

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, April 14, 2021 – 1:30 p.m.**

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

<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>1. Call Meeting to Order</b>		Chair	
<b>2. Approval of the Agenda</b>		Chair	Approval
<b>3. Approval of Minutes</b>		Chair	Approval
<b>4. Introductions / Presentations</b>			
A. Nancy Stone Bernard Retirement Resolution		Chair	
<b>5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)</b>		Chair	
<b>6. Development Applications</b>			
A. Bridle Bit Ranch Filing 1 A Final Plat		Greg Stachon	Endorsement
B. Winsome Filing No. 2 Final Plat		Greg Stachon	Endorsement

<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>7.</b>	<b>Information / Action Items</b>		
A.	County Parks 50 <sup>th</sup> Anniversary Update	Todd Marts	Information
<b>8.</b>	<b>Monthly Reports</b>	Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		

RECORD OF PROCEEDINGS

*Minutes of the March 10, 2021  
El Paso County Park Advisory Board Meeting  
Centennial Hall, 200 S. Cascade  
Colorado Springs, Colorado*

Members Present:

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

Staff Present:

Tim Wolken, Community Services Director  
Brian Bobeck, Park Operations Division Manager  
Ross Williams, Park Planner

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. Toby Levin seconded the motion. The motion carried 9 - 0.**
3. Approval of Minutes: **Alan Rainville made a motion to approve the February 10, 2021 meeting minutes. Terry Martinez seconded the motion. The motion carried 9 - 0.**
4. Introductions and Presentations:
5. Citizen Comments:

Tim Wolken stated that the February meeting minutes have been amended to include comments which Cory Sutela, Executive Director of Medicine Wheel Trail Advocates made during the citizen comment section of the last Park Advisory Board meeting. Chair Ed Hartl read the comment into record. The comment was missed due to a technical issue.

Chair Ed Hartl stated that he received the retirement notice of Tim Wolken's pending retirement. He expressed his gratitude to Mr. Wolken and stated that it has been a pleasure working with him for the past 4 years.

Susan Davies, Executive Director of the Trails and Open Space Coalition complemented Todd Marts on the presentation he gave at the Parks TOPS Working Committee about the 50<sup>th</sup> El Paso County Parks Anniversary.

Mrs. Davies also stated that Ballot Issue 1 (a TABOR 30 word ballot limit) has been favored by many local organizations to include: Visit COS, the Chamber of Commerce, Downtown Partnership, the Mayor of Colorado Springs, Colorado Springs City Council and the Pickleball Association.

Mrs. Davies also expressed her gratitude to Mr. Wolken for his many years of service. She stated that it has been a pleasure watching him persevere through the many challenging objectives/projects he had to overcome and to do it with class and patience. Because of his leadership the Parks Department will receive yearly capital investments. Mrs. Davies also pointed to the many grants the department was able to receive and the great staff Mr. Wolken has been able to hire and retain throughout the years.

Cory Sutela, Executive Director of Medicine Wheel Trail Advocates expressed his great appreciation to Mr. Wolken for his service and congratulated him on his retirement. He also thanked Ross Williams for including the organization in discussions about the Santa Fe Open Space. He stated that he was able to visit the Paint Mines Interpretive Park and was pleased by the great work that has already been completed under the leadership of Mr. Wolken.

6. Development Applications:

**A. Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan**

Ross Williams provided an overview of the Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan.

**Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Skyline at Lorson Ranch PUD Development Plan and Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$39,100 and urban park purposes in the amount of \$24,650 will be required upon recording of the 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 of the forthcoming final plat(s). Alan Rainville seconded the motion. The motion passed 9 – 0.**

**B. Cloverleaf Subdivision Filing No. 1 Final Plat**

Ross Williams provided an overview of the Cloverleaf Subdivision Filing No. 1 Final Plat and addressed questions by board members.

**Julia Sands de Melendez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Cloverleaf Subdivision Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$1,380 and urban park purposes in the amount of \$870. Anne Schofield seconded the motion. The motion passed 9 – 0.**

**C. The Trails at Aspen Ridge PUD Development Plan and Preliminary Plan Amendment**

Ross Williams provided an overview of The Trails at Aspen Ridge PUD Development Plan and Preliminary Plan Amendment.

**Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Trails at Aspen Ridge PUD Development Plan and Preliminary Plan Amendment: fees in lieu of land dedication for regional park purposes in the total amount of \$312,800 and urban park purposes in the total amount of \$197,200 will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats. Terry Martinez seconded the motion. The motion passed 9 – 0.**

Stan VanderWerf provided public comment. He made statements about getting back to pre-Covid conditions but has not received any guidelines from the State level on how to achieve this goal. He stated that El Paso County is also short on Covid vaccines.

7. Information / Action Items:

8. Monthly Reports:

Tim Wolken stated that eight applications have been received for open Park Advisory Board position, previously held by Julia Sands de Melendez.

Mr. Wolken announced his retirement effective March 31. Mr. Wolken has served 17 years with El Paso County, retiring from his position as Executive Director of the Community Services Department. Mr. Wolken expressed his thanks to Commissioner VanderWerf for his substantial involvement with County Parks. He thanked the Park Advisory Board and staff for their passion for County Parks and their dedication and service to the community. He also expressed his gratitude to the many community partners he has worked with throughout the years. Commissioner Stan VanderWerf stated that on behalf of himself and on behalf of the Board of County Commissioners, he thanked Mr. Wolken for his great service to El Paso County, the community, and its citizens. Commissioner VanderWerf expressed that under Mr. Wolken's leadership he built a team that moved El Paso County Parks forward to what it is today; and the legacy Mr. Wolken leaves behind through his many accomplishments will remain strong in El Paso County and enjoyed by citizens for many years. Board member Jim Cassidy expressed his gratitude to Mr. Wolken and further stated that through his leadership and accomplishments El Paso County Parks have dramatically improved over the 17 years under Mr. Wolken's guidance.

Ross Williams provide an overview of the Santa Fe Open Space public review process.

9. Board/Staff Comments:

10. Adjournment: **The meeting adjourned at 2:31 p.m.**

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Julia Sands de Melendez, Secretary

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** Nancy Stone Bernard Retirement Resolution

**Agenda Date:** April 14, 2021

**Agenda Item Number:** #4 - A

**Presenter:** Chair & Todd Marts, Recreation & Cultural Services Manager

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

#### **Background Information:**

In recognition for Nancy Stone Bernard's 15 years of service, this resolution confirms her wonderful and significant contributions to the Fountain Creek Nature Center and the countless residents and visitors that benefitted from her love of the natural and cultural resources in El Paso County.

**Recommended Motion:** Information



## **Proclamation**

**WHEREAS**, the El Paso County Park Advisory Board, regretfully accepts the retirement of Nancy Stone Bernard as the Fountain Creek Nature Center Supervisor for the El Paso County Community Services Department; and

**WHEREAS**, Nancy Stone Bernard has served the El Paso County Community Services Department in a dedicated and outstanding manner for fifteen years; and

**WHEREAS**, Nancy Stone Bernard's expertise, leadership and commitment have contributed significantly to the development of our nationally recognized Fountain Creek Nature Center and programs, which have been enjoyed and utilized by countless County residents and visitors; and

**WHEREAS**, Nancy Stone Bernard has earned respect and admiration for her level of knowledge, professionalism, and her gift to interpret the natural and cultural world; and

**WHEREAS**, Nancy Stone Bernard was awarded the Community Services Department Employee of year in 2011 which was a tribute to her outstanding contributions to the Fountain Creek Nature Center; and

**WHEREAS**, Nancy Stone Bernard efforts were recognized with a Colorado Alliance for Environmental Education Award and Pikes Peak Greenie Award for programming at Fountain Creek Nature Center; and

**WHEREAS**, Nancy Stone Bernard coordinated countless special events including the Family Fun Day, Jack-o-Lantern Trail, Christmas Wagon Rides, Chocolate Bunny Egg Hunt; and

**WHEREAS**, Nancy Stone Bernard coordinated and led countless environmental education field trips and summer nature day camps; and

**WHEREAS**, Nancy Stone Bernard's enthusiasm, positive attitude and love of the outdoors were appreciated by both the Park Advisory Board and staff.

**NOW, THEREFORE, BE IT RESOLVED** the El Paso County Parks Advisory Board hereby expresses its appreciation to Nancy Stone Bernard for her years of service to the County.

**BE IT FURTHER RESOLVED** that this Resolution be recorded in the minutes of the El Paso County Park Advisory Board meeting, and thereafter preserved as a tribute to Nancy Stone Bernard's service, and an executed copy thereof be first read and then delivered to her.

**DONE THIS** 14<sup>th</sup> day of April 2021, at Colorado Springs, Colorado.

Park Advisory Board of El Paso County, Colorado

By:

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Ed Hartl, Chair

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

### **Agenda Item Summary Form**

**Agenda Item Title:** Bridle Bit Ranch Filing 1 A Final Plat

**Agenda Date:** April 14, 2021

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

**Presenter:** Greg Stachon, Landscape Architect

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

#### **Background Information:**

The subject property is 12730 Bridle Bit Road which is located north of Shoup Road and east of Highway 83. This request by Whitehead Engineering on behalf of Nicole Telle to subdivide the existing 10 acre lot into two lots of five acres each. The current property is made up of two lots from the original subdivision, Lots 3 and 4 Bridle Bit Ranch which was recorded in April 1980. Subsequently the two lots were combined into the current configuration by the Board of County Commissioners resolution 82-147. The zoning is currently RR-5 and will remain zoned RR-5.

The El Paso County Parks Master Plan (2013) shows a master planned trail alignment along the west edge of the subject property. More specifically, the master plan identifies the proposed LaForet Regional Trail running along the western edge of the proposed subdivision. The proposed LaForet Regional Trail alignment runs along Shoup Road east and west, then heads north through Bridle Bit Ranch, continuing through adjacent subdivisions, until it intersects with Black Forest Regional Park.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the western boundary of Bridle Bit Ranch Filing No.1A Final Plat. The trail easement does not have to be exclusive and can be shared with the existing power line easement.

No park fees will be required for this subdivision of land because proof of original park fees paid were provided to El Paso County Parks.

#### **Recommended Motion:**

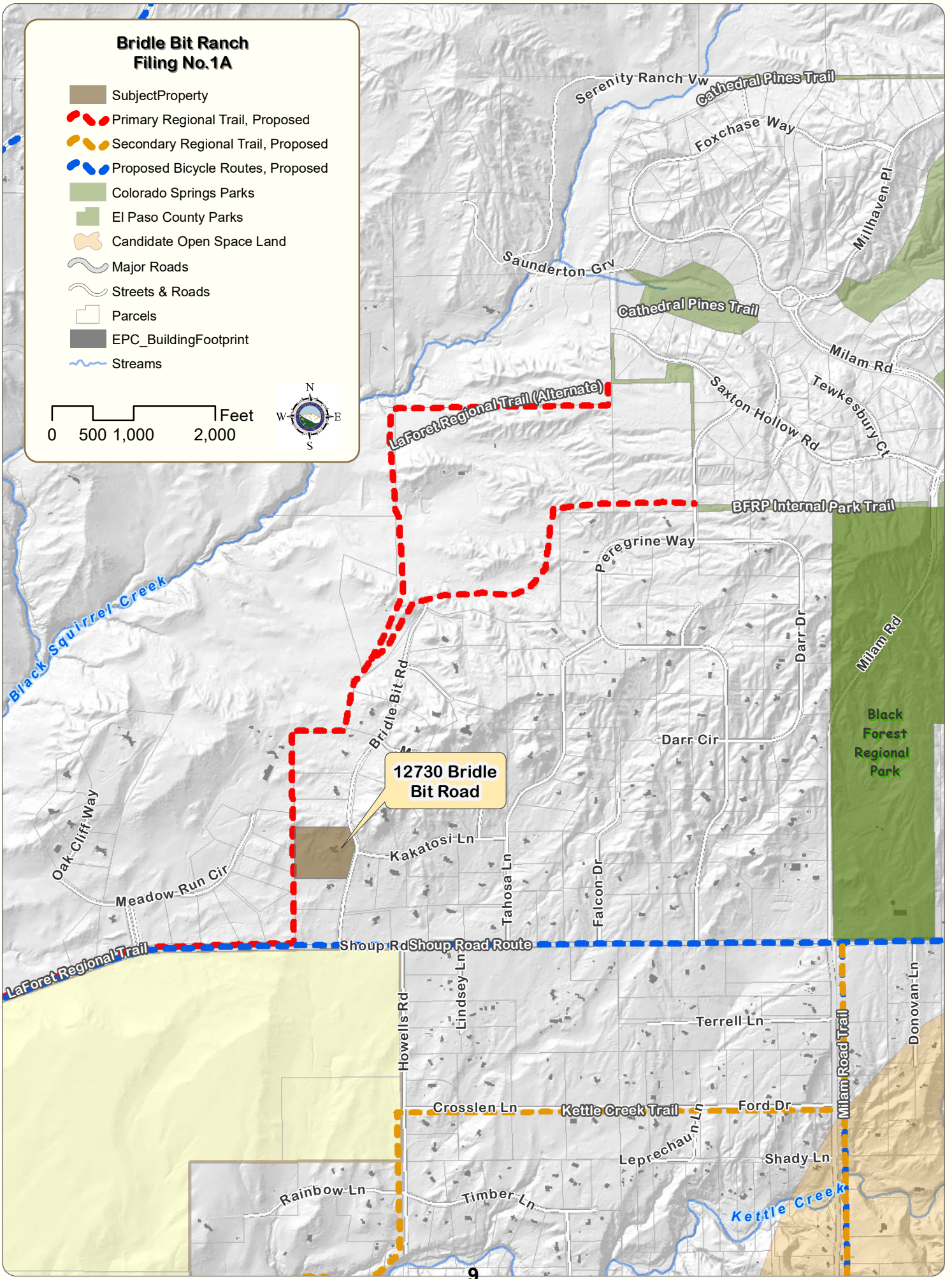
The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following conditions when considering and / or approving the Bridle Bit Ranch Filing 1A: (1) Provide to El Paso County a 25-foot trail easement along the western boundary of Bridle Bit Ranch Filing 1A Final Plat that allows for the construction, maintenance, and public access of the LaForet Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat. (2) No park fees are recommended because proof of original payment was provided to El Paso County Parks.



# **Bridle Bit Ranch Filing No.1A**

- SubjectProperty
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Parks
- El Paso County Parks
- Candidate Open Space Land
- Major Roads
- Streets & Roads
- Parcels
- EPC\_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet



# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

April 14, 2021

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.

<b>Name:</b>	Bridle Bit Ranch Filing No.1A	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-21-001	<b>Total Acreage:</b>	10.00
		<b>Total # of Dwelling Units:</b>	2
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.50
		<b>Regional Park Area:</b>	2
		<b>Urban Park Area:</b>	2
Nicole Telle	Whitehead Engineering, LLC	<b>Existing Zoning Code:</b>	RR-5
12730 Bridle Bit Rd.	PO Box 1551	<b>Proposed Zoning Code:</b>	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80901		

### 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

**Regional Park Area: 2**

0.0194 Acres x 2 Dwelling Units = 0.039  
**Total Regional Park Acres: 0.039**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

**Urban Park Area: 2**

Neighborhood: 0.00375 Acres x 2 Dwelling Units = 0.00  
Community: 0.00625 Acres x 2 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

#### FEE REQUIREMENTS

**Regional Park Area: 2**

\$460 / Dwelling Unit x 2 Dwelling Units = \$920  
**Total Regional Park Fees: \$0**

**Urban Park Area: 2**

Neighborhood: \$114 / Dwelling Unit x 2 Dwelling Units = \$0  
Community: \$176 / Dwelling Unit x 2 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

### ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following conditions when considering and / or approving the Bridle Bit Ranch Filing 1A: (1) Provide to El Paso County a 25-foot trail easement along the western boundary of Bridle Bit Ranch Filing 1A Final Plat that allows for the construction, maintenance, and public access of the LaForet Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat. (2) No park fees are recommended because proof of original payment was provided to El Paso County Parks.

**Park Advisory Board Recommendation:**

## TELLE SUBDIVISION

### Letter of Intent

#### Owner / Applicant

Nicole T Telle  
12730 Bridle Bit Road  
Colorado Springs, CO 80908  
(719) 332-0238

#### Consultant

David J Whitehead, P.E.  
Whitehead Engineering, LLC  
P.O. Box 1551  
Colorado Springs, CO 80901

#### Site Data

Address: 12730 Bridle Bit Rd.  
Colorado Springs, CO 80908

TID No. 62100-01-011

Area: 10.12 acres

Zoning: RR-5

Location: SE1/4 SE1/4 S10, T12S, R66W of the 6<sup>th</sup> P.M.

#### Request

This request is to subdivide the existing 10.12-acre lot into 2 lots of 2.5 acres each.

The current property is made up of two lots from the original subdivision, Lots 3 and 4 Bridle Bit Ranch which was recorded in April 1980. Subsequently the two lots were combined into the current configuration by County Commissioners resolution 82-147.

This request will allow of a single-family home to be constructed on the new lot. The proposed lot sizes are consistent with the surrounding developments.

### Existing Facilities

There is an existing Single-family residence with an out building on the property. They are served by a well (Dawson Formation) and an individual septic system.

All required public improvements were constructed with the original subdivision in 1980. The adjacent public street; Bridle Bit Rd. is in a 60-foot public R-O-W and is a paved roadway.

Electric facilities are installed underground and are owned and Operated by Mountain View Electric Association.

Natural gas facilities are installed and are owned and operated by Black Hills Energy.

Telephone facilities are installed both above and below ground depending on location and are owned and operated by Century Link Communications.

### Proposed Facilities

A new single-family residence on the new lot. It will be served by existing utility service providers in the area and will have a well (Dawson Formation) and an individual septic system.

No new public facilities are proposed.

### Policy Plan

The El Paso County Policy Plan underpins the implementation of the County Master Plan and Small-Area plans. The site that is the subject of this land use application lies within a Small-Area plan – Black Forest Preservation Plan.

This application is consistent with Goal 1.1 of the Policy Plan to protect and enhance the unique and individual qualities of the County. The development on new 5-acre lot will minimize the disturbed area and remain consistent with adjacent development.

This land use application is in conformance with the pertinent policies contained in the plan.

### Black Forest Preservation Plan

The site lies within the boundaries for the Black Forest Preservation Plan. The site and proposed division conform to all pertinent elements of the plan. Significant elements of the plan are discussed below.

There are no Historic Sites or Structures on or near the site.

The septic system suitability is identified as having moderate or slight constraints. There is an existing system on the site that is functioning without issue. The Septic system report submitted with the application addresses the proposed system for the new lot.

#### Environmental Constraints (Map 5)

The only defined constraint is Wildfire. This constraint has been addressed in the Wildfire Mitigation plan submitted with this application.

#### Groundwater Resources

There is an existing well (Permit # 116298) serving the existing residence on the site. A new Decree of the Water Court for the proposed subdivision has been entered (Case # 2019CW3039, 25 June 2020). The decree establishes water rights, withdrawal rates and augmentation requirements and 300-year life for the site. The existing well will need to be re-permitted as a non-exempt well.

#### Community Services & Public Facilities

- The proposed subdivision, two five acre lots, is consistent with the rural residential goal of the plan and the adjacent subdivisions.
- The site is in School District 20
- The site is in the Black Forest Fire Protection District. A commitment to serve letter has been submitted with this application.
- Black Hills Energy supplies natural gas to the site. A commitment to serve letter has been submitted as a part of this application.

- Mountain View Electric Association (MVEA) provides electricity to the site. A commitment to serve letter has been submitted as a part of this application.

The site exists within the “Timbered Area” visual element of the plan (Map 11).

This subdivision will not have an impact on this visual element.

The Visual Design Recommendation Matrix (Timbered Area) identifies the following guidelines:

- Use materials and colors compatible with the area
- Align roads with topography – no new roads are proposed.
- Identify and Protect Historic Sites – no historic site on or near site.
- Cluster development below site line.
- Provide visual entry points – only one new residential driveway – no entry point.
- Enhance surrounding visual features.
- Preserve and maintain vegetation – new residence construction will minimize disturbance to existing vegetation.

#### Water Master Plan

The site is in Region 2 of the El Paso County Water Master Plan. The both lots in this subdivision will obtain its water from water wells in accordance with the court decree. There is one existing well onsite. This decree includes augmentation and provides for a 300-yr supply.

This land use application conforms to the pertinent policies of the Water Master Plan,

#### Waiver Requests

The applicant requests a waiver of drainage fees for the subdivision and this application returns the site to a two-lot subdivision as contemplated on the original subdivision plat.

This waiver request does not nullify the intent of the Land Development Code. The property subject to this request was previously platted as two lots in conformance with the code.

This waiver request will not cause the need for additional waiver requests.

The granting of this waiver is not detrimental to the public safety, health or welfare and will not be injurious to other property.

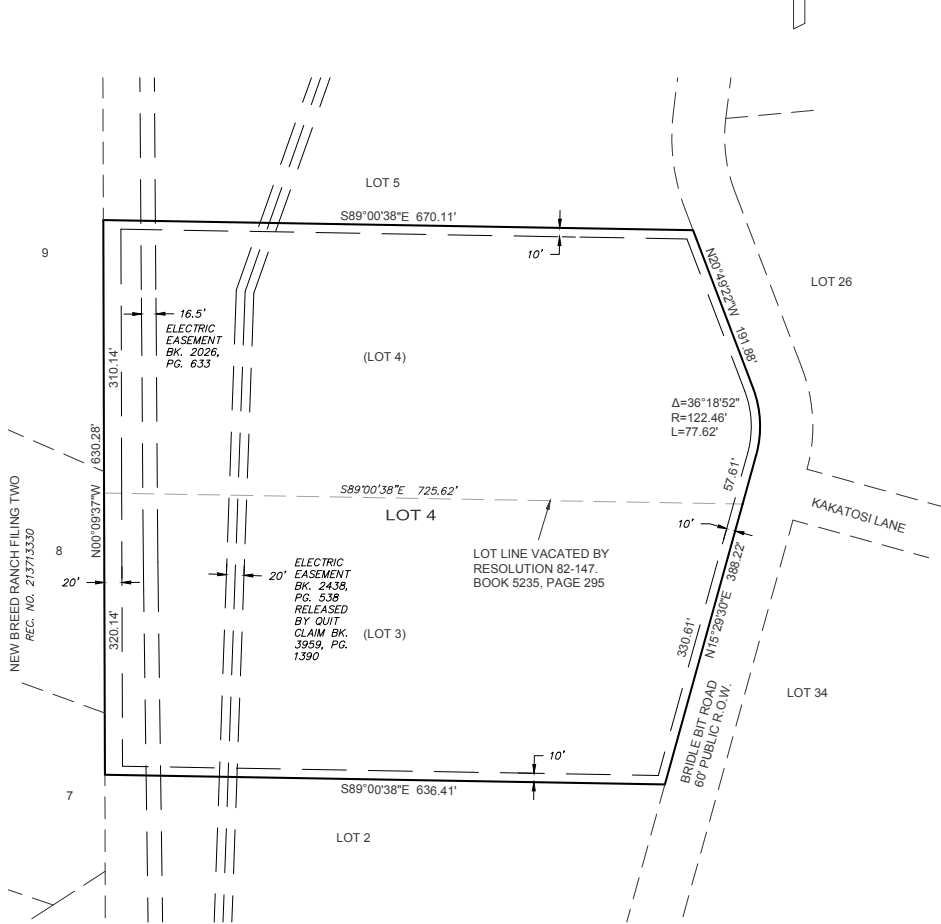
This request is unique to this property as the property had originally be platted into two lots in conformance with the code. The original two lots were subsequently combined into a single lot by County Commissioners resolution 82-147. The land use action restores the property to two lots.

This waiver request does not vary any zoning provisions of the Land Development Code.

The waiver is not contrary to the provisions of any Master PPlan



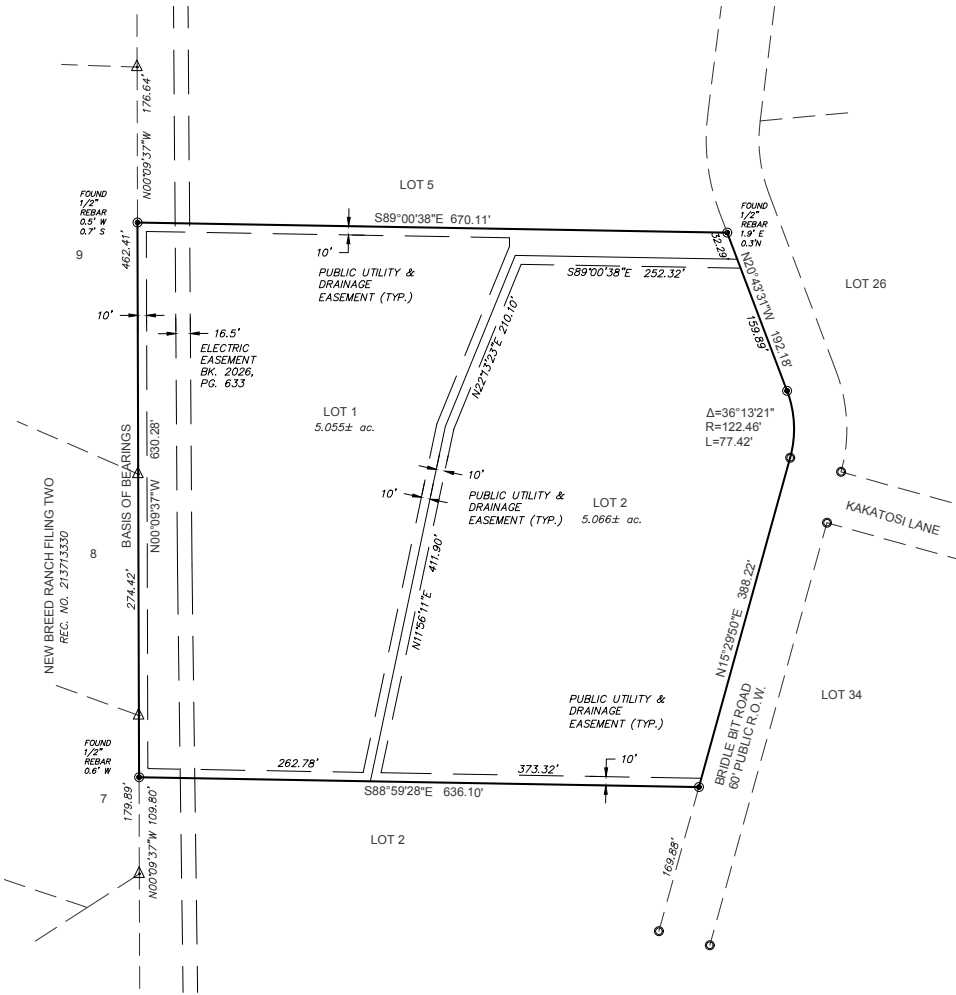
TELLE SUBDIVISION  
A VACATION AND REPLAT OF LOTS 3 AND 4 "BRIDLE BIT RANCH"  
IN THE SOUTHEAST QUARTER OF SECTION 10, T12S, R66W, 6th P.M.  
EL PASO COUNTY, COLORADO



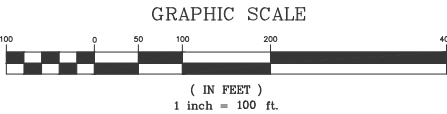
AS PLATTED / VACATED

NOTES:

1. STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
2. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEERED DESIGN PRIOR TO PERMIT APPROVAL.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT.
5. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT RECORDED AT RECEPTION NO.
8. WATER IN THE DAWSON AQUIFER IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DAWSON AQUIFER IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DAWSON BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
9. THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
10. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
11. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
12. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 16-454) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
13. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE FALCON FIRE PROTECTION DISTRICT, EL PASO COUNTY SCHOOL DISTRICT NO. 49 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
14. DRAINAGE EASEMENTS, NO PERMANENT DWELLING UNIT, TEMPORARY STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPEDE STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
15. SOILS, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY FOR THIS SUBDIVISION DATED JANUARY 16, 2019, PREPARED BY RMG AND FOUND IN DSD FILE # SP-19-.
16. THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0295 G, EFFECTIVE DATE DECEMBER 7, 2018.



AS REPLATTED



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR TELLE SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE ORIGINAL LOTS 3 AND 4 BRIDLE BIT RANCH, N00°09'37\"/>

UNITS OF MEASURE ARE U.S. SURVEY FEET

○ FOUND A 1/2" DIAMETER REBAR OR AS NOTED

△ FOUND 1/2" DIAMETER REBAR AND CAP "HANNIGAN PLS 25629"

● FOUND / SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

TITLE NOTES:

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY .

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LWA LAND SURVEYING, INC. OR KEVIN M. O'LEARY.

THE PROPERTY IS SUBJECT TO THE TELEPHONE EASEMENT RECORDED IN BOOK 2026 AT PAGE 633 AND SHOWN HEREON.

THE ELECTRIC EASEMENT RECORDED IN BOOK 2438 AT PAGE 538 WAS RELEASED BY THE QUIT CLAIM DEED RECORDED IN BOOK 3959 AT PAGE 1390.

BE IT KNOWN BY THESE PRESENTS:

THAT NICOLE T. TELLE IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LOTS 3 AND 4, BRIDLE BIT RANCH, NOW KNOWN AS LOT 4, EL PASO COUNTY, COLORADO, AND VACATED BY RESOLUTION 82-147 AS RECORDED IN BOOK 5235 AT PAGE 295 OF THE EL PASO COUNTY RECORDS.

CONTAINING 10.12 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

NICOLE T. TELLE, BEING THE OWNER, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF TELLE SUBDIVISION. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED NICOLE T. TELLE, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NICOLE T. TELLE

NOTARIAL:

STATE OF COLORADO)  
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY NICOLE T. TELLE.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

EASEMENTS:

SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

SURVEYOR'S CERTIFICATION:

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

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

DATE

RECORDING:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: \_\_\_\_\_  
COUNTY CLERK AND RECORDER

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

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

FEES:

DRAINAGE FEES: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_  
SCHOOL FEES: \_\_\_\_\_  
PARK FEES: \_\_\_\_\_

PREPARED BY

**LWA LAND SURVEYING, INC.**

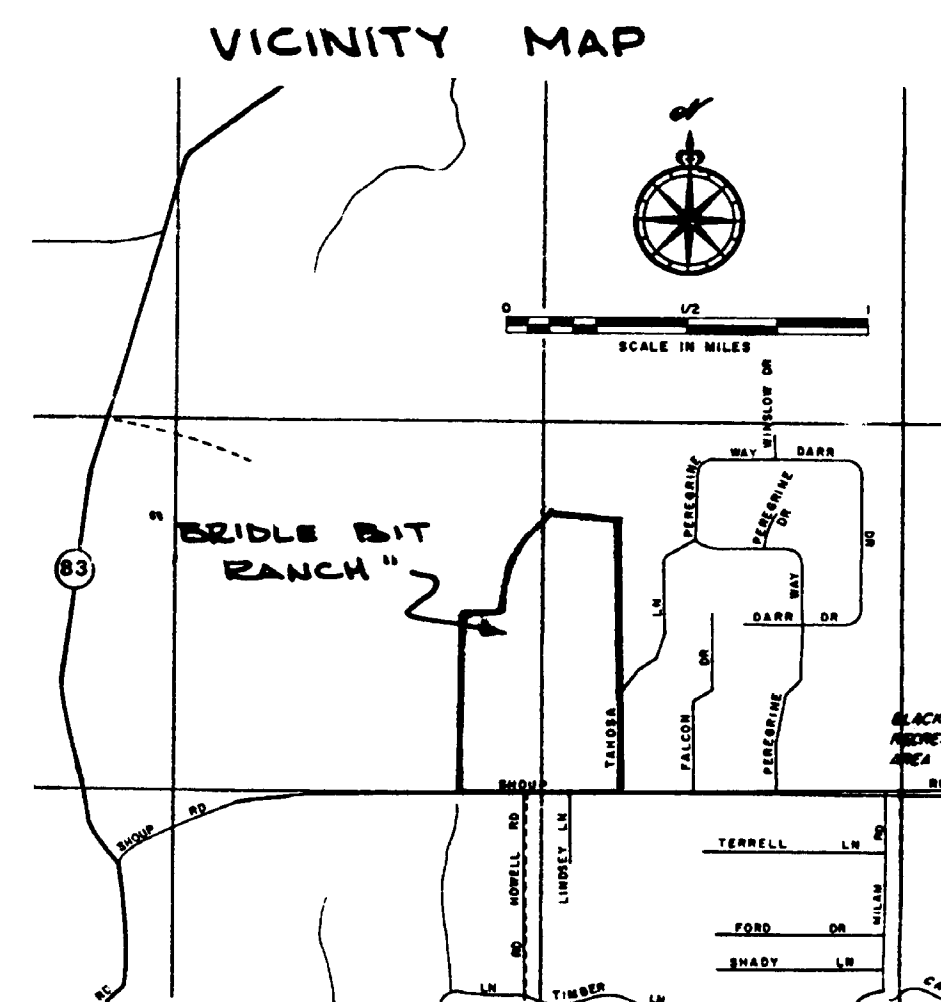
953 EAST FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179

BRIDLE BIT.DWG  
NOVEMBER 3, 2020  
PROJECT 18034  
SHEET 1 OF 1

SF-20-\_\_\_\_

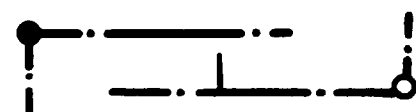


# "BRIDLE BIT RANCH" A SUBDIVISION IN EL PASO COUNTY, COLORADO.



**BEARINGS:** BEARINGS RELATED TO THE BEARINGS IN "FALCON FOREST SUBDIVISION FILING NO. 1".

**EASEMENTS:** ALL SIDE YARD AND REAR YARD LOT LINES ARE HEREBY PLATTED WITH 10' EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE ONLY, ALSO ALL FRONT LOT LINES HAVE A 10' ELECTRICAL EASEMENTS, OR AS SHOWN LARGER IN SIZE. ALL BOUNDARY LINES ARE HEREBY PLATTED WITH A 20' EASEMENT.

**MONUMENTS:**  FOUND CORNER  
SET #4 REBAR WITH PLASTIC CAP #9008

**SANITATION:** APPROVED INDIVIDUAL SEPTIC SYSTEMS PROVIDED BY INDIVIDUAL LOT OWNER, AND SHALL BE DESIGNED AND LOCATED BY A REGISTERED PROFESSIONAL ENGINEER.

**WATER:** WATER WILL BE PROVIDED BY INDIVIDUAL WELL AT THE EXPENSE OF THE INDIVIDUAL OWNER.  
WELL PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE COLORADO STATE ENGINEER, WHO BY STATE LAW HAS THE AUTHORITY TO SET REQUIREMENTS FOR THE ISSUANCE OF PERMITS.  
WELLS CONSTRUCTED IN THE DAWSON FORMATION CAN BE USED FOR DOMESTIC PURPOSES AND THE IRRIGATION OF 17,000 S.F. OF LAWN AND GARDEN.

**FOUNDATIONS:** ALL FOUNDATIONS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.

**DRIVEWAYS:** THE DEPARTMENT OF TRANSPORTATION MUST BE CONTACTED PRIOR TO THE INSTALLATION OF ANY DRIVEWAYS ON OR TO ANY LOTS ON THE ATTACHED PLAT.

**REPORTS:** REPORTS AND STATEMENTS REGARDING THE SOILS, GEOLOGY, WATER, SANITATION AND WILDFIRE HAZARD ON THIS SITE ARE ON FILE AT THE EL PASO COUNTY LAND USE DEPARTMENT.

**FEES:** PARK \$3,700.00  
SCHOOL 942.00

**ACCESS:** LOTS 1, 35, 36, 37 AND 38 DO NOT HAVE ACCESS TO SHOUP ROAD.

## KNOW ALL MEN BY THESE PRESENTS:

THAT RAWHIDE ENTERPRISES INC. A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

## TO WIT:

A TRACT OF LAND BEING A PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF SECTION 10, AND THE WEST ONE-HALF OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SITUATE IN EL PASO COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10, THENCE (1) N 89° 28' 57" W, 1307.97 FEET ALONG THE SOUTH LINE OF SAID SECTION 10; (2) N 00° 09' 37" W, 2637.43 FEET TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 10; (3) S 89° 19' 16" E, 646.65 FEET ALONG SAID EAST-WEST CENTER LINE; (4) N 11° 43' 48" E, 624.00 FEET; (5) N 55° 15' 48" E, 481.20 FEET; (6) N 35° 47' 09" E, 241.22 FEET TO A POINT THAT INTERSECTS THE WEST LINE OF SAID SECTION 11; (7) N 33° 30' 08" E, 556.64 FEET; (8) S 56° 29' 52" E, 185.23 FEET; (9) S 74° 34' 40" E, 91.01 FEET; (10) N 81° 37' 51" E, 392.56 FEET; (11) S 68° 27' 00" E, 418.14 FEET TO THE NORTHWEST CORNER OF LOT 2 BLOCK 3, OF THE "FALCON FOREST SUBDIVISION FILING NO. 2" AS PLATTED IN PLAT BOOK H-2 AT PAGE 5 OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO; (12) S 0° 03' 36" W, ALONG THE WEST LINE OF SAID SUBDIVISION 2325.06 FEET; (13) S 30° 02' 46" W, 119.12 FEET; (14) S 00° 05' 00" W, 1534.86 FEET TO THE SOUTHWEST CORNER OF "FALCON FOREST SUBDIVISION FILING NO. 1" AS PLATTED IN PLAT BOOK H-2 AT PAGE 4 OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO; (15) S 89° 58' 00" W, 1257.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 210.87 ACRES OF LAND, MORE OR LESS.

## DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, ROADS AND EASEMENTS AS INDICATED ON THE PLAT, WHICH SETS FORTH THE BOUNDARY AND DIMENSIONS THEREOF, SAID TRACT SO PLATTED SHALL BE KNOWN AS "BRIDLE BIT RANCH" A SUBDIVISION IN EL PASO COUNTY, COLORADO.

## IN WITNESS WHEREOF:

THE AFOREMENTIONED HAS EXECUTED HIS PRESENTS THIS 15th DAY OF February, 1980  
RAWHIDE ENTERPRISES INC.

STATE OF COLORADO )  
COUNTY OF EL PASO ) S.S.

THE ABOVE FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF February, 1980 A.D., RAWHIDE ENTERPRISES INC., KENNETH H. BARBER, PRESIDENT, WITNESS MY HAND AND OFFICIAL SEAL 1980 AND L. J. COOK, SECRETARY

MY COMMISSION EXPIRES Oct. 26, 1981

## APPROVAL STATEMENT:

APPROVED BY THE EL PASO COUNTY CHAIRMAN OF THE BOARD OF THE COUNTY COMMISSIONERS THIS 14th DAY OF February, 1980 A.D.

## SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN PREPARED IN ACCORDANCE WITH TITLE 38 OF THE COLORADO REVISED STATUTES 1975, AS AMENDED, AND THAT SAID PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

STATE OF COLORADO )  
COUNTY OF EL PASO ) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:30 O'CLOCK P.M., AT PAGE 20 OF EL PASO COUNTY, COLORADO. Book 2-3, Reception Date 04/01/80

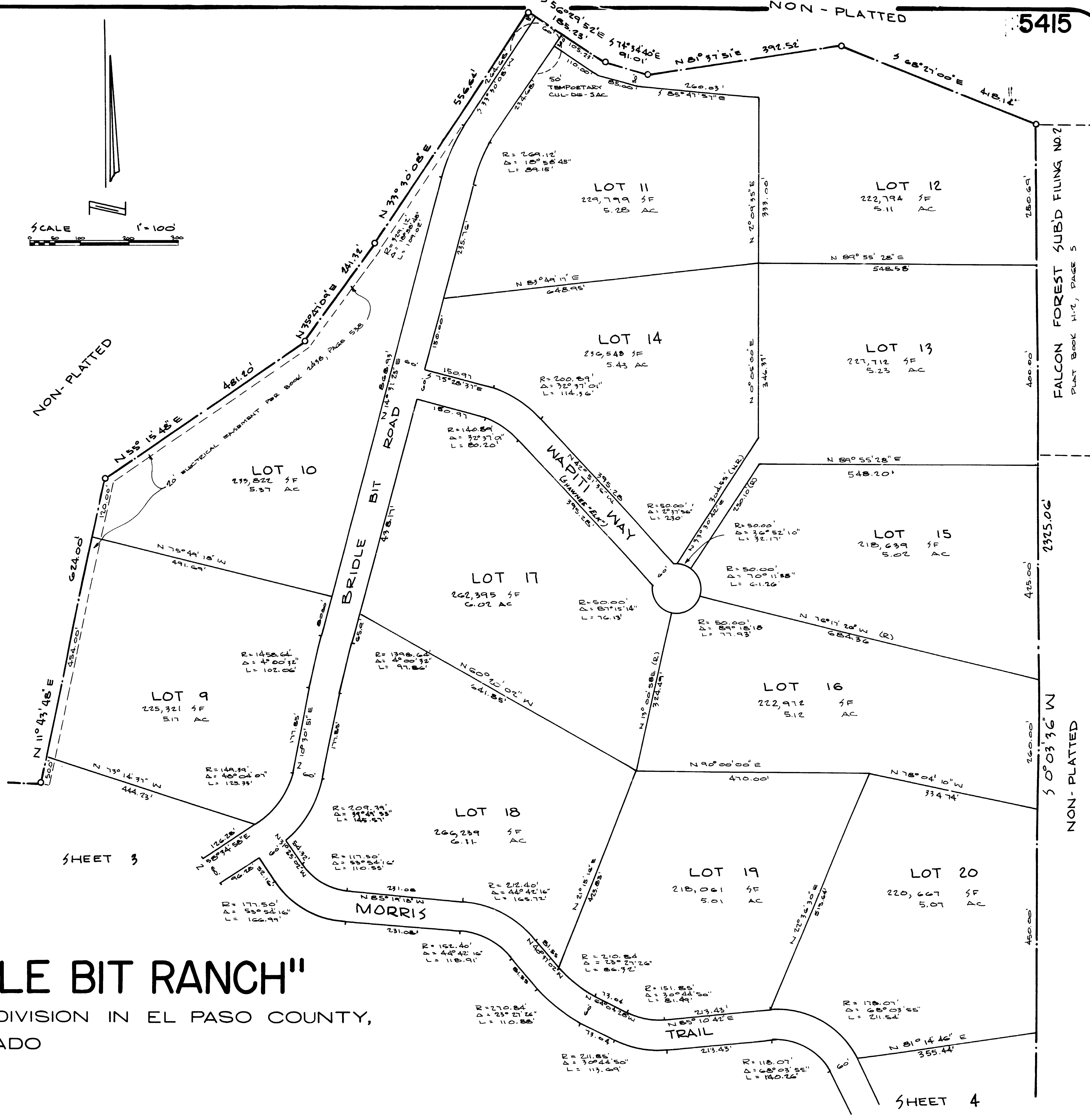
RECEPTION NUMBER 657851

ARDIS SCHMITT, COUNTY CLERK & RECORDER

FEES \$50.00

BY Doris Bickley DEPUTY

PREPARED BY:  
ALDEN SURVEYING CO  
OCTOBER 15, 1979

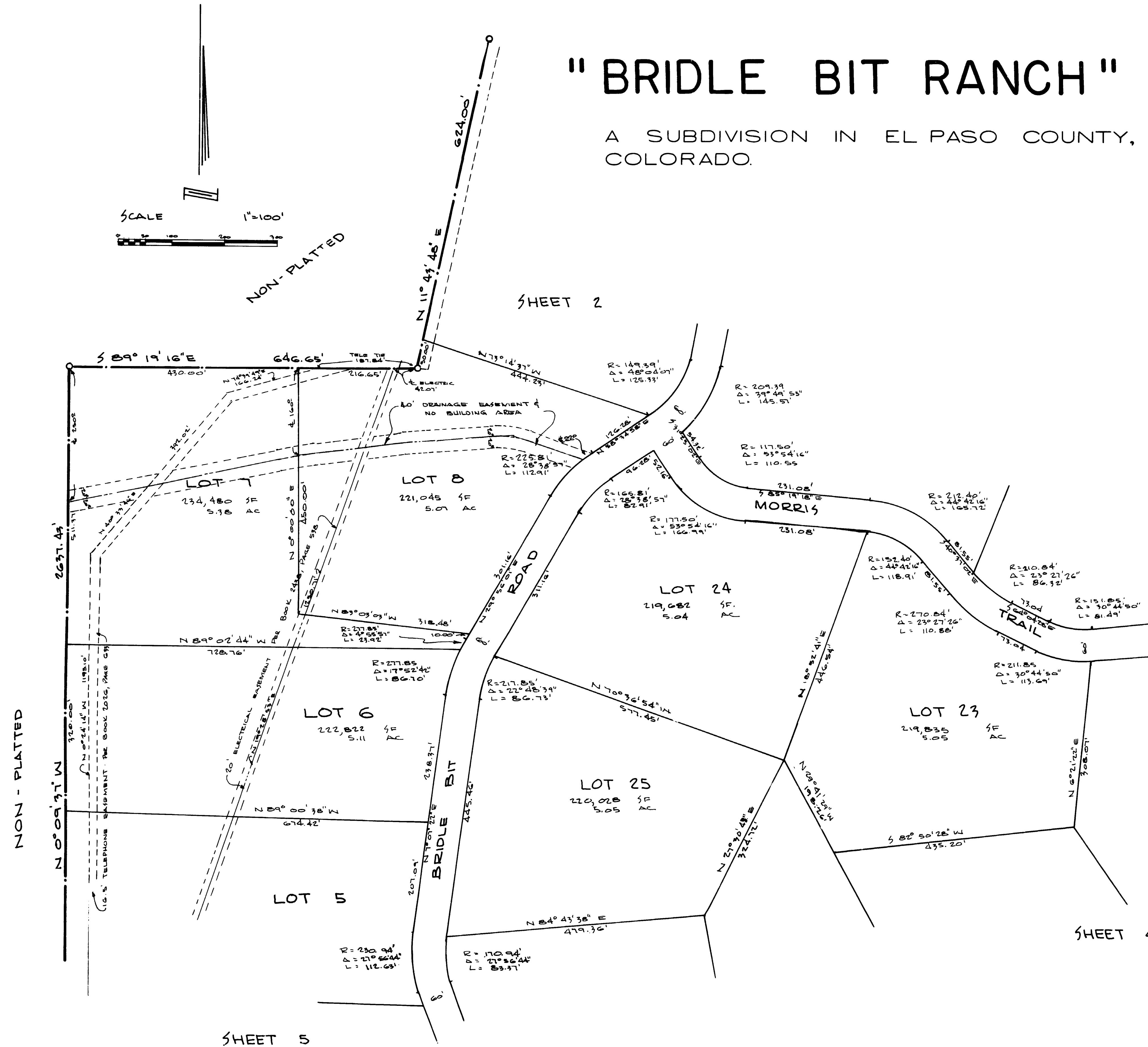


# "BRIDLE BIT RANCH"

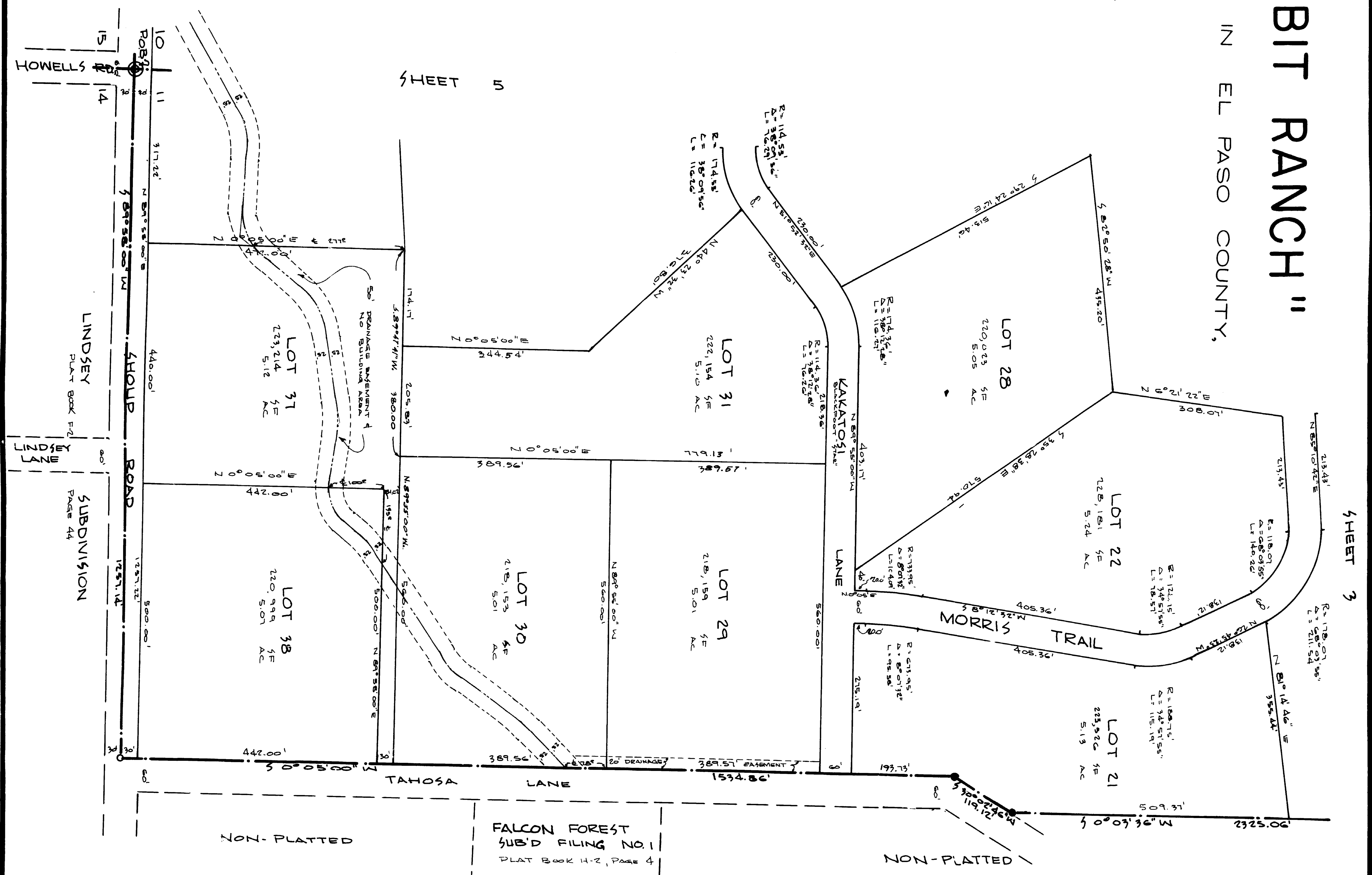
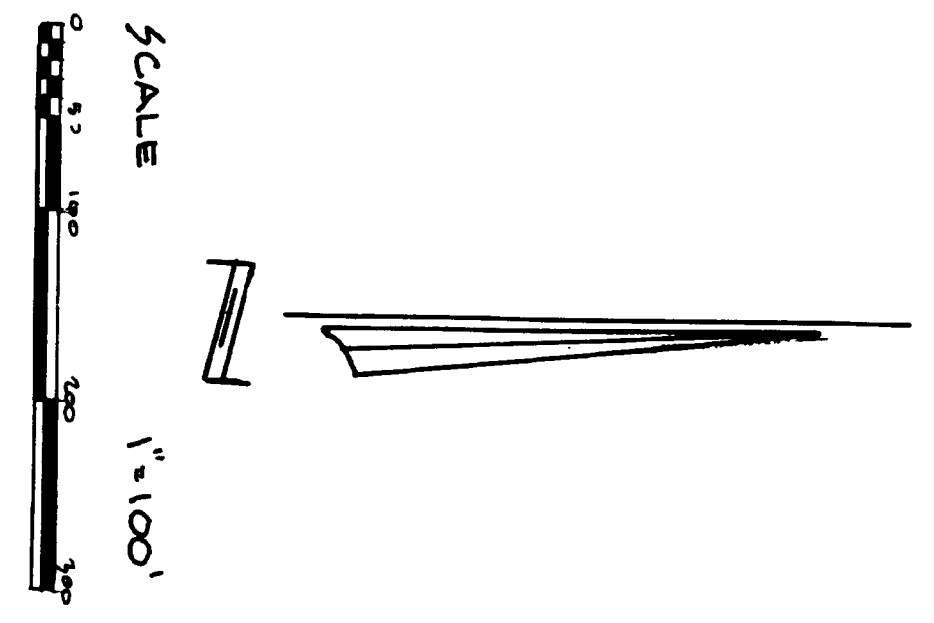
A SUBDIVISION IN EL PASO COUNTY,  
COLORADO

# " BRIDLE BIT RANCH "

A SUBDIVISION IN EL PASO COUNTY,  
COLORADO.

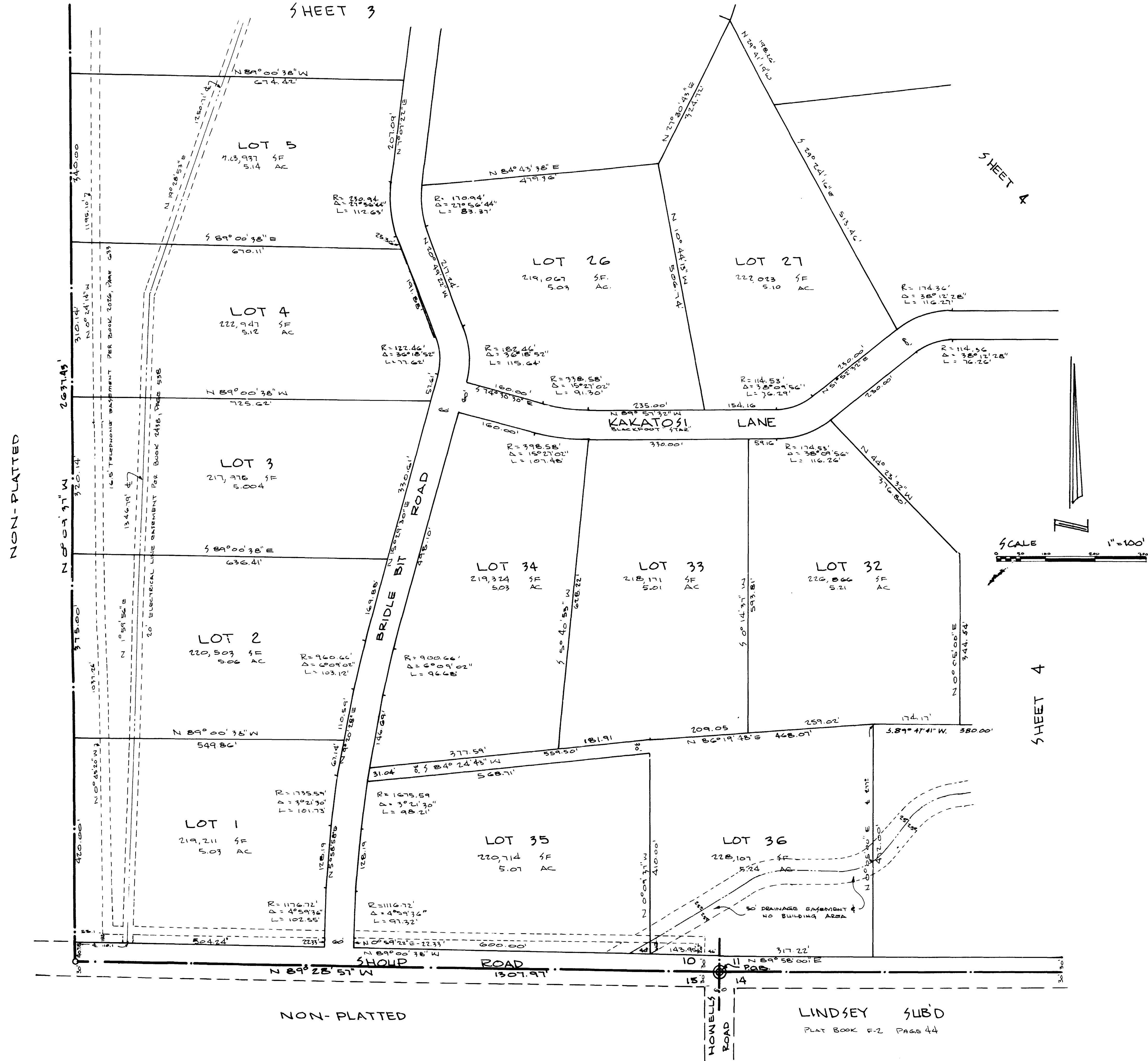


"BRIDLE BIT RANCH"  
A SUBDIVISION IN EL PASO COUNTY,  
COLORADO.



# "BRIDLE BIT RANCH" A SUBDIVISION IN EL PASO COUNTY, COLORADO.

SHEET 3



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

### **Agenda Item Summary Form**

**Agenda Item Title:** Winsome Filing No. 2 Final Plat  
**Agenda Date:** April 14, 2021  
**Agenda Item Number:** #6 - B  
**Presenter:** Greg Stachon, Landscape Architect  
**Information:** **Endorsement:** X

#### **Background Information:**

This is a request by NES, Inc. on behalf of Winsome, LLC, for approval of Winsome Filing No. 2 Final Plat. Winsome Filing No.2 is located northwest of the intersection of Meridian Road and Hodgen Road approximately 8 miles north of Falcon, CO. The final plat is comprised of 61 residential lots, 1 commercial lot, and 2 tracts on 254 acres. Winsome Filing No. 2 is part of the 766-acre Winsome subdivision (formerly McCune Ranch). The residential lots were re-zoned to RR 2.5 in July of 2019. Filing 2 also includes the 7.9-acre lot that was rezoned to CC in July 2019.

The overall Winsome subdivision proposes 151-acres as open space to preserve the natural resource of the West Kiowa Creek and its associated floodplain and wetlands and to preserve existing vegetation. This open space will also provide recreational opportunities for the residents of the proposed subdivision and surrounding neighborhoods. A network of looping trails is proposed through the open spaces, connecting with the internal rural local roads to provide multiple access points. Within Filing 2, tract B provides 6.86 acres of open space containing trails, trail signage, a community fire pit, and filing 1 drainage facilities.

The 2013 El Paso County Parks Master Plan shows two proposed regional trails adjacent to the project. The proposed Hodgen Road Bicycle Route runs east and west along Hodgen Road on the south edge of the project. The proposed North Meridian Road Bicycle Route runs north and south along the east edge of the project. These proposed bicycle routes will not be impacted by the project because they will be in the public right of way. It should also be noted that Winsome Filing No.2 is mostly within the Black Forest North Candidate Open Space Area.

As no park land or trail dedication is necessary, staff recommends fees in lieu of land for regional park purposes in the amount of \$28,060. 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(s).

#### **Recommended Motion: (Filing No. 2 Final Plat)**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Winsome Filing No. 2 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$28,060.



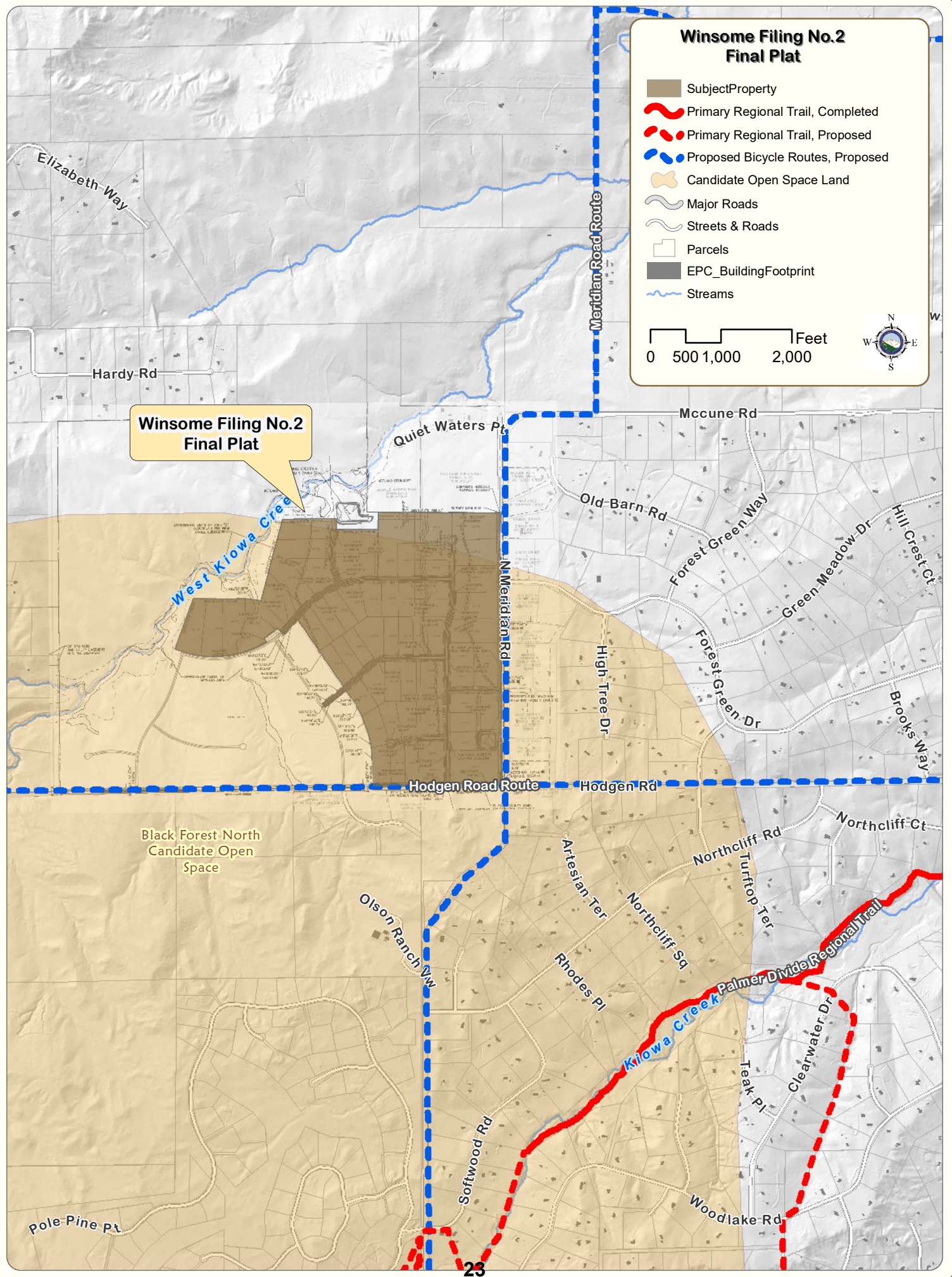
## Winsome Filing No.2 Final Plat

- SubjectProperty
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Candidate Open Space Land
- Major Roads
- Streets & Roads
- Parcels
- EPC\_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet



Winsome Filing No.2  
Final Plat



# Development Application Permit Review



## COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

April 14, 2021

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.

<b>Name:</b>	Winsome Filing No. 2	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-2115	<b>Total Acreage:</b>	254.58
		<b>Total # of Dwelling Units:</b>	61
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.60
	Andrea Barlow	<b>Regional Park Area:</b>	2
Winsome LLC	NES	<b>Urban Park Area:</b>	3
1864 Woodmoor Dr. Ste. 100	619 North Cascade, Ste. 200	<b>Existing Zoning Code:</b>	RR2.5, RR-5
Monument, CO 80132	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RR-2.5, RR-5

### REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

#### LAND REQUIREMENTS

##### Regional Park Area: 2

0.0194 Acres x 61 Dwelling Units = 1.183  
**Total Regional Park Acres: 1.183**

Urban Density ( $\geq 1$  Dwelling Unit Per 2.5 Acres): **NO**

##### Urban Park Area: 3

Neighborhood: 0.00375 Acres x 61 Dwelling Units = 0.00  
 Community: 0.00625 Acres x 61 Dwelling Units = 0.00  
**Total Urban Park Acres: 0.00**

#### FEE REQUIREMENTS

##### Regional Park Area: 2

\$460 / Dwelling Unit x 61 Dwelling Units = \$28,060  
**Total Regional Park Fees: \$28,060**

##### Urban Park Area: 3

Neighborhood: \$114 / Dwelling Unit x 61 Dwelling Units = \$0  
 Community: \$176 / Dwelling Unit x 61 Dwelling Units = \$0  
**Total Urban Park Fees: \$0**

### ADDITIONAL RECOMMENDATIONS

#### Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Winsome Filing No. 2 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$28,060.

Park Advisory Board Recommendation:



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## **WINSOME FILING NO.2 FINAL PLAT**

### ***LETTER OF INTENT***

**FEBRUARY 2021**

<b>PROPERTY OWNER</b>	<b>APPLICANT:</b>	<b>CONSULTANT:</b>
Winsome LLC	Winsome LLC	N.E.S. Inc.
1864 Woodmoor Dr, Ste 100	1864 Woodmoor Dr, Ste 100	619 North Cascade Ave,
Monument, Colorado 80132	Monument, Colorado 80132	Colorado Springs, CO 80903

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### **REQUEST**

Winsome LLC requests approval of a Final Plat for Winsome Filing No. 2, comprising 61 residential lots, 1 commercial lot, and 2 tracts on 254 acres.

### **SUPPORTING DOCUMENTS**

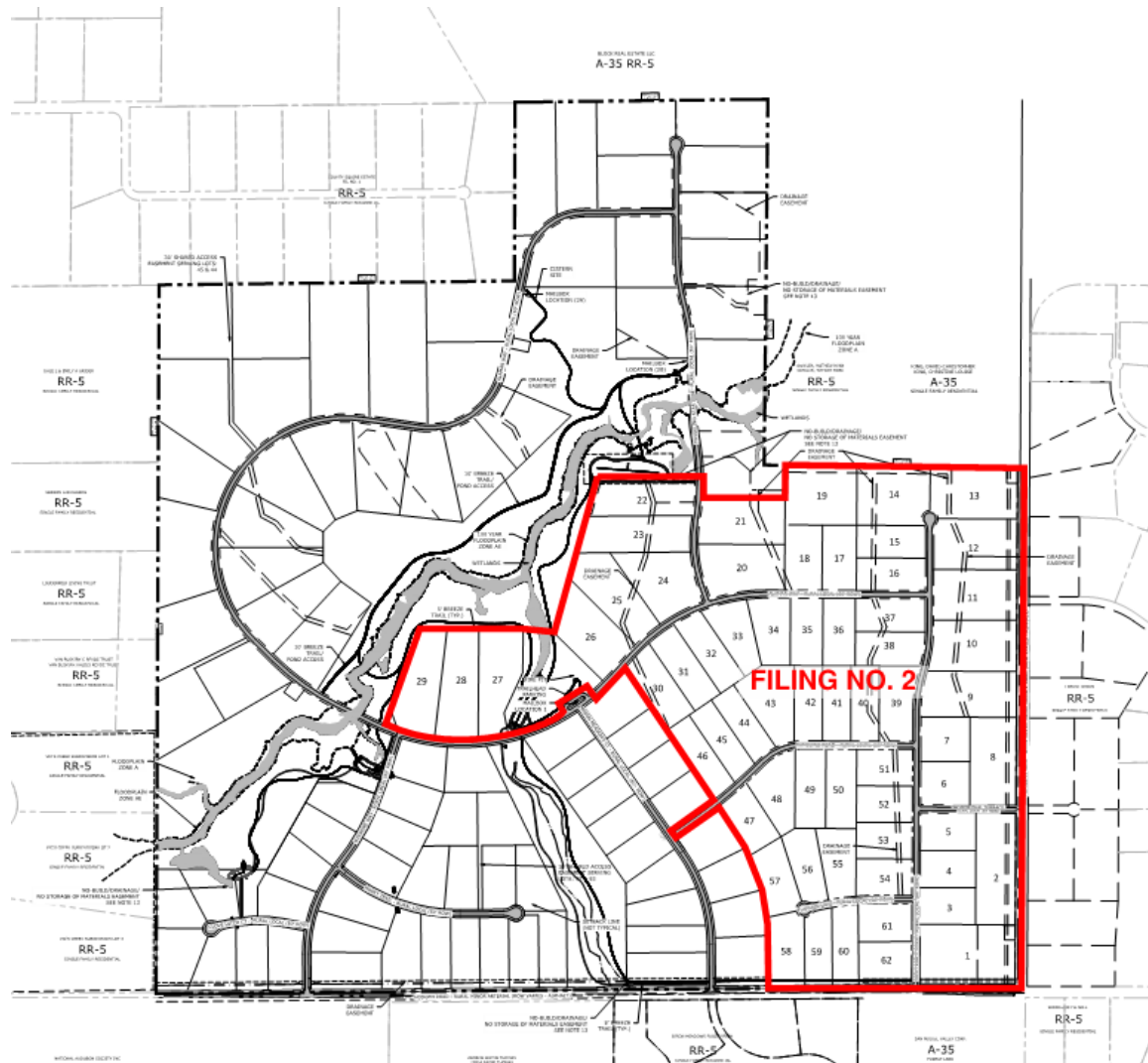
The following reports are submitted in support of this Preliminary Plan and are referenced in this Letter of Intent:

- Traffic Impact Study prepared by Kellar Engineering
- Soils, Geology and OWTS Report prepared by Entech Engineering, Inc.
- Natural Features and Wetlands Report prepared by Ecosystem Services, LLC (ECOS)
- Wildland Fire & Hazard Mitigation Plan prepared by Ecosystem Services, LLC (ECOS)
- Water Resources and Wastewater Report prepared by Entech Engineering, Inc.
- Final Drainage Report prepared by Kimley Horn.
- Stormwater Management Plan prepared by Kimley Horn.
- FEMA CLOMR Report prepared by Kimley Horn.

### **PROJECT DESCRIPTION**

Winsome Filing No. 2 is part of the 766-acre Winsome subdivision (formerly McCune Ranch) located northwest of the intersection of Hodgen Road and Meridian Road in northeast El Paso County. On July 9 2019, the Board of County Commissioners approved multiple applications to rezone and preliminary plan the Winsome property, as follows

1. A rezone of 350 acres from RR-5 (Residential Rural, 5-Acre Lots) and A-35 (Agricultural, 35-acre lots) to RR-2.5 (Residential Rural, 2.5 acre lots);
2. A rezone of 7.9 acres from A-35 (Agricultural, 35-acre lots) to CC (Commercial Community); and
3. A Preliminary Plan for the Winsome subdivision, consisting of 143 single-family lots and one commercial lot on approximately 766.66 acres.



The properties surrounding Winsome Filing No. 2 include:

**North:** The remaining 350-acres of the planned Winsome subdivision of similar rural density development.

**South:** The seven lot Bison Meadows 5-acre lot subdivision; a 35-acre single-family residential parcel; and undeveloped agricultural/forest land.

**East:** The Forest Green 5-acre lot subdivision.

**West:** The Winsome Filing 1 subdivision (Approved January 26 2021).

Through the approval of the Preliminary Plan it was concluded by County Staff, the Planning Commission, and the Board of County Commissioners that the density, lot sizes and transitions in lot sizes proposed for the Winsome subdivision was compatible with the neighboring properties.

Winsome Filing No. 2 is the second 254-acre phase of the Winsome subdivision and is located immediately north of Hodgen Road. The 61 lots proposed in Filing No.2 are wholly within the area that was rezoned to RR-2.5 in July 2019. The lots meet the minimum zoning standards set out in Table 5-4 of the Land Development Code for the RR-2.5 zone as follows:

Zone	Min. Lot Frontage	Min. Front Setback	Min. Rear Setback	Min. Side Setback	Max. Lot Coverage	Max. Building Height
RR-5	200 ft	25 ft	25 ft	15 ft	None	30ft
RR-2.5	200 ft	25 ft	25 ft	25 ft	None	30 ft
CC	None	25 ft	25 ft	25 ft	None	40 ft

Filing 2 also includes the 7.9-acre lot that was rezoned to CC in July 2019. This lot meets the minimum standards of the CC zone.

### Access and Traffic

One full movement access is proposed off Hodgen Road adjacent to the commercial site, which will require turn lane improvements. A second full movement access is proposed off of Meridian Road to align with Woodridge Terrace across the street. This provides the two points of access required by Chapter 8.4.4.D of the Land Development Code. Tract A provides the additional right-of-way dedication required for Meridian Road to realize its classification as two-lane rural minor arterial on the County's 2040 Major Transportation Corridors Plan (MTCP).

The Traffic Impact Study (TIS) prepared by Kellar Engineering assesses the trips generated by the proposed development in the context of 2020 short-term and 2045 long-term background traffic. The TIS identifies the road improvements required for Filing 2 as an eastbound left-turn lane at the intersection of Hodgen Road and Early Light Drive.

### Open Space and Trails

The overall Winsome subdivision proposes 151-acres as open space to preserve the natural resource of the West Kiowa Creek and its associated floodplain and wetlands and to preserve existing vegetation. This open space will also provide recreational opportunities for the residents of the proposed subdivision and surrounding neighborhoods. A network of looping trails is proposed through the open spaces, connecting with the internal rural local roads to provide multiple access points.

Within Filing 2, tract B provides 6.86 acres of open space containing trails, trail signage, a community fire pit, and filing 1 drainage facilities.

### Drainage

The Final Drainage Report prepared by Kimley Horn examines the existing drainage characteristics of the site and any required improvements in accordance with the requirements of the LDC and ECM. The proposed Winsome Subdivision is part of the West Kiowa Creek Drainage Basin, with Kiowa Creek flowing from the southwest to the northeast across the property. Proposed drainage infrastructure includes road side ditches, culverts to convey stormwater under roads, swales, and six full-spectrum detention ponds.

As this is a phased development, detention ponds will be installed to maintain flow rates below historic levels at each phase of the project. To achieve this, some ponds will be built and put on line that are outside the boundary area for any given phase. For Filing 2, two full-spectrum detention ponds are to be constructed to support the second phase of development. One full spectrum detention pond is located on the southern end of Lot 2, and the second will be located North of lot 21 outside of the Filing 2 area. Seven road crossing culverts are also proposed in Filing 2, designed to accommodate 100% of the 5-year storm.

### **Utilities**

Water: The Water Resources and Wastewater Report prepared by JDS Hydro indicates that water service will be provided by individual domestic wells for the 61 residential lots. The wells will be drilled into the Dawson Aquifer. Water rights in the Dawson Aquifer of 232.50 acre-feet annually were allocated in Water Decree No. 1692-BD and will be transferred to the McCune Ranch development following the completion of a water contract between McCune Ranch and PT McCune, LLC. The 61 lots in Filing 2 will generate an annual demand of approximately 36.60 acre-feet, for which there is sufficient capacity in the Dawson aquifer. Replacement water required to augment depletions from the Dawson aquifer will be available through return flows from the OWTS septic fields. A replacement water plan has been reviewed and published by the State Water Engineer.

The single commercial lot will generate an annual demand of approximately 5.0 acre-feet, for which there is sufficient capacity in the Dawson aquifer. Replacement water required to augment depletions from the Dawson aquifer will be available through return flows from the OWTS septic fields. A replacement water plan has been reviewed and published by the State Water Engineer.

Wastewater: Wastewater service will be provided by onsite wastewater treatment systems (OWTS). Entech's OWTS Report concludes that the property is generally suitable for OWTS and that contamination of surface and subsurface water sources should not occur provided the systems are installed according to El Paso County and State guidelines. Figure 8 of the report identifies potential sites for OWTS locations on each lot and where OWTS would not be suitable.

Gas: Gas Service will be provided by Black Hills Energy and a Will Serve letter is provided.

Electric: Electric Service will be provided by Mountain View Electric Association and a Will Serve letter is provided.

### **Natural Features**

The ECOS Natural Features Report prepared for the Preliminary Plan assessed the topography, vegetation, wetlands and wildlife. The only constraint imposed on the Winsome development as a result of this assessment is the requirement for "no build"/preservation easements where the wetlands are within lots. There are no such preservation areas in Filing 2 and none of the proposed streets or culverts in Filing 2 will impact wetland areas.

The site is mainly native prairie grassland, with a concentration of Ponderosa Pine trees in the southern portion of Filing No. 2. There is the potential to improve the vegetation with the proposed noxious weed management plan and native plant restoration outlined in the ECOS Natural Features Report.

### **Noxious Weeds**

The noxious weeds on the site are mainly contained within the proposed open space areas. ECOS provided a noxious weed management plan within the Natural Features Report, which recommends weed control prior to and during construction to eliminate existing weeds and to prevent introducing new weeds. Following construction, the Metropolitan District and/or Home Owners Association will be responsible for weed control in the open space. With the individual lots, weed control will be the responsibility of the individual home owner and will be enforced through covenants.

### **Floodplain**

Portions of the site adjacent to the West Kiowa Creek are mapped within Zone A of the FEMA Floodplain Map No. 08041CO350G, dated December 7, 2018. Zone A indicates that Base Flood Elevations have not been determined. A floodplain boundary has been assessed by Vertex and the proposed floodplain is subject to verification by FEMA through the CLOMR/LOMR process. The proposed floodplain is contained mostly within the open space areas and does not impact any lots within Filing 2.

### **Wildlife**

The ECOS report indicates that the site currently provides good habitat for a variety of wildlife. Birds are the most common wildlife, with mammals in the treed areas and reptiles and amphibians in and around the creek. The extensive area of open space proposed for the subdivision and within Filing 2 will provide a wide upland buffer for wildlife along the creek and the large lot configuration will minimize impact on wildlife. There will be low to no impact on protected species. The noxious weed management plan and recommended native plant revegetation will improve the wildlife habitat. Post and rail fencing is proposed on the perimeter of the subdivision and similar fencing will be the standard for the individual lots, which will be enforced by the Metro District and/or Home Owners Association.

### **Soils and Geology**

The Soils and Geology Report prepared by Entech identifies the geologic conditions that occur intermittently on the property, including artificial fill, loose or collapsible soils, expansive soils, slope stability, downslope creep, floodplain and potential high ground water. Many of these constraints are within the open space area and the floodplain is wholly within the open space. The report indicates that these conditions can be mitigated through proper engineering design and construction techniques, including special foundation design and subsurface drains.

### **Wildfire Hazard Mitigation**

The treed areas within Filing 2 lie within an area mapped as High Hazard for wildfire. The current owners of the property undertook fire mitigation in 2013 and 2015, which included thinning trees, removing ladder fuels and modifying stand structure. The covenants for the subdivision will set out standards for fire mitigation to ensure that this is a Firewise community and meets the County Development Standards for Fire Protection. Additional fire mitigation may be required on the individual lots to bring them into compliance with these standards. The location and type of new landscaping on individual lots will also be controlled to minimize wildfire risks. The Wildland Fire & Hazard Mitigation Plan prepared by ECOS provides more detail on the potential wildfire fuels on the property and suggested mitigation measures.

## **PROJECT JUSTIFICATION**

The Final Plat is consistent with the approval criteria in Section 7.2.1.D.3.f of the LDC as follows:

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

The Master Plan comprises the County Policy Plan and Black Forest Preservation Plan. The overall Winsome subdivision was fully analyzed in the context of the Master Plan policies with the approved Preliminary Plan and was found to be in compliance. As Filing 2 is consistent with the lot and open space configuration on the Preliminary Plan, it should also be found to be in compliance with the Master Plan.

Winsome Filing No. 2 conforms with the policies of the County Plan as the proposed 2.5-acre rural residential lots are compatible with the adjacent previously developed areas and will add significantly to the amenities and rural character of the area by preserving a substantial area of natural open space with public access. The proposed subdivision is located within Area 8 of the Black Forest Preservation Plan, where large lot residential development consistent with existing subdivisions is encouraged. Residential Goal 3A of the Plan seeks to perpetuate the rural residential character of the Black Forest. Subsequent policies that support this goal encourage clustered development to preserve open space and protect natural features, with a 5-acre overall density and a minimum lot size of 2.5-acres. Winsome Filing No. 2 includes 2.5-acre rural residential lots and a substantial area of accessible open space, which is consistent with the residential goals of the Preservation Plan.

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

Winsome Filing No. 2 is entirely in conformance with the lot and open space configuration on the Preliminary Plan.

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

Winsome Filing 2 is consistent with the subdivision design standards and regulations, other than the two waivers that were approved with the Preliminary Plan. All necessary studies, plans, reports and supporting material have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, open space, recreation and parks;
- provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and

- Protecting the natural resources, considering the natural vegetation.

**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;**

Water service will be provided by individual domestic wells for the 61 residential lots. The wells will be drilled into the Dawson Aquifer. Water rights in the Dawson Aquifer of 232.50 acre-feet annually were allocated in Water Decree No. 1692-BD and will be transferred to the McCune Ranch development following the completion of a water contract between McCune Ranch and PT McCune, LLC. The 61 lots in Filing 2 will generate an annual demand of approximately 36.60 acre-feet, for which there is sufficient capacity in the Dawson aquifer. Replacement water required to augment depletions from the Dawson aquifer will be available through return flows from the OWTS septic fields. A replacement water plan has been reviewed and published by the State Water Engineer.

**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;**

Wastewater service will be provided by onsite wastewater treatment systems (OWTS). Entech's OWTS Report concludes that the property is generally suitable for OWTS and that contamination of surface and subsurface water sources should not occur provided the systems are installed according to El Paso County and State guidelines. Figure 8 of the report identifies potential sites for OWTS locations on each lot and where OWTS would not be suitable.

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

The Soils and Geology Report prepared by Entech identifies the geologic conditions that occur intermittently on the property, including artificial fill, loose or collapsible soils, expansive soils, slope stability, downslope creep, floodplain and potential high ground water. Many of these constraints are within the open space area and the floodplain is wholly within the open space. The report indicates that these conditions can be mitigated through proper engineering design and construction techniques, including special foundation design and subsurface drains.

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

The Final Drainage Report prepared by Kimley Horn analyses the existing drainage characteristics of the site and any required improvements in accordance with the requirements of the LDC and ECM. The proposed Winsome Subdivision is part of the West Kiowa Creek Drainage Basin with Kiowa Creek flowing from the southwest to the northeast across the property. Proposed drainage infrastructure includes road side ditches, culverts to convey stormwater under roads, swales, and six full-spectrum detention ponds.

As this is a phased development, detention ponds will be installed to maintain flow rates below historic levels at each phase of the project. To achieve this, some ponds will be built and put on line that are outside the boundary area for any given phase. For Filing 2, two full-spectrum detention ponds are to be constructed to support the second phase of development. One full spectrum detention pond is located on the southern end of Lot 2, and the second will be located North of lot 21 outside of the Filing 2 area. Seven road crossing culverts are also proposed in Filing 2, designed to accommodate 100% of the 5-year storm.

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

All lots have direct access to public right-of-way.

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

All necessary services are available to the subdivision and will serve letters from all utility providers have been submitted. The site will be served by well and septic as described above. Mountain View Electric and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal. The subdivision will be adequately served by public streets and substantial areas of open space and recreational trails are provided.

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

The Falcon Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and a Will Serve letter from the Fire Chief is included with this submittal. In conjunction with the Preliminary Plan, a waiver was approved for lot 30 for a driveway to exceed 300 feet without a turnouts or turnaround, as required by Chapter 6.3.3(c)(j) of the Land Development Code. This waiver was reviewed and supported by the Falcon Fire Chief.

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

The only off-site improvements identified for this second phase through the Preliminary Plan process was the need for an eastbound left-turn lane at the intersection of Hodgen Road and Early Light Drive. This is to be installed with Filing 2.

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

All public improvements are to be constructed or financially guaranteed through the SIA. Cash in lieu of regional park and school land provision will be paid on recordation of the Final Plat.



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

The subdivision meets all applicable sections of Chapter 6 and 8, subject to the waivers approved with the Preliminary Plan, which were justified in the context of preserving the existing topography and natural features on the site.

**14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision.**

There are no know mineral estate interests associated with this property.



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

### **Agenda Item Summary Form**

**Agenda Item Title:** County Parks 50<sup>th</sup> Anniversary Celebration Update

**Agenda Date:** April 14, 2021

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

**Presenter:** Todd Marts, Recreation & Cultural Services Manager

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

#### **Background Information:**

In the 1960's, El Paso County was experiencing significant population growth and citizens were becoming increasingly concerned about the lack of parks and open space. This led the Board of County Commissioners to approve a ballot measure to create a County Parks District. A citizen group called the "Committee for Parks" was formed to support the ballot measure and multiple community organizations endorsed the proposal. On May 4, 1971, the El Paso County citizens overwhelmingly supported the ballot measure by a 4 to 1 margin.

Over the past fifty years, the County Park System has grown to 8,000 acres of parks and open space, 130 miles of trails, two award winning nature centers, and a wide variety of environmental education and recreation programs and facilities.

Please find below special events and activities that will celebrate the 50<sup>th</sup> Anniversary of County Parks.

1. Publicize the 50th Anniversary on the website, flyers, media releases, special events, stationary, and emails.
2. Complete a Park Advisory Board Proclamation on May 12, 2021.
3. Complete a Board of County Commissioners Proclamation on May 4, 2021.
4. Provide 50<sup>th</sup> Anniversary water bottles and buffs as special give-a-ways.
5. 50<sup>th</sup> Anniversary banners at most park sites.
6. Provide a 30-minute video on County Parks to be broadcast on County's TV station beginning in May, 2021.
7. Provide a three-minute video with high definition photos (Drone) that will be used for social networking purposes beginning in March, 2021 at the City – County Parks Board meeting.

8. Expand the annual Happy Trails fundraising event to raise \$20,000 for the northern nature center project.
9. Complete a “50 ways to celebrate County Parks in 2021” campaign.
10. Modify the County Parks logo to identify the 50th Anniversary.
11. Provide a “50K for 50 Years” hiking series in County Parks which will begin at the Paint Mines on February 6.
12. Complete a photographic book celebrating County Parks that will begin to be distributed at the City – County Parks Board Meeting.
13. Coordinate a community special event with a 1971 theme.
14. Complete 50<sup>th</sup> Anniversary projects including Fox Run Regional Park upgrades (northern nature center), County Fairgrounds barns, Santa Fe Open Space, and Hanson Trailhead restoration.
15. Provide a traveling display for County Parks that will be displayed at Centennial Hall and other County facilities beginning in May, 2021.
16. Provide the special logo on 2021 park shirts.
17. Create a 50th Anniversary hashtag for marketing purposes.

**Recommended Motion:** Information





**El Paso County Parks  
2021 Action Plan**

<b>Recreation / Cultural Services</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Paint Mines Interpretive Park Program Expansion	Theresa Odello	High	
County Fairgrounds Entrance Procedure Upgrades	Todd Marts	High	
Sensory Based Program at Bear Creek Nature Center	Molly Hamant	Medium	
Upgrade Cubs Corner at Bear Creek Nature Center	Mary Jo Lewis	Low	
Upgrade Watershed Exhibit / Fountain Creek Nature Center	Nancy Bernard	Low	
Provide Wheelchairs at Nature Centers	Theresa Odello	Medium	
Expand Program Diversity	Nancy Bernard	High	
Expand Birding Programs at Fountain Creek Nature Center	Jessica Miller	Medium	
Establish Traveling Leave No Trace Exhibit	Theresa Odello	Low	
Explore a Rainbow Falls Reservation System	Theresa Odello	High	
Establish a Social Media Plan for Nature Centers	Jessica Miller	Medium	
Implement Front Desk Nature Center Online Registration Process	Mary Jo Lewis	Medium	
<b>Park Operations Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Develop Individual Park Operation Plans	Brian Bobeck	Medium	
County Park Master Plan	Tim Wolken	High	Plan Development Phase
Jones Park Master Plan	Brian Bobeck	High	
Paint Mines Interpretive Park Master Plan	Ross Williams	High	
Homestead Ranch Regional Park Master Plan	Greg Stachon	Medium	
Research Facility Reservation / Cleanup Process	Tim Wolken		Completed
Expand Use of Native Grasses in Park System	Kyle Melvin	Medium	
Review County Parks Signage Standards	Greg Stachon	Medium	
<b>Capital Improvement Projects</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Kane Ranch Open Space	Greg Stachon	High	Construction Phase
Bear Creek Regional Park Restroom Replacement	Jason Meyer	High	Bid Phase
Bear Creek Regional Park Pickleball Courts	Brian Bobeck	High	Construction Phase
Hanson Trailhead Improvements	Jason Meyer	High	Construction Phase
Falcon Regional Park - Phase 2	Jason Meyer	High	Construction Phase
Fox Run Regional Park Upgrades	Jason Meyer	Medium	
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	
Fox Run Regional Trail	Jason Meyer	High	Design Phase
Fairgrounds Walkways	Greg Stachon	High	Bid Phase
Sante Fe Open Space Construction	Ross Williams	High	Design Phase
County Fairgrounds Barn Replacement	Tim Wolken	High	Design Phase
<b>Community Outreach</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Northern Nature Center Capital Campaign	Todd Marts	Medium	
2021 Grant Applications	Tim Wolken	Medium	Ongoing
County Parks 50th Anniversary Planning	Tim Wolken	High	Ongoing
Secure a Partner in the Park / Paint Mines	Dana Nordstrom		Completed
Expand the Use of QR Codes for Donations in County Parks	Dana Nordstrom	Medium	
Create a Social Media Marketing Plan	Dana Nordstrom		Completed

**Community Services Department  
Parks / Recreation & Cultural Services Divisions  
March 2021 Monthly Report**

<u>Facility Revenue Totals To Date</u>		<b>2021</b>				<b>2020</b>
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 42,547	\$ 137,453		\$ 59,329
County Fair / Fairgrounds		\$ 301,000	\$ 46,961	\$ 254,039		\$ 64,230
<b>Total</b>		<b>\$ 481,000</b>	<b>\$ 89,508</b>	<b>\$ 391,492</b>		<b>\$ 123,559</b>
<u>Fundraising Revenue</u>		<b>2021</b>				<b>2020</b>
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 45,500	\$ 29,500		\$ 15,000
Partners in the Park Program	Park Operations	\$ 45,000	\$ 28,750	\$ 16,250		\$ 10,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 13,419	\$ (3,419)		\$ 4,427
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 4,100	\$ -		\$ 6,950
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 15,000	\$ -		\$ 40,000
<b>Total</b>		<b>\$ 195,000</b>	<b>\$ 106,769</b>	<b>\$ 107,331</b>		<b>\$ 76,377</b>
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>				
<u>Parks Division Reservations</u>		<b>2021</b>			<b>2020</b>	<b>2020</b>
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		3	22	N/A	4	41
February		5	233	N/A	12	879
March		4	31	N/A	6	44
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>12</b>	<b>286</b>		<b>22</b>	<b>964</b>

<u>Parks Facility Reservations</u>		2021	2021		2020	2020
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<b><u>Bear Creek Regional Park</u></b>						
Archery Lanes						
Athletic Fields						
Pavilions						
Trails						
Vendor						
Tennis Courts						
Vita Course						
Meeting Room		1	10			
<b><u>Black Forest Regional Park</u></b>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<b><u>Falcon Regional Park</u></b>						
Baseball Fields						
<b><u>Fountain Creek Regional Park</u></b>						
Athletic Fields						
Pavilions						
Trails						
Disc Golf Course						
Vendor						
<b><u>Fox Run Regional Park</u></b>						
Athletic Fields						
Gazebo					1	8
Warming Hut						
Pavilions						
Trails						
<b><u>Homestead Ranch Regional Park</u></b>						
Pavilions						
Athletic Fields						
Trails						
<b><u>Palmer Lake Recreational Area</u></b>						
Palmer Lake Santa Fe Trail						
<b><u>New Santa Fe Trail</u></b>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor - Santa Fe Trailheads						
<b><u>Paint Mines Trail</u></b>		3	21		5	36
<b><u>Rock Island Trail</u></b>						
<b><u>Black Forest Section 16</u></b>						
<b><u>Rainbow Falls Historic Site</u></b>						
<b><u>Pineries Open Space</u></b>						
<b>Total Park Facility Reservations</b>		<b>4</b>	<b>31</b>		<b>6</b>	<b>44</b>

<u>Fairgrounds Facility Reservations</u>		2021			2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		0	0		9	478
February		6	178		12	271
March		8	459		3	170
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Total</b>		<b>14</b>	<b>637</b>		<b>24</b>	<b>919</b>
<u>Fairgrounds Facility Reservations</u>		2021		2020		
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	0	0	
Lions Club Meeting		0	0	1	20	
FAB Board Meeting		1	23	0	0	
Senior Dinner		0	0	0	0	
COC Meeting		0	0	0	0	
AARP Tax Prep		0	0	0		
Queen Contest		1	26	0	0	
Livestock Sale Committee Meeting		1	15			
Calhan Posse Meeting		1	15			
Livestock Comm. Meeting		1	15			
FFA Dance				1	50	
<u>Track</u>						
<u>Barns</u>						
<u>Livestock Arena</u>						
Michael Lane - Dog Show		1	50			
Beef Exercise		1	15			
<u>Grounds -</u>						
<u>Whittemore - Fairgrounds</u>						
Tim Geitner - Public Meeting		1	300			
Hathaway Auto Swap Meet				1	100	
<u>Arena</u>						
<b>Month Total Fair Facility Reservations</b>		<b>8</b>	<b>459</b>	<b>3</b>	<b>170</b>	



<b><u>Vandalism Report</u></b>						
<b><u>Incident</u></b>	<b><u>Date</u></b>	<b><u>Location</u></b>	<b><u>Area</u></b>	<b><u>Cost</u></b>		
Fence damage	1/13/2021	Bear Creek Dog Park	Central District	\$1,400		
Graffiti	1/5/2021	Rainbow Falls	Central District	\$1,625		
Graffiti	1/2/2021	Widefield	Restroom	\$75		
Graffiti	1/16/2021	Widefield	Restroom	\$75		
Torn out playground safety surface, drilled holes	1/20/2021	Widefield	Playground	\$200		
Graffiti	1/7/2021	Widefield	Restroom	\$75		
Careless driver fence damage	1/29/2021	Rainbow Falls	Central District	\$900		
Sink smashed with rock	2/20/2021	Fox Run	Warming Hut	\$200		
Kiosk vandalized and bent	2/1/2021	Forest Green Open Space	North District	\$1,650		
Several glass blocks broken out off wall	2/2/2021	Homestead Ranch	Restroom	\$2,650.00		
14 incidents - vehicles driving / donuts on fields	2/1 - 28/2021	Fox Run	Multi Use Fields	\$1,400		
1 vehicle driving / donuts on fields	2/1 - 28/2021	Black Forest	Multi Use Fields	\$100		
Graffiti	2/8/2021	Crews Gulch Tunnel	South District	\$100		
Graffiti	2/15/2021	Widefield Community Park	South District	\$100		
ATV trail damage	2/23/2021	Falcone Regional Park	Trail	\$300		
2 incidents - vehicles driving / donuts on fields	3/1-31/21	Fox Run	Multi Use Fields	\$200		
Damage to the speed bumps in the trailhead parking lot.	3/5/2021	Rock Island Regional Trail	East District	\$50		
			<b>Total</b>	<b>\$11,100</b>		
<b><u>Volunteerism</u></b>		<b>2021</b>	<b>2020</b>			
<b>Total for Year</b>	<b><u>Goal</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	
January		106	372	193	824	
February		100	468	234	1,114	
March		159	713	110	552	
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Totals</b>		<b>365</b>	<b>1,553</b>	<b>537</b>	<b>2,490</b>	

		2021				
<u>March</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		53	290			
Adopt-A-Park / Trail / Volunteer Projects		78	312			
<b>Total</b>		<b>159</b>	<b>713</b>			
<u>Programming</u>	<u>Goal</u>	2021			2020	2020
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		25	218	4.93	45	755
February		27	230	4.96	35	550
March		50	753	4.90	17	361
April						
May						
June						
July						
August						
September						
October						
November						
December						
<b>Totals</b>	<b>800 / 21,000</b>	<b>102</b>	<b>1201</b>	<b>4.93</b>	<b>97</b>	<b>1666</b>
<u>March</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	1	10	5.00		
Colorado Wildlife Detectives	BCNC	1	9	5.00		
Nature Explorers: Playful Porcupines	BCNC	5	50	4.90		
Little Wonders: Outdoor Alphabet	BCNC	3	30	5.00		
Nature Lover's Book Club	BCNC	2	7			
Forest Therapy Walk	BCNC	2	10			
ASL (American Sign Language) Walk	BCNC	1	4			
Nature Camp: Becoming a Junior Naturalist	BCNC	5	100	5.00		
Stories on the Trail	BCNC	2	120			
Board of County Commissioners Retreat	FCNC	2	18			
Nature Adventures: Wacky Woodpeckers	FCNC	2	15	5.00		
Building for the Birds	FCNC	2	23	5.00		
2's & 3's Outdoors: Sights & Sounds	FCNC	2	17	5.00		
Volunteer Training: Interpretation 101	FCNC	1	25			
Volunteer Training: EE programs WW & DW	FCNC	1	9			
Adult Birding Club classroom session	FCNC	1	13	5.00		
Storytime at Rabbit Gulch	FCNC	1	17	5.00		
Adult Birding Club field trip	FCNC	1	10			
Daisy Girl Scouts	FCNC	1	10			
Map & Compass 101	FCNC	1	5	5.00		
Birthday Party: Walk the Wetlands	FCNC	1	17			
El Paso Pacers	SpPEvt	1	4			
Feb: Intro to Wilderness Survival Classes	SPEvt	2	20	4.80		

Feb: Hobby Wine Competition	SPEvt	1	12		
Feb: Winter Waterfall Viewing	RF	1	120	4.40	
Feb: Paint Mines Hike: 50k for 50Y	PM	2	20	5.00	
Feb: El Paso Pacers	SPEvt	1	3		
Feb: FA/CPR/AED Blended Learning Class	SPEvt	1	4		
Feb: Geology & History Walk	RF	1	18	4.80	
Feb: Winter Photography at RF	RF	1	9	4.80	
Feb: Virtual Wine Tasting Event	SPEvt	1	24	4.50	
<b>TOTALS</b>		<b>50</b>	<b>753</b>	<b>4.90</b>	

**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**ADMINISTRATIVE SERVICES  
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR  
DEBRA REID, ADMINISTRATIVE SUPERVISOR

**March 2021**

**General Updates:**

1. Facility rentals have generated \$42,547 which is 24% of our \$180,000 annual goal.

**Special Events:**

1. Online pavilion reservations have increased slightly as park visitors are optimistic about holding in-person gatherings and graduation parties again.
2. Several larger community events unfortunately do not foresee how they can hold in-person events at full capacity this year and rescheduled to 2022. Among those events is the Colorado Springs Down Syndrome Association which is hosting the "Buddy Walk" at Bear Creek Regional Park and the Humane Society of the Pikes Peak Region which is hosting the "Pawtoberfest", also at Bear Creek Regional Park. They are hopeful to invite the community again in 2022.
3. Commercial day photography permits for the Paint Mines are going strong. So far twenty-three permit requests have been received.



**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**COMMUNITY OUTREACH / GRANTS**

**Monthly Report – March 2021**

**Dana Nordstrom, Community Outreach Coordinator**

**Community Outreach**

1. **Outreach News:** CSU Extension will be facilitating the Duckwood Community Garden in Fountain Creek Regional Park. Trails and Open Space Coalition will be partnering with County Parks to kick off a Trails Ambassador Program for Paint Mines Interpretive Park and Rainbow Falls this summer. Please join us for the Great American Cleanup, Saturday, April 24. To register go to <http://www.gacppp.com/>
2. **Partner in the Park Program:** Please join us in welcoming another **NEW** Partner, N.E.S. for the New Santa Fe Regional Trail! El Pomar Foundation has also donated \$2,500 towards the Paint Mines Interpretive Park. We are currently seeking partners for the Fair and Event Center, Black Forest Regional Park, Rainbow Falls, and Fountain Creek Regional Park. Please forward any suggestions to [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com).
3. **El Paso County Fair:** We have surpassed our financial goal and sponsors have committed \$89,000 towards the County Fair this year. Our new Fair Dream Team includes Dayna Buffington and Amy Jo Fields whose collaboration has made this possible. They have also created a concept that would help us tie the County as a whole to the Fair & Events Center. The campaign is called I Love My County (#ILoveMyCounty) and will be tied into El Paso County Day at the Fair, however, this campaign isn't just specific to the Fair, it will be utilized year-round. The concept is to encourage citizens to share what they love about El Paso County. The goal is to connect citizens with the Fair & Events Center, promote the County, and allow our citizens to have a personal connection. Mark your calendars, it's **"Time to Celebrate"**, July 10-17.
4. **Friends Groups:** We have virtual meetings scheduled with all of our Friends Groups. We are also seeking a Partner in the Park for the Equestrian Skills Course Friends Group.
5. **50<sup>th</sup> Parks Anniversary Celebration:** Social Media Nature Vignettes have been posted to our Facebook and Instagram. Nancy Nelson with the County Public Information Office has partnered with us to create these slices of heaven featuring our County Parks. Be watching for the roll-out of the 1971 Club coming soon!



COMMISSIONERS:  
STAN VANDERWERF (CHAIR)  
CAMI BREMER (VICE-CHAIR)



HOLLY WILLIAMS  
CARRIE GEITNER  
LONGINOS GONZALEZ, JR.

## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

### Recreation & Cultural Services Division Monthly Report – March 2021

Submitted by Todd Marts, Division Manager

#### General

1. February was a busy month for Rainbow Falls Historic Site! The three events included a Winter Waterfall viewing with 120 participants, Geology and History talk with 18 participants, and a Winter Photography Class with 9 participants. All of these events were full with waiting lists, so we plan to keep on programming and are looking forward to opening the site in April 2021.
2. The 2021 El Paso County Fair is July 10<sup>th</sup> -17<sup>th</sup>. Planning for this year's 116<sup>th</sup> EL Paso County Fair is going well, our theme is "Time to Celebrate".

#### Projects, Fundraising & Grants:

1. Rainbow Falls Historic Site will be opening for the season with a "soft opening" on Saturday, April 3. The parking at the site is extremely limited so we are not encouraging visitors. Staff has been busy preparing for the opening by gathering supplies and creating new signs. There is still hope that CDOT will get the bridge painted this year.
2. Park Interpreter/Caretaker will begin working at the Paint Mines starting on Friday, April 2nd. New supplies have been ordered and gathered for working at the site and many items are in the works to help the Caretaker at their position. A second Park Interpreter/Caretaker will be hired in April.
3. In efforts to Expand El Paso County Day at the Fair we have created the following campaign:
  - Why Wednesday's - "WHY I love my county" social media campaign began March 11th, 2021. This campaign will help promote El Paso County Day at the Fair and the El Paso County Fair. We will have a large LOVE sign or sculpture at the fairgrounds for people to take photos with. The next steps are to create a giveaway for the 1<sup>st</sup> 300 people who enter the fairgrounds on El Paso County day which is Monday July 12<sup>th</sup>.
  - The Fair staff and CSU Extension have been working closely to develop ideas for this year Fair. One idea that is a work in progress is to have a statewide 4-H Lego



competition during our county fair. The 4-H robotics committee would lead the competition.

- In efforts to remember our Fair history we are working on an idea to include our history around the Potato Festival. Exploring the idea of a guessing game with potatoes and a sponsor/EPC County branded small truck or wheel barrels.
4. CINCH Jeans and Shirts is a new sponsor for the fair this year. We are excited that their sponsorship will include (2) 4-H scholarships.
  5. On March 20<sup>th</sup> the 2021 El Paso County Fair Queen contest was held, selecting Madyson Buhning at this year's representative. Madyson is from Calhan Colorado.
  6. Progress was made on a strategic goal to update the Watershed Table Exhibit to include lighting the Arkansas River on the map. After doing much research with the original exhibit fabricator, we contracted with a local exhibit company, Design West International who we also used on the Fountain Creek history exhibit, to fabricate and route the path for the Arkansas River. It was successfully installed. El Paso County Facilities electricians are scheduled to do the electrical work and install the push button to activate it in early April.

### **Programs & Special Events:**

1. Bear Creek Nature Center hosted a weeklong full-day Spring Break Camp. The camp, which served twenty elementary-aged campers, focused on 'Becoming a Junior Naturalist.' Campers learned through fun and engaging activities and experiences that naturalists are scientists, stewards, artists and detectives. Plenty of snow during the week made for great animal track observation and great play opportunities! On Friday parents were invited to attend a ceremony in which campers were sworn in as Bear Creek Nature Center Junior Naturalists and received their naturalist patch. One parent commented, "Phoenix LOVED camp! She was genuinely excited EVERY SINGLE DAY after camp and in the mornings as well. Thank you all!"
2. Bear Creek Nature Center Interpretive Program Coordinator created and led a public ASL walk. Participants enjoyed an easy stroll while learning American Sign Language (ASL) words for natural items on the trail along the way. Bear Creek's Program Coordinator hopes to offer additional ASL walks in the future that focus on specific aspects of the natural world, including a plant-focused walk and a wildlife-focused walk. This program ties in well with the nature center's mission of reaching underserved audiences in the community.
3. Bear Creek Nature Center has started a Nature Lover's Book Club for adults. In March, the club chose their first book, 'Gifts of an Eagle' by Kent Durdan then met to discuss. Some participants came early for an easy hike that will be a hallmark of the club's

gatherings. The discussion was also offered virtually for those who could not attend in person or were not comfortable doing so due to Covid. One participant joined virtually from Alaska!

4. Recreation Services hosted three classes during the month of February. They included two Introduction to Wilderness Survival Classes instructed by Colorado Mountain Man Survival, and a First Aid/CPR/AED Certification class. All three classes were full with waiting lists, and revenue was passed on to the Friends of the El Paso County Nature Centers.
5. The El Paso Pacers continues to be a great walking club for “seasoned” adults. This is the second month the group has met, and they have already planned their next hike location. In March they walked Bear Creek Regional Park East, and they plan to conquer a part of the Santa Fe Trail in April.
6. The early registration for the Pikes Peak Birding and Nature Festival went rather smoothly, with 151 registered participants between March 27 and March 31. Staff is also working on Free Archery Day, Summer Archery Camps, and Concerts in the Park.
7. We have signed a contract with Tri-State Fireworks to perform a 6-8-minute firework show following the Auto Races on Saturday July 10th. We have had discussions with current sponsor, Mountain View Electric, to provide financial support for the event, the fireworks show would be titled Mountain View Electric presents” “Light Up the Night”. The Calhan fire marshal approved the fireworks for this year’s fair.
8. Building for the Birds - this annual program continued its popularity with participants. To reduce the number of people in the building for COVID restrictions, we offered two sessions. Twenty plus kits were again made by two volunteers, Terry Poe and Geoff Dunn, in their workshops. We delivered a presentation on backyard birds and their calls, how to create a friendly backyard habitat, and then they got to work hammering and nailing their nest boxes together. Many then used our wood burners to decorate the boxes. Twenty-three participants
9. Adult Bird Club – this innovative program for adults filled quickly with a waiting list to get in as COVID restrictions ease. Ten adults joined for the full year of classes which will cover the whole gamut of birds from shore birds to birds of prey to songbirds. Each session consists of an evening class followed by a field trip. This month the field trip was at Fountain Creek Nature Center. Other field trips through the year will visit other county parks.
10. Storytime at Rabbit Gulch – Staff storyteller, Andy Talley, put together a grouping of American Indian animal stories for a pre-school audience. Seventeen people listened and engaged with these interactive tales, outdoors in our Rabbit Gulch stump seating area. Guests were then invited to hike the trails on their own.



**COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ JUSTICE SERVICES  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**PARK OPERATIONS DIVISION  
MONTHLY REPORT  
MARCH 2021**

**Parks Planning**

**Capital Project Management:**

**Santa Fe 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 is nearly completed, with BoCC master plan approval in March 2021. 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 not accessible or located on County property. Trail construction anticipated for summer 2021.

**Ute Pass Regional Trail** - 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. A survey was completed, and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January 2020 and presented to CDOT and CSU. The estimate indicated that the grant funds were not adequate to construct the entire portion of the trail. Staff met with CDOT in February 2020 and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Rights-of-way research and coordination with the USFS and City of Colorado Springs is ongoing. Final design is anticipated to be completed summer 2021.

**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. A GOCO grant was awarded to the County in March 2020. NES was awarded a contract in 2019 to complete the final design of the proposed Phase II improvements which was completed in June 2020. An IFB was issued in September and American Civil Constructors (ACC) was selected at a not to exceed amount of \$955,135. Construction started in December 2020 and will be completed in May 2021. Completed tasks include grading of the new baseball field, multi-use field and drainage swales. Irrigation and construction of the overflow lot and paving of the existing lot is underway.



**Paint Mines Interpretive Park** - The Paint Mines Interpretive Park Restoration Project was awarded to Smith Environmental & Engineering in September 2020. Construction began in November after State Historic Preservation Office (SHPO) clearance. The contractor has completed the parking lot expansion and is working on trail surfacing and culverts. They have switched staging areas from the main parking lot to the south parking lot. Signage and fencing will be worked on in the next couple of weeks. Anticipated construction completion is late April 2021.

**Bear Creek Regional Park Pickleball Courts** – Design / Build contract for twelve pickleball courts was awarded to Renner Sports Surfaces May 2020. Pickleball court design / engineering was completed August 2020. Post-tension concrete courts were poured middle of October with remaining concrete and fencing completed November 2020. The post-tension concrete requires a 28-day cure time prior to application of acrylic court surfacing and nighttime temperatures need to remain above 40 degrees consistently. Due to fall / winter temperatures and to ensure a successful project, court surfacing will be completed May 2021.

**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. A 60% design development plan set was delivered in September. Public input via website and sign postings was completed in October. Final design was completed in December 2020. Construction drawings were submitted to the Pikes Peak Regional Building Department in January. An IFB to construct the restroom was advertised on January 27 with bids due on March 4. A construction contract to Raine Building is pending final BoCC consideration on March 30. Construction is anticipated to be completed by June.

**El Paso County Fairground ADA Walkways**– A Community Development Block Grant was received in September 2020 to add accessible walkways to the County fairground complex. Plans were completed in-house and an IFB issued in February 2021. Bids were received March 24<sup>th</sup>. A recommendation of award has been made and Procurement is working on getting the recommendation on the BOCC agenda for mid-April. The construction deadline is June 30, 2021 so that the walkways will be installed before the fair in early July.

## **Planning:**

**Fountain Creek Regional Park Master Plan / Phase I Improvements** - All major improvements have been completed with a Dog Park shade shelter and dog agility equipment as the only remaining project components, scheduled for completion in spring 2021.

**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. Designsapaces 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/fall 2020. Performance Recreation was chosen to complete the Phase II improvements in 2020 at a not to exceed cost of \$134,090 but was increased to \$183,568 to fund additional ADA compliant playground components. A kick-off meeting was held in August to order pavilions and playground equipment. Replacement of the sidewalk was completed in October. Installation of playground components and safety surfacing was completed in November. Construction of picnic pavilions was completed in March 2021.

**Kane Ranch Open Space Master Plan / Phase I Improvements** – The project was awarded to Veltrans in the amount of \$347,280. Phase I construction is complete except for seeding and erosion

control blanket. Quotes were obtained for fencing and a recommendation of award has been made. Signage is being ordered and will be installed this spring.

#### **Flood Recovery:**

**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 was completed in August with a contract being awarded to Tezak at a not to exceed amount of \$1,991,829. Pre-construction activities began in November and construction started in December with completion by May 2021. Completed tasks include bridge removal, point bar removal, creek bank restoration, bend way weir construction, J hook construction, overflow channel construction, and trail corridor clearing. Remaining tasks include construction of bridge abutments and piers, installation of pedestrian bridge, construction of trail, and site revegetation.

#### **Other:**

**Development Permit Application Reviews** - Staff reviewed two development permit applications to be presented for endorsement at the April PAB meeting and provided internal administrative comments for an additional 16 applications during March.

**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.

### **Park Operations / Miscellaneous Projects**

#### **Central District:**

**Bear Creek Regional Park** – March started off just like February ended, cold and snowy, but eventually the weather turned, and so has the turf. Late winter and early spring snow events have provided much needed moisture and the park is greening up nicely. Staff spent time early in the month clearing snow from downtown and park properties, but the late warmup allowed staff to continue with annual maintenance tasks and multiple projects.

With the weather finally cooperating, the pickleball and archery range parking lot improvements in Bear Creek West are moving along as planned. Grading is near completion, asphalt millings are being brought in, and we expect to begin replacing barriers and fencing during the next reporting period. Landscape design and installation will begin in early May.

In preparation for the upcoming reservation season, staff has been busy tidying things up around the park with particular attention focused on the pavilion areas. Repainting of some pavilions and new signage were necessary due to graffiti issues.

Timely preemergent and fertilizer applications were done by park staff with the anticipation of stunting unwanted weed growth and providing vital nutrients for a lush, green turf for our park guest to enjoy.

Portable restrooms were brought in to Bear Creek Regional Park to provide park users this amenity while construction of main restroom facilities takes place.

El Paso County is using the pickleball / archery parking lot project to provide CDL training for park staff. Training is taking place daily while hauling material to and from the project site.

Annual Charmaine Nymann Community Garden tilling was completed during this reporting period.

Colorado Springs Utilities annual non-potable water certification class was attended virtually by most Central District employees. This is a required training class for users of non-potable water around the city.

Multiple park staff members attended a virtual native grass conversion training class provided by Colorado Springs Utilities, aimed towards conserving water by converting heavily irrigated turf areas to a more natural, less water consuming native grass.

The warmer weather seems to be promoting more illegal camping at Bear Creek Park. Staff has spent significant time cleaning up these camping sites after Park Security has posted the violation.

**Bear Creek Dog Park** – The Park continues to experience a large volume of guests and staff commits significant daily effort with trash removal and facility cleaning. The Dog Park hosted an Eagle Scout project where scouts built and installed additional dog park bag receptacles.

Park Operations staff met with County Facilities staff regarding the possibility of adding lights to the Dog Park parking lot.

Plans to repair dog park entrance gates are ongoing. A much heavier duty, longer lasting hinge is being sought after.

**Rainbow Falls Historic Site** – Maintenance crews prepped the site for opening weekend. Portable restrooms were delivered and parking lot cleaned. Staff continues to provide weekly visits to monitor security cameras, remove trash, and check for new graffiti.

County staff met with a volunteer trail maintenance group seeking to help improve some concerning areas of trail. Multiple trail improvement days are being planned and County staff will assist with purchasing / delivering material when needed.

CDOT, County staff, and prospective contractors met on site to discuss painting of the historical bridge. Bridge painting is planned for this summer and we will need to close the park during this process.

**Downtown Facilities** – Downtown staff members remain busy with general maintenance tasks including tree pruning, mulch augmentation and installation, as well as trash and snow removal.

Multiple projects in the surrounding downtown area have required staff to dedicate additional time and resources to maintain County properties to the high standards expected.

Bidding process for Metro landscape project was finalized. Dakine Landscape was awarded the contract and the project completion date set for April.

In preparation for a new, permanent electronic sign, downtown staff members assisted the Facilities staff at the Citizens Service Center by removing landscape rocks and plant material from a large landscaped island. Sign installation is taking place during the month of April and County staff will finalize landscape improvements to the area once the sign installation is completed.

**Jones Park** – 2021 planning efforts regarding maintenance and grant funding are in full swing. Discussion with RMFI have helped identify funding sources and prioritize maintenance objectives. Staff continues to work through the master planning process.

**Ute Pass Regional Trail** – Staff removed trash and debris from trail corridors and trailheads. Newly posted signage appears to be helping with overnight parking issues at the Green Mountain Falls trailhead.

### **East District:**

**County Fairgrounds** – The East District team did a great job installing a new block retaining wall and post and dowel fencing near the Livestock Arena Building. The old retaining wall was constructed with railroad ties that had begun to rot and no longer holding back material. Staff removed the old material and installed the post and dowel fencing. After completing this project, the team moved to the west side of LAB and replaced a temporary wall that assists 4-H during fair while unloading hogs. The temporary wall was sheets of plywood attached to t-posts. The team installed post and dowel fencing and attached hog panel, so it remains functional for its intended use during the County fair.

Events and meetings continue to increase at the County fairgrounds. Staff supported several meetings and events this month. Two of the larger events were a Canine Show in LAB and the Queens Contest in LAB and Swink Hall. We now have our 2021 El Paso County Fair Queen!

With Spring here, the team has started to charge the water systems at the fairgrounds. The Livestock Arena and the Whittemore Building restrooms are now functional.

Staff was able to tackle a few minor repair and general maintenance activities this month as well. Staff replaced the insulation panels on the roll up doors in the Whittemore Building and spent time building shelves to better organize storage in the Livestock Arena Building's tool room. The team has also started work on improving our janitorial closets throughout the fairgrounds, so we are better prepared for the County Fair.

**Homestead Ranch Regional Park** – The team deep cleaned the restroom at Homestead this month in preparation of opening April 1<sup>st</sup>. Staff touched up paint and tied up a few loose ends on the windows replaced last month.

A project that has been in the works for us has been improving the visibility of the metal park sign at Homestead. With the way the letters were cut out it was difficult to read the park's name. The team received a little assistance from Mother Nature and with several inches of snow on the ground we were able to weld a sheet metal backing to the sign improving legibility. Now it is much easier to read the sign and the project looks great.

Staff applied preemergent herbicide this month before one of our many snowstorms. We hope the timely application will help prevent unwanted weeds.

**Falcon Regional Park** – Staff has been involved with weekly progress meetings with contractors as Phase II construction progresses.

Staff applied preemergent herbicides to the park and made minor repairs to some of the parking lot timbers at the Falcon Regional Park Dog Park.

**Paint Mines Interpretive Park** – Staff was notified of an issue with the locking mechanism on the restroom door at Paint Mines. The lock has been damaged several times and staff decided to take a different approach. Instead of replacing with the same product that has failed, the team decided to install an occupied/vacant lock instead. We are hopeful this mechanism will last longer than the previous lock system.

The east team assisted the contractor currently working at the Paint Mines by removing some timbers that surrounded a picnic table and conflicted with the new trail alignment.

## **North District:**

**General Information** – Several snow events kept our team busy with snow removal efforts at County buildings and park facilities.

North District received over fifty-two inches of snow during the month of March. Snow accumulations provided a break from routine maintenance and allowed the North District team to focus on shop organization and cleaning. Inclement weather also allowed personnel to continue online training classes.

**Fox Run Regional Park** – EPC Wildland Fire continues to assist our district with fuel mitigation and general forestry improvements.

Other completed tasks include removing pine needles from turf areas, grading all roads, and parking lots, replacing split rail fence, repairing lake signage, and determining the depth of the leak in the upper lake.

Staff and facilities problem-solved electrical damage in Pine Meadows from past flooding and is preparing a materials list for repairs.

All restrooms have been prepared for the reservation season with deep cleaning and automatic lock programming.

We also installed new “Dogs must be on leash” banners to help reduce the number of dogs off leash and improve public awareness.

**Black Forest Regional Park** – We have removed pine needles from turf areas and graded all roads and parking lots.

All restrooms have had a deep cleaning and auto locks adjusted in preparation for the reservation season.

Staff has been problem solving the public water system to include extensive cleaning of the metering assembly and replacing electrolytes, system membranes, bleach, and chlorine powder. We also have ordered a new sensor probe that will reduce the fluctuation in our residual testing.

**Pineries Open Space** – Staff continues to monitor the trail system for potential hazard trees. While patrolling trail corridors, efforts are made to remind guest of park rules. Trash removal from native park areas continues to be a high priority at this property.

Our team completed work with San Miguel Properties land manager with repairing fencing and clearing dead burned trees along the western fence alignment. Burned trees will also be removed along the San Miguel's eastern property boundary in preparation for a new property line fence.

All roads and parking lots were graded, and a new hitching post for equestrian users near the trailhead restrooms was constructed.

**Santa Fe Regional Trail** – All restrooms have been deep cleaned and auto locks adjusted in preparation for the reservation season.

Staff has graded all roads, parking lots, and trailheads to counteract the effects of recent snow melt. In addition, we have temporarily repaired a large section of trail along I-25 where a contractor damaged the trail with heavy equipment. Contractor will be making necessary repairs to restore the trail to the original condition.

There has also been a consistent amount of trash from new residential housing construction on the west side of Old Denver highway. Staff continues to monitor and remove trash as necessary.

**Black Forest Section 16** – Staff has frequented the park for concerns with dog off leash complaints. Patrols of the perimeter trail are performed daily and any individuals with their dogs off leash are informed of County policies. We have also installed new “Dogs must be on leash” banners to help reduce the number of dogs off leash and improve public awareness.

Staff graded all roads and parking lots.

**Palmer Lake** – Staff has graded all roads, and parking lots. Material was brought in to repair road damage caused by excessive moisture and heavy vehicle traffic.

**Forest Green Open Space** – Routine patrols were conducted to remove trash and check property conditions.

**Hodgen Road Trail** – Routine patrols were conducted to remove trash and check trail conditions.

#### **South District:**

**Fountain Creek Regional Park** – Preparations for our reservation season are in full swing. Facilities have been deep cleaned and public water systems dialed in to provide great amenities for our guests.

Seasonal material orders were completed in preparation for fertilizer and chemical applications.

Several returning seasonal staff members are working through the hiring process and we hope they'll be starting soon.

Snowplow crews responded to two snow events earlier in the reporting period. Services were complete at the County DMV facility near the intersection of Airport Rd and Hwy 24.

Several team members participated in a Native Grass Workshop. The training opportunity provided viable insight into the benefits and challenges of converting bluegrass sod to native grass varieties.

Staff began to charge irrigation systems and install backflow prevention devices. Irrigation checks and controller programming will follow.

Strong winds caused two mature trees to topple. The downed trees were cleaned up and hauled off site by staff.

Efforts to improve and organize our public water system distribution rooms is underway and we are happy to be working with Altitude Water to continue improvement in this area of responsibility.

Maintenance yard organization and cleaning continues to be a high priority. Western Steel emptied the metal recycle bin making room for additional scrap metal. Staff continues to sort and deliver outdated and unused equipment to Fleet for auction.

**Fountain Creek Nature Center** – Efforts continue with landscape improvement projects in high profile areas along the main entrance. Staff continues to prune and remove dormant and decaying plant material and adding decorative wood mulch.

Hwy 85 entrance renovation efforts are moving along as the new sign frames were completed. Staff met onsite to discuss design and landscape improvements. We will be installing new signs, post and dowel fencing, and landscape features over the next reporting period.

Wildlife observation benches were removed and brought back to the maintenance shop for refurbishing. Benches are currently being restored and should be installed soon. Hopefully restoration efforts will extend the life and function of the benches.

**Maxwell Street Trailhead** – Routine trash and debris removal continues to be a top priority. Boulders were installed to restrict motorized vehicles from accessing the trail system.

Illegally parked cars / campers were notified and encouraged to vacate the main parking area. Notifications seem to be effective as illegal camping has decreased.

**Hanson Trailhead** - Routine trash and debris removal efforts were conducted. Homeless camps were posted and removed.

Staff installed a new park bench on the west side of the recently built trail section.

**Stratmoor Valley Park** – Previously staged surfacing material was added to problematic sections of trail. The new material should alleviate muddy trail conditions and provide a more uniform tread surface.

**Widfield Community Park** – Special events are ramping up and staff has been busy meeting with permit holders including Top Shelf Disc Golf.

Performance Recreation finalized pavilion construction and they're now open to the public.

**Christian Open Space** – Illegal camp monitoring and trash removal continue to be a top priority.

**Crews Gulch** – A new dog waste receptacle and trash crib were installed to encourage guest to pick-up dog waste.

Staff relocated a park bench further down the main trail to provide privacy for adjacent property owners.