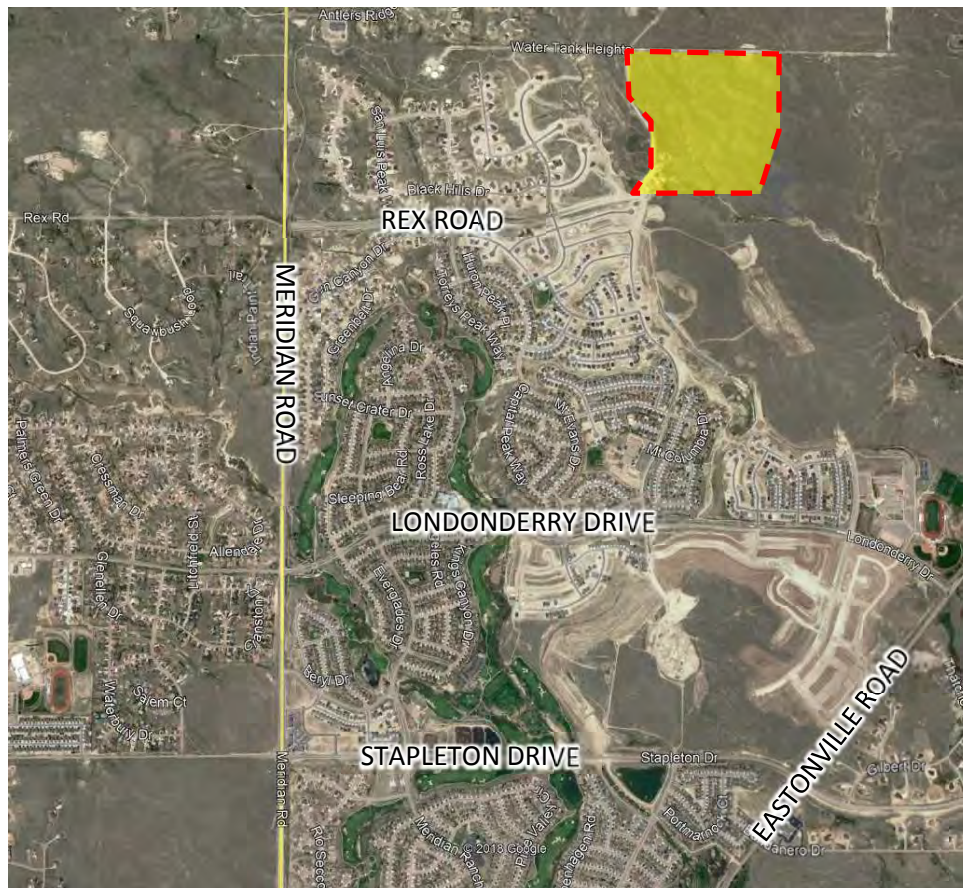
Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 2 Final Plat include the following conditions: (1) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$28,224. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation:

JULY 2020

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

The Estates at Rolling Hills Ranch No. 2 is located northeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 117 acres and is zoned PUD. To the west is the Estates at Rolling Hills Ranch No.1 residential development and to the south, Rolling Hills Ranch of Meridian Ranch.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for the Estates at Rolling Hills Ranch No.2, consisting of 98 single-family dwelling lots, landscaping, open space, and trails on approximately 117 acres.
2. A Final Plat for Estates at Rolling Hills Ranch No.2 , consisting of 98 lots and 5 tracts for landscaping, open space, and utilities on approximately 38 acres.
3. The following PUD Modifications for the Estates at Rolling Hills Ranch No. 2

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.C.4	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	The deviation would eliminate mid-block pedestrian crossings between on the following streets: Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.	<p>Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the southern intersection.</p> <p>There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps.</p> <p>The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior</p>
2	ECM Section 2.3.8.A	Roadway terminations – cul-de-sac length	Cul-de-sacs shall have a maximum length of 750 feet for urban conditions.	The request for a deviation is to allow the proposed 1,156-foot-long cul-de-sac on Crescent Creek Drive northwest of the intersection of Rex Rd and Estate Ridge Dr .	A belief the cul-de-sac provides a superior product that is desirable to the general public without sacrificing safety to the residents and users of the area. The attached letter from the Falcon Fire Protection District indicates that the local fire district believes the longer cul-de-sac does not create undue safety issues.
3	ECM Section 4.4.5.E	Type 3 Mailbox Placement	Type 3 mailboxes and the pullout for the mailbox shall be located within the right of-way dedication but outside the roadway clear zone.	The request for a deviation is to allow vehicles to park within the clear zone when accessing the Type 3 Mailbox locations.	<p>Local and Local Low Volume streets allow for street parking of vehicles.</p> <p>This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County.</p> <p>The regulation is unreasonable where street parking is allowed, requiring residents to temporarily park outside</p>

					the clear zone when on-street parking within the clear zone is allowed on the same street section.
4	ECM Section 2.2.4.B.3 & 2.3.2	Design Standards by Functional Classification	The specific ECM standard a deviation is requested is the criteria to construct Rex Road east of Sunrise Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCF Map I4: 2040 Roadway Plan classification	To construct Rex Road per the Residential Urban Collector standards.	The previously recorded final plats, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project.

Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The modification in addition minimizes grading in an area that based on early soil investigation shows areas of shallow sandstone bedrock, making lowering for future connections difficult. These two development implications and decisions guiding the request for the modification support two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessible open space within the development. Supportive of the modification request, the site layout has been reviewed and approved by the Fire Department for safety based on the proposed cul-de-sac lengths and a necessary Will Serve Approval letter has been provided.

PROJECT JUSTIFICATION

a. Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on March 14, 2018. This shows the land use designation of the area now comprising the Estates at Rolling Hills Ranch No. 2 as MR-R2 (2 du/ac).

The PUD Development/Preliminary Plan for Estates at Rolling Hills Ranch No.2 comprises 98 lots on approximately 117 acres, which represents a density of 0.84 dwellings per acre. The net density, excluding the tracts and right-of-way is 1.53 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan, Water Master Plan and Small Area Plan Compliance

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision satisfies the following policies of the County Policy Plan:

Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

The proposed development supports the overall Sketch Plan intent and approved densities. The development is keeping and supportive of adjacent development proposals with regard to access and overall land uses. The proposed PUD density proposed in addition is contiguous with the existing developments to the west.

Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.

The PUD proposes to implement a compatible use that contextually is in keeping with past development proposals for similar size lots. Proper landscaping, buffering and access, support the overarching development context and greater community vision that allow for the variety of densities in an accessible, and compatible manner.

The proposed residential subdivision satisfies the following policies of the County Water Master Plan:

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

The proposed subdivision is located within the Meridian Service Metropolitan District (MSMD) and a supportive Will Serve Letter noting the Districts ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

The proposed development is located within the MSMD and is proposed to connect to the existing central water and wastewater. Will Serve Letters have been provided for the proposed development.

Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

c. Parks and Open Space Requirement

Estates at Rolling Hills Ranch No.2 includes open space tracts approximately 38.8 acres in size trail connection to the extensive trail and open space provision within Meridian Ranch. The proposed Open Space dedication for the project of 38.8 acres achieves an 33% dedication exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.

As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$288 per subdivision lot for Urban Parks and \$456 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Estates at Rolling Hills Ranch No.2
Urban	\$28,224
Regional	\$44,688
Total	\$72,912

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

d. Drainage

A Preliminary/Final Drainage Report for the Estates at Rolling Hills Ranch No.2 is submitted with this application package.

e. Traffic

A Traffic Report prepared by LSC is submitted in support of this application.

f. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application.

g. Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

h. Wildlife

Estates at Rolling Hills Ranch No. 2 is in a developing area and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but

was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

APPENDIX A:

ESTATES AT ROLLING HILLS RANCH NO.2 PUD: JUSTIFICATION FOR PROPOSED DEVIATIONS

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met. Section 5.8 of the ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meets the criteria for approval in ECM Section 5.8.7.

The following deviations to the ECM are requested for the Estates at Rolling Hills Ranch PUD (numbers correspond to PUD modification table on the PUD cover sheet and in the Letter of Intent).

#1- Mid Block Crossings

Nature of Request:

Section of ECM from which Deviation Is Sought: 2.5.2.C.4

Specific Criteria from which a Deviation Is Sought: 2.5.2.C.4 Access ramps on local roadways shall be spaced no greater than 600 feet apart.

Proposed Nature and Extent of Deviation: The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:

- ***Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.***
- ***Provision of additional open space – by encouraging the residents to use the trail system, the project provides better access to the open space in the development.***
- ***The deviation would eliminate mid-block pedestrian crossings between on the following street: Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.***

There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps.

ECM Section 5.8.6: Limits of Consideration:

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.

N/A

- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

N/A

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

The change is desired to achieve a specific design characteristic within the project. The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior sidewalks. The design limits the use of mid-block pedestrian crossings that can create safety hazards by blocking or hindering sight lines and placing pedestrians in danger. The design concept also creates an aesthetically pleasing, consistent sidewalk offset from the curb to sidewalk. Pedestrians will generally cross the street at any location regardless of the presence of a pedestrian ramp due to the typically low traffic volume found on local streets. A suggested revision would be to revise the criteria such that mid-block pedestrian ramps are required as deemed necessary to provide access to schools, shopping, transportation facilities or other community facilities and services similar to the City of Colorado Springs standards.

ECM Section 5.8.7: Criteria for Approval

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;
Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On all the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.
- The deviation will not adversely affect safety or operations;
The design enhances safety by eliminating potential dangerous mid-block crossings, where pedestrians enter the roadway from behind parked vehicles where lines of sight are limited or blocked. The deviation will also eliminate mid-block ramps where changes in direction of the sidewalk and/or grade could produce a tripping or stumbling hazard.
- The deviation will not adversely affect maintenance and its associated cost; and

The deviation will not adversely affect the maintenance cost or the ability for maintenance vehicles to work on the street or within the right-of-way. Reducing mid-block pedestrian ramps will reduce the cost of maintenance due to eliminating signage and pavement markings

- The deviation will not adversely affect aesthetic appearance.
The deviation will improve the aesthetic appearance by creating unswerving smooth offset line of the sidewalk from curb.
- The deviation meets the design intent and purpose of the ECM standards.
The deviation meets the design intent and purposes of the ECM standards by meeting all other aspects of the standards with respect road design, road safety and pedestrian safety. There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate mid-block pedestrian ramps.
- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.
The proposed design does not inhibit the program requirements with respect to water quality and storm water runoff during construction and future permanent facilities.

#2- Roadway terminations – cul-de-sac length

Nature of Request:

Section of ECM from which Deviation Is Sought: 2.3.8.A

Specific Criteria from which a Deviation Is Sought: 2.3.8.A Exceed the maximum length between of a cul-de-sac on an Urban Local street

Proposed Nature and Extent of Deviation: The requested cul-de-sac length is 1,156 feet, which is 406 feet longer than the ECM standard of 750 feet.

The Falcon Fire Protection District has provided a letter in support of this design alternative stating the district does not have any restricting regulation with regard to cul-de-sac lengths other than the requirement to have the necessary surface material and the means to turnaround that meets the county requirements.

ECM Section 5.8.6: Limits of Consideration:

The ECM Administrator may only consider a project-specific deviation to an existing standard when one of the following conditions is met:

- ***The ECM standard is inapplicable to a particular situation.***
Several cul-de-sacs in the last few subdivisions have been deemed too long by this criterion.
The ECM seems to indicate a safety concern from the perspective of the access by emergency

services, in particular fire protection. However, the Falcon Fire Protection District has indicated in every case that approval of lengths exceeding 750 are acceptable if a proper surface is provided, the means of access and turnaround is sufficient and the location is not within the wildland fire interface. This project is not located within the wildland interface.

- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*

N/A

- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*

N/A

ECM Section 5.8.7: Criteria for Approval

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*

Homes on a cul-de-sac are desirable to most home purchasers, this design provides what the perspective purchaser is seeking without adversely impacting the public safety nor surrounding property. The proposed design in addition creates unique and desired community enclaves while also providing sufficient vehicular and pedestrian access to open space links.

- *The deviation will not adversely affect safety or operations;*
The deviation will not adversely affect safety or operations; as mentioned above the Falcon Fire Protection District has no objections for this design so long as the roadway is built wide enough for their firefighting apparatus to traverse the length of the street and has sufficient space to turn around, and the project is not located within the wildland fire interface. The design provides both width and turn-around space. The Falcon Fire Protection District has no regulations limiting the length of a cul-de-sac, just additional provisions that certain lengths be approved and proper surfacing provided.

- *The deviation will not adversely affect maintenance and its associated cost; and*
The deviation will not adversely affect maintenance and its associated costs, since in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria. Since it meets all other criteria the impacts to maintenance is insignificant.

Conversely, if the long cul-de-sac were not allowed, a street would be required to be added increasing maintenance and cost to the County.

- *The deviation will not adversely affect aesthetic appearance.*

The deviation will not adversely affect the aesthetic appears of the project.

- *The deviation meets the design intent and purpose of the ECM standards.*
The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards except the length of the cul-de-sac.
- *The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*
The deviation meets the control measure requirements by leaving more area in its natural condition promotes more infiltration and less runoff. By allowing a long cul-de-sac, additional disturbance of the surrounding area for an additional roadway for the sole purpose of connecting this cul-de-sac with a future cul-de-sac can be avoided.

#3- Type 3 Mailbox Locations

Nature of Request:

Section of ECM from which Deviation Is Sought: 4.4.5.E

Specific Criteria from which a Deviation Is Sought: Type 3 Mailbox Locations

Proposed Nature and Extent of Deviation: For aesthetics and consistency within Meridian Ranch, the request is to be allowed to place the Type 3 Mailbox in locations similar to the locations where these boxes have been placed since the beginning of the project. Historically, the mailbox locations have typically been located along the sides of residential lots and adjacent to open space at locations within local and local low volume street classifications where street parking is allowed and the Postal Service prefers and approves.

ECM Section 5.8.6: Limits of Consideration:

The ECM Administrator may only consider a project-specific deviation to an existing standard when one of the following conditions is met:

- *The ECM standard is inapplicable to a particular situation.*
N/A
- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*
N/A
- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*
The regulation is illogical where street parking is allowed. Local and Local Low Volume streets allow for street parking of vehicles. It is illogical to require mailbox locations within a residential subdivision along a local or local low volume street to require a vehicle temporarily

park outside the clear zone when parking near a mailbox kiosk when street parking within the clear zone is allowed everywhere else along the same street.

This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County.

ECM Section 5.8.7: Criteria for Approval

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*
The deviation will provide similar design and appearance as elsewhere within the Meridian Ranch development providing aesthetic continuity.

- *The deviation will not adversely affect safety or operations;*
The deviation will not adversely affect safety or operations since the mailbox kiosks will be located outside the clear zone. Any vehicle that temporarily parks near the kiosk will park in a similar manner as any other vehicle along the same street in front of a residence.

The Type 3 mailbox is to be located outside the clear zone and shall be located in such a place as to not block the line of sight.

- *The deviation will not adversely affect maintenance and its associated cost; and*
The deviation will not adversely affect maintenance and its associated costs, since in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria. Since it meets all other criteria the impacts to maintenance is insignificant.

Conversely, providing the additional width to the street for a pullout to park would require additional maintenance and cost to the County.

- *The deviation will not adversely affect aesthetic appearance.*
The deviation will not adversely affect the aesthetic appearance of the project.
- *The deviation meets the design intent and purpose of the ECM standards.*
The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards with respect to road design and safety.
- *The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*
The deviation meets the control measure requirements by leaving more area in its natural condition promotes more infiltration and less runoff. By allowing this provision, additional

roadway for the sole purpose of providing an unnecessary paved pullout for temporary parking can be avoided.

#4- Design Standards by Functional Classification

Nature of Request:

Section of ECM from which Deviation Is Sought: 2.2.4.B.3 & 2.3.2

Specific Criteria from which a Deviation Is Sought: 2.3.2 Design Standards by Functional Classification, Table 2-6

Proposed Nature and Extent of Deviation: Construct the portion of Rex Road to be located between Pyramid Peak Drive and Sunrise Ridge Drive as a Residential Urban Collector in lieu of the Urban Minor Arterial as identified in the current 2040 Major Transportation Corridor Plan.

ECM Section 5.8.6: Limits of Consideration:

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.

N/A

- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project. This portion of Rex Road would require Rex Road to be constructed with lane tapers and redirects which could create confusion for the driver and pose unnecessary risk to future accidents. Any other alternative would require the acquisition of property for public and private entities in order to secure sufficient land to construct the Urban Minor Arterial west of the project and additional cost to the County as this roadway is identified in the 2040 Major Transportation Corridor Plan making Rex Road construction a reimbursable project.

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

N/A

ECM Section 5.8.7: Criteria for Approval

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;

The deviation will provide a comparable design in that the estimated ADTs for this section fall more than 50% below the threshold for an Urban Minor Arterial roadway section.

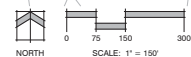
The design provides the southern half of the roadway (centerline to southern curb. This provides a better design in that when and if the roadway is widened to the full width Urban Minor Arterial, all of the improvements south of the centerline will provide a future cost savings without the need to redesign and/or remove/replace large portions of the roadway.

- ***The deviation will not adversely affect safety or operations;
The Engineering Criteria Manual identifies 20,000 ADTs as the maximum volume of traffic that can be safely conveyed on an Urban Minor Arterial Street section, the estimated 2040 ADT is sufficiently below at 7,470 to justify a half section. Constructing a full width Urban Minor Arterial would require lane drop, tapers and redirects to accommodate the existing narrower section to the west of Sunrise Ridge Dr. The design will have the travel lanes east and west of Sunrise Ridge match eliminating the need to include lane drops east of Sunrise Ridge Dr.***

Merging traffic at lane drops and redirects create a potential risk for accidents east of the intersection. The half section will safely carry the anticipated total traffic volume from Eastonville Road to Mt. Gateway at the projected total traffic volume.

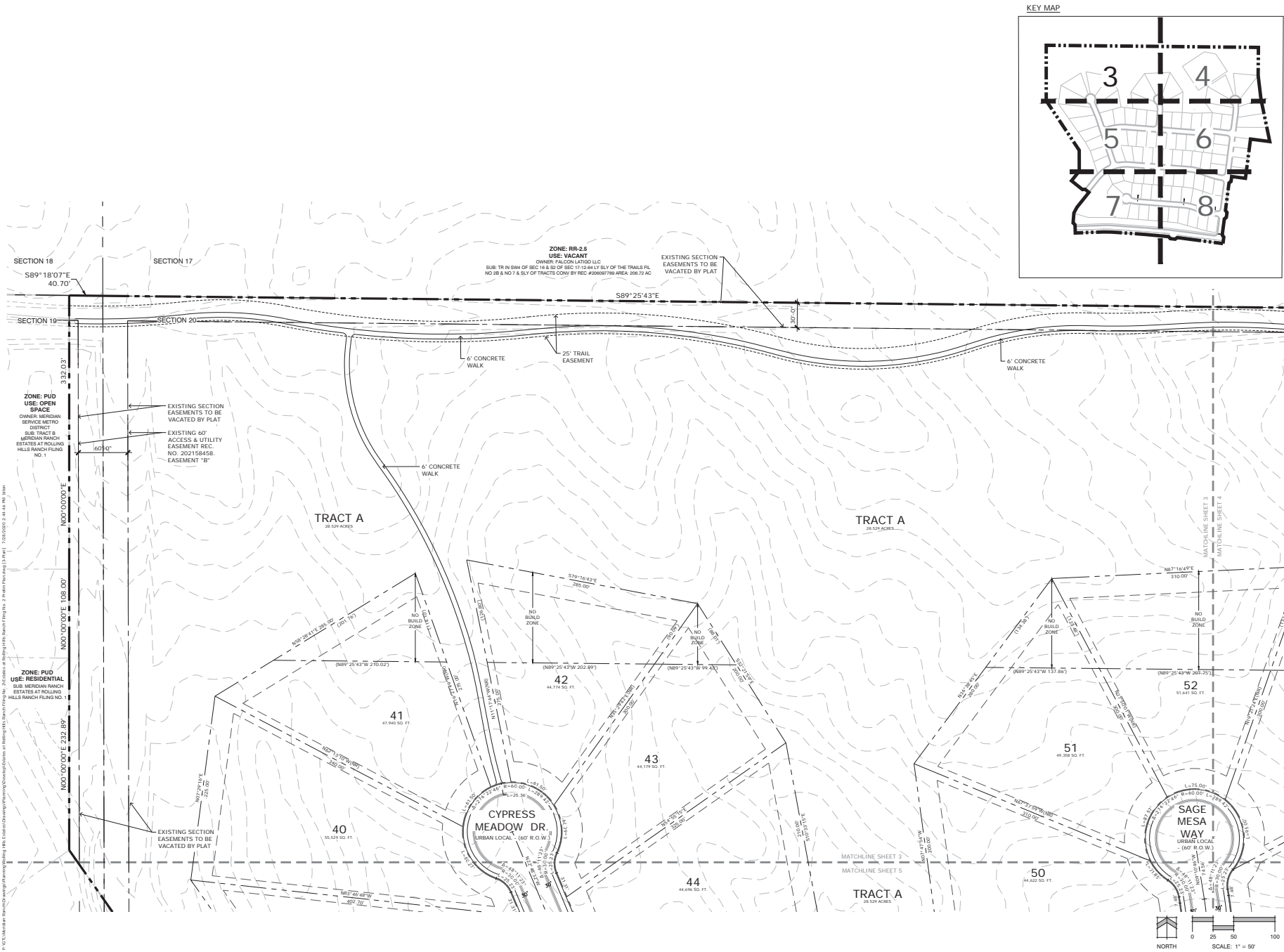
- ***The deviation will not adversely affect maintenance and its associated cost; and
The proposed deviation will not adversely impact maintenance for this street section in that it will not receive traffic higher than normal for this type of roadway classification***
- ***The deviation will not adversely affect aesthetic appearance.
The deviation will not adversely affect the aesthetics of the area as it will match an already established street section.***
- ***The deviation meets the design intent and purpose of the ECM standards.
The proposed deviation and design allows for the accommodation of the future widening of Rex Road to full width Urban Minor Arterial if and when it is deemed necessary due to any unforeseen increase traffic volume closer to the 20,000 ADTs***
- ***The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.
The proposed deviation is not different than any other proposed roadway within El Paso County matching all other requirements for similarly classified roads and meets all requirements associated with the MS4 permit.***

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIPTED 'X') TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25' ALUM. CAPLS. #30087).



2
OF 23

DATE: 07/28/2020
PROJECT: THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2
PREPARED BY: J. ROMERO, B. YEN



KEY MAP



Land Planning
Landscape
Architecture
Urban Design

NES

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THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2
PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07/28/2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. YEN

ENTITLEMENT

DATE	BY	DESCRIPTION

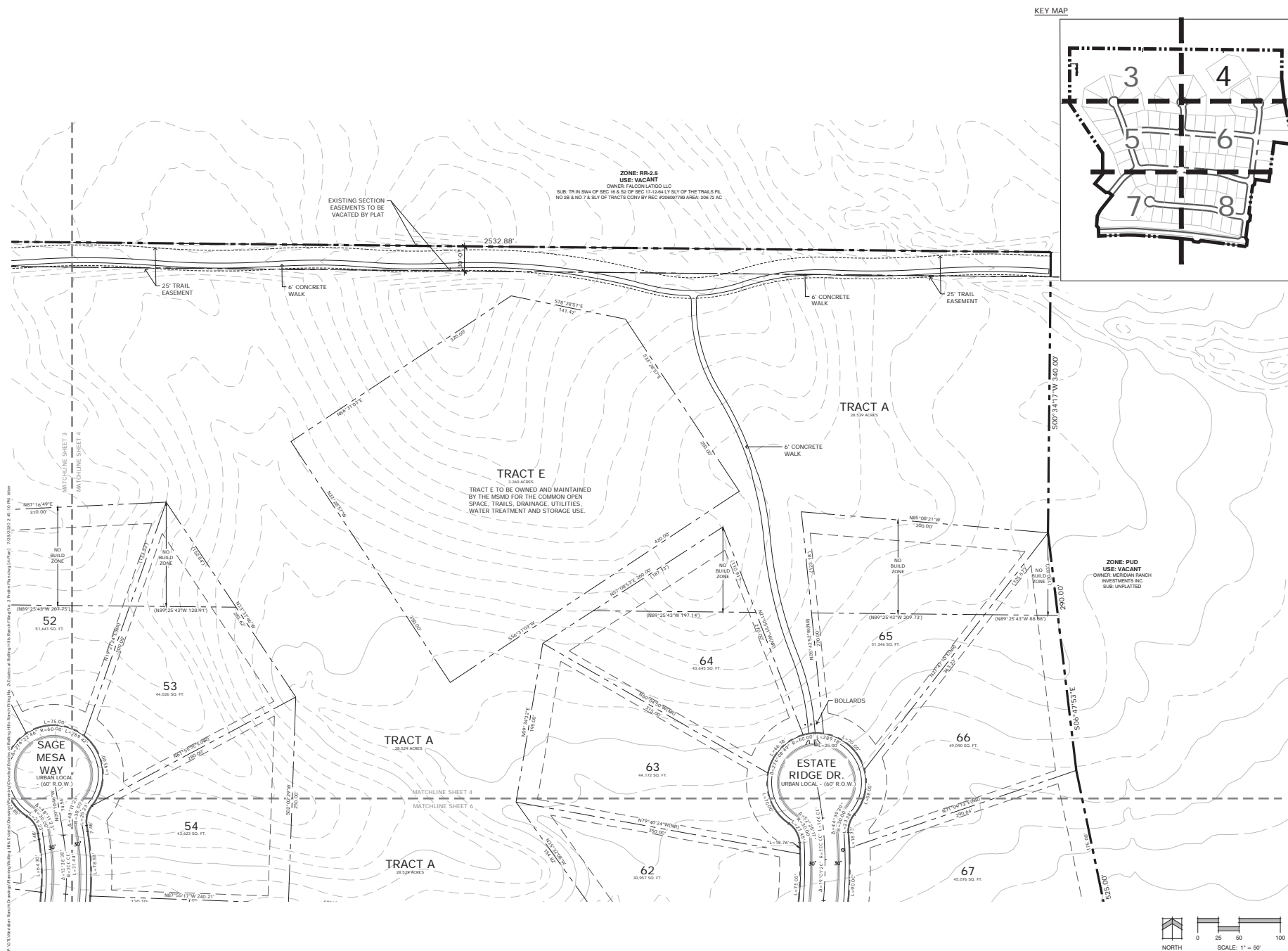
SITE PLAN

3
OF 23

DATE: 07.28.2021
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTNER

SITE PLAN

4 OF 23



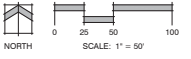
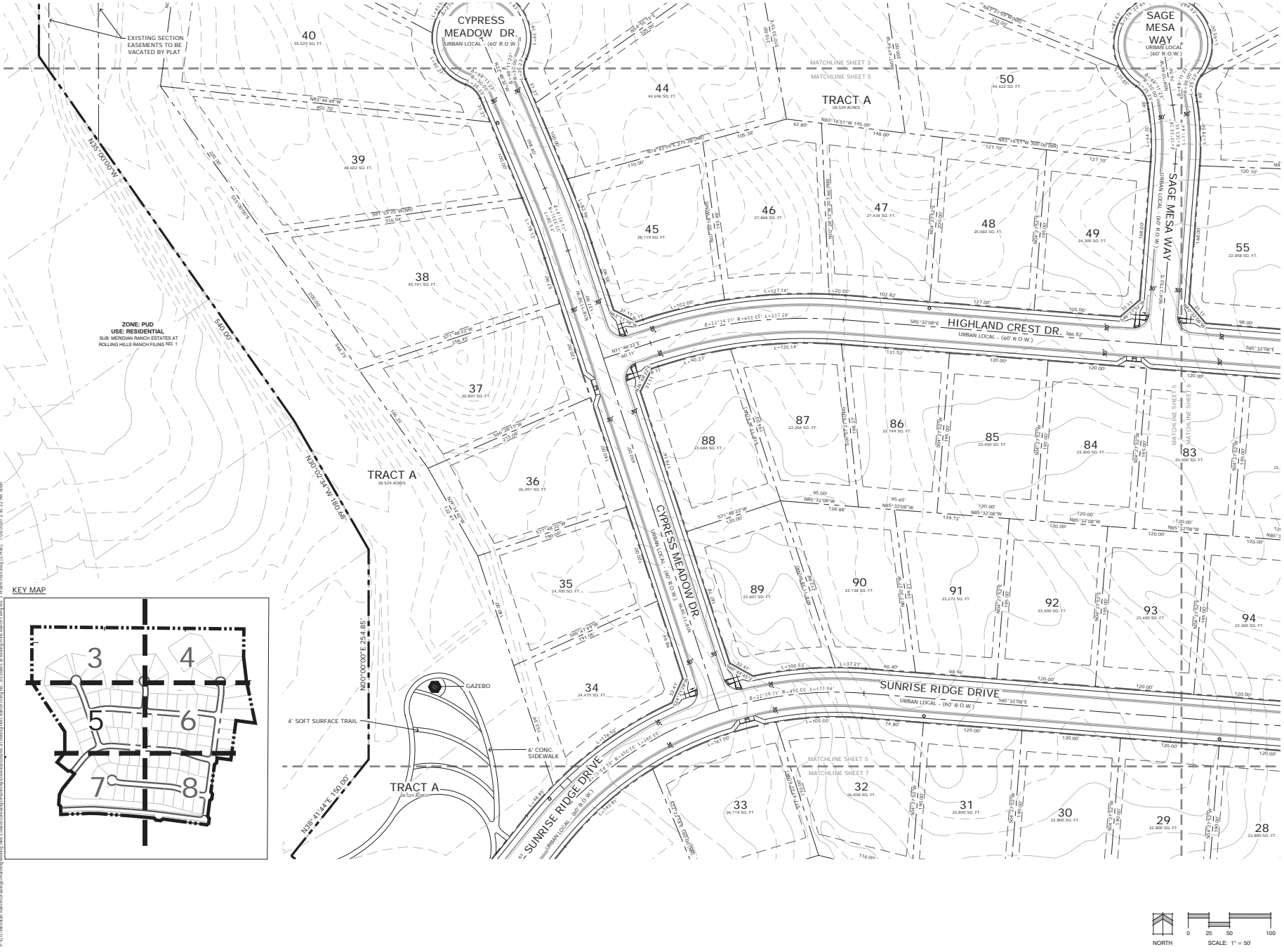
THE ESTATES
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PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. YEN

ENTITLEMENT

DATE	BY	DESCRIPTION

SITE PLAN





Land Planning
Landscape
Architecture
Urban Design



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THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2
PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07/28/2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. YEN

ENTITLEMENT

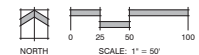
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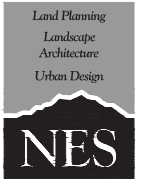
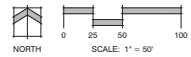
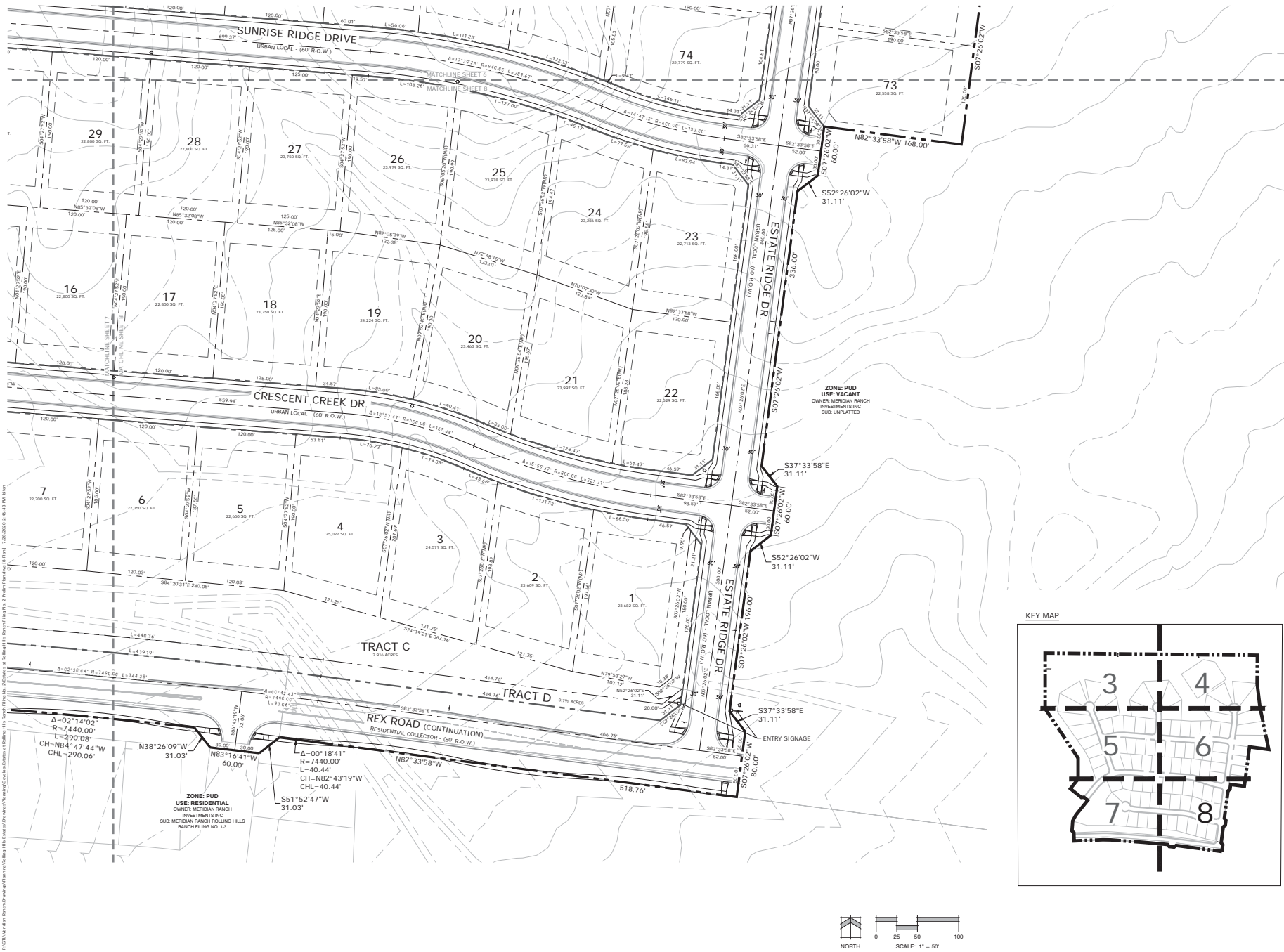
SITE PLAN

6
OF 23

DATE: 07.28.2021
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTNER

7 OF 23





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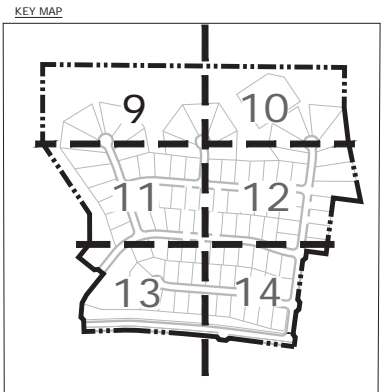
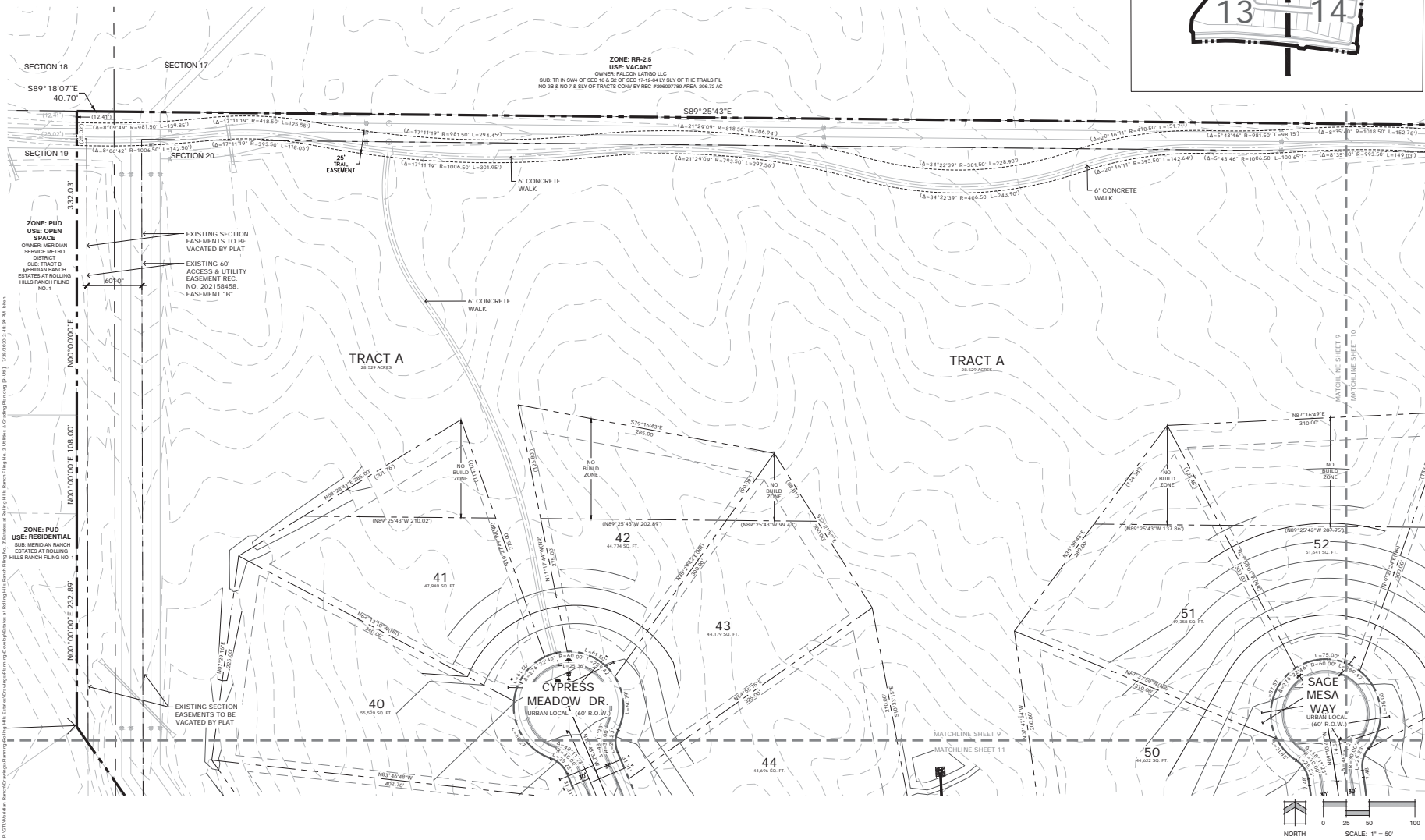
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AT ROLLING
HILLS RANCH
FILING NO. 2
PUD DEVELOPMENT PLAN
/PRELIMINARY PLAN

DATE: 07/28/2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. YEN

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SITE PLAN



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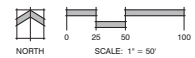
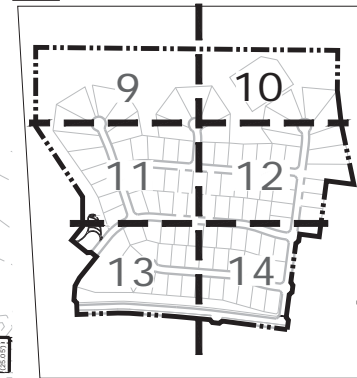
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/PRELIMINARY PLAN

DATE: 07/28/2020
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PREPARED BY: B. TREN

ENTITLEMENT

DATE	BY	DESCRIPTION

GRADING &
UTILITIES PLAN



DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

GRADING & UTILITIES PLAN

10 OF 23

DATE: 07.28.2021
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITTNER

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11
OF 2



KEY MAP

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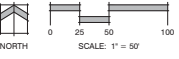
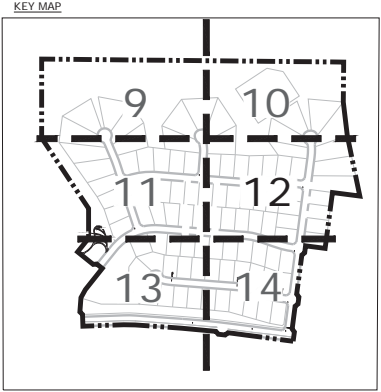
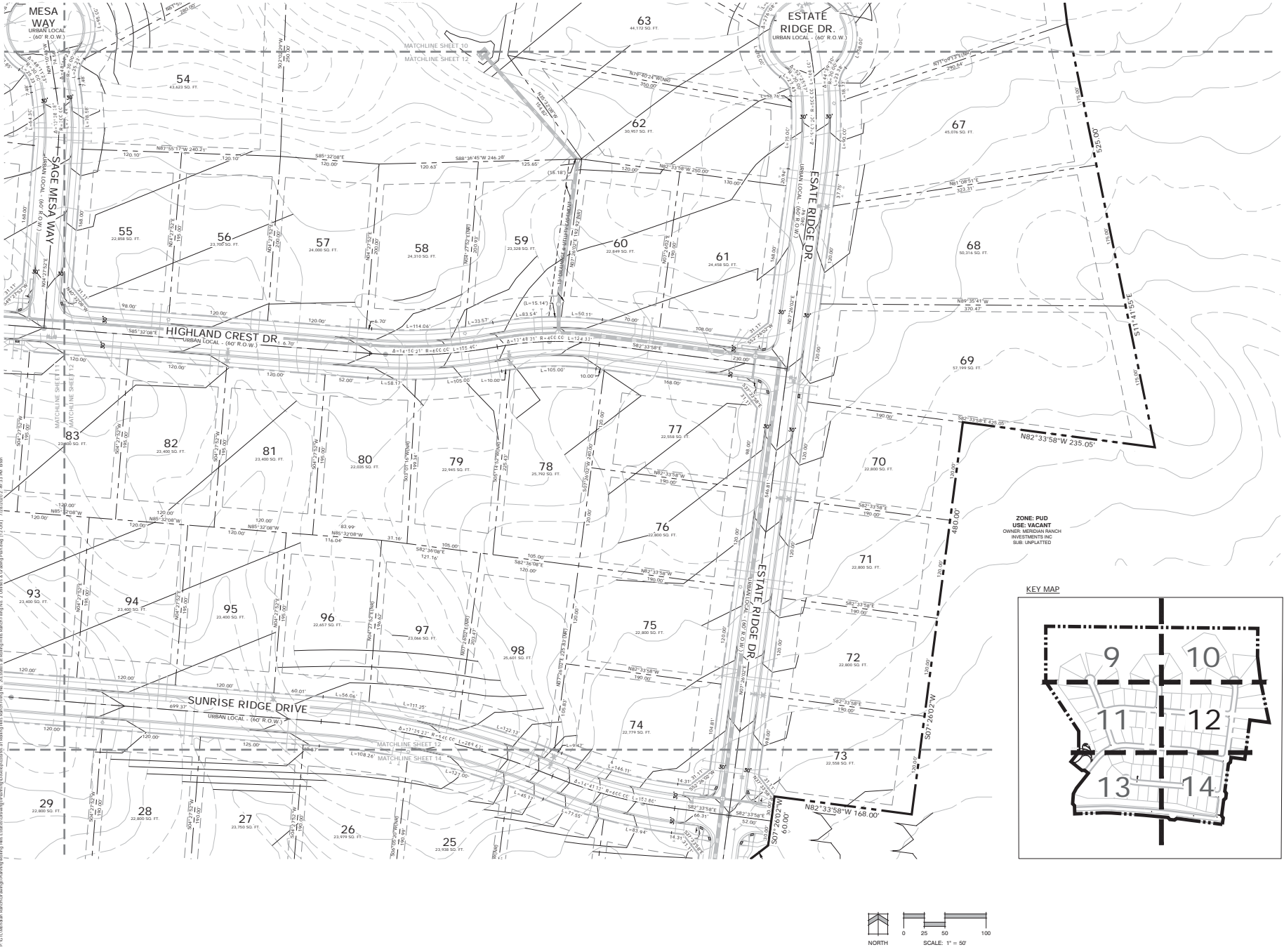
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GRADING &
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13

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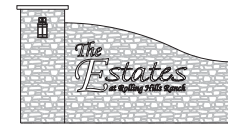
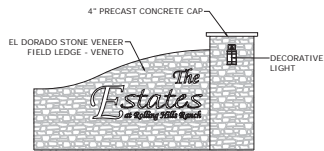
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**GRADING &
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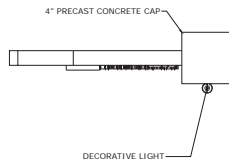
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OF 23





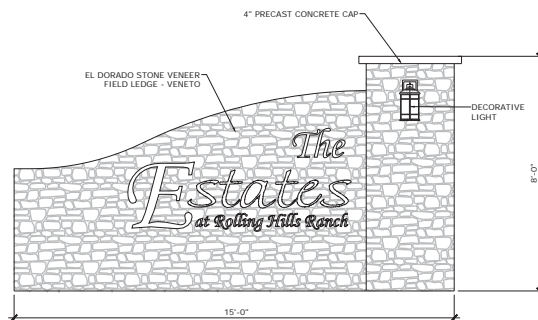
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SCALE: NOT TO SCALE



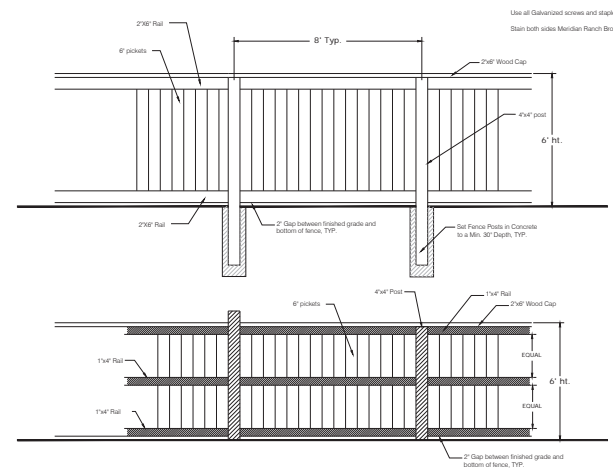
2 ENTRY SIGNAGE PLAN VIEW

SCALE: NOT TO SCALE



3 ENTRY SIGNAGE DETAIL

SCALE: NOT TO SCALE



4 WOOD FENCE DETAIL

SCALE: NOT TO SCALE



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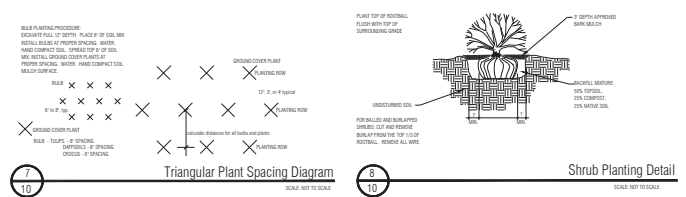
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DATE	BY	DESCRIPTION

ENTRY SIGNAGE
DETAILS

15
OF 23





Seed Mix B with Wildflowers

35% Centaurea Cyanus Wildflowers
 25% Deep Perennial Ryegrass
 20% SR3200 Blue Fescue
 15% Rustent Canary Biscuits
 10% Crenching Fescue
 15% Blue Grams
 Wildflowers: 615 Western Mix

Note: Low Gm Mix available from
 Arkansas Valley Seed Solutions
 (877) 957-3337

 Wildflower Mix available from:
 Anyseed Seed Co.
 (800) 431-7333

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by supplier)
 Wildflower Mix: 5 - 1,000 lb./acre or 5 - 10 lbs./acre
 Hydromatch: 200 lbs./acre, (soil much), 100 lb./acre, (sack/tackifier)

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
 Manually rake into prepared soil.
 After seeding apply green hydromatch and tackifier.

Seed Mix A	
15% Western Wheatgrass	15% Little Bluestem
15% Big Bluestem	15% Blue Grama
15% Thickspike Wheatgrass	15% Annual Rye
10% Sidekick Grama	

APPLICATION RATE: Native Grass Mix 3 lbs./1,000sq.ft. or 130 lbs./acre
Hydromach: 2200 lbs./acre match, 100 lbs./acre tackifier

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.
Manually rake seed into prepared soil.
After seeding apply green hydromach and tackifier.

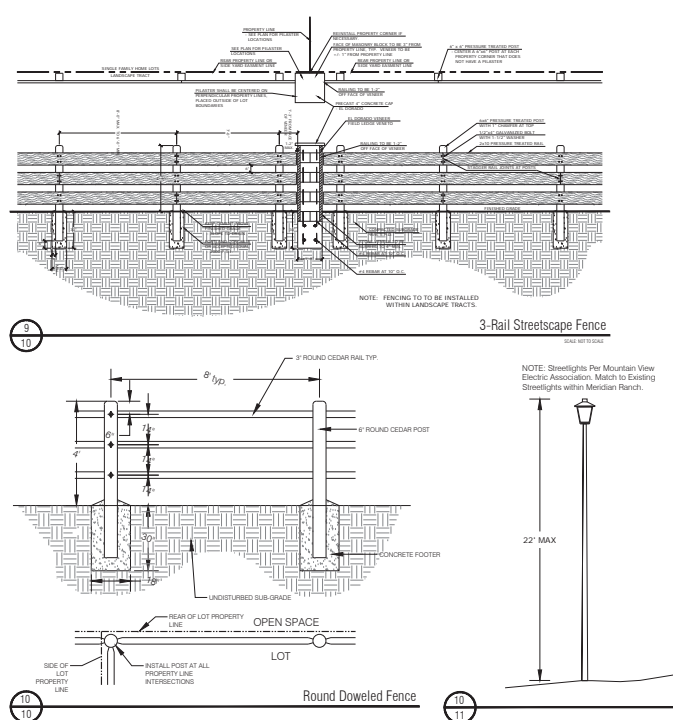
SITE DATA	
• Land Use:	Single Family Residential
• Number of Lots:	98 Lots
• Total Area:	117.211 AC
• Total Tract Area:	38.825 AC

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Axf	7	Acer x freemanii 'Jeffers' / Autumn Blaze Maple	20'	30'	3" Cal.
	Gtr	11	Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.
EVERGREEN TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Pe	38	Pinus edulis / Pinon Pine	30'	20'	6' HT
	Pn	26	Pinus nigra / Austrian Black Pine	60'	40'	8' HT
	Pp	29	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Mr	26	Malus x 'Radiant' / Radiant Crab Apple	25'	20'	2" Cal.
	Ms	10	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	2" Cal.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Jbc	30	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	8'	5 GAL
	Rag	40	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3'	4'	5 GAL
	Sni	20	Spiraea nipponica 'Snowmound' / Snowmound Spiraea	5'	5'	5 GAL
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Ctr	22	Calamagrostis brachytricha / Reed Grass	4'	3'	1 GAL

TREE REQUIREMENTS

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees
(RR)	Rax Road (Collector)	1,705'	69 (1 per 25')	69
(BR)	Sunrise Ridge (Local)	242'	8 (1 per 30')	8



LANDSCAPE NOTES

1. CONTRACTOR TO UTILIZE STOCKED TOPSOIL FROM GRADING OPERATION AS AVAILABLE, OR PURCHASED TOPSOIL TO MEET THE FOLLOWING SPECIFICATIONS:
- A. ALL TOPSOIL SHALL BE FREE OF ROCKS, LIMESTONE, AND LIMESTONE FRAGMENTS FOR GRADES REFERRED TO CIVIL ENGINEERS DRAWINGS.
 - B. ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAM TOPSOIL, 25% PEAT MOSS, AND 25% COMPOST.
 - C. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRAIN IRRIGATE ALL TREES.
 - D. ALL TREES TO BE STAKED WITH WOOD STAKES, FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES TO BE STAKED WITH 1" CAL. WOOD STAKES.
 - E. MINIMUM IRRIGATION WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT THE TIME OF NURSERY ORIGIN OR BEFORE APPROVAL OF PLANT LOCATION STATES BEFORE PLANT MATERIALS ARE INSTALLED. PUNCH LIST SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
2. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE IRRIGATION SUBMITTALS.
- A. IRRIGATION MAINLINE AND LATERAL IRRIGATION ENTIRE PROJECT
 - B. IRRIGATION 95% PUNCH INSPECTION.
 - C. IRRIGATION FINAL ACCEPTANCE INSPECTION.
 - D. LANDSCAPE 90% INSPECTION THROUGHOUT ENTIRE PROJECT
 - E. LANDSCAPE 90% INSPECTION PUNCH INSPECTION.
 - F. LANDSCAPE FINAL ACCEPTANCE INSPECTION AND SOIL LANDSCAPE AND IRRIGATION AFFIDAVITS.
3. PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION OF PLANTS. THE WARRANTY SHALL BE LIMITED TO THE FOLLOWING:
- A. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED.
 - B. ALL PLANTS TO BE PLANTED IN BEDS WITH THE EXCEPTION OF BLUEGRASS. SOD AREAS IN WHICH TREES SHALL RECEIVE 6 IN. MULCH RING. AVAILABLE FROM C&S C&S C&S C&S (718-471-7222).
 - C. ALL PLANTS TO BE PLANTED IN BEDS WITH THE EXCEPTION OF BLUEGRASS. SOD AREAS IN WHICH DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDES THOSE SHOWN ON THE PLANT SCHEDULE.
4. CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR DISCREPANCIES WITH THE FIELD.
5. CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
6. LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
7. PLANTING DETAILS ARE AUTHORIZED BY THE DEVELOPMENT SPECIFICATIONS IN MATERIALS. ANY VARIATION SHALL BE NOTIFIED BY THE DEVELOPMENT SERVICES CENTER AFTER REVIEW OF THE PLANTING DETAILS. DO NOT EXCEED THE SPECIFICATIONS.
8. SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER PLANTING SHALL BE CORRECTED IMMEDIATELY. SOD SHALL BE LAID IN ACCORDANCE TO THE GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO LA FOR APPROVAL PRIOR TO INSTALLATION.
9. ALL SOD/ROOT, ROCK & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOVED STRIP, WITHOUT STEEL EDGING.

THE ESTATES
AT ROLLING
HILLS RANCH
FILING NO. 2
NO DEVELOPMENT PLAN
PRELIMINARY PLAN

JD DEVELOPMENT PLAN

DATE: 07.28.2020
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

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NOTES & DETAILS

16 OF 23



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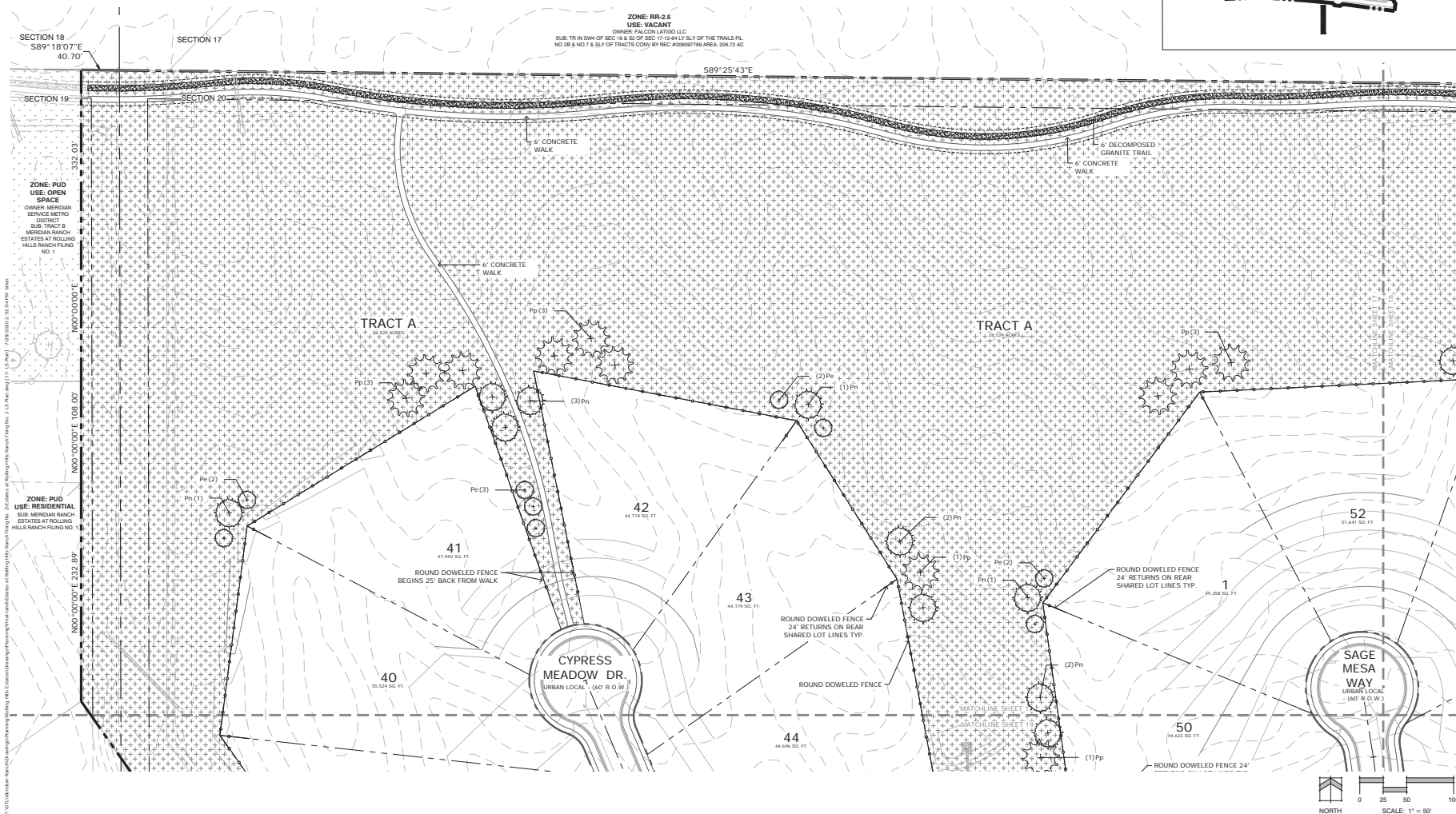
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LANDSCAPE PLAN

17 OF 2

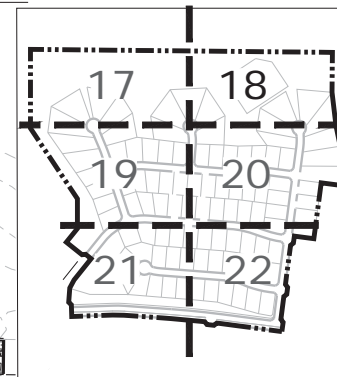


GROUND COVER LEGEND

- CRUISER FINES
- ROCK COBBLE
- ROCK MULCH
3/4" Shrub Bed Rock Mulch
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS
- SOD

ZONE: RA-2.5
USE: VACANT
OWNER: FALCON LATIGO LLC
SUB TR IN SW4 OF SEC 18 & S1/2 OF SEC 17 T33N R13E SLY OF THE TRAILS PL
NO 28 & NO 7 & SLY OF TRACTS CONV BY REC #200607789 AREA: 206.72 AC

KEY MAP



Land Planning
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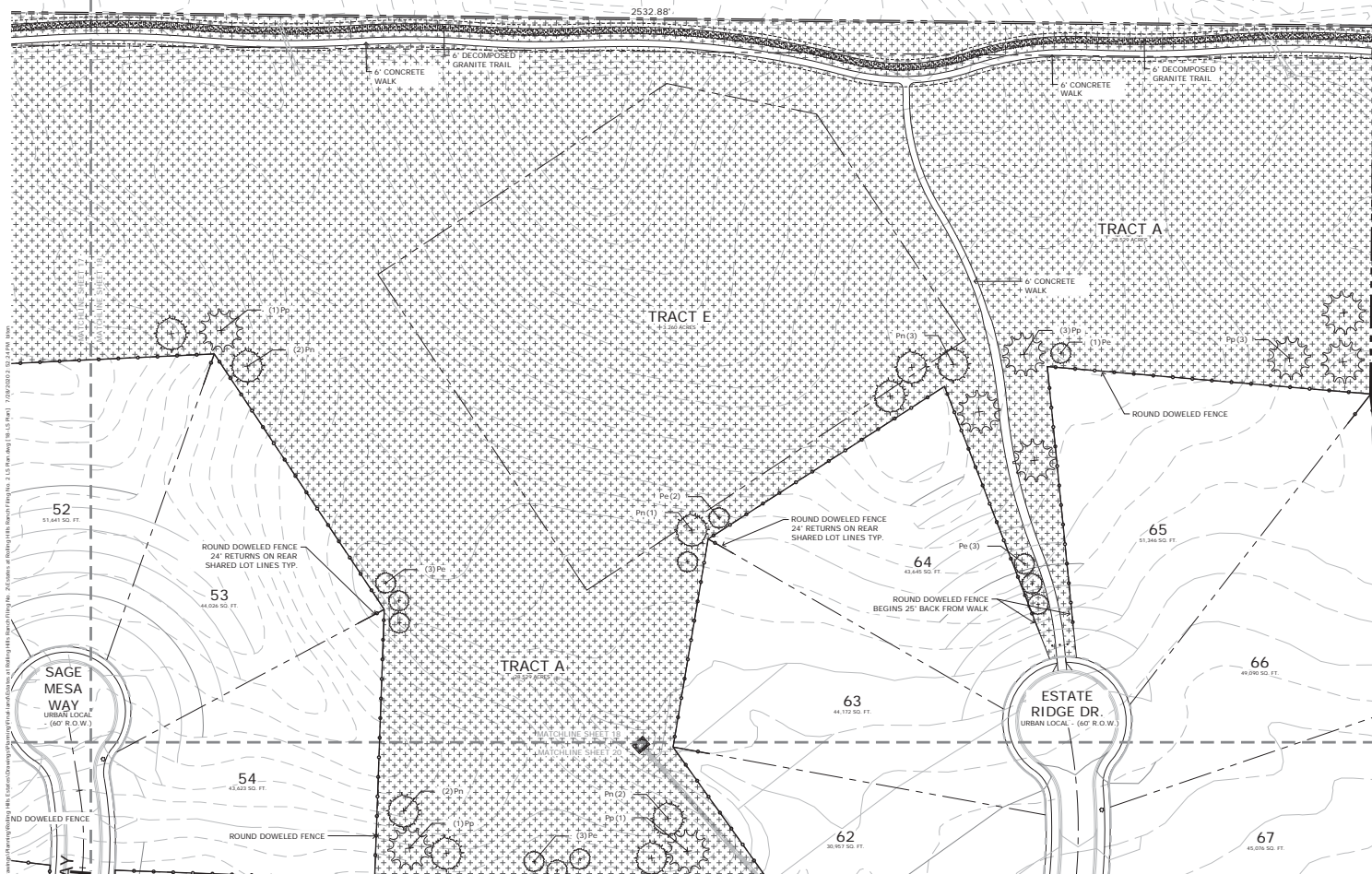
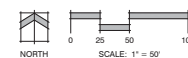
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LANDSCAPE PLAN

18
OF 23



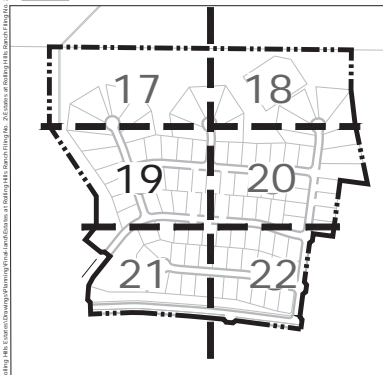
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PREPARED BY: B. ITTNER

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19 OF 21



KEY MAP



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HILLS RANCH
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PUD DEVELOPMENT PLAN
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LANDSCAPE PLAN

20
OF 23



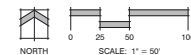
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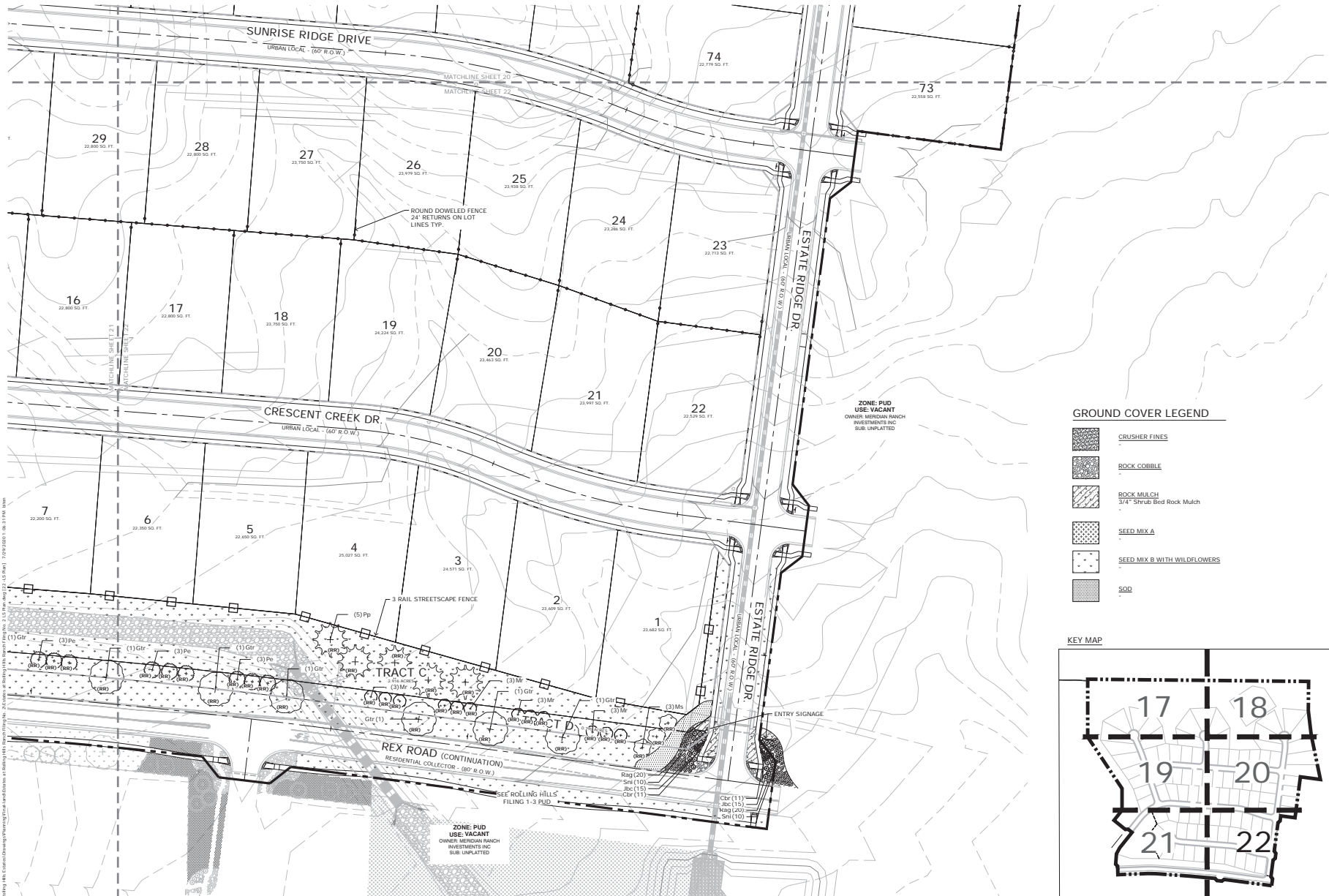
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21
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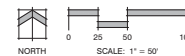
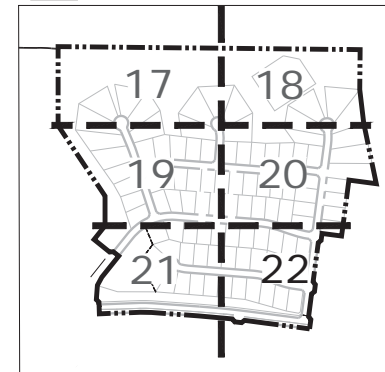




GROUND COVER LEGEND

- CRUSHER FINES
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- ROCK MULCH
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- SEED MIX A
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- SOD

KEY MAP



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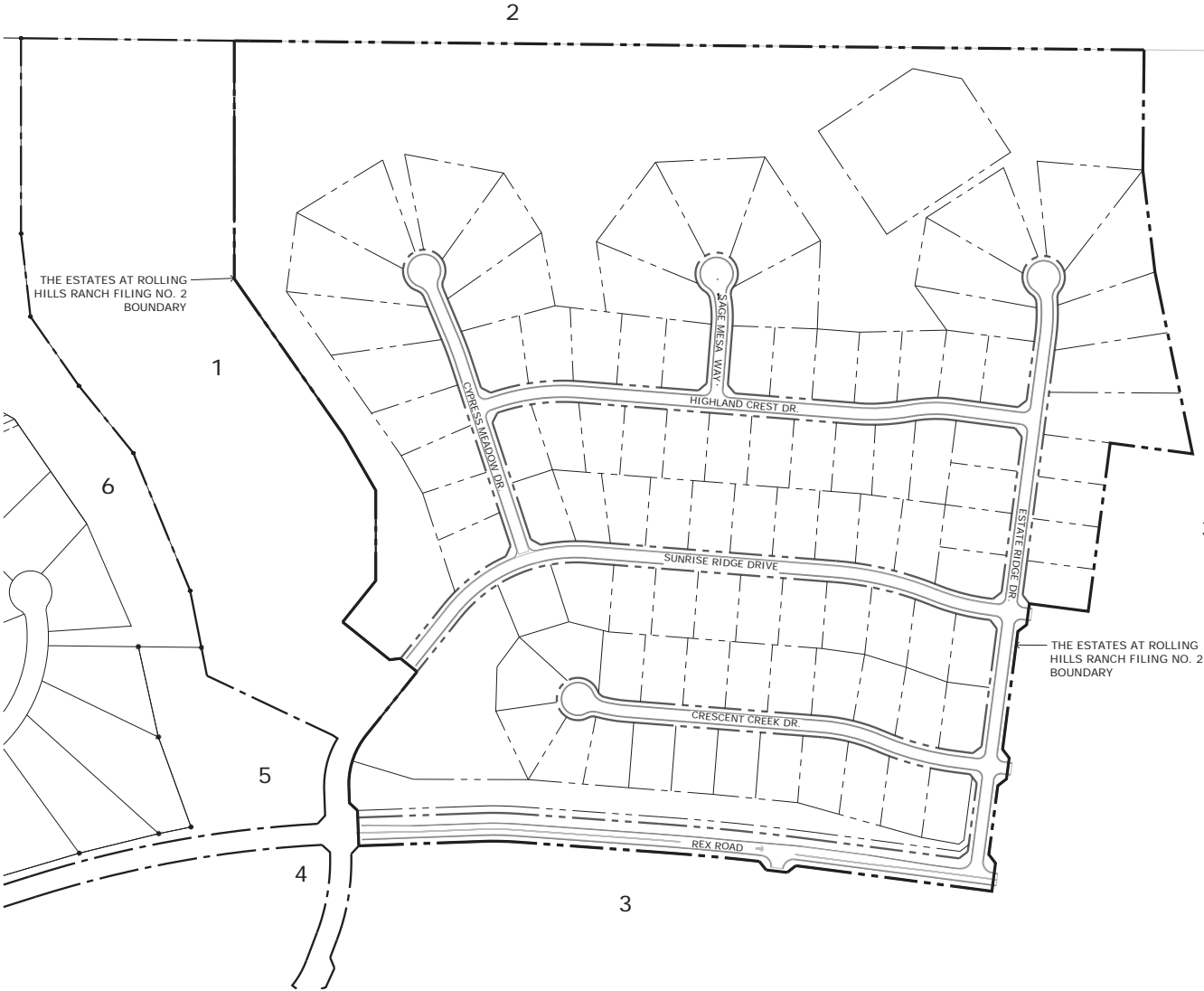
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LANDSCAPE PLAN

22
OF 23

ADJACENT PROPERTY OWNERS:

- 1. MERIDIAN RANCH INVESTMENTS INC
PO BOX 80036 SAN DIEGO CA, 92138-0036
- 2. FALCON LATIGO LLC
5350 S ROSLYN ST STE 400 ENGLEWOOD CO, 80111-2125
- 3. MERIDIAN RANCH INVESTMENTS INC
PO BOX 80036 SAN DIEGO CA, 92138-0036
- 4. MARTIN, DAVID AND CINDY
12860 CLARK PEAK CT PEYTON CO, 80831-4477
- 5. MANNERS, RONALD AND BELLE
12665 BLACK HILLS DR PEYTON CO, 80831-4469
- 6. MERIDIAN SERVICE METROPOLITAN DISTRICT
C/O COMMUNITY RESOURCE SERVICES
11886 STAPLETON DR PEYTON CO, 80831



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DATE	BY	DESCRIPTION

ADJACENT OWNERS

23
OF 23

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Hanson Trailhead Restoration Project Overview

Agenda Date: September 9, 2020

Agenda Item Number: #7 - A

Presenter: Jason Meyer, Planning Supervisor

Information: X Endorsement:

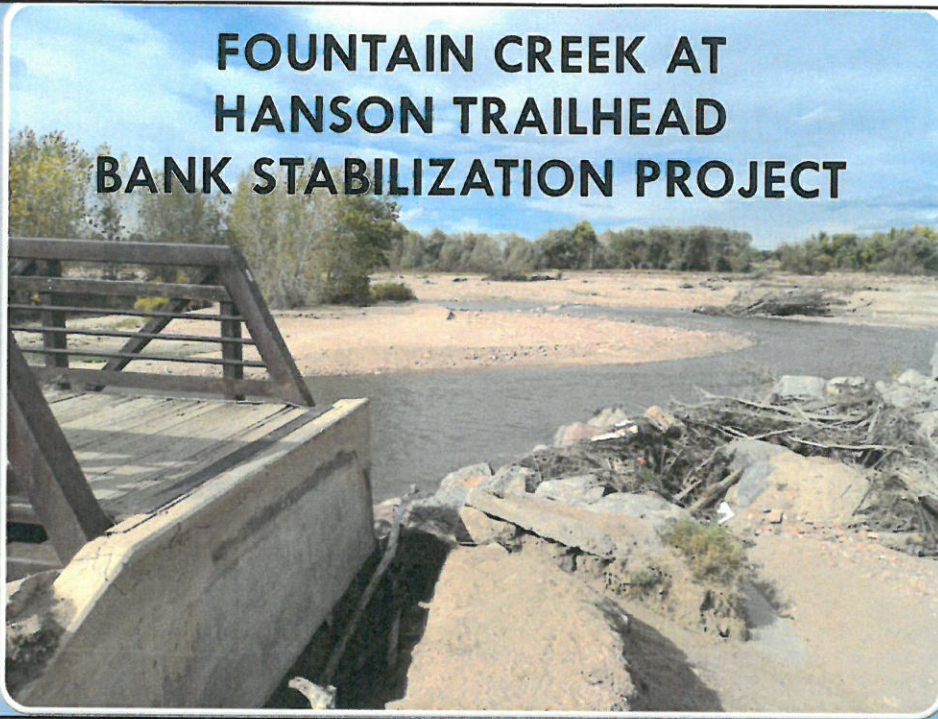
At the August Park Advisory Board meeting, the members requested an overview on the Hanson Trailhead Restoration Project. Please find below a project summary and a power point presentation is attached.

- During the incident period of May 4 – June 16, 2015, heavy rainfall produced heavy flows and flash flooding causing damage to this site in multiple storm events. This includes the general area of the pedestrian bridge, and the Fountain Creek embankment to the north of the bridge and pedestrian trail. Flash flooding caused erosion / scouring of the embankment, a large loss of embankment soil material, loss of riprap, loss of a section of the Fountain Creek Regional Trail, and extensive damage to the pedestrian bridge abutments.
- El Paso County contracted with Bohannon Huston in 2018 for engineering and design services to develop alternatives, concept plan, and design plans which were completed in 2020.
- Project Partners: El Paso County, FEMA, Fountain Creek Watershed District, City of Fountain
- Construction is anticipated to start in fall 2020, when creek flows are low, and be completed in the spring, 2021.

Recommended Motion:

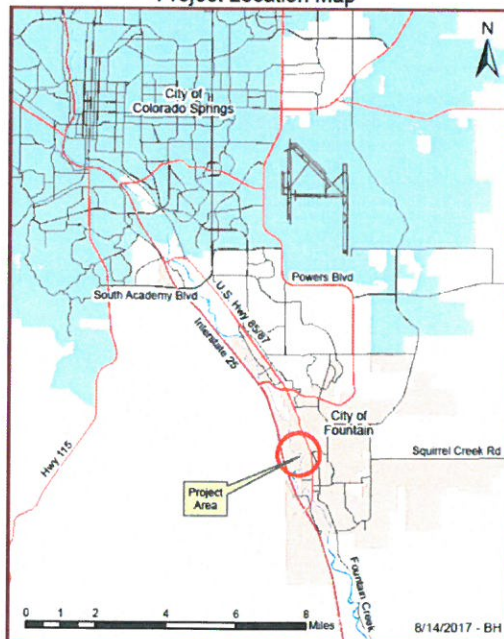
Information Only

FOUNTAIN CREEK AT HANSON TRAILHEAD BANK STABILIZATION PROJECT



1

FOUNTAIN CREEK AT HANSON TRAILHEAD Project Location Map



PROJECT IS WITHIN
AND ALONG
FOUNTAIN CREEK,
WEST OF CITY OF
FOUNTAIN.

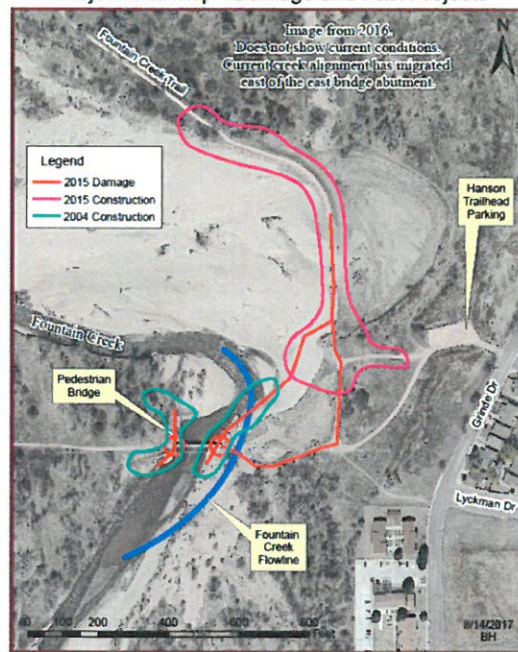
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BACKGROUND

- FOUNTAIN CREEK HAS EXPERIENCED RECURRING FLASH FLOODING EVENTS OVER THE YEARS, CAUSING FLOWLINE MIGRATION, EROSION, CREEK BANK LOSS, SEDIMENT TRANSPORT, AND DAMAGES.
- A MAJOR FLASH FLOODING EVENT TOOK PLACE IN SEPTEMBER 2013, CAUSING NUMEROUS DAMAGES ACROSS THE COUNTY, INCLUDING THIS SITE.
- EPC ACQUIRED A GRANT FROM FEMA TO REBUILD THE DAMAGED CREEK EMBANKMENTS, HOWEVER, IT MAINTAINED THE CONSTRICTION POINT AT THE BRIDGE.
- MAJOR FLASH FLOODING OCCURRED IN MAY – JULY 2015 CAUSING SEVERE EROSION, DAMAGES AND SEDIMENT DEPOSITION IN MANY CREEK SECTIONS. THIS INCLUDED DAMAGES TO THE NEWLY COMPLETED CREEK BANK REPAIRS.
- EPC ACQUIRED ANOTHER GRANT FROM FEMA TO REBUILD AND IMPROVE THIS DAMAGED AREA. THIS TIME EPC AND FEMA AGREED TO A GRANT UNDER THE PUBLIC ASSISTANCE ALTERNATIVE PROCEDURES (PAAP) PILOT PROGRAM. THIS ALLOWS EPC TO CONSTRUCT IMPROVEMENTS THAT ARE DIFFERENT THAN REBUILDING BACK TO PRE-DISASTER.

3

FOUNTAIN CREEK AT HANSON TRAILHEAD
Project Site Map - Damage and Past Projects



4

PROJECT GOALS:

- PREVENT FURTHER SCOURING AND CREEK BANK LOSS
- PREVENT A FUTURE EMBANKMENT BREACH ON THE 2015 CONSTRUCTED BERM (EAST SIDE, NORTH OF BRIDGE)
- DEVELOP A DESIGN AND CONSTRUCTION METHOD THAT IS RESILIENT TO FUTURE FLOODING EVENTS
- RESTORE AND PROTECT THE REGIONAL MULTI-USE TRAIL
- INCORPORATE BIOENGINEERING CHARACTERISTICS INTO THE DESIGN
- REDESIGN, REBUILD AND REINFORCE THE PEDESTRIAN BRIDGE ABUTMENTS
- TIE INTO ADJACENT PROJECT WORK AW1
- DEVELOP A DESIGN THAT IS WITHIN THE FEDERAL FUNDING LIMITS
- OBTAIN A ZERO RISE IN THE 100-YEAR BASE FLOOD ELEVATION

5

FUNDING AND TIMELINE

- OVERALL CONSTRUCTION BUDGET IS \$2,157,549
- PROJECT PARTNERS: EL PASO COUNTY (\$563,458), FEMA (\$819,091), FOUNTAIN CREEK WATERSHED DISTRICT (\$750,000), CITY OF FOUNTAIN (\$25,000)
- DESIGN AND PERMITTING 2018-2020
- DUE TO WORKING IN FOUNTAIN CREEK AND THE NEED FOR LOWER WATER LEVELS, CONSTRUCTION IS SCHEDULED FOR FALL 2020 THROUGH SPRING 2021

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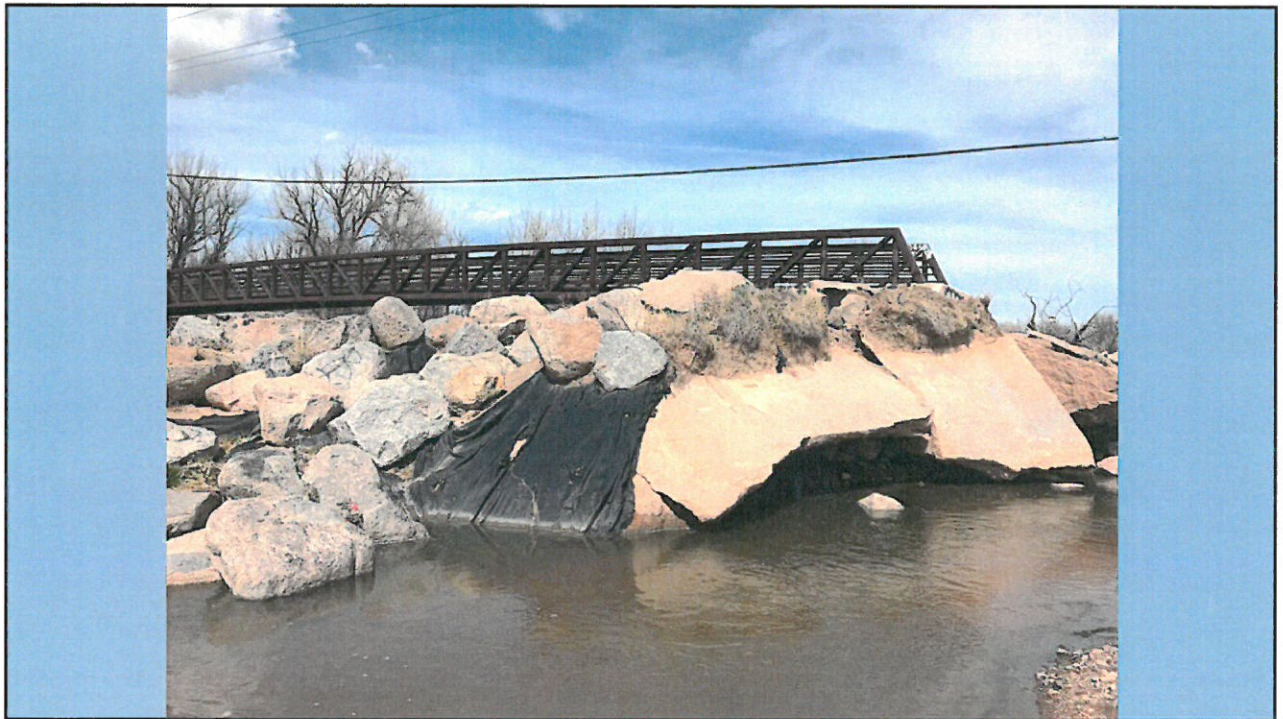
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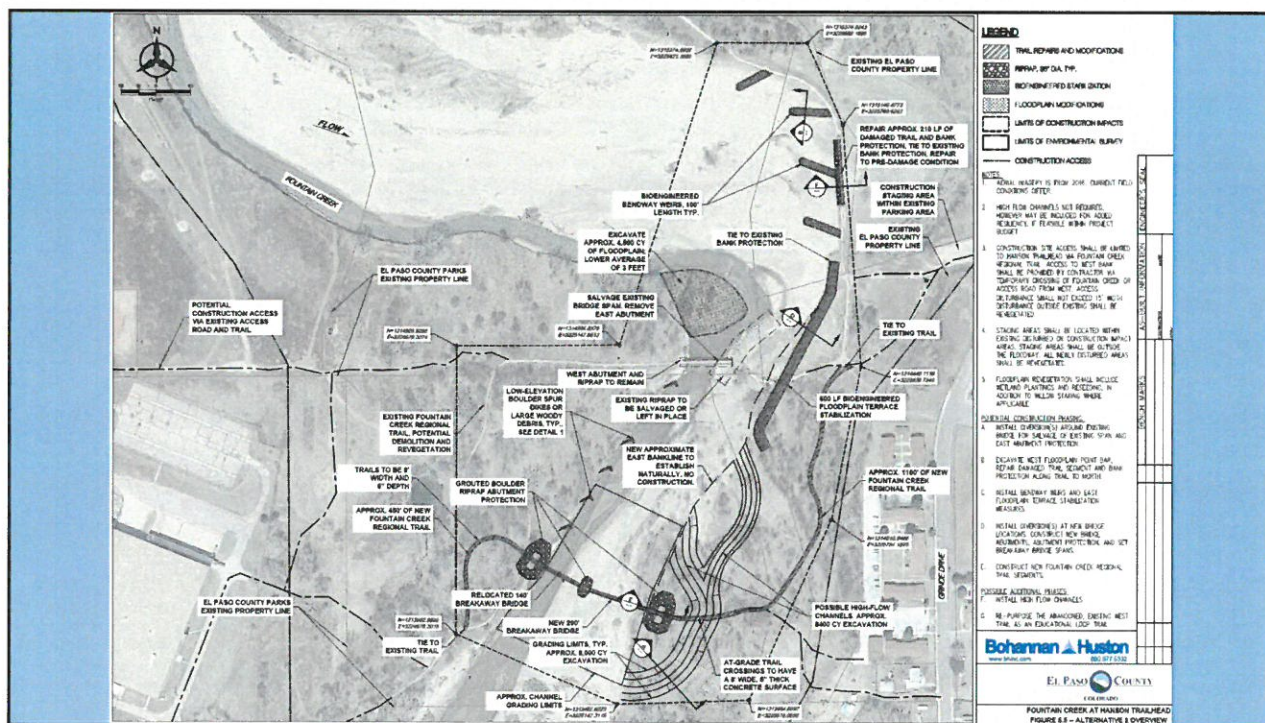
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QUESTIONS ?

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2020 Happy Trails Post-Event Report

Agenda Date: September 9, 2020

Agenda Item Number: #7 - B

Presenter: Todd Marts, Division Manager

Information: X **Endorsement:**

Background Information:

Happy Trails is the annual fundraising event for the El Paso County Nature Centers held in August of each year. The event started in 2010 in partnership with the Trails and Open Space Coalition and the Friends of El Paso County Nature Centers to address budget shortfalls.

This year's event was virtual with Happy Trails in the guest's homes or backyards. To accomplish this, we partnered with Buffalo Gals, Sovereignty Wines, and our wonderful volunteers that hand delivered box dinners ready to heat and eat. The menu included whole Tri-Tip Santa Maria Style BBQ Sirloin, Calico Beans, Grilled Vegetables, an Interactive S'more Kit for dessert, and a bottle of red wine. Nature Center staff conducted an interactive zoom and presented an inspirational video for the guests.

The event typically attracts 125 –150 participants and has consistently raised over \$7,000 each year for a total of \$100,000 from the inception of the event. This year volunteers delivered 43 box dinners that serve 2-4 people, estimating the 2020 attendance at 120. This year's revenue goal was \$6,000 to support programs at both nature centers and raised \$8,250. Special appreciation for the event sponsors, Buffalo Gals, Sovereignty Wines, and \$2,000 from Heuberger Subaru.

We are already excited and starting to plan Happy Trails 2021. This special event will celebrate the 50th anniversary of El Paso County Parks. The proceeds will be used for the third El Paso County Nature Center in the Black Forest.

Recommended motion:

Information Only

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2021 Operation Budget Proposals
Agenda Date: September 9, 2020
Agenda Item Number: #7 - C
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement:** X

Overview

At the September Park Advisory Board meeting each year, staff presents the proposed operations budgets for the upcoming year for consideration and / or endorsement. Following the Park Advisory Board consideration and / or endorsement, the proposed budgets are forwarded to the County's Budget / Finance Department for inclusion in the County's proposed Administrative Budget. The overall County budget is then presented to the Board of County Commissioners for consideration and / or approval.

The County Parks budget consists of two funds. The Conservation Trust Fund, which is used to support the maintenance and operation of the County's park system, is funded through lottery proceeds. The Park 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 tax support.

Budget Outcomes

Please find below the outcomes that El Paso County Parks strives to achieve from the budget investments.

Administration

Responsible for the overall administration of El Paso County Parks including administrative planning and coordination, human resources, budgeting, accounting, and facility reservations.

Outcomes

1. Develops and manages the annual operations budget.
2. Coordinates the development of the annual Capital Improvement Plan.
3. Completes human resources duties.
4. Processes approximately 2,400 facility use reservations.
5. Provides administrative support for citizen committees.

Community Outreach

The Community Outreach Division oversees grant development and administration, fundraising, marketing and volunteer support for County Parks.

Outcomes

1. Oversees the generation of \$200,000 of third-party funding support annually.
2. Coordinates 25,000 hours of annual volunteer support.
3. Coordinates grant administration that generates an average of \$500,000 - \$1,000,000 for capital projects and operational support annually.
4. Coordinates marketing efforts including public service announcements, website updates, and social media efforts.

Park Operations

The Park Operations Division is responsible for the planning and maintenance of regional parks, trails, open space, and park facilities. The division manages approximately 8,000 acres of parkland, 130 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, fairgrounds, and numerous athletic facilities.

Outcomes

1. Coordinates approximately 2,400 facility reservations involving over 130,000 participants.
2. Coordinates volunteer support to help maintain the park system.
3. Provides a safe, well-maintained, diverse, and aesthetically pleasing park system.
4. Coordinates the completion of capital improvement projects including grant applications, physical plans, GIS analyses, graphics, budgets, timelines, procurement processes, construction oversight and public outreach activities.
5. Oversees the development of park master plans and supports other County and regional planning efforts.
6. Participate in multi-modal transportation system development via the Regional Trails Team, PPACG transportation planning committees and County planning efforts.

Recreation and Cultural Services

The Recreation and Cultural Services Division provides cultural and educational programs at two nationally recognized nature centers, manages the Rainbow Falls Historic Site, provides an eight day financially sustainable County Fair that celebrates our County's heritage and culture, and coordinates a variety of outdoor recreation programs within the County Parks system.

Outcomes

1. Provides approximately 1,000 environmental education and recreation programs that enable children and their families to explore, exercise, and play in natural settings and develop an appreciation of their surrounding environment and promote their overall mental and physical health.
2. Coordinates over 60,000 visitor contacts at nature centers.
3. Generates approximately \$100,000 from programming efforts to support the County's nature centers.
4. Manages a successful County Fair that attracts 25,000 participants and generates approximately \$230,000 to meet financial self-sustaining goals.

5. Assists with generating over \$25,000 through sponsorships and fundraising to support operational efforts.
6. Recruits volunteers to provide over 12,000 volunteer hours annually.
7. Manages the Rainbow Falls Historic Site.

Significant Budget Modifications

Conservation Trust Fund (CTF)

1. As indicated, staff is not proposing any significant changes to the personnel and operational accounts.
2. The projected lottery proceeds are projected at \$1,399,025. Over the past three years, we have averaged \$1,476,076 in lottery fund collections.

Park Administration Budget

1. There was a minor discrepancy in the FICA (Social Security / Medicare) line item in 2020. This amount has been adjusted in 2021 and the excess funds will be used to increase the overtime line item.
2. The proposal includes increasing the Park Operations trash service line item by \$8,000 due to expanded ongoing trash removal and homeless camp cleanups. To offset this increase, the Repair and Maintenance / Support Services line item has been decreased by \$8,000.
3. A \$2,000 line item for bank service charges for the County Fair / Fairgrounds has been established to pay credit card fees. To offset this increase, the entertainment line item has been reduced by \$2,000.
4. The proposal includes general fund tax support of \$2,111,071 for the Parks Administration budget. This equates to \$2.93 per capita of tax support for County Park operations.

Recommended Action:

Move to endorse the 2021 El Paso County Parks operation budgets.

Please also find enclosed the County's Five-Year Financial Roadmap (2020 – 2024). As indicated, it includes \$750,000 of ongoing funds beginning 2021 to support County capital projects. The Roadmap also includes funding to support the operation of the Northern Nature Center beginning in 2023.

**COMMUNITY SERVICES DEPARTMENT
CONSERVATION TRUST FUND**

2021 BUDGET PROPOSAL

Account	Description	2019 Actual	2020 Budget	2021 Proposed
EXPENSES				
41102	Salaries - Full Time	\$ 764,266.47	\$ 775,000.00	\$ 775,000.00
41120	Salaries - Temporary	\$ 58,895.54	\$ 75,000.00	\$ 75,000.00
41130	Salaries - Part Time	\$ 18,569.75	\$ 20,000.00	\$ 20,000.00
41210	Overtime - Full Time	\$ 2,544.58	\$ 5,000.00	\$ 5,000.00
41220	Overtime-Temporary	\$ 416.19	\$ -	\$ -
41310	Salaries Vac / Term	\$ 462.66	\$ -	\$ -
41410	Unemployment Insurance	\$ 1,155.96	\$ 1,195.00	\$ 1,195.00
41420	Health Insurance	\$ 192,545.08	\$ 205,121.00	\$ 205,121.00
41430	FICA Taxes	\$ 61,493.77	\$ 66,938.00	\$ 66,938.00
41435	FICA FSA Savings	\$ 61.10	\$ -	\$ -
41441	Dental Insurance	\$ 2,175.94	\$ 2,705.00	\$ 2,705.00
41442	Disability Insurance	\$ 2,745.08	\$ 2,875.00	\$ 2,875.00
41443	Life Insurance	\$ 738.92	\$ 752.00	\$ 752.00
41444	Workers Compensation	\$ 8,747.96	\$ 11,022.00	\$ 11,022.00
41445	Liability / Risk Insurance	\$ 30,683.12	\$ 32,027.00	\$ 32,027.00
41450	Retirement	\$ 64,231.96	\$ 67,038.00	\$ 67,038.00
TOTAL PERSONNEL		\$ 1,209,734.08	\$ 1,264,673.00	\$ 1,264,673.00
42270.01	Other Oper. North Distr.	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
42270.02	Other Oper. Central Distr.	\$ 2,499.88	\$ 2,500.00	\$ 2,500.00
42270.03	Other Oper. South Distr.	\$ 2,462.54	\$ 2,500.00	\$ 2,500.00
42270.04	Other Oper. East Distr.	\$ 2,433.40	\$ 2,500.00	\$ 2,500.00
42270.05	Other Oper. Support Svs.	\$ 3,437.35	\$ 3,450.00	\$ 3,450.00
42319	Fleet Services	\$ 57,950.00	\$ 57,950.00	\$ 57,950.00
42482	Repair/Maintenance	\$ 3,939.49	\$ -	\$ -
42482.01	Repair/Maint. North Distr.	\$ 10,696.89	\$ 10,000.00	\$ 10,000.00
42482.02	Repair/Maint. Central Distr.	\$ 4,582.70	\$ 10,000.00	\$ 10,000.00
42482.03	Repair/Maint. South Distr.	\$ 9,937.33	\$ 10,000.00	\$ 10,000.00
42482.04	Repair/Maint. East Distr.	\$ 8,395.71	\$ 10,000.00	\$ 10,000.00
42482.05	Repair/Maint. Support Svs.	\$ 13,890.74	\$ 15,000.00	\$ 15,000.00
42510	Operating Equipment	\$ 4,134.78	\$ -	\$ -
43410	Public Utilities	\$ 425.00	\$ -	\$ -
43420	Telephone	\$ 2,643.50	\$ -	\$ -
43599	Professional Services	\$ 15,848.00	\$ 10,000.00	\$ 10,000.00
43668	Facility Repairs	\$ -	\$ 5,000.00	\$ 5,000.00
45320	Land Rental	\$ 452.25	\$ 452.00	\$ 452.00
46212	Capital Project - CMSC	\$ 25,548.60	\$ -	\$ -
TOTAL PURCHASED SERVICES		\$ 171,778.16	\$ 141,852.00	\$ 141,852.00

TOTAL BUDGET		\$ 1,381,512.24	\$ 1,406,525.00	\$ 1,406,525.00
REVENUES				
33580.01	Conservation Trust Fund	\$ 1,643,598.85	\$ 1,399,025.00	\$ 1,399,025.00
36120	Interest on Investments	\$ 15,281.00	\$ 7,500.00	\$ 7,500.00
TOTAL		\$ 1,658,879.85	\$ 1,406,525.00	\$ 1,406,525.00
BALANCE		\$ 277,367.61	\$ -	\$ -

**COMMUNITY SERVICES DEPARTMENT
PARKS ADMINISTRATION BUDGET**

2021 BUDGET PROPOSAL

ADMIN	Description	2019 Actual	2020 Budget	2021 Proposed
41102	Salaries - Full Time	\$ 1,329,942.09	\$ 1,545,105.00	\$ 1,545,105.00
41109	Vehicle Allowance	\$ 7,800.00	\$ 7,200.00	\$ 7,200.00
41120	Salaries - Temporary	\$ 67,897.00	\$ 56,625.00	\$ 56,625.00
41130	Salaries - Part Time	\$ 901.79	\$ 25,000.00	\$ 25,000.00
41210	Overtime - Full-time	\$ 3,830.25	\$ 2,000.00	\$ 4,000.00
41220	Overtime - Temporary	\$ 157.50	\$ -	\$ -
41310	Salaries - Vac / Term	\$ 998.34	\$ -	\$ -
41430	FICA Taxes	\$ 102,121.38	\$ 127,361.00	\$ 124,750.00
41435	FICA - FSA Savings	\$ 251.68	\$ -	\$ -
41550	Interdepartmental Transfers	\$ (131,554.02)	\$ (143,302.00)	\$ (143,302.00)
41909.18	CIPS - Parks	\$ 2,415.96	\$ -	\$ -
	Total Personnel	\$ 1,384,761.97	\$ 1,619,989.00	\$ 1,619,378.00
42131	PC Software	\$ 128.99	\$ 2,000.00	\$ 2,000.00
42190	Office Supplies	\$ 7,129.11	\$ 6,000.00	\$ 6,000.00
42223	Purchased Water	\$ 557.35	\$ 300.00	\$ 300.00
42224	Food & Beverages	\$ 942.05	\$ 200.00	\$ 200.00
42319	Fleet Services Expenses	\$ 5.05	\$ -	\$ -
42510	Operating Equipment	\$ 2,316.47	\$ -	\$ -
42540	Personal Computers	\$ 1,138.97	\$ -	\$ -
43110	Postal	\$ 197.07	\$ 950.00	\$ 950.00
43193	Security and Parking	\$ 4.50	\$ 300.00	\$ 300.00
43210	Duplicating / Printing	\$ 1,949.59	\$ 200.00	\$ 200.00
43310	Legal Notices	\$ 677.36	\$ -	\$ -
43330	Subscriptions	\$ 89.00	\$ 300.00	\$ 300.00
43359	Memberships	\$ 938.00	\$ 1,200.00	\$ 1,200.00
43420	Telephone	\$ 69,535.80	\$ 84,728.00	\$ 84,728.00
43589	Advisory Board	\$ -	\$ 500.00	\$ 500.00
43599	Professional Services	\$ 57,382.37	\$ 56,028.00	\$ 55,528.00
43740	Travel and Meetings	\$ 1,371.87	\$ 2,000.00	\$ 2,000.00
43742	Business Meals	\$ 901.89	\$ -	\$ -
43775	Conference/Registration	\$ 1,455.84	\$ -	\$ -
43810	Professional Development	\$ 60.00	\$ 100.00	\$ 100.00
45320	Land Rental	\$ -	\$ 400.00	\$ 400.00
45331	Rental - Office Equipment	\$ 6,396.20	\$ 6,000.00	\$ 6,500.00
45551	Bank Service Charges	\$ 5,595.44	\$ -	\$ -

45913	Fee Refund	\$	-	\$	300.00	\$	300.00
Purchased Services		\$	158,772.92	\$	161,506.00	\$	161,506.00
TOTAL ADMINISTRATIVE SERVICES		\$	1,543,534.89	\$	1,781,495.00	\$	1,780,884.00

CULTURAL SERVICES		Description	2019 Actual		2020 Budget		2021 Proposed	
42131	PC / Software Licenses	\$	314.16	\$	300.00	\$	300.00	
42190	Office Supplies	\$	1,457.93	\$	1,500.00	\$	1,500.00	
42270	Other Operating Supplies	\$	-	\$	7,500.00	\$	7,500.00	
42540	Personal Computers	\$	160.00	\$	-	\$	-	
43110	Postal	\$	904.55	\$	1,100.00	\$	1,100.00	
43599	Professional Services	\$	1,388.31	\$	2,000.00	\$	1,455.00	
43628	Other Repair / Maintenance	\$	17,787.40	\$	-	\$	-	
45331	Rental - Office Equipment	\$	2,295.26	\$	1,755.00	\$	2,300.00	
TOTAL CULTURAL SERVICES			\$	24,307.61	\$	14,155.00	\$	14,155.00

PARK MAINTENANCE		Description	2019 Actual	2020 Budget	2021 Proposed
42131		PC Software /Licenses	\$ 5,242.58	\$ -	\$ -
42190		Misc. Office Supplies	\$ 969.85	\$ -	\$ -
42223		Water	\$ 361.46	\$ 400.00	\$ 400.00
42254		Uniforms	\$ 4,441.81	\$ 3,500.00	\$ 3,500.00
42270.01		Other Oper. North District	\$ 2,741.41	\$ 3,750.00	\$ 3,750.00
42270.02		Other Oper. Central District	\$ 3,620.00	\$ 3,750.00	\$ 3,750.00
42270.03		Other Oper. South District	\$ 3,307.51	\$ 3,750.00	\$ 3,750.00
42270.04		Other Oper. East District	\$ 3,443.94	\$ 3,750.00	\$ 3,750.00
42270.05		Other Oper. Support Svs.	\$ 1,461.56	\$ 3,750.00	\$ 3,750.00
42312		Gasoline	\$ 9.71	\$ -	\$ -
42415		Hand Tools	\$ -	\$ 500.00	\$ 500.00
42482.01		Repair/Maint. North Distr.	\$ 8,729.52	\$ 8,750.00	\$ 8,750.00
42482.02		Repair/Maint. Central Distr.	\$ 6,798.95	\$ 8,750.00	\$ 8,750.00
42482.03		Repair/Maint. South Distr.	\$ 8,671.30	\$ 8,750.00	\$ 8,750.00
42482.04		Repair/Maint. East Distr.	\$ 10,576.09	\$ 8,750.00	\$ 8,750.00
42482.05		Support Svs. Park Maint.	\$ 44,623.21	\$ 56,000.00	\$ 48,000.00
42482.07		Downtown Grounds	\$ 23,371.46	\$ 26,600.00	\$ 26,600.00
42510		Other Operating Equipment	\$ 9,373.04	\$ 1,000.00	\$ 1,000.00
42513		Minor Equipment	\$ 5,560.98	\$ -	\$ -
43359		Other Membership	\$ 775.00	\$ 850.00	\$ 850.00
43501		Licenses	\$ 79.00	\$ -	\$ -
43599		Other Professional Services	\$ 58,842.10	\$ 54,500.00	\$ 54,500.00
43599.01		Other Profess Ser - Forestry	\$ 50,835.00	\$ 175,000.00	\$ 175,000.00

43605	ADA Req Modifications Services	\$	5,635.00	\$	-	\$	-
43661	Contracts - Major Maintenance	\$	1,885.00	\$	2,000.00	\$	2,000.00
43661.03	Trash Service	\$	20,157.96	\$	12,000.00	\$	20,000.00
43665.19	Widefield Park Improvements	\$	22,953.18	\$	-	\$	-
43668	Facility Repairs	\$	23,922.15	\$	25,100.00	\$	25,100.00
43668.06	Facility Repairs (Major Main)	\$	131,350.51	\$	199,005.00	\$	199,005.00
43700	Travel & Meetings	\$	-	\$	1,200.00	\$	1,200.00
43730	Lodging	\$	1,262.48	\$	-	\$	-
43740	Travel & Meeting	\$	490.09	\$	-	\$	-
43742	Business Meals	\$	39.72	\$	-	\$	-
43770	Per Diem Allowance	\$	848.49	\$	-	\$	-
43775	Conference/Registration	\$	2,037.00	\$	-	\$	-
43810	Professional Development	\$	-	\$	4,000.00	\$	4,000.00
45330	Machinery & Equipment	\$	1,733.27	\$	-	\$	-
47550.43	Reimbursement - CSC	\$	(36,771.00)	\$	(44,689.00)	\$	(44,689.00)
47550.20	Reimbursement - DHS	\$	(6,190.32)	\$	-	\$	-
47550.32	Reimbursement - Regional Bldg	\$	(33,600.00)	\$	(33,600.00)	\$	(33,600.00)
48205.27	Fairgrounds Improvements	\$	949.00	\$	-	\$	-
48311	Grounds Improvements	\$	5,425.00	\$	-	\$	-
48410	General Purpose	\$	2,852.70	\$	-	\$	-

TOTAL MAINTENANCE BUDGET	\$	398,815.71	\$	537,116.00	\$	537,116.00
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COUNTY							
FAIRGROUNDS	Description 11237	2019 Actual		2020 Budget		2021 Proposed	
41102	Salaries - Full Time	\$	85,790.21	\$	84,005.00	\$	84,005.00
41120	Salaries - Temporary	\$	4,673.50	\$	6,760.00	\$	6,760.00
41130	Salaries - Part Time	\$	-	\$	4,000.00	\$	4,000.00
41210	Overtime - Full Time	\$	2,086.12	\$	1,500.00	\$	1,500.00
41220	Overtime - Temporary	\$	2,027.64	\$	3,000.00	\$	3,000.00
41430	FICA	\$	7,013.66	\$	7,403.00	\$	7,403.00
41435	FICA - FSA Savings	\$	119.34	\$	-	\$	-
41550.18	IPR - Parks	\$	(5,500.00)	\$	-	\$	-
Total Personnel		\$	96,210.47	\$	106,668.00	\$	106,668.00
42131	PC Software	\$	-	\$	150.00	\$	150.00
42131	Website Services	\$	2,400.00	\$	2,400.00	\$	2,400.00
42190	Office Supplies	\$	1,329.72	\$	1,500.00	\$	1,500.00
42224	Food and Beverage	\$	453.39	\$	340.00	\$	340.00
42270	Operating Supplies	\$	26.24	\$	1,500.00	\$	1,500.00
42299	Discretionary	\$	-	\$	504.00	\$	504.00
42319	Fleet Services	\$	2,000.00	\$	2,000.00	\$	2,000.00
43110	Postal	\$	800.88	\$	800.00	\$	800.00
43210	Printing	\$	195.68	\$	1,500.00	\$	1,500.00

43330	Subscriptions	\$	25.00	\$	100.00	\$	100.00
43359	Other Memberships	\$	726.87	\$	300.00	\$	300.00
43367	Prizes	\$	3,425.00	\$	3,000.00	\$	3,000.00
43368	4-H Related Expenses	\$	(435.23)	\$	3,000.00	\$	3,000.00
43370	Advertising	\$	18,277.62	\$	18,000.00	\$	18,000.00
43371.01	Demo Derby Payouts	\$	200.00	\$	-	\$	-
43371.02	Horticulture	\$	-	\$	1,000.00	\$	1,000.00
43371.03	Creative Arts	\$	2,755.47	\$	1,500.00	\$	1,500.00
43371.04	Entertainment	\$	1,673.38	\$	4,500.00	\$	4,500.00
43371.05	Honorariums	\$	8,591.00	\$	6,500.00	\$	6,500.00
43371.06	Queen Expenses	\$	172.75	\$	-	\$	-
43410	Utilities	\$	61,515.73	\$	-	\$	-
43420	Telephone	\$	254.52	\$	1,500.00	\$	1,500.00
43577.01	Entertainment	\$	96,368.05	\$	63,700.00	\$	61,700.00
43577.02	Rodeo	\$	800.00	\$	-	\$	-
43577.03	Non-Fair Programming	\$	7,222.71	\$	4,000.00	\$	4,000.00
43589	Advisory Board	\$	-	\$	200.00	\$	200.00
43599	Other Professional Services	\$	13,058.43	\$	13,454.00	\$	13,454.00
43668	Facility Repairs	\$	8,061.16	\$	9,900.00	\$	9,900.00
43668.01	Facility Repairs - FC	\$	20,663.73	\$	-	\$	-
43740	Travel and Meetings	\$	1,463.82	\$	600.00	\$	600.00
43810	Professional Development	\$	512.00	\$	1,500.00	\$	1,500.00
43775	Conference	\$	500.00	\$	-	\$	-
45159	Other Insurance	\$	445.00	\$	800.00	\$	800.00
45330	Machinery and Equipment	\$	10,667.95	\$	12,500.00	\$	12,000.00
45331	Rental Office Equipment	\$	2,082.15	\$	1,500.00	\$	2,000.00
45551	Bank Service Charges	\$	2,040.00	\$	-	\$	2,000.00
47501	Interdepartmental Charges	\$	(3,655.00)	\$	-	\$	-
48205.10	County Fair Improvements	\$	13,071.96	\$	-	\$	-

Total Programming / Facilities

\$ 277,689.98 \$ 158,248.00 \$ 158,248.00

TOTAL SPECIAL EVENTS

\$ 373,900.45 \$ 264,916.00 \$ 264,916.00

TOTAL PARKS BUDGET

\$ 2,340,558.66 \$ 2,597,682.00 \$ 2,597,071.00

PARK REVENUE

	2019 Actual	2020 Budget	2021 Proposed
Park Rentals	\$ 194,286.57	\$ 180,000.00	\$ 180,000.00
Miscellaneous / Other Government	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Other Miscellaneous Revenue	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Other Court Fines	\$ 100.00	\$ -	\$ -

Fairgrounds

County Fair	\$ 283,972.00	\$ 233,000.00	\$ 233,000.00
Rentals	\$ 9,665.00	\$ 10,000.00	\$ 10,000.00

Fairgrounds Programming	\$	10,361.00	\$	10,000.00	\$	10,000.00
Rental - Community Outreach Center	\$	9,920.00	\$	8,000.00	\$	8,000.00
Total Fairgrounds	\$	313,918.00	\$	261,000.00	\$	261,000.00
TOTAL REVENUE	\$	553,204.57	\$	486,000.00	\$	486,000.00
TAX SUPPORT	\$	1,787,354.09	\$	2,111,682.00	\$	2,111,071.00
PER CAPITA SUPPORT	\$	2.55	\$	2.93	\$	2.93



El Paso County, Colorado
Financial Services/Budget
2020 Original Adopted Budget
Financial Roadmap 2020-2024

OPERATIONAL STRATEGY						
Dept/Office	Critical Needs	2020	2021	2022	2023	2024
Beginning Operational Savings		2,522,979	389	320,380	687,237	2,272,870
Revenues		149,342,251	154,667,612	161,857,499	165,543,329	171,148,066
Expenditures		(147,472,583)	(144,084,466)	(145,132,466)	(145,147,466)	(146,217,650)
Invest in High Impact Road Infrastructure	Additional On-Going (2016-2019 Increase of \$10.8M)	(345,000)	(500,000)	(4,200,000)	(5,200,000)	(5,200,000)
Other Sources/Uses		1,350,000	50,000	200,000	2,046,363	2,250,000
Countywide - Invest in Human Capital	1.5% Allocation of Personnel Budgets*	(1,795,719)	(1,795,719)	(1,795,719)	(1,795,719)	(1,795,719)
Countywide - Invest in Human Capital	Future Impacts of 2020 Personnel Budget Allocation*		(53,872)	(53,872)	(53,872)	(53,872)
Countywide - Invest in Human Capital	Pay for Performance/COLA (2%) - 2021		(2,613,806)	(2,613,806)	(2,613,806)	(2,613,806)
Countywide - Invest in Human Capital	Pay for Performance/COLA (2%) - 2022			(2,692,220)	(2,692,220)	(2,692,220)
Countywide - Invest in Human Capital	Pay for Performance/COLA (2%) - 2023				(2,772,849)	(2,772,849)
Countywide - Invest in Human Capital	Pay for Performance/COLA (2%) - 2024					(2,828,306)
Board of County Commissioners	Statutory Pay Increase w/FICA, Retirement		(45,921)	(45,921)	(75,163)	(75,163)
Countywide Elected Officials	Statutory Pay Increase w/FICA, Retirement				(78,013)	(78,013)
Community Services - Parks	Dedicated Forest Management Funds	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Community Services - Parks	Major Maintenance Funds	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Community Services - Parks	Park Maintenance Positions (4)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Community Services - Parks	Parks Capital Improvements		(750,000)	(750,000)	(750,000)	(750,000)
Community Services-Veterans' Services	Office Staff Expansion-Mt Carmel (2) and Ops	(126,519)	(83,889)	(83,889)	(83,889)	(83,889)
Community Services	Criminal Justice Support/Pretrial (2) & Northern Nature Center Staffing	(147,700)	(137,700)	(137,700)	(356,013)	(306,013)
County Attorney	2 Attorneys, 2 Paralegals & \$15,000 start up IT	(74,230)	(213,960)	(345,960)	(345,960)	(345,960)
Countywide Facility Needs	Major Facility Improvements	(250,000)	(250,000)	(1,000,000)	(1,000,000)	(1,000,000)
Countywide Facility Needs	ADA Requirements (one-time amounts)	(300,000)				
Countywide Facility Needs	Facility Critical Needs	(838,000)	(1,329,199)			
Countywide	Grant match funds, Next Gen ASR/TRS System/ERP Replacement		(550,000)	(550,000)	(550,000)	(5,550,000)
Countywide	Humane Society Contract Increase	(95,000)	(95,000)	(95,000)	(95,000)	(95,000)
District Attorney	Critical Needs Support*	(700,000)	(700,000)	(700,000)	(700,000)	(700,000)
Human Resources & Risk Management	NeoGov Onboard Module		(34,000)	(34,000)	(34,000)	(34,000)
Planning & Community Development	Staffing/address current and proj devpt workload -IPT & 1 FTE	(110,089)	(110,089)	(110,089)	(110,089)	(110,089)
Public Health	Increase for County Support to Public Health		(250,000)	(400,000)	(800,000)	(800,000)
Public Information	Census Marketing	(10,000)				
Public Works - Fleet	Diesel Station/Hydraulic Lift/Light Fleet Replacements	(800,000)	(650,000)	(800,000)	(600,000)	(600,000)
Total Funded Critical Needs		(4,392,257)	(10,263,155)	(16,358,176)	(18,810,230)	(26,384,899)
Ending Operational Savings after previously considered items		389	320,380	687,237	2,272,870	818,387

*1.5% allocation of personnel budget excluding DA's Office. DA provided lump sum for 2020 for all critical needs.

**El Paso County Parks
2020 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Expanded Scout Programs	Mary Jo Lewis	Medium	
Expanded Paint Mines Interpretive Park Programming	Todd Marts	High	
Tracking Exhibit	Mary Jo Lewis	Medium	
Pollinator Garden Upgrades	Mary Jo Lewis		Completed
Greenback Cutthroat Trout Exhibit Upgrades	Mary Jo Lewis		Completed
Pikes Peak Birding Festival / New Registration System	Theresa Odello		Tabled
County Fair Entrance Procedure Upgrades	Todd Marts		Tabled
Outdoor Safety Series	Theresa Odello		Completed
Expanded Summer Concert Series	Theresa Odello		Completed
Naturalist Nook Upgrades	Nancy Bernard		Completed
Taxidermy Mounts	Nancy Bernard		Completed
Birding 101 Program	Jessica Miller		Completed
Littering Exhibit	Jessica Miller	High	
El Paso County Fair Action Plan	Todd Marts		Tabled
Innovative Programming Plan	Todd Marts		Completed
Northern Nature Center - Interpretive Plan	Todd Marts	High	
Volunteer Recruitment Program	Todd Marts	Medium	
Park Operations Division	Project Manager	Priority	Status
Develop Individual Park Operation Plans	Brian Bobeck	Medium	
Signage Assessment and Inventory Plan	Brian Bobeck	Medium	
Santa Fe Open Space Master Plan	Ross Williams	High	
Jones Park Master Plan	Brian Bobeck	High	
Ute Pass Regional Trail Expansion - Planning	Jason Meyer	High	
Fox Run Regional Trail Planning	Jason Meyer	Medium	
Establish a Planning Division Internship Program	Jason Meyer	High	
Feasibility Study to Expand GIS Use	Ross Williams	Medium	
Explore Use of Art Murals	Brian Bobeck	High	
Venetucci Farm Proposal	Tim Wolken	Medium	
Capital Improvement Projects	Project Manager	Priority	Status
Fountain Creek Bank Stabilization Project (Willow Springs)	Jason Meyer		Completed
Hanson Trailhead Improvements	Jason Meyer	High	Bid Phase
Widefield Community Park Improvements - Phase II	Ross Williams	High	Construction Phase
Pineries Open Space Forestry Project	Brian Bobeck		Completed
Kane Ranch Open Space - Phase 1	Ross Williams	High	Construction Phase
Bear Creek Regional Park / Restroom Replacement	Jason Meyer	High	Design Phase
Bear Creek Regional Park / Pickleball Courts	Brian Bobeck	High	Construction Phase
Falcon Regional Park - Phase 2	Jason Meyer	High	Bid Phase
Eastonville Regional Trail	Jason Meyer		Completed

Fairgrounds Walkways	Brian Bobeck	High	Design Phase
Rock Island Regional Trailhead Upgrades	Greg Stachon	High	Construction Phase
Palmer Lake Recreation Area Upgrades	Greg Stachon	High	Construction Phase
Swink Hall Office Upgrades	Scott Myers		Completed
Homestead Ranch Regional Park - Landscape Upgrades	Greg Stachon	Medium	Planning Phase
Community Outreach Division	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Christine Burns	Medium	
2020 Grant Applications	Christine Burns	High	Ongoing
County Parks 50th Anniversary Planning	Tim Wolken / Christine Burns	High	Ongoing
Facility Naming Rights Project	Tim Wolken / Christine Burns		Approved

**Community Services Department
Parks / Recreation & Cultural Services Divisions
August 2020 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2020				2019
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 98,372	\$ 81,628		\$ 176,648
County Fair / Fairgrounds		\$ 301,000	\$ 93,850	\$ 207,150		\$ 339,450
Total		\$ 481,000	\$ 192,222	\$ 288,778		\$ 516,098
<u>Fundraising Revenue</u>		2020				2019
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 15,000	\$ 20,000	\$ (5,000)		\$ 85,250
Partners in the Park Program	Park Operations	\$ 35,000	\$ 61,000	\$ (26,000)		\$ 30,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 47,215	\$ (37,215)		\$ 36,799
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 18,200	\$ 6,800		\$ 23,507
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 44,000
Total		\$ 125,000	\$ 186,415	\$ (61,415)		\$ 219,556
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>				
Fountain Creek Watershed District	Hanson Trailhead	\$ 750,000				
City of Fountain	Hanson Trailhead	\$ 25,000				
Trust for Public Lands	Ute Pass Regional Trail	\$ 50,000				
Great Outdoors Colorado	Falcon Regional Park	\$ 350,000				
CARES	Nature Centers	\$ 16,500				
CARES	Park Restrooms	\$ 536,628				
CARES	Paint Mines Interpretive Park	\$ 475,000				
Colorado Parks & Wildlife	BCRP Archery Range	\$ 15,000				
Total		\$ 2,218,128				
<u>Parks Division Reservations</u>		2020			2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		4	41	N/A	9	110
February		12	879	N/A	14	546
March		6	44	N/A	15	192
April		0	0	N/A	186	9519
May		47	274	N/A	338	18036
June		294	2869	N/A	517	23048
July		309	6153	4.41	436	24558
August		259	7213	4.25	408	21519
September						
October						
November						
December						
Total		931	17473		1923	97528

<u>Parks Facility Reservations</u>	2020			2019	2019
August	<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>					
Archery Lanes	24	48		24	135
Athletic Fields	13	475		38	3265
Pavilions	94	3017		114	6362
Trails				4	2710
Vendor				3	6
Tennis Courts					
Vita Course					
Meeting Room	2	20		9	81
<u>Black Forest Regional Park</u>					
Athletic Fields	1	25		5	200
Pavilions	16	450		27	1259
Vendor					
Tennis Courts				10	38
<u>Falcon Regional Park</u>					
Baseball Fields					
<u>Fountain Creek Regional Park</u>					
Athletic Fields	3	125		2	120
Pavilions	25	849		40	1710
Trails					
Disc Golf Course				1	200
Vendor					
<u>Fox Run Regional Park</u>	1	25		2	16
Athletic Fields	3	75		11	625
Gazebo	11	483		6	430
Warming Hut	5	28			
Pavilions	44	1137		78	3831
Trails	1	10			
<u>Homestead Ranch Regional Park</u>					
Pavilions	10	300		13	465
Athletic Fields	1	100			
Trails					
<u>Palmer Lake Recreational Area</u>					
Palmer Lake Santa Fe Trail					
<u>New Santa Fe Trail</u>					
Monument Trail Head New Santa Fe Trail					
Baptist Road Santa Fe Trail					
AFA Santa Fe Trail					
Vendor - Santa Fe Trailheads	1	4		15	30
<u>Paint Mines Trail</u>	4	42		6	36
<u>Rock Island Trail</u>					
<u>Black Forest Section 16</u>					
<u>Rainbow Falls Historic Site</u>					
Total Park Facility Reservations	259	7213		408	21519

<u>Fairgrounds Facility Reservations</u>		2020			2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	478		8	447
February		12	271		16	782
March		3	170		17	846
April		0	0		23	3213
May		0	0		15	3519
June		20	410		29	2931
July		17	1,338		29	2,931
August		19	2291		17	4001
September						
October						
November						
December						
Total		80	4,958		154	18,670
<u>Fairgrounds Facility Reservations</u>						
<u>August</u>						
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	1	5	
Lions Club Meeting		0	0	1	20	
FAB Board Meeting		1	5	1	46	
Senior Dinner		0	0	1	38	
COC Meeting		0	0	1	20	
Garza Farms		0	0	7	56	
Pikes Peak Library		0	0	3	13	
Darrell West - Family Reunion		0	0	1	50	
Fair - Pre-Sale		0	0	1	50	
<u>South Kitchen - Grandstand</u>						
Garza Farms		13	65	0	0	
<u>Grounds</u>						
<u>Track</u>						
Race		2	2000	1	2173	
<u>Barns</u>						
<u>Livestock Arena</u>						
Goat Clinic		0	0	1	30	
LAC Meeting		0	0	2	20	
4-H Vet Check		0	0	1	80	

<u>Whittemore - Fairgrounds</u>						
Fair Advisory Board Meeting		1	21	0	0	
<u>Arena</u>						
Bijou Buckers Mini Bulls - Bull Riding		2	200	0	0	
Silver Buckle Gymkhana		0	0	2	150	
Team Roping		0	0	3	30	
Month Total Fair Facility Reservations		19	2,291	27	2,781	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Graffiti	1/26/2020	Rainbow Falls	Rock near the Falls	\$400		
Graffiti	8/20/2020	Bear Creek Terrace	Playground	\$200		
			Total			
				\$600		
<u>Volunteerism</u>						
		2020		2019		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		193	824	196	925	
February		234	1,148	189	1,098	
March		110	552	174	1,193	
April		86	350	590	2,398	
May		96	500	600	3,179	
June		378	1,765	416	2,649	
July		291	974	959	7,904	
August		240	669	632	3,123	
September						
October						
November						
December						
Totals	20,000 hours	1628	6,782	3756	22,469	
		2020				
<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		52	268			
Adopt-A-Park / Trail / Volunteer Projects		160	290			
Total		240	669			

<u>Programming</u>	Goal	<u>2020</u>			<u>2019</u>	<u>2019</u>
Totals for Year		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		45	755	4.96	40	461
February		47	2327	4.94	36	2303
March		17	361	4.97	62	1060
April		0	0	5.00	185	4928
May		12	4439	4.50	210	4415
June		40	888	4.96	122	3937
July		74	1962	4.91	120	4950
August		92	1221	4.94	80	3347
September						
October						
November						
December						
Totals	800 / 21,000	327	11953	4.90	855	25401
August	Facility	Programs	Attendance	Evaluation		
Kids Beaver-tastic Adaptations Day	BCNC	1	10			
Nature Camp: Bear Creek Rocks!	BCNC	5	100	4.90		
Scout Troop Volunteer Project	BCNC	1	4			
Nature Explorers: COYotes	BCNC	3	23	5.00		
Little Wonders: Flower Power	BCNC	2	20	5.00		
On the Trail Friday: Insect Sweeping	BCNC	1	12			
On the Trail Friday: Exploration Station (microscope)	BCNC	1	28			
Happy at Home Happy Trails Fundraiser	BCNC	1	129			
Honey Harvest	BCNC	12	120			
Paint Mines Overnight Photography Workshop	BCNC	1	6			
Roving	BCNC	18	102			
Cub Scouts	FCNC	1	10			
Pokemon Festival	FCNC	1	100			
Dog Appreciation Day	FCNC	1	52			
Scout-Eagle Scout projects-Tackle the Teasel	FCNC	3	10			
Nature Camp: Cattail Kids	FCNC	10	100	4.70		
2's & 3's Outdoors: Lady Bugs & Friends	FCNC	1	10	5.00		
Habitat Connection: Woods, Meadow, Marsh, Creek	FCNC	10	118			
Nature Adventures: Sweet Snakes	FCNC	1	10	4.70		
Cheyenne Mountain School District	FCNC	1	7			
Monarch Magic	FCNC	2	20	5.00		
Roving	FCNC	8	138			
Monarch Roving	FCNC	2	14			
Archery Camp: Final Week	SPEVT	1	24	5.00		
Roving	BCRP	1	12			
Rainbow Falls History Walk	RF	1	10	5.00		
Flow Patterns & Boat Races	RF	1	11	5.00		
Rainbow Falls Clean Up Day	RF	1	21			
TOTALS		92	1221	4.94		



COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIMAS
STAN VANDERWERF
CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

August 2020

General Updates:

1. Facility rentals have generated \$98,372 which is 54% of our \$180,000 annual goal.

Special Events:

1. CHSAA (Colorado High School Activities Association) has been working with the state, health and educational leaders for months and has now announced its 2020-2021 interscholastic athletics and activities calendar. Sabine has been working with several school on cross country events to take place in September under modified conditions. Kids and coaches are very excited about several upcoming XC events.
2. Online reservations continue to be busy with customers scheduling last minute Fall event.
3. Eleven weddings were held at the wedding gazebo at Fox Run Regional Park in August.
4. Youth soccer, tennis and bicycling camps resumed with limited participation.
5. Four night photography permits were issued in August for the Paint Mines Interpretive Park.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – August 2020

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

Community Outreach

1. **Happy Trails Fundraiser:** Considering COVID19 restrictions and safety considerations, this year's Happy Trails BBQ consisted of meal delivery to participant's homes and a live Zoom Mixer with interactive activities and a video. Sponsors included Heuberger Motors Subaru, Buffalo Gals Catering, and Sovereignty Wines. Total funds raised was approx. \$7,500.00. Thank you all for your support of outdoor education and our award-winning Nature Centers.
2. **Veteran of the Year Award Luncheon:** Presented by El Paso County Veterans Service and supported by the Community Services Department, El Paso County is hosting a complimentary luncheon on Thursday, September 10th at the Bear Creek Regional Park Veteran's Monument. Staff is assisting with sponsorship and event set up. For more information and/or to RSVP please contact DanaNordstrom@elpasoco.com.
3. **Creek Week: Save the Date for September 26th – October 4th** This 9-day cleanup has grown to be Colorado's largest, and you're invited to join your neighbors, friends, club members, school, church, business, or local government in this amazing effort. In 2019, over 3,200 volunteers removed 14 tons of litter and debris from the land and waters spanning from Palmer Lake to Woodland Park, and south to Pueblo and Trinidad. Most cleanups just take an hour or two, and thanks to generous sponsors we can provide bags, buckets, gloves and grabbers to participants. Trash and debris on the land eventually end up in our waterways. This rubbish clogs drainage systems, impacts wildlife, affects water quality and ruins the view of our beautiful natural landscapes. For more information go to: www.fountaincreekweek.com

Grants

1. The Colorado Parks and Wildlife (CPW) grant for the Eastonville Regional Trail development at Falcon Regional Park has been closed-out and final grant funds received.
2. If you have an interest in working with El Paso County Parks to assist with grants, to include research, please call Christine Burns at 520-6996.



COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division

Monthly Report – August 2020

Submitted by Todd Marts, Division Manager

General

1. Rainbow Falls Historic Site was open for nineteen days in August on Fridays, Saturdays, Sundays and Mondays. There were 9241 total visitors averaging 486 visitors a day and collected \$1,110 in donations. Now that we are transitioning to the Fall, the attendance is slowing down. We did need extra security at the site in July and August but concluded the service on August 23.
2. Frank Megorden was named 2019 Volunteer of the Year for Rainbow Falls. The award was given at the Clean-Up Day because we did not hold a volunteer recognition party this year due to Covid.

Projects, Fundraising & Grants:

1. Friends of El Paso County Nature Centers offered 'Happy at Home Happy Trails Fundraiser' on August 21st. In light of Covid19 restrictions and safety considerations, this year's Happy Trails consisted of meal delivery to participants' homes as well as a live Zoom Mixer with interactive activities and a nature centers video. El Paso County PIO Office employee Nancy Nelsen created the video for this event that incorporated interviews with Todd Marts, Recreation & Cultural Services Division Manager, nature center campers, camper parents, and teen volunteers and musical entertainment by volunteer band PepperGrass. Sponsors included Heuberger Subaru, Buffalo Gals Catering, and Sovereignty Wines. The event raised over \$8,000 for Friends of El Paso County Nature Centers. El Paso County PIO Office employee Nancy Nelsen created the video for this event that incorporated interviews with Todd Marts, Recreation & Cultural Services Division Manager, nature center campers, camper parents, and teen volunteers and musical entertainment by volunteer band PepperGrass. Sponsors included Heuberger Subaru, Buffalo Gals Catering, and Sovereignty Wines. The event raised \$8,000 for Friends of El Paso County Nature Centers.
2. The Mid-year Fundraising Campaign has raised \$4,271 from 37 donors.

Programs & Special Events:

1. Fountain Creek Staff and volunteers conducted two nature camps: Cattail Kids Nature Camp for two camp pods of 10 each conducted August 3-7. The total of 20 campers happily participated in our “favorite” activities including bug sweeps, pond studies, beaver dam building, and going fishing at the Willow Springs ponds. \$2,760 revenue, score 4.7. The whole team deserves a commendation for conducting COVID compliant camps throughout the summer with no one getting sick!
2. Magic Monarchs: This ever-popular program continues to delight audiences whether restricted to a small group due to COVID or not. We did an encore program in the afternoon to serve more participants who learned about the inter-generational migration, life-cycle, critical milkweed connection, and hunted for monarchs and caterpillars in the milkweed meadow.
3. Jr. Bird Club at Blue Stem Prairie—this intrepid group of 5 young birders expanded their experience to nearby Blue Stem Prairie Open Space. Led by staff they observed not only birds, but also pronghorn. The club continues to attract new young birders who we hope will become the birders of tomorrow.
4. Eagle Scout projects, Tackle the Teasel: Several groups of scouts tackled removal of an invasive species that has hampered the health and breadth of the milkweed meadow—a critical habitat for monarch butterflies. The non-native Teasel plant is on the El Paso County B list of noxious weeds. We are thankful for their hard work in clipping and bagging these harmful plants and restoring the milkweed meadow.
5. Bear Creek Nature Center wrapped up its 5th and final week of summer nature camp in August with ‘Bear Creek Rocks!’- a week of Geology camp activities. This summer’s camp programming was implemented with careful and thoughtful Covid-related modifications and adjustments. Camps served a total of 100 campers, connecting them to the natural world and providing them with a much-needed opportunity for connection to the natural world as well as interaction with adult leaders and other children. Parent testimony included, “I can’t tell you what a lifesaver camp was for my son this year. He was getting very depressed by not being able to do things with other people and see friends. Thanks to the safety precautions put in place we felt comfortable sending him to camp and this week has been such a benefit to his mental health.
6. Bear Creek Nature Center partnered with the Pikes Peak Beekeepers for the Annual Honey Harvest event. To adhere to group size and distancing guidelines, participants pre-registered for specific time frames that served 10 participants each. Activities included honey extraction demonstration, beekeeping education, hive observation, crafts and educational activities. All 12 sessions were filled, serving 120 participants of all ages. Evaluation scores averaged 5/5 and participant comments included, “We want to plant a pollinator garden now!” and “We loved it! Thank you so much!”
7. Events at Rainbow Falls this month:
 - a. History Walk presented by Douglass Keithley Edmundson on Saturday, August 8. Ten participants enjoyed the walk and learning about the history of the area.
 - b. Flow Patterns & Boat Races on August 15, with 6 children and 6 adults. This was a great new program conducted by the staff at the Falls.

- c. Clean-Up Day on August 22, with 21 volunteers collecting 27 bags of trash, knapweed, and other brush that was covering trails.
- 8. Archery Camp this year was very successful with all camp sessions being full and providing camp to 56 participants, ranging in age from 6 to 57 years old. Total camp revenue was \$4980, with \$2988 going to the contractor, Archery School of the Rockies, and \$1992 generated for Friends of El Paso County Nature Centers. The overall rating the camp received from the participants was 4.69 out of 5. Some comments from participants:
 - a. I thought the coronavirus precautions were well thought out.
 - b. He liked it a lot! So much so that he is going to start taking lessons
 - c. They really had fun. I think it was a huge compliment to the instructors that my kids were nervous the first day and excited the 2nd and 3rd days.

COMMUNITY SERVICES DEPARTMENT

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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
AUGUST, 2020**

Parks Planning

Capital Project Management:

Santa Fe (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 fall 2020. County staff has elected to change the property name to Santa Fe Open Space, pending Board of County Commissioner approval. The name change is due to the Santa Fe Railroad history and to eliminate confusion that Elephant Rock is accessible or located on County property.

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. MHYC and RMFI constructed an additional 10,800 feet of singletrack trails in April-October 2019. Trailhead construction was awarded to 53 Corporation, with construction taking place fall/winter 2019/2020. RMFI and MHYC will complete approximately 11,000 feet of additional singletrack trail in June 2020. The park was opened on June 27th, 2020.

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, 2020. The Trust for Public Lands has committed \$50,000 towards the project. A Contract was awarded to Avery Asphalt to construct the trail. Construction started in September 2019 and reached substantial completion in December 2019. A final walkthrough was completed on March 31, 2020 and grant close-out is underway.



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 in April 2019. Stantec Consulting Services was selected to complete the design of the Ute Pass Regional Trail. The design project launched in 2019 and will last through 2020 with construction planned afterwards. A survey has been completed and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January and presented to CDOT and CSU. The estimate indicates that the grant funds are not adequate to construct the entire portion of the trail. Staff met with CDOT in February and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Coordination with CDOT and design efforts continue. Public input is scheduled for fall and final design is anticipated in the winter.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a baseball field, multi-use field, parking lot, restroom, playground, and drainage improvements. NES was awarded a contract in 2019 to complete the final design of the proposed Phase II improvements. A 30% plan review was completed in January and NES completed final design drawings in June. Procurement is anticipated in August with construction to follow. A GOCO grant was submitted in October 2019 to help fund Phase II improvements. The grant was awarded to the County in March 2020.

Bear Creek Regional Park Pickleball Courts – Design / Build contract for twelve pickleball courts was awarded to Renner Sports Surfaces May 2020. The design was completed August 2020 with anticipated construction completion October 2020.

Bear Creek Regional Park Restroom– Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020. A kickoff meeting was held in May with preliminary concepts reviewed in June. Public input is anticipated in the fall with final design anticipated by end of year. Construction is anticipated in spring 2021.

Planning:

Fountain Creek Regional Park Master Plan / Phase I Improvements - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019. All improvements have been completed with new park and directional signage as the only remaining project components, scheduled for completion in summer 2020.

Widefield Community Park Master Plan / Phase I/II Improvements - The Master Plan was approved by the Board of County Commissioners on March 30, 2017. 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. Designscares Colorado was chosen to complete the Phase I Improvements, with construction completed October 2019. Parks has received a \$165,000 CDBG grant for the construction of Phase II Improvements, including two picnic pavilions and ADA access improvements. The CDBG-funded Phase II project will take place in summer 2020. Performance Recreation was chosen to complete the Phase II improvements in 2020 at a not to exceed cost of \$134,090. A kick-off meeting was held in August with construction this fall / winter.

Kane Ranch Open Space Master Plan / Phase I Improvements - The master planning process for the property was initiated in March 2018. The County selected Design Concepts to lead the effort which included stakeholder interviews, public open house, and several site visits taking place in April–June 2018. The Kane Ranch Open Space Master Plan was presented before the Park Advisory Board in July 2018 for endorsement and was presented to the Board of County Commissioners for final approval in August 2018. Ace Fencing has completed the installation of wildlife-friendly fencing in previously unfenced areas of the property. Design and construction of the Phase I Improvements is scheduled to take place in mid- to late-2020. Veltrans was chosen to complete the Phase I improvements in 2020 at a not to exceed cost of \$347,280.

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 was approved by FEMA and completed in 2019. An IFB for creek bank repairs was advertised in September and Olgoonik General, LLC was awarded the \$949,931 contract. Work started in December 2019 with substantial completion was issued in March 2020. Final punch list and demobilization was completed in April.

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohannon-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA and approved. Refinement of the design will continue in 2020. Permitting and regulatory approvals will continue in 2020. 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 responded favorably and has allocated \$750,000 to the project. Procurement is anticipated in August with Construction starting fall/winter 2020.

Other:

Development Permit Application Reviews - Staff reviewed three development permit applications to be presented to the PAB for endorsement in August and provided internal administrative comments for an additional six applications.

Fountain Creek Watershed, Flood Control and Greenway District - Community Services Department Staff continues to serve on the Technical Advisory Committee. The committee helps 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 - EPC Parks has been awarded the following grants: \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park; \$350,000 2020 GOCO grant for Falcon Phase II; \$164,700 2020 CDBG grant for Fairgrounds walkway improvements.

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 2020.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – August has been a challenging month given the employment separation of two Central District members. Staff has had to adapt and provide weekend coverage to maintain high customer service standards while attempting to keep several high priority projects moving forward. We seem to be nearing the end of our busiest season and hope to have both vacant positions filled soon. Everyone is looking forward to cooler temperatures, stable weather conditions, and additional support to begin a variety of fall maintenance tasks.

Staff continues to aid with the pickleball court construction project. Staff removed and relocated an irrigation mainline that would have been under the new court foundation. Daily site visits are being conducted to monitor progress and to ensure objectives outlined in the RFP are being met.

Staff box bladed all regional trails, parking lots, and gravel roads. Native trail aprons were mowed, and sections of trail surfacing were treated with non-selective herbicide. Road base fill was added to several heavily eroded sections of trail.

Much time has been designated to assist the Equestrian Skills Course Friends Group with reconstruction of the pond obstacle. Several feet of fill material and the pond liner were removed. Jumping platforms were dismantled and all useful materials were salvaged for future use. Class-6 fill material is now being brought in to provide a solid base for the new pond liner.

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.

Staff continues mowing and trimming native areas at entrance points and high traffic areas. We are hopeful that mowing will improve visibility and encourage guest to remove their pet's waste.

Several Friends Group members continue to provide phenomenal support by making sure waste bag distribution boxes are stocked and removing left behind dog waste.

Rainbow Falls Historic Site – The site continues to draw impressive numbers averaging 500+ guest per day. Parking, restroom capacity, and overall site management has become very difficult. Management staff is collaborating to determine options to assist with increased usage.

Downtown Facilities – Staff remains busy with general maintenance tasks including mowing, trimming, weed management, irrigation repairs, and trash removal.

Jones Park – Stakeholder comments were received regarding the Master Plan process and internal reviews are being conducted to discuss next steps in developing the final draft.

Our team will be applying for an OHV trails grant this fall and we have begun efforts to develop a scope of work that will help with ongoing maintenance of trail #667.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads. Illegally parked vehicles were notified and have since been removed.

Box blading and trail apron mowing operations continue as several rain events caused extensive erosion and a surge in vegetation growth.

East District:

County Fairgrounds – The County fairgrounds were relatively quiet this past month. The East team setup for two auto races as well as a bull riding event. The bull ride setup was labor intensive as staff had to move and setup all our large buffalo panels near the outdoor arena.

Staff continues to complete smaller maintenance projects throughout the fairgrounds and the East Ticket Booth received a new coat of paint this month.

Falcon Regional Park – Staff box bladed the main parking lot and dog park parking lot, filled several larger potholes, and reset some of the parking lot timbers.

Eastonville Trail - Staff mowed trail aprons and box bladed the trail. We have had some issues with people accessing the trail with their ATV's creating minor damage along the trail. The team was able to repair these issues and will continue to monitor the situation.

Homestead Ranch Regional Park – Staff continues to work on landscape bed demolition and cleanup around the restroom facility and playground.

We have been dealing with an increase in horse manure at Homestead Ranch parking lot. The parking lot has one sign as you enter asking patrons to remove any manure left in the lot. Staff installed two additional signs near our manure cans to increase visibility and to attempt to curb this issue.

Staff removed most of the Duckweed from the pond this month and will continue to monitor. Blue-green algae treatments have been conducted this year and it has been a success. We continue to treat, monitor, and test for the algae.

Rock Island Regional Trail – Staff mowed and box bladed the trail this month.

Wood Lake Trail - Staff mowed and box bladed the trail this month.

Heritage Ranch Open Space – The East team spent several days addressing a couple issues reported by neighbors. Four new signs were installed to address motorized vehicles entering the property, a buffer was mowed along property boundaries, staff cut up fallen trees and removed a large amount of slash and debris from the property. The open space looks much better and staff will continue to monitor the site.

North District:

Fox Run Regional Park – Due to the hot and dry weather, the North team has focused on balancing the irrigation system watering times and amount of water supplied by the Denver well pump. Staff has performed multiple system checks, mainline repairs, irrigation head replacement, and troubleshooting the irrigation pumps Variable Frequency Drive (VFD) system. Staff has also started incorporating native grass seed around the lakes which received high foot traffic this summer. Staff continued split rail fence replacement, multiple playground repairs, sprayed weeds, and fire mitigation with El Paso County Wildland Fire.

Black Forest Regional Park – Staff also focused efforts on the irrigation system and adjusting water times due to the hot weather. Multiple irrigation checks were conducted and non-functioning irrigation heads were adjusted or replaced. Staff repaired and cleaned solenoids to the public water system after multiple overflows and flooding of the maintenance room behind the restrooms. Staff sprayed weeds in the active use areas.

Pineries Open Space – We have had great success with public interaction at the Pineries. After opening late June, we have found that the parking flow had to be slightly modified to clarify horse trailer parking and to help separate interaction of hikers, bikers, and dogs around equestrian trailers. We have installed a fire lane and parallel parking for trailers along the road. Staff graded around the restrooms to prevent erosion around the trail and restroom area. Staff has been contacted by neighbors and answered requests to clear fallen trees, repair fences, and cut hazard trees that may cause future damage.

Santa Fe Regional Trail – Staff performed weed control at trailheads, along the trail, and cleared sections of the trail with large willow and brush regrowth. Staff graded and repaired parking lots, sections of the trail, and filled a large sinkhole which formed in the trail near Beacon Light Road. We will continue to monitor this area to make sure there are no underlying issues.

Black Forest Section 16 – Six additional Trailer Parking Only signs were installed in the northern parking lot to help prevent other vehicles from parking in the area. Park Planning staff continues discussion with the State of Colorado regarding options for additional parking.

Palmer Lake – Staff graded the main parking lots, replaced damaged split rail fence, and completed weed control.

Hodgen Trail – Staff repaired and revegetated a section of trail that continues to significantly erode after large rainstorms. This section of trail was developed as a connector trail for future expansion and is not currently used by the public.

South District:

General Information – The South team focused on a variety of tasks this last month which ranged from gravel road and parking lot grading, irrigation and pump repairs, trail repairs caused by erosion, and trimming overgrown trees from trail aprons.

Fountain Creek Regional Park – The hot summer temperatures along with a couple irrigation mainline leaks stressed the turf over the last month. Staff was able to make repairs and the turf has been recovering quickly. The few thunderstorms received and nearby lightening strikes caused minor damage to the irrigation supply well control panel and staff is in the process of coordinating repairs.

We removed 4 dead trees that were damaged earlier this year by deer. Some trees were pruned and survived while the others were not able to recover.

Staff continued repairing parking lot potholes and performed weed control throughout the parking lot and sidewalks.

During routine playground safety inspections, staff recognized wear on the playground swing S-hooks and bolts. All components that showed significant wear were replaced by staff.

Stratmoor Valley Park – Staff repaired toddler swings that were damaged and removed / replaced safety barrier panels that were vandalized. Other repairs included split rail fence that had been broken by people sitting or jumping on fence rails.

Ceresa Park – The playground transition platforms were heavily damaged by vandals burning holes and were deemed unsafe. The playground has been temporarily closed and fenced off. Staff is currently working with the playground manufacturer representative on playground replacement parts and options.

Stratmoor Hills Park - Staff spent time cleaning up mud and debris from the recent hailstorms. Fortunately, no structures were damaged during this storm.

Widefield Community Park – Phase II of the CDBG project is underway with the contractor currently working on project design and obtaining materials.

Recent hailstorms caused damage to the restroom roof. An insurance claim has been filed and quotes are currently being gathered to replace the roof.

Pikes Peak Disc Golf Club installed new disc golf baskets on all 18 holes. This was made possible by the generous donation of our new Partner in the Park - Dapper Dan Homes.

Due to the high temperatures this last month, staff removed two sections of heaved sidewalk and temporarily filled the area with road base. New sidewalk will be placed in September.