

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

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, May 10, 2017 – 1:30 p.m.**

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

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. <b>Call Meeting to Order</b>	Chair	
2. <b>Approval of the Agenda</b>	Chair	Approval
3. <b>Approval of Minutes</b>	Chair	Approval
4. <b>Introductions / Presentations</b>	Chair	Information
A.   Shirley Gipson Resolution		
B.   Judi Tobias Resolution		
5. <b>Citizen Comments / Correspondence on Items Not On the Agenda (limited to five minutes unless extended by Chair)</b>	Chair	
6. <b>Development Applications</b>		
A.   Rockwood Minor Subdivision, Review 2	Ross Williams	Endorsement



<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
B. The Retreat at TimberRidge PUD Rezone/Development Plan	Ross Williams	Endorsement
<b>7. Information / Action Items</b>		
A. Rainbow Fall Historic Site Restoration Project Update	Tim Wolken / Elaine Kleckner	Information
B. Elephant Rock Open Space Purchase Update	Elaine Kleckner	Information
C. 2017 – 18 Officer Elections	Chair	Approval
<b>8. Monthly Reports</b>	Staff	Information
<b>9. Board / Staff Comments</b>		
<b>10. Adjournment</b>		

RECORD OF PROCEEDINGS

*Minutes of the April 12, 2017  
El Paso County Park Advisory Board Meeting  
Centennial Hall  
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair  
Ann Nichols, 1<sup>st</sup> Vice Chair  
Terri Hayes, 3<sup>rd</sup> Vice Chair  
Judi Tobias, Secretary  
Shirley Gipson  
Alan Rainville  
Todd Weaver  
Julia Sands de Melendez

Staff Present:

Tim Wolken, Community Services Director  
Elaine Kleckner, Planning Manager  
Todd Marts, Recreation/Cultural Services Manager  
Sabine Carter, Administrative Services Coordinator  
Ross Williams, Park Planner  
Jason Meyer, Project Manager

Absent: Jane Dillon

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: Terri Hayes made a motion to approve the meeting agenda. Shirley Gipson seconded the motion. The motion carried 8 - 0.
3. Approval of Minutes: Judi Tobias made a motion to approve the March 8, 2017 meeting minutes. Julia Sands de Melendez seconded the motion. The motion carried 8 - 0.
4. Introductions and Presentations:  
  
None
5. Citizen Comments / Correspondence:  
  
None
6. Development Applications:  
  
**A. Silverado Ranch – PUD/Preliminary Plan and Filing No. 1 Final Plat**

Ross Williams provided an overview of the Silverado Ranch – PUD/Preliminary Plan and Filing No. 1 Final Plat and answered questions by the Board.

**Judi Tobias recommended to the Planning Commission and the Board of County Commissioners that the approval of Silverado Ranch PUD/ Preliminary Plan include the following conditions: Require fees in lieu of land dedication for regional park purposes in**

**the amount of \$26,048. Julia Sands de Melendez seconded the motion. The motion carried 8-0.**

**Shirley Gipson recommended to the Planning Commission and the Board of County Commissioners that the approval of Silverado Ranch Filing No. 1 Final Plat include the following conditions: Require fees in lieu of land dedication for regional park purposes in the amount of \$4,070. Judi Tobias seconded the motion. The motion carried 8-0.**

7. Information / Action Items:

**A. Urban Park Grant Application by Lorson Ranch Metropolitan District for East Meadows Park, Phase 2**

Jason Meyer reviewed the grant application and offered the following findings and answered questions by the Board:

1. The applicant is a metropolitan district and qualifies for an urban park grant. East Meadows Park Phase 1 was completed in 2016.
2. This site is located in the Widefield School District 3 (Urban Area 4). There is sufficient urban park funding for this area to provide the grant.
3. There were opportunities for public input to determine the recreation needs for the park, as described in the application.
4. The facility will allow full public access to the facility, meets American with Disabilities Act requirements, and will be maintained by the Lorson Ranch Metropolitan District as stated in the grant application.
5. The County's financial support will be acknowledged by a sign at the park.

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

**Shirley Gipson moved to endorse the award of a \$25,000 urban park grant to the Lorson Ranch Metropolitan District for the development of East Meadows Park, Phase 2. Terri Hayes seconded the motion. The motion carried 8-0.**

**B. 2017 Park Advisory Tour**

Tim Wolken led a discussion on the 2017 Park Advisory Board tour. The Park Advisory Board scheduled the tour for Saturday, May 6, 2017 and will include south park sites including:

- Fountain Creek Regional Park including Fountain Creek Nature Center and Willow Springs Ponds
- Maxwell Street Trailhead
- Hanson Trailhead
- Widefield Community Park
- Ceresa Park
- Kane Ranch

8. Monthly Reports:

Bob Falcone inquired about the wind damage in the past weeks. Tim Wolken stated that staff is cleaning fallen tree branches that occurred due to the weight of the snow.

Bob Falcone asked about the volunteer participation for the annual Bear Creek Dog Park “April Stools” clean-up day. Tim Wolken stated that 60 volunteers participated and County Commissioner Stan VanderWerf attended the pavilion dedication for Ron Buchanan, longtime Friend of the Bear Creek Dog Park, and dedicated volunteer.

Todd Marts informed the Board that the Pikes Peak Nature and Birding Festival is scheduled for May 19 – 21, 2017. The festival has generated interest from out of state participants which is a longtime goal of the event.

9. Board/Staff Comments:

Elaine Kleckner informed the Board that the County received several Great Outdoor Colorado grants which included a \$45,000 grant for the Falcon Regional Park dog park and a \$30,000 planning grant for Kane Ranch Open Space.

Elaine Kleckner reviewed a proposal with the Board to create a temporary equestrian trailhead at Falcon Regional Park. Fundraising and cost sharing efforts will be needed for the construction of the trailhead.

Todd Marts introduced Mandi Dicamillo, the new Recreation Coordinator.

10. Adjournment: **The meeting adjourned at 2:04 p.m.**

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Judi Tobias, Secretary

## **Resolution**

**WHEREAS**, Judi Tobias served as a Commissioner District #2 representative on the El Paso County Parks Advisory Board from October 2011 to May 2017; and

**WHEREAS**, Ms. Tobias's leadership and commitment have contributed significantly to the development of the El Paso County system of parks, trails, open space, recreation and cultural programs and facilities; and

**WHEREAS**, Ms. Tobias served as Secretary of the Park Advisory Board and participated in a variety of public meetings regarding park issues; and

**WHEREAS**, Ms. Tobias exhibited a strong desire for transparency and public participation in all aspects of the operation of El Paso County Parks and encouraged citizens to participate in public processes to provide input on park projects; and

**WHEREAS**, Ms. Tobias was a tireless advocate for the development of equestrian facilities in the County park system; and

**WHEREAS**, Mrs. Tobias' insight, enthusiasm, and positive attitude have been appreciated by both the Park Advisory Board and staff.

**NOW, THEREFORE, BE IT RESOLVED** that the Parks Advisory Board hereby expresses its appreciation to Judi Tobias for her years of volunteer service to the community and El Paso County.

**AND BE IT FURTHER RESOLVED** that this Resolution be recorded in the minutes of the El Paso County Parks Advisory Board Meeting, and thereafter preserved as a tribute to Judi Tobias' volunteer service, and an executed copy thereof be first read and then delivered to her.

**DONE THIS** 10<sup>th</sup> day of May, 2017, at Colorado Springs, Colorado.

Parks Advisory Board of El Paso County, Colorado

By:

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Bob Falcone, Chair

## **Resolution**

**WHEREAS,** Shirley Gipson served as a Commissioner District #3 representative on the El Paso County Parks Advisory Board from September 2011 to May 2017; and

**WHEREAS,** Ms. Gipson's leadership and commitment have contributed significantly to the development of the El Paso County system of parks, trails, open space, recreation and cultural programs and facilities; and

**WHEREAS,** Ms. Gipson exhibited a strong desire for transparency and public participation in all aspects of the operation of El Paso County Parks; and

**WHEREAS,** Ms. Gipson consistently advocated for the expansion of nature programs and services at the County's nature centers to ensure that all citizens had the opportunity to enjoy, understand and protect our natural world; and

**WHEREAS,** Ms. Gipson championed the development of neighborhood parks and encouraged developers to include urban park opportunities in their respective developments; and

**WHEREAS,** Ms. Gipson knowledge, enthusiasm and positive attitude have been appreciated by both the Park Advisory Board and staff.

**NOW, THEREFORE, BE IT RESOLVED** that the Parks Advisory Board hereby expresses its appreciation to Shirley Gipson for her years of volunteer service to the community and El Paso County.

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

**DONE THIS** 10<sup>th</sup> day of May, 2017, at Colorado Springs, Colorado.

Parks Advisory Board of El Paso County, Colorado

By:

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Bob Falcone, Chair

**El Paso County Parks**

**Agenda Item Summary Form**

**Agenda Item Title:** Rockwood Minor Subdivision, Review 2

**Agenda Date:** May 10, 2017

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

**Presenter:** Ross Williams, Park Planner

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

**Background Information:**

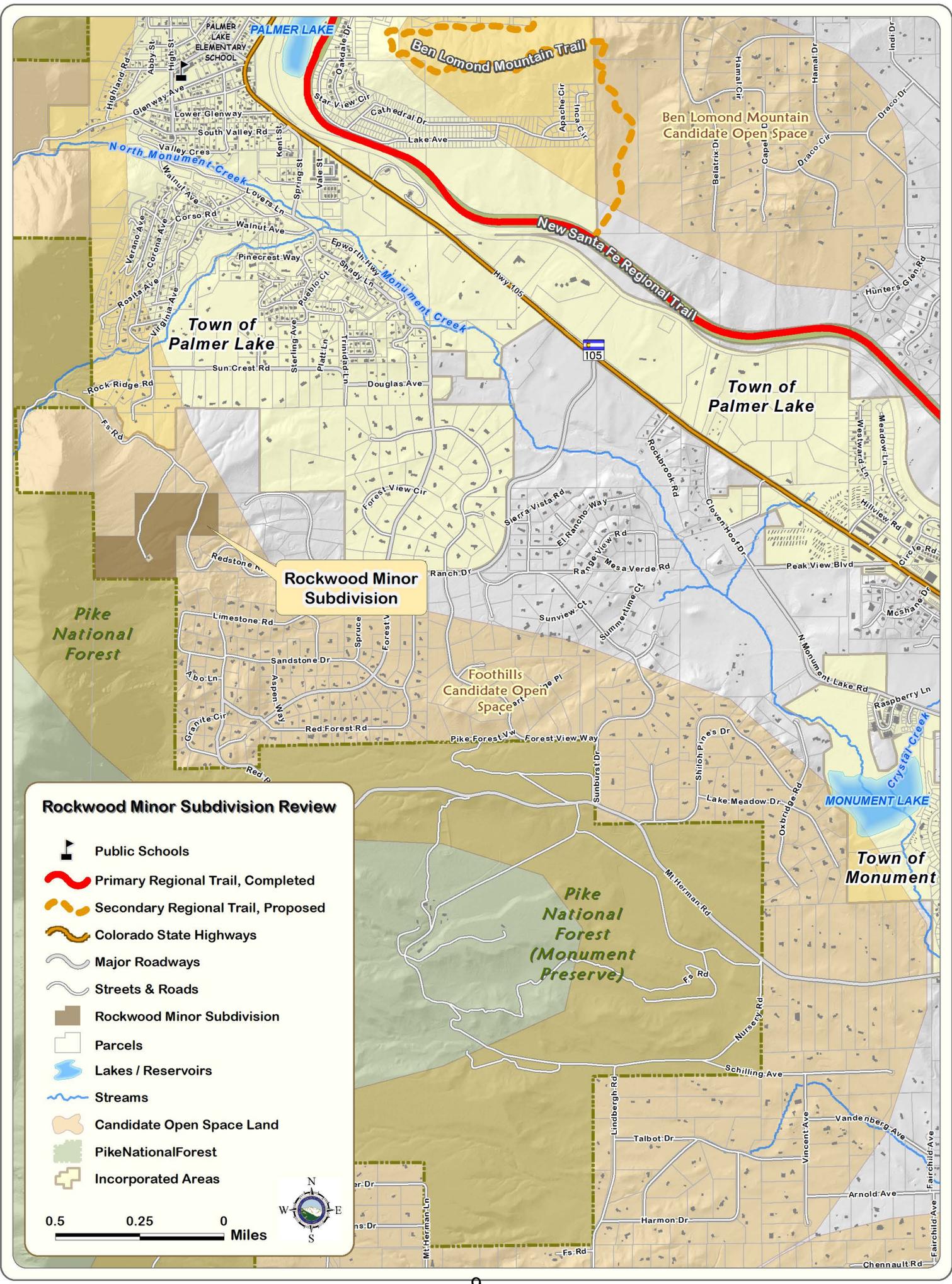
Request for approval by CTR Engineering, Inc. on behalf of Martin Ventures, LLC for Rockwood Minor Subdivision, Review 2, a three lot minor subdivision totaling 38.94 acres. Since the initial application, endorsed by the Park Advisory Board on February 8, 2017, the applicant has added one 5.04 acre lot, thus reducing the size of the largest lot to 29.27 acres. The property borders Pike National Forest and is located south of the Town of Palmer Lake and west of the Town of Monument on Redstone Ridge Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails/routes, or open space directly impacted by the proposed subdivision. The New Santa Fe Regional Trail and proposed Ben Lomond Mountain Secondary Regional Trail are located 1.2 miles northeast of the property. The property is located within the Foothills Candidate Open Space and is located approximately 1.4 miles southwest of the Ben Lomond Mountain Candidate Open Space.

El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$1,221 as shown on the attached Subdivision Review Form.

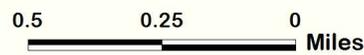
**Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Rockwood Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,221.



**Rockwood Minor Subdivision Review**

-  Public Schools
-  Primary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Colorado State Highways
-  Major Roadways
-  Streets & Roads
-  Rockwood Minor Subdivision
-  Parcels
-  Lakes / Reservoirs
-  Streams
-  Candidate Open Space Land
-  PikeNationalForest
-  Incorporated Areas



# Development Application Permit Review



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

May 10, 2017

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Rockwood Minor Subdivision, Review 2	Application Type: <b>Minor Subdivision</b>
DSD Reference #:	MS-17-002	CSD / Parks ID#: <b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage: <b>38.94</b>
Martin Ventures, LLC	CTR Engineering, Inc.	Total # of Dwelling Units <b>3</b>
Curtis Rockwood	Jonathan Moore	Gross Density: <b>0.08</b>
1260 Valley Street, Unit B	16392 Timber Meadow Drive	Park Region: <b>1</b>
Colorado Springs, CO 80915	Colorado Springs, CO 80908	Urban Area: <b>1</b>

Existing Zoning Code: **RR-5**                      Proposed Zoning: **RR-5**

**REGIONAL AND URBAN PARK REQUIREMENTS**

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

Urban Density:  (1 unit / 2.5 acre or greater)

Regional Parks: <b>1</b>		Urban Parks Area: <b>1</b>
<b>0.0194 Acres x 3 Dwelling Units = 0.058 acres</b>		Neighborhood: <b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>
		Community: <b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>
		Total: <b>0.00 acres</b>

**FEE REQUIREMENTS**

Regional Parks: <b>1</b>		Urban Parks Area: <b>1</b>
<b>\$407.00 / Unit x 3 Dwelling Units= \$1,221.00</b>		Neighborhood: <b>\$83.00 / Unit x 0 Dwelling Units = \$0.00</b>
		Community: <b>\$129.00 / Unit x 0 Dwelling Units = \$0.00</b>
		Total: <b>\$0.00</b>

**ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: **Recommend to the Planning Commission and Board of County Commissioners that approval of the Rockwood Minor Subdivision include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$1,221.**

Park Advisory Board Recommendation:

March 25, 2017

El Paso Board of County Commissioners  
C/o Nina Ruiz, El Paso County Planning Department  
2880 International Circle, Ste 110  
Colorado Springs, CO 80910

RECEIVED  
APR 04 2017

**Re: Letter of Intent for a Rockwood Subdivision – Minor Subdivision**

Dear County Commissioners:

Please accept this letter of intent from CTR Engineering, Inc. as part of the application for a Minor Subdivision. Our intent is to create a three lot subdivision, with only one single family home proposed on each lot. The larger lot will be approximately 28-acres, and the smaller lots will be approximately 5-acres.

**Site Location, size and zoning:**

This project is located generally south of the Town of Palmer Lake and west of the Town of Monument. It lies directly west of the existing Red Rock Reserve Subdivision (Rec# 206712320) and lies next to the National Forest land located to the west. The property is surrounded by large tracts of land to the north, a mix of National Forest land and 2.5-acre lots to the south. Directly east contains 2.5-acre lots, and north contains large tracts of land containing roughly 40-acre lots. The current property is unplatted and vacant of any homes.

**Background:**

This property is currently vacated of any structures, but does contain an existing water tank owned and maintained by the Forest View Acres Water District (FVAWD). There is an existing gravel road that currently divides the property into approximately 35 & 5 acre parcels of land. Said gravel road falls within an access easement used by other home owners. Martin Adventures, LLC has purchased the property and intends to dedicate a 60-foot right-of-way over the existing access easement to El Paso County.

**Existing and Proposed facilities, structures, roads, etc:**

No onsite or offsite roadway improvements are required for this three lot subdivision. A FVAWD waterline runs through the existing property, allowing for a water service line to be extended to lot 1 & 2. Lot 3 will also receive water from FVAWD, which has a water line located within Red Rock Ranch Drive, where an existing waterline serves homes in the area. All proposed lots will treat their wastewater by way of a septic system on each lot, as is what is currently being done for all surrounding lots. An existing gravel road gives access to all proposed lots, but proposed lot 3 will also have access from Red Rock Ranch Drive via an existing access easement.

**Tri Lake Comprehensive plan:**

This project falls within the Tri Lakes Comprehensive plan area, and will conform to all plan guidelines.

**Request & Justification:**

Lot 1 will be approximately 28-acres in size and will be surrounded by National Forest land and other large single family lots. Lots 2 & 3 will be approximately 5-acres in size and will be surrounded by 2.5-acres single family lots and other larger lots. The formation of these lots will not have a negative impact on the surrounding subdivision.

No drainage improvements will be required with this minor subdivision.

**Contact Information**

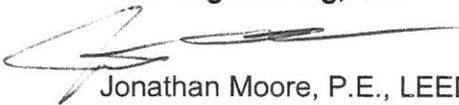
CTR Engineering, Inc. is a full-service planning and engineering firm, representing Martin Adventures, LLC (property owner). The following is the contact information for both parties.

<b>Owner:</b>	<b>Consultant:</b>
Martin Ventures, LLC	CTR Engineering, Inc.
Curtis Rockwood	Jonathan Moore, P.E.
1260 Valley Street, Unit B	16392 Timber Meadow Drive
Colo. Sprgs, CO 80815	Colo. Sprgs, CO 80808
Ph: 719-209-8254	Ph: 719-964-6654
Fax: N/A	N/A

We trust you'll find our application for a minor subdivision acceptable. We look forward to working with the County in processing this application and resolving any outstanding issues.

Sincerely,

**CTR Engineering, Inc.**



Jonathan Moore, P.E., LEED AP  
Principal





## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** The Retreat at TimberRidge PUD Rezone/Development Plan

**Agenda Date:** May 10, 2017

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

**Presenter:** Ross Williams, Park Planner

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

#### Background Information:

Request by N.E.S, Inc, on behalf of Arroya Investments, LLC, for approval of a PUD Development Plan to rezone 293 acres from the RR-5 zoning designation to PUD. As this is only a rezoning application, preliminary plans and final plats are forthcoming, at which time residential lots will be platted, and fees and trail easement dedications required. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows two proposed regional trail connections and one proposed bicycle route impacted by the project. The proposed Sand Creek Regional Trail alignment traverses the central portion of the property, along Sand Creek, while the Arroyo Lane Primary Regional Trail traverses east-west across the property, along Arroyo Lane. Furthermore, the proposed Vollmer Road Bicycle Route runs north/south adjacent to the western property boundary. The far northern edge of the property is located within the Black Forest South Candidate Open Space, although the impact is minimal, as these areas, Tract A and B, are designated as open space or future residential.

Before submitting the PUD Rezone/Development Plan, the applicant met with El Paso County Parks staff to discuss the aforementioned trail corridors and other recreational opportunities planned within the proposed development. The applicant's Letter of Intent states the following:

*"Applicant has met with County Park Staff regarding parkland. Only trail dedication has been requested. Initial review has indicated that the proposed 3.6 acre neighborhood park will satisfy the urban park requirement."*

Staff Note: During early meetings with the applicant, Staff indicated that regional and urban park fees are required unless the developer entered into a park lands agreement prior to the recording of the final plats. The County typically does not give credit for regional park fees unless regional park land is requested.

*"The Retreat at TimberRidge has been planned to have an internal focus on the Sand Creek Greenway and a 3.6 acre central neighborhood park with an additional focus on access to trails."*

*“This is a recreation focused community. Recreational amenities, including neighborhood park and trails, are a significant part of the Plan.”*

Staff Note: El Paso County Parks encourages creation of the greenway. Its mission is to develop regional parks, but it encourages developers to provide urban park facilities and recreational amenities.

The PUD Development Plan shows the 3.6 acre neighborhood park in addition to the Arroyo Lane and Sand Creek Primary Regional Trail corridors. Both trail corridors conform to the El Paso County Parks Master Plan, Trails Master Plan. The Development Plan also shows 69.12 acres of open space, or 23.6% of the total project area, dedicated to open space, regional trails, water detention, landscaping, and the neighborhood park. This plan far exceeds the required 10% dedicated open space requirement for PUD Development Plans.

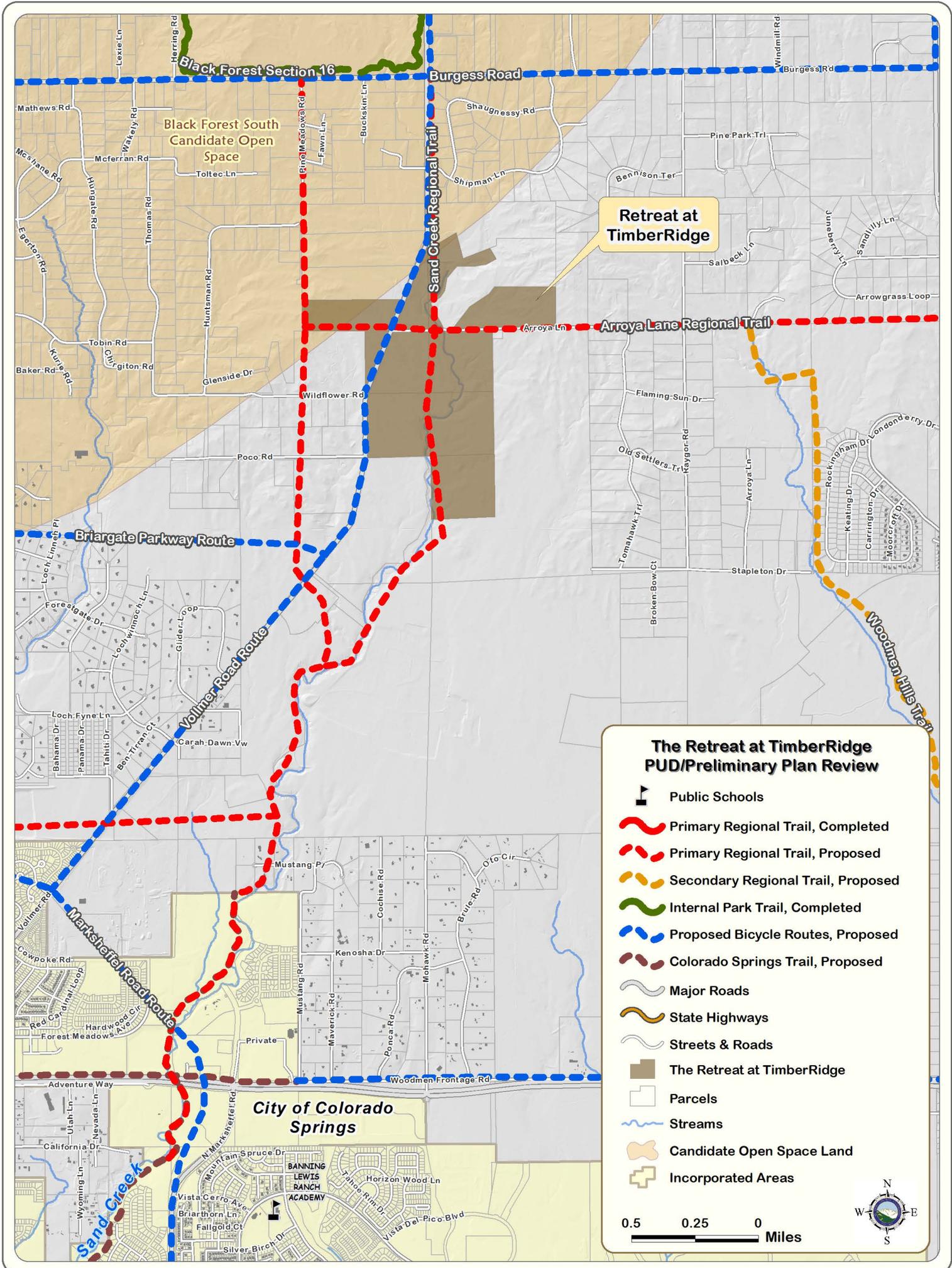
The PUD Development Plan includes a preliminary residential lot layout, to be developed over six phases, including a future phase that is described currently as open space and future residential. Residential lot sizes range from 5 acres (future phase) and 2.5 acres to 7,200 square feet, with lot sizes increasing in acreage from south to north to better blend the density in with the surrounding neighborhoods and following guidelines set forth in the Black Forest Preservation Plan.

Not including Tract A (29 acres, Open Space, Future Residential), The Retreat at TimberRidge covers 264 acres and has been preliminarily planned for 482 residential lots for a total density of 1.83 dwelling units per acre, based on the PUD Development Plan. Upon recording of forthcoming final plats, regional park fees in lieu of land dedication for regional park purposes in the amount of \$196,174 would be required, and urban park fees may be required if forthcoming final plats achieve the urban density threshold of 2.5 units per acre. The applicant could apply for an Urban Park Grant to help facilitate the construction of the 3.6 acre neighborhood park.

The PUD Development Plan shows 25-foot trail buffers along Sand Creek and Arroyo Lane. Parks staff recommends that all forthcoming preliminary plans and final plats show 25-foot trail easements within Tracts B, E, I, and J along the Sand Creek drainage, as well as the 25-foot trail easement along Arroyo Lane, and shall dedicate these 25-foot wide regional trail easements to the County for the County’s construction and maintenance of public multi-use trails on forthcoming final plats.

**Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge PUD Rezone/Development Plan include the following conditions, to be implemented on all forthcoming preliminary plans and final plats: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on forthcoming final plats; and (2) require fees in lieu of land dedication for regional park purposes. The amount of \$196,174 was calculated for informational purposes and is based upon the preliminary lot layout and will be adjusted as preliminary plans and final plats are submitted.



# The Retreat @ TimberRidge

## Letter of Intent

April 2017

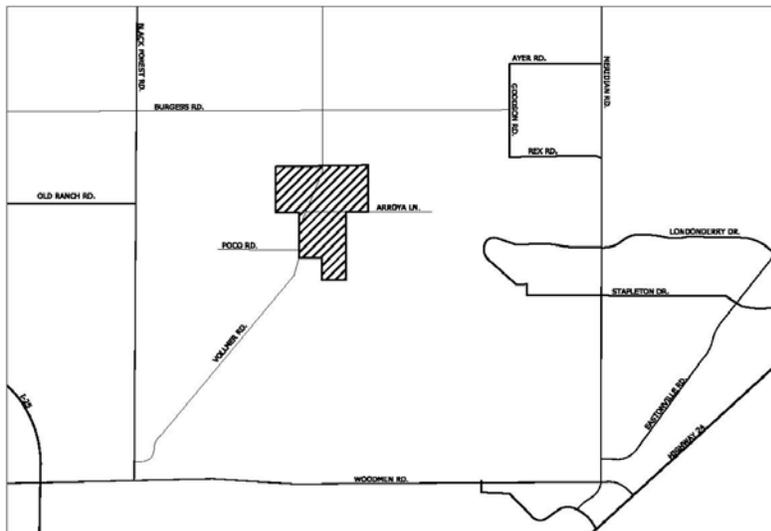
**Owner /Developer:** Arroya Investments LLC  
1283 Kelly Johnson Blvd.  
Colorado Springs, CO 80920

**Planner:** N.E.S. Inc.  
619 North Cascade, Suite 200  
Colorado Springs, CO 80903  
(719) 471-0073

**Engineer:** Classic Consulting Engineers & Surveyors  
619 North Cascade  
Colorado Springs, CO 80919  
(719) 785-0790

**SITE LOCATION:** The Retreat @ TimberRidge is located primarily on the east side of Vollmer Road, generally between Poco Road on the south and Arroya Lane on the north with some open space and low density land north of Arroya Lane. The Sterling Ranch bounds the site on the south and east. Portions of this application extend north of Arroya Lane as shown on the site location map below.

VICINITY MAP



**INTRODUCTION:** Arroya Investments LLC acquired 514 acres of land in later 2016. The acquisition included five quarter sections south of Arroya Lane and east of Vollmer Road. Land north of Arroya Lane on both sides of Vollmer Road and south of the Forest Gate Subdivision was also acquired as a part of the purchase. Subsequently, four 35 acre parcels were sold (located west of Vollmer Road) and two 50+ acre parcels were sold north of Arroya and east of Vollmer. One of these 35 acre parcels is included in this PUD application. The primary development property associated with this plan is the land located south of Arroya Lane where urban services are available and urban densities are proposed. **PROPOSAL:** The applications covered by this Letter of Intent include a zone change for 293 acres from the RR 5 Zone to the PUD Zone and a PUD Development Plan.

**THE PLAN:** The Retreat @ TimberRidge is proposed as a planned residential community focused on the Sand Creek Greenway which bisects the property. Open space, parkland and trails are the centerpiece of the property. The Retreat @ TimberRidge also forms the transition between urban density development to the south and east, to rural residential development to the north and west, and within the project.

Access to the sties will be from three locations on Vollmer Road at Poco Lane; at Wildflower Drive; and at Arroya Lane. Access to the site is planned at Arroya Lane in three locations, and in several locations via connections to the Sterling Ranch on the east and south. The primary and initial subdivision access will be from the proposed collector road opposite Wildflower Drive, to be called Aspen Valley Parkway. Arroya Lane is also planned as a collector.

Residential land use is proposed in varying densities. Ten lots of 2.5 acres and 5 acres are proposed north of Arroya Lane. Two additional lots of 2.5 acres in size are planned at the southwest corner of Arroya Lane and Vollmer Road. These lots will be on individual well and septic systems. The remainder of the PUD north of Arroya Lane is proposed as open space and trail.

South of Arroya Lane, all lots will be served by central water and wastewater systems provided by the proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District. A row of lots immediately south of and adjacent to Arroya Lane have a lot size on one acre as do three additional lots adjacent to Sterling Ranch on the east and Vollmer Road on the west. These lots create a transition within the property from rural residential to urban densities. South of these transitional lots urban density lots are proposed with lot size decreasing from north to south.

Lots adjacent to Vollmer Road have been designed so that they are both larger than internal lots and are arranged so that a minimum number of lots backs to Vollmer. Twelve lots are proposed in this 1/2 mile section. In addition, the frontage of Vollmer Road is proposed to have a

landscape berm planted with pine trees to further create a buffer and visual character along Vollmer.

Trails are a major component of this plan. A County regional Trail is planned along the west side of Sand Creek, extending to Vollmer Road north of Arroya Lane where it will use the old Vollmer Road alignment. An east/west trail will be located on the south side of Arroya Lane. Connections to this system internal to the subdivision are planned.

Open space within the PUD Plan includes the Sand Creek Greenway, a 3.6 acre central neighborhood park, three detention/water quality ponds and an open space tract north of Arroya Lane and east of Vollmer Road which includes an existing pond. All open space and park areas will be owned and maintained by the proposed Retreat @ Timber Ridge Metropolitan District. The proposed major trails will be constructed by the developer, placed in an easement, and maintained by El Paso County.

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

**USES/DEVELOPMENT REGULATIONS:** Lots in this PUD District will provide sites for single family homes on urban lots. Central water and wastewater will be provided for all lots south of Arroya Lane. For lots north of Arroya Lane, water will be provided by individual wells and wastewater will be provided by individual disposal systems. Development Regulations in this PUD will be as follows:

- For Urban Lots south of Arroya Lane with a lot size less than 14,000 SQ. FT.
  - Setbacks
    - Front – 20 feet minimum
    - Corner Lots – 10 feet for non-garage front
    - Side – 5 feet minimum
    - Rear – 20 feet minimum
  - Lot Size Minimum Lot Size 7200 SQ. FT.
- For urban lots south of Arroya Lane with a lot size greater than 14,000 SQ. FT. but less than one acre:
  - Front – 25 feet minimum
  - Corner Lots – 10 feet for non-garage front
  - Side – 15 feet minimum
  - Rear – 35 feet minimum

- For urban lots south of Arroya lane with a minimum lot size of one acre
  - Front – 25 feet minimum
  - Corner Lots – 10 feet for non-garage front
  - Side – 10 feet minimum
  - Rear – 25 feet minimum
- For Rural Residential Lots north of Arroya Lane and west of Vollmer Road, including Tract A
  - Front – 25 feet minimum
  - Side – 25 feet minimum
  - Rear – 35 feet minimum

Height            35 feet Maximum

Lot Coverage    30% Maximum for lots greater than 14,000 sq. ft.

For Lots less than 14,000 sq. ft.  
 45% For Ranch Style Homes  
 35% For All Other Homes

Minimum Lot Size    7200 SQ. FT.

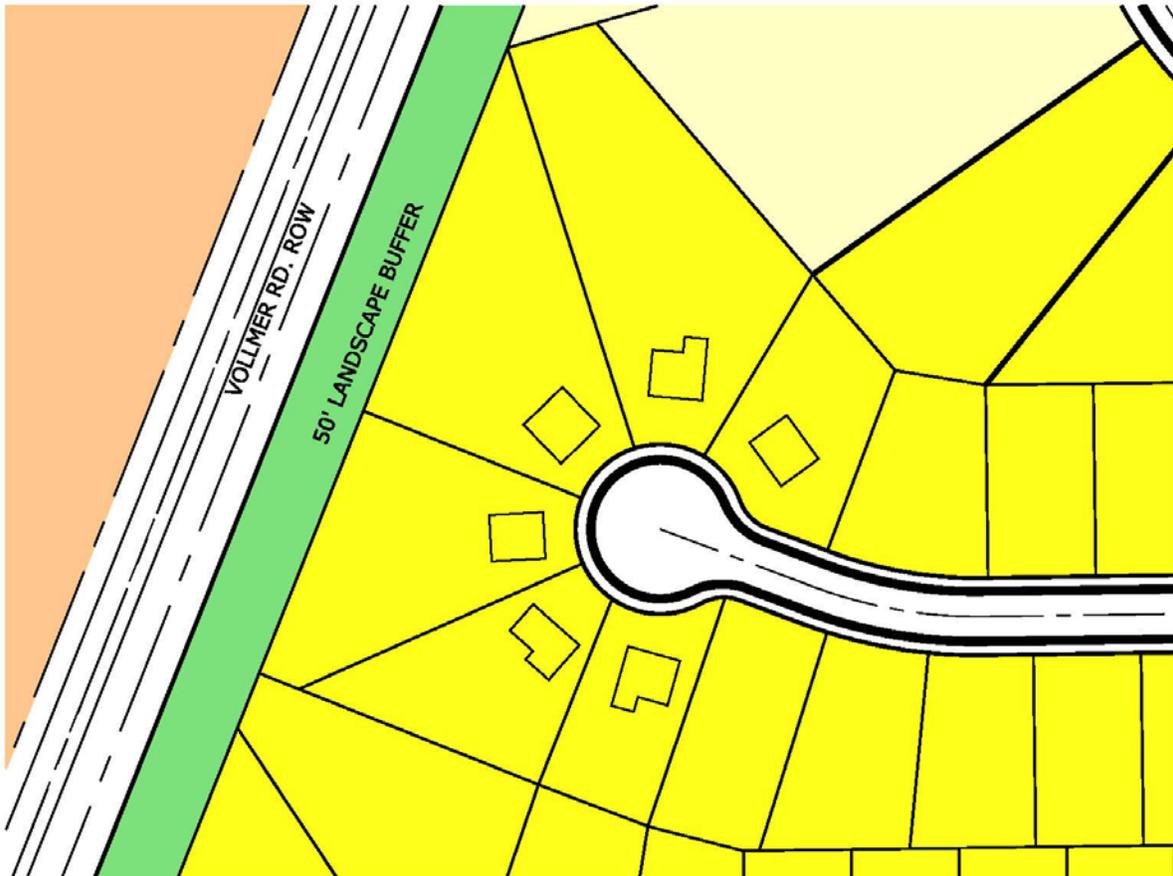
Additional zoning details are shown on the PUD Development Plan.

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

Second, a portion of the land north of Arroya Lane is proposed for inclusion into the PUD zone as open space (30 acres) and as a rural residential subdivision of five acre and two and one half acre lots (10 lots). These land uses formalize the transition from urban land use to rural residential land use on site and within the PUD.

Third, land within the proposed PUD that borders Vollmer Road will have a landscaped berm along the east side of Vollmer road as a buffer. In addition, the lotting pattern along the east side of Vollmer Road has been designed so that homes will not form a row and will be significantly larger than internal lots. Lots bordering Arroya lane are one acre in size to further

the transition on site. Two lots of 3.4 acres create the transition west of Vollmer Road between Arroya Lane and Wildflower on the south.



Cul-de-Sac "fans" homes and creates larger lots

No land use transition of buffer is needed on the east or the south of The Retreat @ TimberRidge because urban development of similar density is planned for the adjacent Sterling Ranch. The owner of Sterling Ranch supports this proposal.

**LANDSCAPE INTENT:** The Retreat @ TimberRidge is at the northern edge of grassland habitat as it transitions to the Ponderosa Pine forest of the Black Forest. The landscape treatment for this site will reinforce this transition by extending pine tree plantings south along Vollmer Road thereby creating a visual gateway to the forested area to the north of the site. The key element of the landscape plan is the Vollmer Road frontage. A landscape tract has been provided in which a berm with pine trees will be provide.

**JUSTIFICATION:**

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

The Retreat @ TimberRidge conforms to the following goals and Policies of the El Paso County Policy Plan.

PURPOSE AND INTENT. Holistic Application.

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

***Policy 2.1.10*** Encourage preservation of open space in subdivisions. ***Open space is preserved in the Sand Creek Greenway, in trail tracts, in buffers along Vollmer Road, in an open space park.***

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

***Policy 2.2.10*** Encourage the preservation of open space in the design of subdivisions. ***Open space is preserved in the Sand Creek Greenway, in trail tracts, in buffers along Vollmer Road, in an open space park.***

***Policy 2.3.1*** Preserve significant natural landscapes and features. ***The Sand Creek drainage is the most important natural feature on this property. It is being preserved.***

***Policy 2.3.7*** Encourage the mitigation of visual impacts caused by construction including road cuts, utility lines, outside storage, water tanks and building scale. ***Visual impacts are being mitigated by the buffer treatment along Vollmer Road.***

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

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

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

**Policy 6.1.8** Encourage incorporating buffers or transitions between areas of varying use or density where possible. ***Buffers are planned along Vollmer Road. Transitions occur on the property. This policy is met.***

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

**Policy 6.1.3** Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. ***This plan is integrated with the adjacent Sterling Ranch which is contiguous on the east and south.***

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

**Policy 6.2.2** Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel. ***The focal point of this project will be the Sand Creek Greenway and the Metropolitan District parks and trails.***

**Policy 6.2.3** Encourage land use planning and design approaches which create or reinforce the neighborhood concept. . ***The Retreat @ Timber Ridge has been planned to have an internal focus to the Sand Creek Greenway and a 3.6 acre central neighborhood park with an additional focus on access to trails.***

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

**Policy 6.2.5** Encourage the development of unique and diverse neighborhoods within unincorporated areas. ***The Retreat @ Timber Ridge has been planned to have an internal focus to the Sand Creek Greenway and a 3.6 acre central neighborhood park with an additional focus on access to trails.***

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

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

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

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

**Policy 8.3.5** Ensure that publically dedicated open space is of sufficient overall quality that it adds value to the larger community. ***Applicant has met with County Park Staff regarding parkland. Only trail dedication has been requested. Initial review has indicated that the proposed 3.6 acre neighborhood park will satisfy the urban park requirement.***

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

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

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

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

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

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

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

**Policy 11.3.1** Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. ***Portions of the development are not proposed for significant lot grading but just construction of the roadways.***

**Policy 11.3.3** Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality. ***All developed flows will be routed across a landscaped area or directly to proposed detention/SWQ facilities to be treated prior to release downstream.***

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

**Policy 11.3.5** Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design. ***See response to 11.1.2 above.***

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

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

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

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

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

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

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

**Policy 15.5.3** Encourage pre-application information meetings between applicant, affected property owners and homeowners groups prior to submission to the County for large properties and/or properties in sensitive locations. ***A pre-application neighborhood meeting was held on March 21, 2017 with adjacent property owners and the Black Forest Land Use Committee.***

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

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

- Voter approval of a County tax to fund County Sheriff activities
- The Black Forest Fire, which has raised awareness of fire safety and prevention, as well as mitigation of the effects of the fire
- Adoption of the Countywide Transportation fee
- Adoption of a comprehensive PUD Zone that provides a control mechanism for insuring that land dedications and density caps can be administered effectively.

- Failure of an election to incorporate the Black Forest with a stated purpose of administering the Black Forest Preservation Plan
- Pressures on County resources coupled with a commitment by County Elected Officials to make county government as efficient as possible have made clustered development a desirable design form that reduces the amount of street per dwelling unit, thereby making the provision of County services more efficient than standard rural residential designs especially five acre lots.

When viewed in the context of these changes, and while looking at the broad recommendations of the Black Forest Preservation Plan, this land situated north of Stapleton/Briargate and south of the forested area of the Black Forest is where a transition from urban to rural residential land use is proposed.

As stated in the Introduction to the Plan, “...The consistency or inconsistency of an application with a single policy or recommendation should be of less importance than its relationship to the overall spirit and intent of the elements when taken together.” The following Goals and Policies of the Black Forest Preservation Plan are implemented with this request:

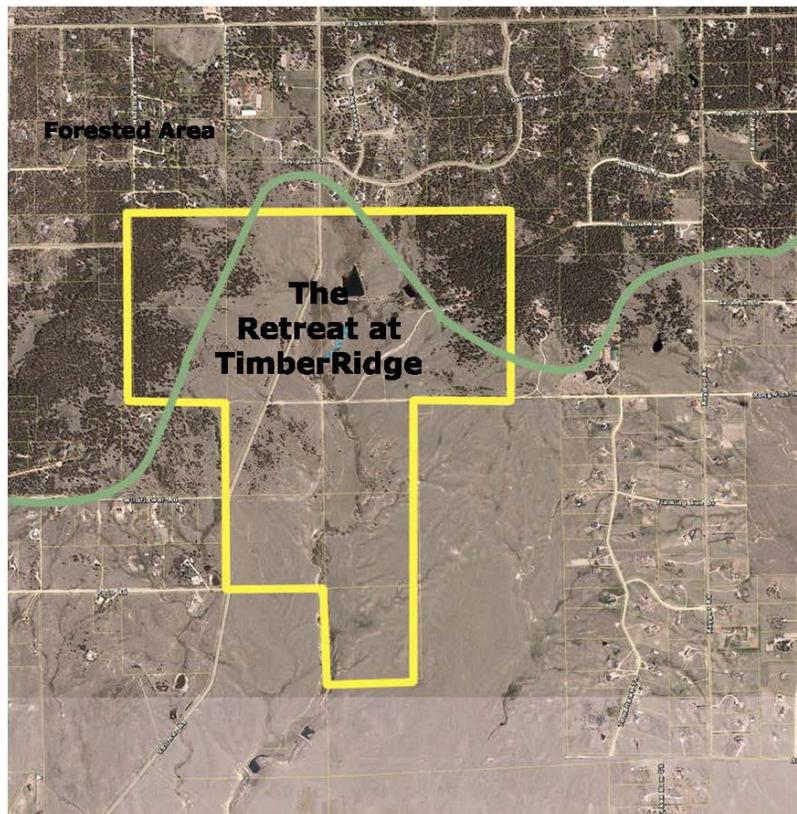
- Policy 1.5. Preserve open space as a means of retaining natural features and the separate identity of the Black Forest Planning Area. ***Open Spaces s provided in the Plan through parkland of two types and by trails.***
- Action 1.c. All land use items concerning the Black Forest Planning Area should be forwarded to the Black Forest Land Use Committee or other appropriate citizens group for review and comment prior to public hearing. ***Applicants have met with the Black Forest Land Use Committee in the pre-application stage.***
- Action 1.d. Applicants for subdivisions, zone changes, special use approvals, and variances should address consistency with the Black Forest Preservation Plan as a part of their submittals. ***This Letter of Intent addresses conformity with the Black Forest Preservation Plan.***
- Policy 2.3. Support clustered development alternatives which result in the creation of permanently dedicated and maintained open space. ***Parkland will be owned and maintained by a Metropolitan District. Clustering is proposed with the Sand Creek Greenway and other drainage features as focal points of residential land use.***
- Goal 3.A. Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area. ***Rural Residential lot sand open space are the land use transitions from urban to rural residential land use on the north of this PUD.***
- Policy 3.5. Generally support residential development which compliments and enhances the area’s terrain, vegetation and natural resources. ***The proposed land use***

***plan is consistent with this policy. The primary natural recourse is the Sand Creek Greenway which is preserved by this plan and made the focus of the development.***

- Action 3.i. Developers who propose projects which involve land to be held in common ownership should address the degree to which their proposed means of maintenance will ensure that the land remains in open space in relative perpetuity. ***As proposed, open space land will be owned and maintained by a Metropolitan District.***
- Goal 6.1. Design the transportation system so that disruption of sensitive environmental features, agricultural operations, and existing or platted residential areas is minimized. ***The proposed transportation system accomplishes this goal. Crossings o Sand Creek ae minimized while providing a safe transportation system.***
- Policy 6.2. Discourage unnecessary traffic through the forested and low density residential areas by providing alternative alignments and, where appropriate, incorporating designs which limit through traffic. ***Access points to arterial roads (Vollmer) have been minimized while providing a safe and efficient network.***
- Action 7.c. Copies of all relevant land use petitions should be transmitted to the Black Forest Land Use Committee or other appropriate group for review and comment. It is suggested that proposals be informally presented by the applicant to planning area residents prior to formal submittal. Consistency with appropriate Master Plan elements should be specifically addressed at this time. ***Prior to application, a meeting with the Black Forest Land Use Committee was held on March 21, 2017.***
- Policy 8.2. Protect and maintain the area’s drainage courses in their natural condition by promoting designs and densities that are sensitive to natural drainage patterns. ***The Drainage Plan prepared by CCES addresses this policy. Sand Creek is preserved as a greenway.***
- Policy 9.4. Encourage cooperation between the County, other governmental entities, the development community and area school districts to reserve adequate and appropriate school sites in a timely manner. ***Land in The Retreat @ TimberRidge is within two school districts. SD #49 and SD #20. A general discussion with SD #20 has indicated that no school site is required.***
- Policy 9.6. Support the provision and enhancement of both useable and perpetual open space. ***Useable open space has been provided in the form of a neighborhood park and a trail system both owned and maintained by a Metropolitan District. In addition, an open space park area of 30 acres is proposed. County regional trails along Sand Creek and along Arroya Lane are also a part of the Plan.***
- Policy 9.9. Encourage larger subdivision to provide and maintain useable and preferably connected open space. ***Open Space parkland is proposed that will be connected by both public and Metropolitan District maintained trails.***

- Policy 10.2. Mitigate adverse visual impacts caused by road cuts, utility lines, outside storage, water tanks, building scale, through the use of color, siting, screening and berming. ***This policy will be addressed by The Retreat @ TimberRidge Design Guidelines. The primary visual corridor is the Vollmer Road corridor. The proposed setback, berm, and landscape treatment of this PUD mitigate visual impacts of the proposed land use.***

The primary issue to be resolved with this application is the location of the interface between urban density and rural residential land use. This application proposes that the interface be at Arroya Lane which is the boundary at which water and wastewater services can be provided. This boundary is south of the forested area of Black Forest.



The map component of the Black Forest Preservation Plan depicts The Retreat @ TimberRidge within subarea 10, the Southern Transitional Area as shown on the diagram below.



The plan for The Retreat @ TimberRidge clearly defines the transition from urban land use to rural residential land use and proposes that this transition occur within this PUD application. The intent of the Black Forest Preservation Plan to transition land use within the area south of the forested area of the Black Forest is met by this application. Land use intensity transitions from south to north with Arroya lane becoming the boundary between where urban services, most notably water and wastewater, can be provided. The land north of Arroya Lane within the PUD is designated as rural residential and open space land uses. The overall density of the PUD is 1.6 units per acre.

**PUD REVIEW CRITERIA.** The proposed PUD zoning is in conformance with the following review criteria:

1. The proposed PUD District zoning advances the stated purposes set forth in Section 4.2.6.A.
2. The PUD is in general conformity with the El Paso County Master Plan. ***See section above that identifies how this plan conforms to the El Paso County Master Plan.***

3. There has been a substantial change in the character of the area since the land was last zoned. ***See introductory discussion above that lists changes to the area since the adoption of the Black Forest Preservation Plan (and current zoning).***
4. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. ***This criterion is met. All County Code requirements are met with this application.***
5. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area. ***The planned land use is based on a Land Suitability Analysis to assess the development constraints and opportunities of the site.***
6. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. ***Buffering and transitional land uses have been proposed where there is a potential for use to use relationship concerns.***
7. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community. ***This criterion is met. Land Use transitions are used to provide compatibility with adjacent properties. Dimensional requirements of the PUD are designed to be compatible with rural residential zones.***
8. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project. ***The land use plan reflects the Land Suitability Analysis where the natural and man-made land use determinants were inventoried and analyzed.***
9. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide reasonable walking and biking opportunities. ***This is a recreation focused community. Recreational amenities, including neighborhood park and trails, are a significant part of the Plan.***
10. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed. ***Public services consistent with the proposed development are being provided.***
11. The proposed PUD will benefit the community through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design. ***All of these are features of the Plan.***
12. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner ***Entech Engineering, Inc. has evaluated the site for the presence of commercially viable***

*mineral deposits and has found that such deposits are either absent or are not commercially viable.*

**13.** Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide. The following Deviations are requested. Deviation request forms are a part of the application package. **Two deviations/PUD Modifications are requested:**

**1. A deviation to permit a landscaped median in Aspen Valley Parkway**

**2. A deviation to permit access to Arroya Lane for the 10 lots north of Arroya Lane onto Nature Refuge Road at a distance less than 660 feet from the proposed access roads on the south side of Arroya Lane. Justification for these deviations is included in the submittal package.**

**DRAINAGE:** Classic Consulting Engineers & Surveyors has prepared a MDDP for the property.

#### **IMPACT REPORTS:**

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

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

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

#### **JURISDICTIONAL IMPACTS**

##### **Districts Serving the Property**

- Natural Gas – Black Hills Energy. Will Serve Letter included in application
- Electricity – Mountain View Electric. Will Serve Letter included in application.

- Water – Proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District
- Wastewater - Proposed TimberRidge Metropolitan District via an IGA with the Sterling Ranch Metropolitan District
- Fire Protection – Black Forest Fire Protection District
- Schools – Falcon District #49; Academy School District No. 20
- El Paso County Conservation District

#### **Reports Included by Reference**

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

## SITE DATA

LEGAL DESCRIPTION: RETREAT AT TIMBER RIDGE PARCEL 1  
& RETREAT AT TIMBER RIDGE PARCEL 2

### OWNERS:

Arroya Investments LLC  
1283 Kelly Johnson Blvd.  
Colorado Springs, CO 80920

Owner 2

Address Line 1  
Address Line 2

### APPLICANT:

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

### TAX ID NUMBER:

5270000004; 5228000019;  
5227000003; 5227000001;  
5200000398; 5200000397;  
5220000024; 5222000023

### MASTER PLAN:

Sterling Ranch Sketch Plan

### CURRENT ZONING:

RR-5

### PROPOSED ZONING:

PUD

### CURRENT LAND USE:

Agriculture Grazing

### PROPOSED LAND USE:

Residential and Open Space / Park

## ADJACENT PROPERTY OWNERS

- Herbert L. and Karen Marchman  
9350 ARROYA LN COLORADO SPRINGS CO 80908-4404
- Michael C. Turner  
12265 ORACLE BLVD COLORADO SPRINGS CO 80921
- Edward M. Cook and Holly A. Pilbrow  
8923 SHIPMAN LN COLORADO SPRINGS CO 80908-7101
- Robert L. and Cynthia D. Monroe  
11730 TIMBERLANE CT COLORADO SPRINGS CO 80908
- Marvin E. Ornes and Terri J. Wahlberg  
1711 E GOSHAWK RD COLORADO SPRINGS CO 80908
- Jacob Decoto  
23045 JONES RD CALHAN CO 80808
- Bissel Enterprises L L L P  
PO BOX 2375 LITTLETON CO 80161-2375
- Mark L. Bissell  
PO BOX 88297 COLORADO SPRINGS CO 80908-8297
- Terry L. and Jolanta Smith  
8455 WILDFLOWER RD COLORADO SPRINGS CO 80908-4214
- Amelia Snyder Trust  
8450 POCO RD COLORADO SPRINGS CO 80908-4723
- John R. Jaynes  
8455 POCO RD COLORADO SPRINGS CO 80908-4723
- SR LAND LLC  
20 BOULDER CRESCENT ST STE 102 COLORADO SPRINGS CO  
80903-3300
- Morley-Bently Investments LLC  
20 BOULDER CRESCENT ST STE 100 COLORADO SPRINGS CO  
80903-3300



N.E.S. Inc.  
619 N. Cascade Avenue,  
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Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## Retreat at TimberRidge

EL PASO COUNTY, CO  
80908

PROJECT INFO  
DATE: 04-04-17  
PROJECT MGR: JM  
PREPARED BY: KM

SEAL

ZONE CHANGE

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

## ADJACENT PROPERTY OWNERSHIP

SHEET TITLE

SHEET NUMBER

1 OF 2

CPC#

FILE #



N.E.S., Inc.  
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 Colorado Springs, CO 80903  
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 Fax 719.471.0267  
 status.nescolorado.com  
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

# Retreat at TimberRidge

EL PASO COUNTY, CO  
 80908

DATE: 04-04-17  
 PROJECT MGR: JM  
 PREPARED BY: KM

SEAL

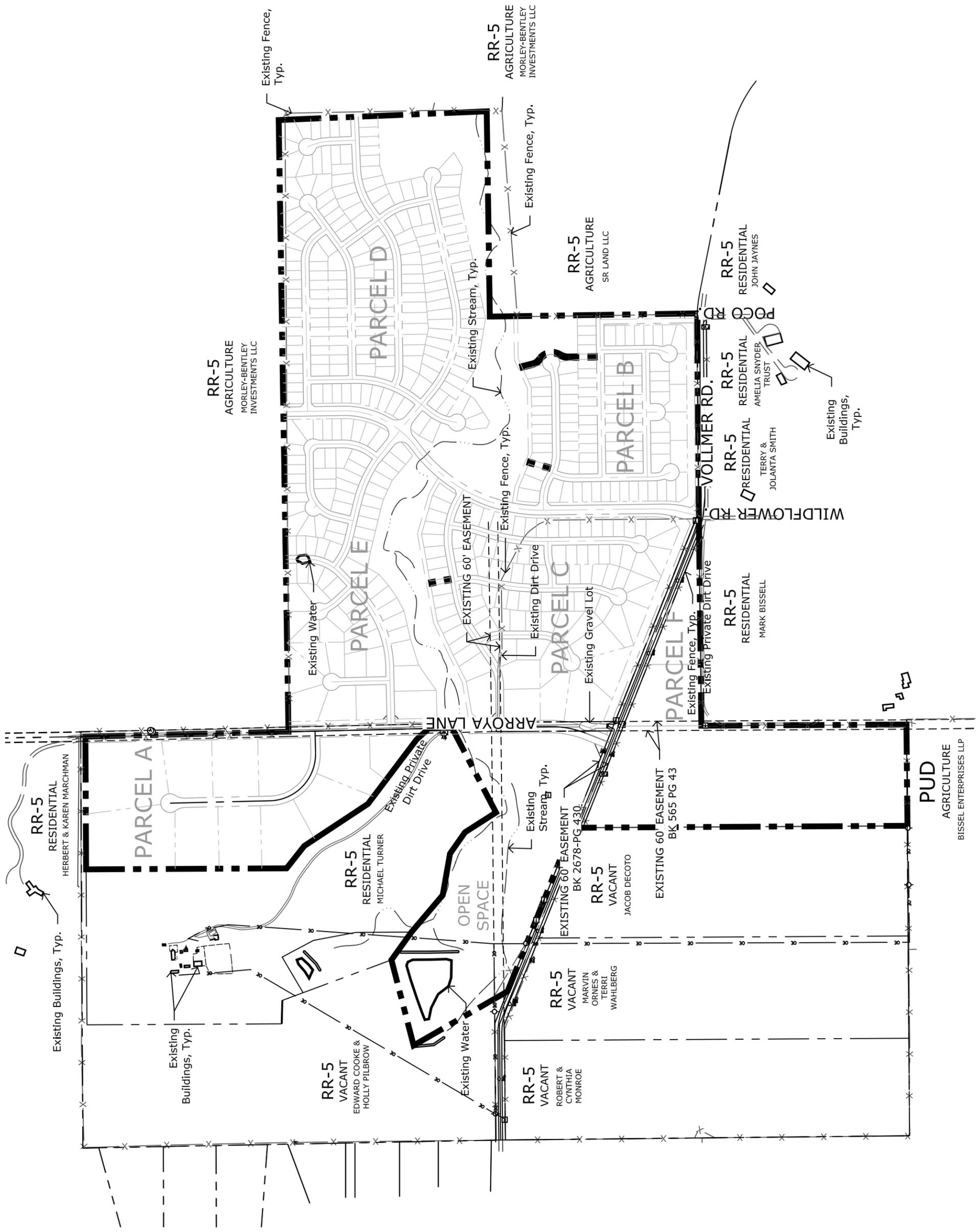
ZONE CHANGE

DATE	BY	DESCRIPTION

REZONE MAP

SHEET NUMBER	SHEET TITLE
2 OF 2	REZONE MAP

FILE # CPC#





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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

# Retreat at TimberRidge

VOLLMER RD & ARROYA LN  
 EL PASO COUNTY, CO  
 80908

PROJECT NFO  
 DATE: 04-14-17  
 PROJECT MGR: JM  
 PREPARED BY: KM

SEAL

ENTITLEMENT

DATE	BY	DESCRIPTION

PHASING MAP

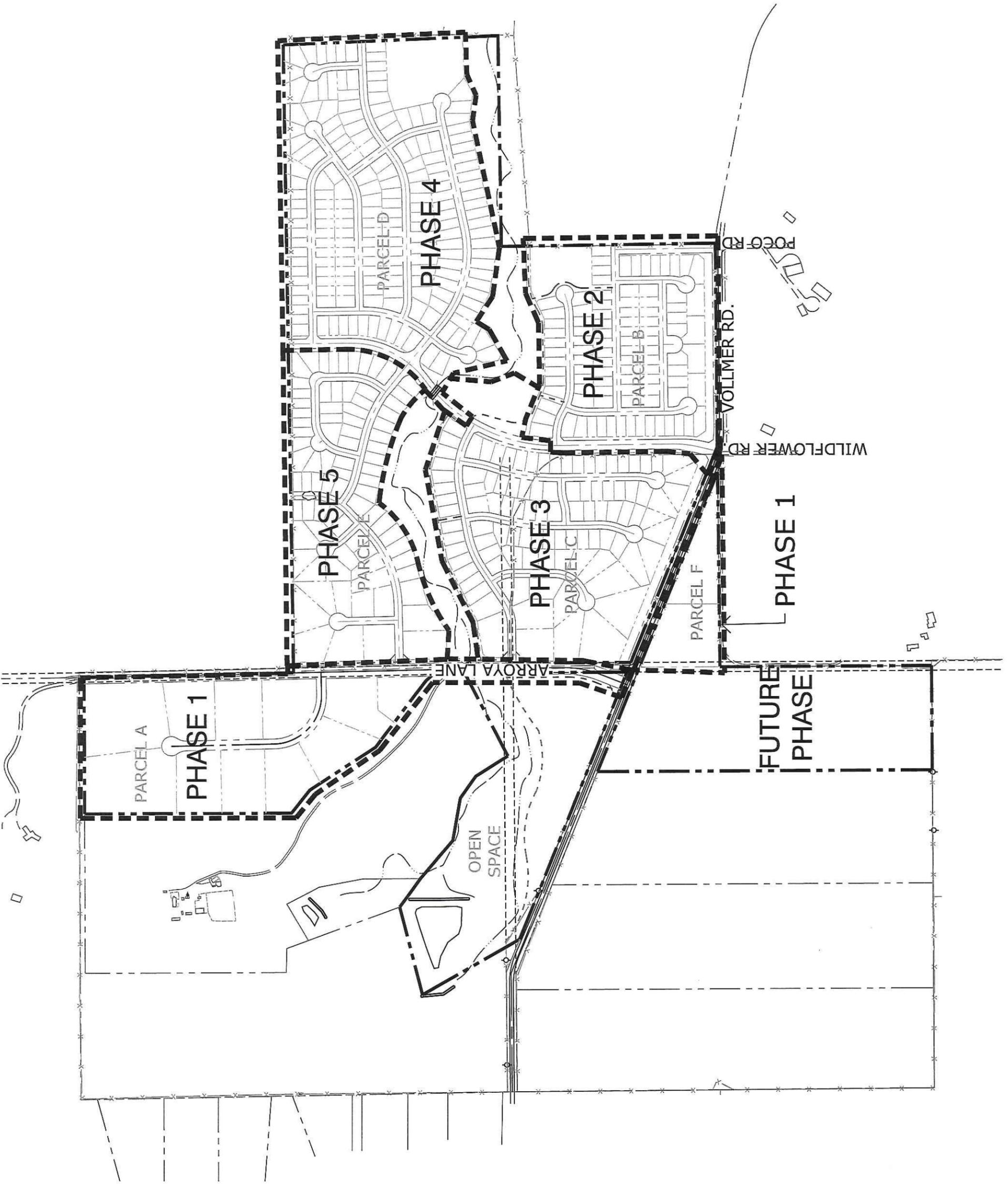
SHEET TITLE

SHEET NUMBER

1 OF 1

CFC#

FILE #









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Fax 719.471.0267  
www.niescolorado.com  
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**PRELIMINARY TREE SCHEDULE**

DECIDUOUS TREES	HEIGHT	WIDTH	SIZE	COND	KEY
Acer grandidentatum / Highland Park / Highland Park Bigtooth Maple	40'	25'	2" Cal.	B&B	NonX
Cedrus occidentalis / Common Hackberry	60'	50'	3" Cal.	B&B	Xerfc
Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.	B&B	Xerfc
Gymnocladus dioica / Kentucky Coffee Tree	60'	50'	3" Cal.	B&B	NonX
Populus angustifolia / Narrowleaf Poplar	50'	30'	2.5" Cal.	B&B	NonX

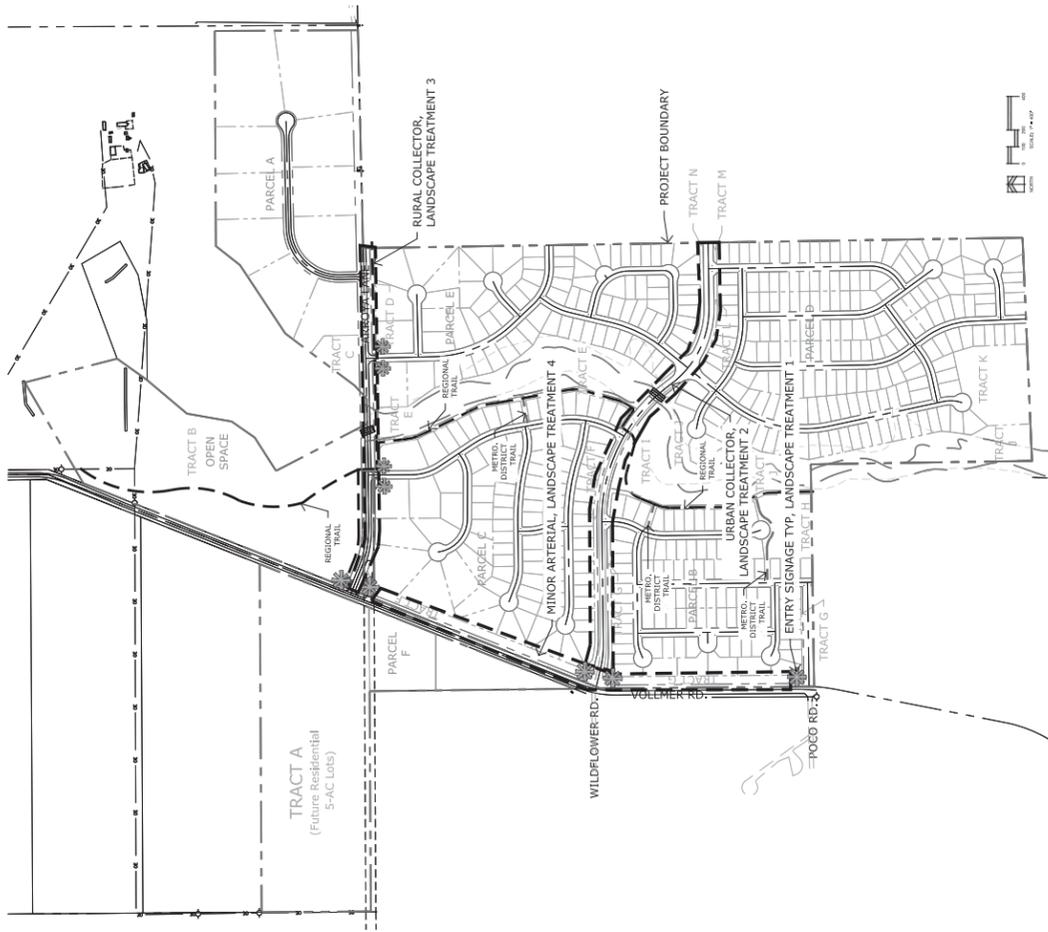
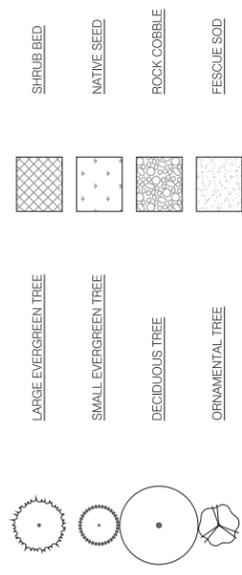
  

EVERGREEN TREES	HEIGHT	WIDTH	SIZE	COND	KEY
Abies concolor / White Fir	60'	30'	8" HT	B&B	NonX
Juniperus scopulorum / Rocky Mountain Juniper	30'	15'	6" HT	B&B	Xerfc
Juniperus virginiana / Eastern Red Cedar	20'	10'	6" HT	B&B	NonX
Picea pungens glauca / Baby Blue Eyes / Baby Blue Eyes Colorado Blue Spruce	15'	10'	6" HT	B&B	NonX
Pinus flexilis / Limber Pine	50'	30'	6" HT	B&B	Xerfc
Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT	B&B	Xerfc
Pinus strobus / Southwestern White Pine	50'	30'	8" HT	B&B	NonX

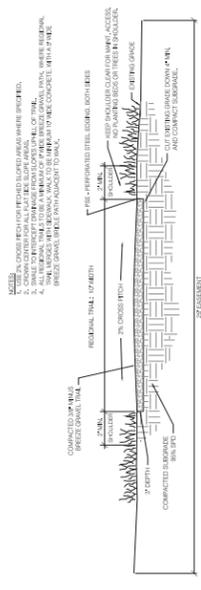
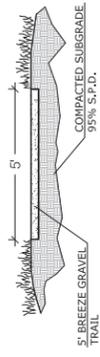
ORNAMENTAL TREE	HEIGHT	WIDTH	SIZE	COND	KEY
Chaenactis crinita / Cockspur Hawthorn	30'	20'	2" Cal.	B&B	Xerfc
Malus X 'Indian Magic' / Indian Magic Crab Apple	20'	20'	2" Cal.	B&B	NonX
Prunus virginiana 'Shubert' / Canada Red Cherry	30'	25'	2" Cal.	B&B	NonX
Rhus glabra / Smooth Sumac	15'	10'	2" Cal.	B&B	Xerfc

**CONCEPT TREE & GROUND COVER LEGEND**



OVERALL LANDSCAPE PLAN  
1" = 400'

D1 GRAVEL METRO. DISTRICT TRAIL SECTION, TYP.  
NOT TO SCALE



D2 BREEZE GRAVEL REGIONAL MULTI-USE TRAIL SECTION, TYP.  
NOT TO SCALE

Retreat at  
TimberRidge

VOLLMER RD &  
ARROYO LANE  
EL PASO COUNTY, CO  
80908

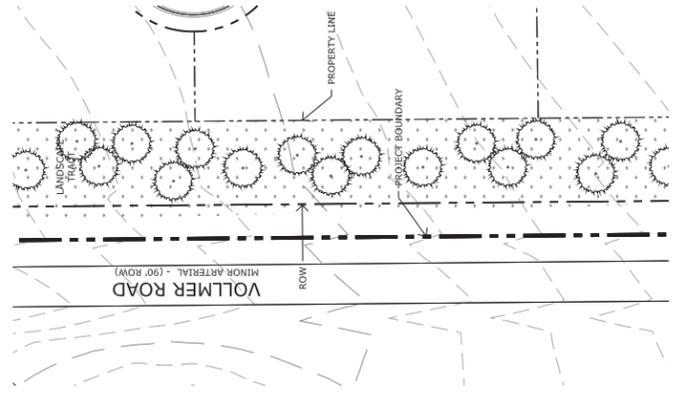
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PROJECT NO: 13-14-14-14-14  
DESIGNER: K&S

ENTITLEMENT

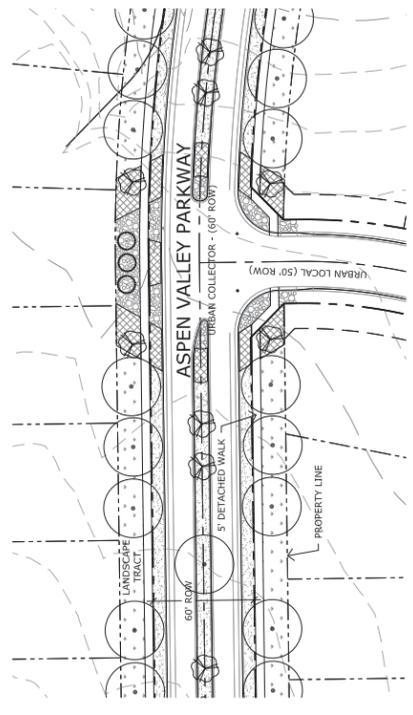
DATE: 04-13-17  
PROJECT NO: 13-14-14-14-14  
DESIGNER: K&S

PRELIMINARY  
LANDSCAPE PLANS  
& DETAILS

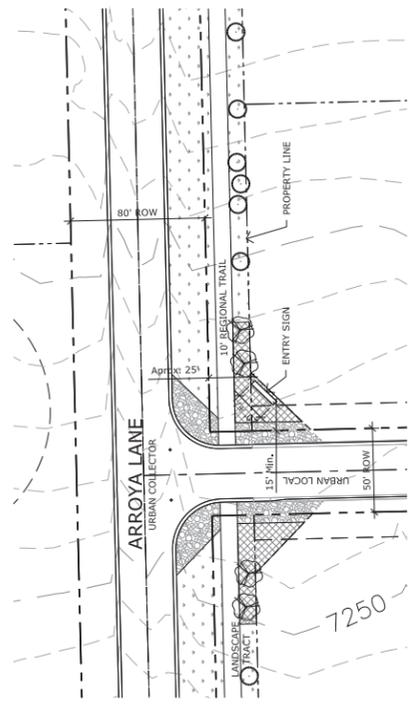
3  
3 OF 3  
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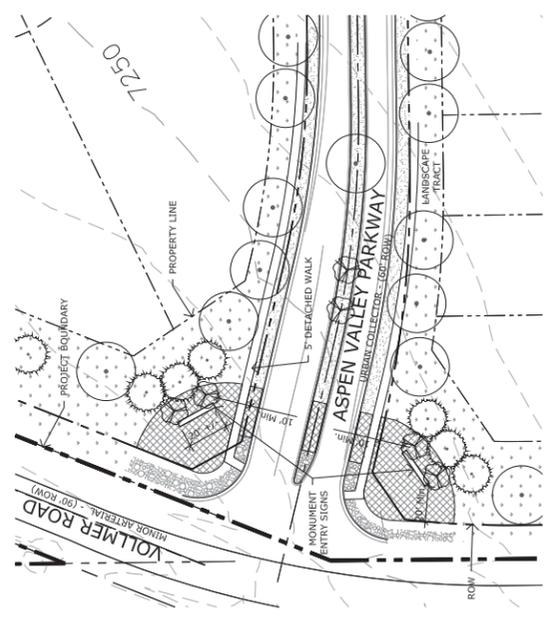
T4 VOLLMER ROAD - TYPICAL LANDSCAPE PLAN  
1" = 40'



T2 ASPEN VALLEY PARKWAY - TYPICAL LANDSCAPE PLAN  
1" = 40'



T3 ARROYA LANE - TYPICAL LANDSCAPE PLAN  
1" = 40'



T1 MAIN ENTRY MONUMENT - TYPICAL LANDSCAPE PLAN  
1" = 40'

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** Rainbow Falls Historic Site Update

**Agenda Date:** May 10, 2017

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

**Presenter:** Tim Wolken, Director  
Community Services Department

Elaine Kleckner, Planning Division Manager  
Community Services Department

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

#### Background

Rainbow Falls is a five-acre site located west of the Manitou Springs city limits and bordered by U.S Highway 24 and Manitou Avenue. The site was owned privately and had fallen into disrepair due to significant vandalism and graffiti issues.

The Manitou Environmental Citizens Action (MECA) initiated community cleanups in 2006 and contacted El Paso County for assistance. Under the leadership of former County Commissioner Sallie Clark, El Paso County partnered with MECA on additional cleanups and initiated discussions with the property owner regarding the potential transfer of the Rainbow Falls to the County. The County assumed ownership of the site in 2010 and classified the site as a recreation area which is open dawn to dusk year-round.

The County formed the Rainbow Falls Coalition in 2011 that consists of the following stakeholders:

El Paso County  
City of Manitou Springs  
Manitou Environmental Citizens Action (MECA)  
Trails and Open Space Coalition  
Fountain Creek Restoration Committee  
Fountain Creek Watershed, Flood Control and Greenway District  
Colorado Department of Transportation

The Coalition meets on a monthly basis to plan Rainbow Falls improvements, ongoing cleanups, security efforts, and community education programs.

A master plan for Rainbow Falls was completed in 2011 and it has guided the improvements over the past six years.

Rainbow Falls experienced major flooding in 2013 that resulted in the Colorado Department of Transportation (CDOT) completing a number of significant repairs including bank stabilization, access road / main trail improvements, and installation of grade control structures in the creek. The County completed flood repairs to the access road / main trail and parking area with FEMA assistance in 2015 and 2016. CDOT also completed Manitou Avenue Bridge repairs in 2016. The bridge is directly adjacent to the Falls.

El Paso County secured a Transportation Enhancement grant in 2013 for \$308,000 for Rainbow Falls improvements. The grant is coupled with \$77,000 of local funds for a project budget of \$385,000. The planned improvements include the completion of a service road / trail to the Falls, plaza with seating walls at the base of the Falls, parking lot improvements, bank stabilization and improved drainage, bridge across Fountain Creek, other trail improvements, and park amenities. The County bid the improvement project in the spring, 2017.

The Park Advisory Board endorsed and the Planning Commission approved the addition of a historic site designation in the County Parks Master Plan in December, 2016. The Board of County Commissioners consented to the addition of the historic site designation in the Park Master Plan and designated Rainbow Falls as an historic site on December 27, 2016.

### **Project Updates**

1. The bids for the Rainbow Falls Historic Site exceeded available funding by approximately \$150,000 and CDOT requires that the project be rebid. Project engineers have advised that the higher bids than anticipated were a result of increases in cost of materials and labor since construction documents were developed in 2015, timing issues related to high flows / challenging work conditions and high season for bidding construction projects. County Parks will evaluate the bid scope to determine if potential cost savings can be determined without significantly impacting the overall scope and impact of the project. County Parks has identified an additional \$75,000 from dedicated park fees to support the project and will complete additional fundraising this summer. It is anticipated the project will be rebid in the fall, 2017, to hopefully obtain more competitive bids outside the regular construction season.

2. The Rainbow Falls Coalition recommends that Rainbow Falls be reopened from June through October, 2017 while the County rebids the project. Staff is currently completing the following improvements to prepare for the opening on June 3.

- a. Installing a permanent parking lot gate.
- b. Ordering signs with the operational hours and rules.
- c. Scheduling staff / volunteers to supervise the site when open.
- d. Upgrading the parking lot camera.
- e. Installing an information booth.

The site will be open on the following days / times:

June – August  
Friday, Saturday, Sunday, Monday  
10 a.m. – 4 p.m.

September – October  
Saturday & Sunday  
10 a.m. – 4 p.m.

3. CDOT has provided \$100,000 to support a proposed art project on the bridge to feature the history of Rainbow Falls while helping to control vandalism / graffiti issues. As the bridge has a historic designation, the County and CDOT are exploring opportunities for potential art projects that will be permitted. Once determined, County Parks will consider applying for a State Historical Fund Grant in the fall, 2017.

4. The Manitou Environmental Citizens Action will host a Rainbow Falls cleanup on Saturday, June 3 beginning at 9 a.m.

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** Elephant Rock Open Space Purchase Update

**Agenda Date:** May 10, 2017

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

**Presenter:** Elaine Kleckner, Planning Manager  
Community Services Department

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

### Background

The Elephant Rock Open Space site is a 60-acre property near Palmer Lake along the New Santa Fe Regional Trail. It is privately owned and has an existing conservation easement held by Palmer Land Trust. Palmer Land Trust and the landowners approached the County in 2014 regarding potential acquisition. El Paso County Parks secured the needed funding in 2016. Funding sources are:

- El Paso County Ballot Question 1A - \$150,000
- El Paso County Regional Park Fee Fund - \$150,000
- Regional Building Department Funds - \$31,500
- Catriona Cellars - \$4,000
- Front Range Environmental Resource Coalition - \$3,000
- Trust for County Parks - \$1,000
- Trails and Open Space Coalition - \$500

The County has completed the following steps in the acquisition process:

- Obtained ALTA survey
- Obtained title commitment
- Completed Phase 1 Environmental Assessment
- Completed Current Conditions Report to update the conservation easement baseline assessment
- Completed review of Amended and Restated Deed of Conservation Easement; Staff is in the process of negotiating final provisions with Palmer Land Trust
- Completed Contract to Buy and Sell Real Estate
- Obtained seller agreement on provisions of Contract

### Next steps

Final steps in the acquisition process include:

- Sellers and Board of County Commissioners execute contract; May 23 Board of County Commissioners meeting (tentative)
- Obtain title commitment in name of Palmer Land Trust
- Finalize Conservation Easement; obtain approval of Palmer Land Trust and Board of County Commissioners
- Close on the purchase (approximately 45 days after mutual execution of Contract)
- Record new Conservation Easement (same day as the closing)

Closing is expected to occur in late June, and the master planning process will begin immediately. The Conservation Easement requires that a master plan be developed within one year of acquisition. A building envelope area is designated in the easement to accommodate trailhead facilities. Non-motorized trails may be constructed throughout the property. The Park Planner will manage the planning process and develop the master plan in coordination with Palmer Land Trust, stakeholders and the public.

The 2017-2021 Capital Improvement Program allocates \$100,000 for improvements at Elephant Rock Open Space in 2018. This will not be enough to complete all master plan improvements, so fundraising efforts will resume in 2017.

**El Paso County Park Advisory Board**

**Agenda Item Summary Form**

**Agenda Item Title:** 2017 - 18 Officer Elections  
**Agenda Date:** May 10, 2017  
**Agenda Item Number:** #7 - C  
**Presenter:** Chairperson  
**Information:**                      **Endorsement:**                      **Approval:** X

**Background Information:**

The Park Advisory Board By-Laws include the election of officers at the May meeting. The 2016 -17 officers include:

Chairperson -	Bob Falcone
Vice-Chairperson -	Ann Nichols
Second Vice-Chairperson -	Jane Dillion
Third Vice-Chairperson -	Terri Hayes
Secretary -	Judi Tobias

Please find below an excerpt from the Park Advisory Board By-Laws regarding the election process:

**V. BOARD ORGANIZATION AND PROCEDURES**

**A. Officers**

- 1. At the regular May meeting of each year, the Park Advisory Board shall meet and elect officers for the coming year. Officers shall serve from June through May.*
- 2. Election of officers shall be in accordance with Roberts' Rules of Order, Newly Revised, as said rules pertain to small boards and committees, or as otherwise directed by the Board of County Commissioners*
- 3. In case a vacancy shall occur in any of the offices, an election may be held at any regular meeting.*
- 4. The Chairperson of the Park Advisory Board shall preside at the meetings of the Board and shall perform the duties ordinarily performed by that office. The Chairperson shall be an ex-officio member of all committees appointed by the Park Advisory Board.*

5. *The Vice-Chairperson of the Park Advisory Board, in the absence of the Chairperson, shall perform all the duties of the Chairperson.*
6. *The Second Vice-Chairperson, in the absence of the Chairperson and the Vice-Chairperson, shall perform all the duties of the Chairperson.*
7. *The Third Vice-Chairperson, in the absence of the Chairperson, the Vice-Chairperson and the Second Vice-Chairperson, shall perform all the duties of the Chairperson.*
8. *The Secretary, in the absence of the Chairperson, the Vice-Chairperson, the Second Vice-Chairperson and the Third Vice-Chairperson, shall call the meeting to order and preside until the immediate election of a chairperson pro tem.*
9. *The Secretary shall sign all recorded minutes of meetings that have been approved by the Park Advisory Board.*
10. *Ex-officio Secretary of the Park Advisory Board shall be the Community Services Director or his designee. Duties to include: preparation of the agenda, keeping a full and true record of all meetings, custodianship of all documents and written materials belonging to the Park Advisory Board, and issuance of notice of meetings.*
11. *The Chairperson, as needed, shall designate committees.*

**Recommended Motion:**

\_\_\_\_\_ move to elect \_\_\_\_\_ as the \_\_\_\_\_ for the Park Advisory Board for the 2017 -18 year.

**Community Services Department  
Parks / Recreation & Cultural Services Divisions  
April 2017 Monthly Report**

	2017			2016
	Budget	Current	Balance	
<b>Facility Revenue Totals To Date</b>				<b>Totals to Date</b>
Parks Facility Reservation Revenue	\$ 180,000	\$ 91,760	\$ 88,240	\$ 79,848
County Fair / Fairgrounds	\$ 257,800	103,107	\$ 154,693	90,299
<b>Total</b>	<b>\$ 437,800</b>	<b>\$ 194,867</b>	<b>\$ 242,933</b>	<b>\$ 170,147</b>
<b>Fundraising Revenue</b>				<b>Totals to Date</b>
	<b>Goal</b>	<b>Amount</b>	<b>Balance</b>	<b>2016</b>
County Fair Sponsorships	\$ 65,000	\$ 46,500	\$ 18,500	\$ 65,500
Partners in the Park Program	\$ 30,000	\$ 5,000	\$ 25,000	\$ 20,000
Trust for County Parks	\$ 10,000	\$ 11,235	\$ (1,235)	\$ 5,726
Nature Center Fundraising	\$ 25,000	\$ 8,436	\$ 16,564	\$ 735
County Fairgrounds Support (Fairgrounds Corp)	\$ 40,000	\$ 50,000	\$ (10,000)	\$ 50
Parks Annual Campaign	\$ 5,000	\$ -	\$ 5,000	
<b>Total</b>	<b>\$ 175,000</b>	<b>\$ 121,171</b>	<b>\$ 53,829</b>	<b>\$ 92,011</b>
<b>Grant Funds</b>	<b>Awarded</b>			
Great Outdoor Colorado - Habitat Restoration Grant	\$ 75,000			\$ 250,000
Great Outdoors Colorado - Planning Grant	\$ 30,000			\$ 41,750
Great Outdoors Colorado - Mini Grant	\$ 45,000			
<b>Totals</b>	<b>\$ 150,000</b>			<b>\$ 291,750</b>
<b>Parks Division Reservations</b>				<b>2016</b>
<b>Year to Date</b>	<b>Rentals</b>	<b>Attendance</b>	<b>Evaluation</b>	<b>Rentals Attendance</b>
January	29	1064	N/A	16 678
February	26	850	N/A	20 647
March	77	1918	N/A	20 201
April	240	7619	4.10	111 3259
May				
June				
July				
August				
September				
October				
November				
December				
<b>Total</b>	<b>372</b>	<b>11451</b>	<b>4.10</b>	<b>167 4785</b>

	2017			2016		
	Rentals	Attendance	Rentals	Attendance	Rentals	Attendance
<b><u>Parks Facility Reservations</u></b>						
<b><u>April</u></b>						
<b><u>Bear Creek Regional Park</u></b>						
Archery Lanes						
Athletic Fields	30	2600	12	600		
Pavilions	27	964	18	912		
Trails			1	100		
Vendor	2	4				
Tennis Courts	2	8				
Vita Course						
Meeting Room	22	313	20	254		
<b><u>Black Forest Regional Park</u></b>	1	10				
Athletic Fields						
Pavilions	4	166	1	25		
Vendor						
Tennis Courts	20	68	16	62		
<b><u>Falcon Regional Park</u></b>						
Baseball Fields	55	1430				
<b><u>Fountain Creek Regional Park</u></b>						
Athletic Fields						
Pavilions	13	351	7	364		
Trails						
Disc Golf Course						
Vendor						
<b><u>Fox Run Regional Park</u></b>	1	10				
Athletic Fields	42	1200	22	575		
Gazebo	9	90	6	65		
Warming Hut	1	15				
Pavilions	8	345	7	252		
Trails						
<b><u>Homestead Ranch Regional Park</u></b>						
Pavilions	1	30	1	50		
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						
<b><u>Paint Mines Trail</u></b>	2	15				
<b><u>Rock Island Trail</u></b>						
<b><u>Black Forest Section 16</u></b>						
<b><u>Total Park Facility Reservations</u></b>	<b>240</b>	<b>7619</b>	<b>111</b>	<b>3259</b>		

<u>Fairgrounds Facility Reservations</u>		2017			2016		
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>2016</u>	<u>2016</u>
January	17	463		8	220		
February	15	260		13	355		
March	19	512		9	194		
April	17	3720		17	3124		
May							
June							
July							
August							
September							
October							
November							
December							
<b>Total</b>	<b>68</b>	<b>4955</b>		<b>47</b>	<b>3893</b>		
<u>Fairgrounds Facility Reservations</u>		2017			2016		
<b>April</b>	<b>Rentals</b>	<b>Attendance</b>	<b>Rentals</b>	<b>Attendance</b>	<b>Rentals</b>	<b>Attendance</b>	
<b>Swink Hall - Fairgrounds</b>							
Fair Corporation Meeting	1	5	1	5			
FAB Meeting	1	18	1	24			
Lions Club Meeting	1	20	1	20			
Senior Dinner	1	50	2	132			
COC Meeting	1	18	1	18			
Calhan School Testing	2	40	1	40			
Celebration of Life			1	50			
Calhan Prom			1	150			
<b>Track</b>							
Hot laps	1	500	1	30			
Race	1	2000	1	1732			
<b>Barns</b>							
<b>Livestock Arena</b>							
Snow & Go Gymkhana	1	17					
4H Select Sale	1	150					
Colorado Australian Shepherd Assn. - Dog Show	1	100	1	300			
<b>Grounds -</b>							
Great American Clean up	1	2	1	3			
Spring Fling - Easter event	1	350					
<b>Whitmore - Fairgrounds</b>							
United Methodist Women - Rummage Sale	1	500	1	500			
4H Mock Dog Show	1	20					
4H Rabbit Ralley			1	50			
<b>Exhibit Hall - Fairgrounds</b>							
Bushnell - Birthday Parties	1	30	1	20			
Livestock Comm. Meeting							



<u>Programming</u>	Goal	2017		2016	
		Programs	Attendance	Programs	Attendance
<b>Totals for Year</b>					
January		19	461	33	1438
February		32	1104	26	836
March		34	706	50	1028
April		112	3819	179	3665
May					
June					
July					
August					
September					
October					
November					
December					
<b>Totals</b>	<b>800 / 21,000</b>	<b>197</b>	<b>6090</b>	<b>288</b>	<b>6967</b>
<b>April</b>	<b>Facility</b>	<b>Programs</b>	<b>Attendance</b>	<b>Evaluation</b>	<b>Evaluation</b>
Discover Bear Creek	BCNC	4	55		5.00
Habitat	BCNC	23	351		5.00
Incredible Insects	BCNC	2	40		4.75
Colorado Wildlife Detectives	BCNC	1	30		5.00
Maintenance Training Bear Den	BCNC	1	20		
Sunrise Daycare Group	BCNC	1	6		
Nature Night at Gold Hill Mesa	BCNC	1	300		5.00
Scout- Junior Girl Scout Camper Badge	BCNC	1	7		5.00
Birthday Party- Bunnies, Squirrels, Bears, Fox	BCNC	1	25		5.00
Brain Care	BCNC	1	5		
PPCC Env Ed Class	BCNC	1	13		
Community Link	BCNC	1	11		
Chocolate Bunny Egg Hunt	BCNC	3	579		5.00
Nature Explorers: Hello Solar System	BCNC	2	60		5.00
Watershed Roundtable Meeting	BCNC	1	20		
Stellar Care	BCNC	1	7		
Crew Leader Training- RMFI & TOSC	BCNC	2	40		
Great American Cleanup- Downtown CS	BCNC	1	13		
Cub Scout Group	BCNC	1	13		
Little Wonders: Animals in Weather	BCNC	2	52		5.00
Overture	BCNC	1	7		
Birthday: Bugs & Beasities	BCNC	1	23		5.00
Sustainability Series: Essential Oils	BCNC	1	12		5.00
Awesome Arthropods	FCNC	4	121		5.00
Walk the Wetlands	FCNC	25	478		5.00
Discover the Wetlands	FCNC	7	150		5.00
Birthday Party: Wild About Wildlife	FCNC	1	30		5.00
Drop-in: Pikes Peak Community College	FCNC	1	12		
Stellar Care	FCNC	2	16		
Nature Adventures: Backyard Birds	FCNC	1	31		5.00

Tackle the Teasel Stewardship Program	FCNC	1	7	5.00	
Birthday Party: Nature Detectives	FCNC	1	24	5.00	
2's & 3's Outdoors: Rambunctious Rabbits	FCNC	1	29	5.00	
Outreach: Odyssey Elementary	FCNC	1	125		
Disabled group	FCNC	1	10		
Chocolate Bunny Walk & Egg Hunt	FCNC	3	450	5.00	
Great American Cleanup	FCNC	1	35		
Rental: Baby Shower	FCNC	1	30		
Pikes Peak Community College Zookeepers	FCNC	1	20		
Outreach: Career Fair at Ftn./Ft. Carson H.S.	FCNC	1	450		
Girl Scout Event	FCNC	5	112	5.00	
<b>TOTALS</b>		<b>112</b>	<b>3819</b>	<b>4.99</b>	

**El Paso County Parks  
2017 Action Plan**

<b>Recreation / Cultural Services</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Upgrade BCNC Exhibits	Todd Marts	High	Bid Phase
FCNC Cultural History Exhibit	Nancy Bernard	High	Fundraising Phase
County Fair SWOT Analysis Projects	Todd Marts	High	
Fairgrounds Staff Cross-Training	Stacy Reavis		Completed
Implement "Wildlife Explorers" Program	Mary Jo Lewis		Completed
Fountain Creek Nature Center 25th Anniversary	Nancy Bernard	High	
Expand County Fairgrounds Equestrian Events	Stacy Reavis		Completed
Develop a Junior Docent Program	Ian Wilson	Low	
Develop a Social Media Plan	Ian Wilson	Low	
Create a "Nature Buddies" Program	Maria Petkash	Medium	
Develop a Volunteer Recruitment Plan	Todd Marts	Medium	
Develop a Pollinator Festival	Mary Jo Lewis	Medium	
Water-Wise Perennial Garden Kit Sales Program	Mary Jo Lewis	High	
Expand Halloween Events at Fairgrounds Programs	Stacy Reavis	Low	
Update the Environ education school programs	Mary Jo Lewis	Low	
<b>Park Operations Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Complete irrigation renovation plan	Brad Bixler	High	
Complete Rainbow Falls security plan	Brad Bixler	High	
Develop individual park operation plans	Brad Bixler	Medium	
Convert security officer to park ranger	Brad Bixler		Completed
Review / update Grinnell Boulevard agreement	Brad Bixler	Low	
<b>Planning Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Widefield Community Park Master Plan	Ross Williams		Completed
Continue Culturally Modified Tree Study	Ross Williams	Medium	
Kane Ranch Master Plan	Ross Williams	Medium	
Fountain Creek Greenway Project	Ross Williams	Low	
Establish a Regional Open Space Committee	Elaine Kleckner		Completed
Rock Island Trailhead Improvements	Ross Williams	Low	
Develop a Park Planning Criteria Manual	Jason Meyer	Medium	
Update the Urban Park Grant Guidelines	Elaine Kleckner	Medium	
Establish a Planning Division Internship Program	Elaine Kleckner	Medium	
Update ARC / GIS Programs	Ross Williams	Low	
Elephant Rock Open Space Master Plan	Ross Williams	Low	
Elephant Rock Open Space Purchase	Elaine Kleckner	High	Purchasing Phase
<b>Capital Improvement Projects</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Pinerias Open Space - Phase 1	Elaine Kleckner	High	Design Phase
Rainbow Falls Recreation Area	Elaine Kleckner	High	Bid Phase
Black Forest Regional Park Improvements	Jason Meyer	High	Bid Phase
Flood Recovery Projects	Jason Meyer	High	Bid Phase
Fairgrounds Improvements	Tasha Brackin	High	Construction Phase
Fountain Creek Regional Park Improvements	Ross Williams / PO	High	Bid Phase
Jones Park Improvements	Tim Wolken	High	Construction Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Planning Phase

Ceresa Park Improvements	Brad Bixler		Completed
Widefield Community Park Improvements	Ross Williams / PO	Medium	
New Santa Fe Regional Trail Improvements	Jason Meyer	Medium	
Falcon Regional Park Improvements	Elaine Kleckner	Medium	
FRRP Restroom Building Roof Replacements	Randy Smith	High	Construction Phase
<b>Community Outreach</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Complete County Fair Sponsorship Program	Dana Nordstrom	High	
Partners in the Park Program	Dana Nordstrom		Completed
Expand Friends Groups	Dana Nordstrom	High	
Complete Nature Center Fundraising Program	Todd Marts	Medium	
Establish an On-Line Giving Program	Christine Burns	Low	
Establish a Fair Queen Fundraising Program	Dana Nordstrom		Completed
Establish a National Trails Day Event	Christine Burns	High	
Establish Weekly "Impact on Parks on Health" Campaign	Christine Burns		Completed
Create a Partners in the Parks Video	Christine Burns	Medium	



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

STAN VANDERWERF  
LONGINOS GONZALEZ, JR.  
PEGGY LITTLETON

**COMMUNITY SERVICES DEPARTMENT**  
PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
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**ADMINISTRATIVE SERVICES  
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR  
DEBRA REID, ADMINISTRATIVE SUPERVISOR

**April 2017**

**General Updates:**

1. Facility rental revenue is up by \$11,912 from this time in 2016.
2. There were 240 reservations made in April for a total of \$11,623.50.

**Special Events:**

1. Many sports leagues have kicked off their 2017 season in April. The multi-use fields are host again to kickball, soccer, Frisbee, rugby, Lacrosse and day camps.
2. Seventy-one special events have been scheduled throughout this year so far and will kick-off in May.



## **COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
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### **COMMUNITY OUTREACH and GRANTS Monthly Report – April 2017**

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

#### **Community Outreach**

##### **1. Outreach**

The Great American Cleanup / Pikes Peak Partners is a coalition consisting of the City of Colorado Springs, Colorado Springs Utilities, the Council of Neighbors and Organizations, El Paso County, the City of Fountain, the Town of Green Mountain Falls, Keep Colorado Springs Beautiful, The City of Manitou Springs, and the Town of Monument. El Paso County Staff partnered with the Great American Cleanup/ Pikes Peak Partners this year on April 22nd to improve our environment through litter removal. Nine County Parks and/or Trails were site locations and seven Adopt A Park/Trail groups participated. The collaboration among so many different groups, with a common goal to live in a community that is clean, green and beautiful, was what truly made this year's earth month great!

188 Comcast Cares employees also participated in the Great American Cleanup at Bear Creek Regional Park. They donated \$7,700 to purchase all the supplies needed for the day's projects! A special thank you to Mayor Suthers and Commissioner VanderWerf for kicking off this great event.

Staff attended and had a table at the 2017 Arkansas River Basin Water Forum this month.

##### **2. Friends Groups**

The Friends of Bear Creek Dog Park, Fountain Creek Watershed District and Keep Colorado Springs Beautiful partnered to hold April Stools Day on April 8<sup>th</sup>. Great weather helped to bring out 60 volunteers to scoop the poop. Commissioner VanderWerf also participated in the dedication of Ron Buchanan's Memorial that same day. The Friends group is fundraising for new agility equipment for the dog park. To find out more please check out their website at [www.bearcreekdogpark.com](http://www.bearcreekdogpark.com) and like them on Facebook.

For more information about joining the Friends of the Equestrian Skills Course and/or using the Equestrian Skills Course, contact Debbie Bibb at (719) 748-8543, or email [friendsequestrianskillscourse@gmail.com](mailto:friendsequestrianskillscourse@gmail.com).

##### **3. El Paso County Fair**

We are currently working with Tobacco Education Prevention Partnership as the Presenting Sponsor for 2017 County Fair. Our sponsorship is currently at 117% of our goal.



#### **4. Partners In The Park**

We have verbal agreements from Heuberger, Subaru, GE Johnson, FedEx, Gold Hill Mesa and Tender Care Veterinary Center for 2017 Partners in the Park partnerships. Additionally, Bob and Elly Hostetler have partnered again with us at Fox Run Regional Park. Staff is focusing on partners for Homestead Ranch Regional Park and Fountain Creek Nature Center. Please forward any contacts that might be interested to [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com) or call 719.520.6983.

#### **Grants**

1. If you have an interest working with us on researching grant opportunities and/or writing grants to support park projects, please call Christine Burns at 520-6996.

**COMMUNITY SERVICES DEPARTMENT**  
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**RECREATION & CULTURAL SERVICES DIVISION**  
**MONTHLY REPORT – APRIL 2017**  
SUBMITTED BY: TODD MARTS, DIVISION MANAGER

**General**

1. Fountain Creek Nature Center was Voted the Gold Award for Best Field Trip in the Gazette's Best of program.
2. Pikes Peak Earth Day Committee and Veda Salons nominated Fountain Creek Nature Center for a Greenie Award in the Community category. At the Saturday, April 29 Greenie Awards and Fashion Show, Fountain Creek Nature Center won! It was our second Greenie award—the first one was in 2014. The purpose of Veda's Greenie Awards and Fashion Show is to raise environmental awareness in our community and the great work done by many organizations.
3. The Friends of El Paso County Nature Centers has been awarded the 2017 NACPRO Award in the Outstanding Support Organization category presented to an organization that has responded in an exceptional manner by making a major contribution to benefit park and recreation programs or facilities. The National Association of Counties Park and Recreation Organizations (NACPRO) is a non-profit professional organization that advances official policies that promote county and regional park and recreation issues while providing members with opportunities to network, exchange ideas and best practices, and enhance professional development. We will be recognized on June 8 in Canton Ohio at the Special Park District Forum.

**Projects, Fundraising & Grants:**

1. The fundraising campaign for the Bear Creek Nature Center Exhibits has accomplished the \$100,000 to supplement the \$150,000 from 1A. The Friends will be recognized at the Board of County Commissioners on May 18 for the resolution.

**Programs & Events:**

1. Fountain Creek Nature Center participated in Career Fair at Fountain/Fort Carson High School. About 450 freshmen attended and visited with many careers represented. FCNC was with the Agriculture and Natural Resources division of the fair. Many teens were interested in the Teen Volunteer Opportunities at FCNC and took applications with them.



2. Chocolate Bunny Walk & Egg Hunt was a tremendous success on April 15. 150 children (50 in each of three sessions) plus parents and grandparents had a great time visiting with live rabbits, learning about rabbits and rabbit jokes in a Powerpoint presentation, and enjoyed a leisurely hike to the woods to look for six eggs, each with rabbit facts inside. Many comments about how this is the way an egg hunt should be done!
3. Girl Scout Event—every spot for 150 scouts was sold out in 5 programs for Daisies-- Earth Connections Petals, Brownies-- Hiker & Outdoor Adventurer Badges, Juniors— Outdoor Art Explorer and Cadettes—Outdoor Survival and Fire Building. Winter storm watches kept away some of them, but those who dressed for the weather had a great time learning to love and respect the outdoors, be prepared hikers and campers and being inspired by nature to create art. This is a well-loved event and well-attended every year.
4. Bear Creek Nature Center hosted their annual Chocolate Bunny Egg Hunt on April 15. All three time frames were filled to capacity, totaling approximately 600 attendees. The program included a fun and educational presentation, crafts, meeting the Bunny Guide, interacting with live rabbits, and each child searching for specific eggs that they traded in for chocolate. Four staff and eleven volunteers offered a well-received event that garnered very positive feedback from participants. Staff planned ahead to accommodate a legally blind participant by preparing large eggs with large pictures and text so she could fully participate in the day's activities. Emergicare Clinics sponsored the event by purchasing candy and Safesplash donated free swim lesson coupons and candy for each child. Revenue from the Egg Hunts totaled \$1,122. Staff plans to add one more Egg Hunt timeframe in 2018 to accommodate interest and increase revenue.
5. Bear Creek Nature Center collaborated with their Partner in the Park, Gold Hill Mesa, to present 'Nature Night at Gold Hill Mesa' on April 7. Gold Hill Mesa provided food, beverages, live music and the use of their community center. Bear Creek Nature Center staff and 21 volunteers provided crafts, games, a photo booth, face painting, interactive stations and a Silent Auction. Over 40 items were donated from local businesses for the auction. Approximately 300 people attended and contributed to raising \$1,272 for Friends of El Paso County Nature Centers.
6. Bear Creek Nature Center Supervisor taught 'Youth Programs in Environmental Education' class as part of the National Garden Clubs Inc. Environmental Studies School held at Colorado Springs Utilities Conservation and Environmental Center on April 20. The class provided sixteen adult students with philosophies of environmental education, resources for activities and programming, and examples of interactive, hands-on approaches to conveying environmental education concepts. In lieu of a stipend for teaching the class, Bear Creek Nature Center will collaborate and receive assistance from the Colorado Federation of Garden Clubs for a pollinator garden project for the El Paso County Salvation Army after-school program.
7. Bear Creek Nature Center staff began providing 'Wildlife Explorers' programming once per week for El Paso County Salvation Army Red Shield After-School Program children. As part of this program, we will work on an improvement project with the children by creating a pollinator garden at their site. Recent collaboration with the Colorado Federation of Garden Clubs has resulted in the award of a tools grant for the project and volunteer assistance from garden club members. In addition, a Garden Club member has donated \$500 to purchase plants for the project. She and her husband met at

Salvation Army Camp, which inspires her to support this project. This pollinator garden improvement project has been a very successful collaborative effort involving El Paso County Nature Centers, El Paso County Salvation Army, and Colorado Federation of Garden Clubs.

8. 2017 Spring Fling held April 16th was a huge success with almost 400 people in attendance. This event grew from attendance of approximately 50 in 2016. The day featured an Easter Egg Hunt hosted by the Calhan Lions Club, a petting zoo, carriage rides by Calamity Carriages and a visit from the Easter Bunny.
9. Staff has completed the music entertainment for the 2017 County Fair!
  - ★ Jake Worthington was the 2014 "Runner-Up" on Season 6 of the hit NBC TV Show "The Voice". While on the show Jake released 3 songs that reached the top 20 on the Billboard Country Music list.
  - ★ Exit West is a local Colorado band that plays a special blend of country/alternative country and American classic rock. Their style comes from a unique blend of influences of the old outlaw sounds.
  - ★ Ryan Chrys & the Roughcuts bring new energy to country music fans who love the heroes and outlaws of old. Influenced by the songs and personalities of legends like Waylon, Willie and Johnny Cash, they drive their sound with blazing guitars, gritty lap steel and a rock n roll attitude. "Modern Outlaw Country" is a term the band coined to describe their music.
  - ★ Ashlee Tatum & The Longshot Revival- This local Calhan band brings a fresh, entertaining country music that plays everything from Dolly, Tammy and Cash to Little Big Town and George Strait.
  - ★ Western Association of Cowboy Music and Poetry with the Triple Play Quartet.

## COMMUNITY SERVICES DEPARTMENT

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

**Date:** May 10, 2017  
**To:** Park Advisory Board  
**From:** Elaine Kleckner, Planning Manager  
**Subject:** Planning Division Monthly Report

### ACTION PLAN:

#### Capital Project Management:

1. Black Forest Regional Park: Staff is working with Rocky Mountain Field Institute on winter/spring 2017 work associated with the IndyGIVE campaign. Winter/spring work focuses on implementing forest management plan recommendations and drainage improvements, and summer work will focus on soil stabilization and trail decommissioning. RMFI has completed 18 workdays so far in 2017.

The drainage plan by AECOM was completed in January with recommendations to construct a sediment pond, energy dissipater and other non-engineered improvements in the park. Staff is developing the IFB package to procure a contractor. Staff has also initiated an update of the Black Forest Regional Park Master Plan Trails Plan.

2. Elephant Rock Open Space: The acquisition process is underway. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney has provided a real estate contract on which the parties have agreed to the terms. Board approval is anticipated on May 23. Staff is working with Palmer Land Trust to revise the conservation easement agreement and has worked with an environmental contractor to complete an update of the baseline line study.

3. Pineries Open Space: The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March. Completion of the design process is underway with 30% design plans expected by May 5. Completion of construction documents is anticipated in early June, so construction can begin this summer on the access road, trailhead and trails. Staff is marking trail corridors through the month of May.

4. Rainbow Falls Historic Site: 2015 FEMA-funded work, resurfacing of a portion of the main trail/service road with road base material, was completed with assistance from the Department of Public Works.



Staff prepared an Invitation for Bids (IFB) for the \$345,000 Transportation Enhancement Grant project, and bids were due on March 7. Two bids were received, both considerably over budget. CDOT has advised that the County will need to rebid the project, and is considering waiting until the fall, when contractors are more available and physical conditions are less challenging. In the meantime, Parks is evaluating whether or not to reopen in the summer.

5. Ute Pass Regional Trail: The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. Staff is initiating a design/build process with development of a scope of work as SHPO and environmental clearances are being processed. Staff continues to support the Ring the Peak Trail and is coordinating advocacy with TOSC, City Parks and the State.

### **Planning:**

1. City of Colorado Springs Bicycle Master Plan: Planning Staff is serving on the Technical Advisory Committee for the update of the plan.

2. Fountain Creek Regional Park Master Plan: Planning and Park Operations divisions have launched on implementation of Phase I improvements.

3. Widefield Community Park Master Plan: The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements.

4. Elephant Rock Open Space Master Plan: Staff has initiated preliminary work, such as base map development, in preparation for the master plan process.

5. Regional Open Space Committee: As proposed in the County Strategic Plan, the Planning Division is coordinating the formation of a regional open space group. The purpose will be to share information and build partnerships to collectively advance open space conservation projects. The first meeting has been scheduled for May 18.

### **Flood Recovery:**

1. 2015 Flood Recovery: Elaine and Jason continue to serve on the County Financial Impact Team that meets twice a month to collaboratively advance projects. Hydrologic and hydraulic analyses and environmental clearances are underway for large projects, such as the Hanson Trailhead and New Santa Fe Trail repairs. A contract to complete the Black Forest Section 16 and Drake Lake repairs was awarded to RMC with completion anticipated by May 31, 2017. The Willow Springs design contract was awarded to J3 Engineering and design is underway. Procurement of a contractor for Fountain Creek Regional Trail flood repair projects is in process.

2. Highway 85/87/Maxwell Street Trailhead Bank Stabilization: The feasibility phase of this US Army Corps of Engineers (USACE) Section 14 project is nearing the end with completion of the Preliminary Design Assessment/Environmental Assessment. Construction was planned in 2017-2018; however, project cost increases by the USACE from \$2.5 million to \$3.9 million have put the project out of range for the County at this time. Thirty-five percent matching funds for construction (\$945,000) was secured through a CDBG-DR grant and State disaster recovery

funds. Another \$500,000 is now needed given the increased cost. The project will be tabled until the County can secure additional funding.

3. Upper Fountain Creek Restoration: The USACE conducted a cost-benefit analysis to determine if there is Federal government interest in a Section 205 project in the Rainbow Falls vicinity. USACE staff has reported back that a project in this area is not supportable, but there may be other suitable grant programs.

**OTHER:**

1. Culturally Modified Tree Project: The Pineries Open Space Culturally Modified Tree Assessment has been completed. The Black Forest Regional Park CMT Assessment is underway and expected to be completed by May, 2017.

2. Development Permit Application Reviews: Staff reviewed four development permit applications in April and early May, including two that will be presented to Park Advisory Board on May 10.

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

4. Geographic Information Systems (GIS): Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. Planning staff received a software upgrade in 2016. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

5. Grants for Capital Projects: Planning Staff wrote a GOCO mini-grant application for the Falcon Regional Park dog park and a GOCO planning grant application for Kane Ranch Open Space for funding in 2017. The GOCO Board awarded both grants. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, on which a decision will be made in June.

6. Groundwater Quality Study: The Board of County Commissioners endorsed initiation of a monitoring effort. Next steps include re-establishing the Committee and developing a scope of work and funding package for monitoring. A stakeholder meeting was held on February 22.

7. Internships: The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having intern(s) on board in 2017.

8. Website: Staff has updated Planning pages to comply with ADA recommendations. New pages and content are created as new projects are initiated.

## **COMMUNITY SERVICES DEPARTMENT**

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH  
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### **PARK OPERATIONS DIVISION MONTHLY REPORT APRIL, 2017**

#### **Operations/Misc. Projects**

**Insurance Claims Update** - The restroom roofs at Fox Run have been replaced with 24ga. metal. Oak and Pine Meadows restrooms were on the 2017 project list to have roof replacements. Due to the windstorm in January, sufficient damage occurred to the wooden shingles on Oak, Pine, and Fallen Timbers restrooms to warrant replacement of all three restroom roofs. Insurance will cover over \$17,000.00 worth of roof replacement at the single cost of \$3000.00 total for the deductible.

AIG, the County's insurance provider has also approved the replacement of the damaged roofs at Widefield Community Park restroom, and the roof that covers the Crews Gulch trail under Highway 85/87.

The County is also waiting for approval for roof replacement for pavilions #4, #5, #7, and #8 at Bear Creek, plus the Bear Creek Terrace restroom. The County also has claims for the roofs at Baptist Trailhead restroom, the restroom at Palmer Lake, and the pavilion at Clear Springs Ranch and the repairs of the Warming Hut and Gazebo at Fox Run. There is also a claim for the wind screens at the Bear Creek Tennis Courts.

The El Paso County's insurance claim adjuster is confident that these claims will be processed.

The claims adjuster is also working with AIG and County engineers on the Fountain Creek Willow Springs maintenance access bridge. Staff discovered a set of blueprints from 2000 and have passed them on to AIG to help in the claims process. Park staff are currently following up with the Regional Planning department to reveal if there were any permits pulled for the project. This will help in getting approval for bridge replacement or repair. AIG has given approval for bridge replacement, but we do not know if they will cover any new engineering plans, H & H and drainage studies, or permitting, which could run into the tens of thousands. Once we have full approval, we will follow AIG recommendations on how to proceed.

**Bear Creek Tennis Courts** - Currently the south courts at Bear Creek are closed. This is due to the Premier Court surfacing material on court #6 failing to adhere to the concrete sub-surface and rolling up in high wind situations. This material is extremely heavy and causes a safety issue. Operations staff has contacted the original installer (Evergreen Tennis Courts Inc) and have tentatively set a time to meet on site for April 28<sup>th</sup> to discuss what options we have in repairing or replacing the surface. The two courts furthest east on the south side are also in a state of much needed repair. The concrete surface of these courts is cracking and starting to rise, causing tripping hazards. Staff will also get recommendations from Evergreen Tennis Courts, Inc. on what our best options are for addressing this situation.

**Fountain Creek Regional Park Irrigation Upgrade** - With the repairs to the mainline completed by the South District staff, the contractor, Five Star Automation has completed the programming and the system was back on line as of April 26<sup>th</sup>. One of the components that operates the irrigation pump failed on the 27<sup>th</sup>. The Variable Frequency Drive, which was not replaced in the irrigation control upgrade has failed. Staff is working with the Five Star Automation contractor to find a solution to get the system back on line. The cause for the failure could be contributed to a number of things, including age of the VFD. They are good for about 8 to 10 years and this VFD fits in this time frame. Once a solution is in place, the system will be back on line in the next couple of weeks.

**Fairgrounds Improvements** - The propane tanks for the Owens Indoor Arena have been relocated in anticipation of the installation of the new dedicated electrical service that will also supply the new cattle pavilion. Final construction of the cattle wash bay hydrants has begun and will be completed before the end of May. This will give the ability to wash up to 14 cattle at a time.

**Bear Creek Nature Center** - The Operations Supervisor coordinated replacing over 400 square feet of sidewalk to the entrance of the Nature Center. The contractor (Concrete Experts, Inc.) did an excellent job of matching the colored sidewalk and working around the hectic schedule for the Nature Center.

**Bear Creek and Fountain Creek Nature Center** - The conduit for running fiber has been installed at both facilities. We are now in the waiting game for Century Link to install fiber optic. This could be two to twelve weeks out.

**Bear Creek Maintenance Yard Storm Water Improvements** - The El Paso County Stormwater quality coordinator has required two filters to be installed in the stormwater catch basins at the Bear Creek yard to meet EPA compliance. The filters have been delivered and we are now scheduling for the installation of the filters. These filters are to prevent hazardous materials from flowing into the Bear Creek watershed.

**Park Headquarters Skylight Replacement** - The Operations Supervisor is currently awaiting the last of three bids for replacing the office main skylight. The current skylight is the original and has been leaking on and off for many years. The replacement of the skylight will prevent any more water damage to the interior.

**Training** - Operations staff have participated in Confined Space and Electrical Safety Training in April. The Confined Space training will be necessary as the Operations Supervisor and the County's Safety Coordinator identify areas that will require us to follow the confined space protocols. We will be touring the parks areas over the next few months to determine which sites may require us to follow these protocols. These guidelines are geared towards the safety of all county employees required to be in these type of environments. Phil Froehlich, the County's Safety Coordinator, will be setting up further safety classes for parks staff.

Parks will also coordinate with Rob Hernandez with Public Works to set up CPR and First Aid training over the next few months as schedules allow.

## **Central District**

**Bear Creek Regional Park** - Unfavorable weather conditions plagued central staff for much of April. Earlier in the month we received several inches of wet, heavy snow causing major tree damage throughout the district. Following the heavy snow, high winds prevailed, elevating the level of damage. Staff has spent much time cleaning up from these storms and now feels the district is back to pre-storm conditions.

Central staff charged all irrigation systems and are currently aerating, over seeding, and fertilizing all properties. Irrigation checks were preformed throughout the district and all systems have been fine tuned for proper programming and watering efficiency. Staff installed several Palmer Land Trust signs in various high profile areas around the park. The signs explain that the property will be preserved forever through our conservation easement. The signs are high quality metal signs installed on telespar post.

**Equestrian Skill Course** - Staff along with volunteer helped complet the pond and beginner / intermediate steps obstacle. Staff hauled roughly 40 tons of debris from the area and are currently working on trial construction and installing parking signage. The Equestrian Friends Group will host the obstacle course grand opening on Saturday, May 6<sup>th</sup>.

**Illegal Camp Removal** - Central staff continues to combat the huge influx of homeless campers in Bear Creek Regional Park. Security notified several camps on the eastside of the park and staff conducted several workdays to remove trash left behind from the camps.

**Tennis Court Damage** - Due to damage caused by high winds in late February, administration staff decided to close the Bear Creek Tennis Courts until repairs could be made. For now only courts 1-4 are available for play. The county safety specialist conducted a safety survey and found several action items. Staff has completed repairs for findings 7 and 8 and updated the site safety evaluation document to reflect corrections made. We are currently working with a contractor to repair the remaining findings.

**Bear Creek Nature Center** - Staff cleared and prepped the main entrance landscape bed in hopes of utilizing the area for a pollinator garden. As soon as an acceptable variety of plant material becomes available staff will complete renovation efforts.

**Rainbow Falls** - Staff spent several hours removing trash throughout the historic site and hired a contractor for graffiti removal. Staff met onsite with contractors to discuss gate and fence installation for the main parking lot.

Staff met onsite with fencing contractors to obtain estimates on securing the recreational area prior to opening in mid-summer. Staff extended and reinforced the main entrance gates in hopes of providing better security while the park remains closed.

**Bear Creek Dog Park** - Our team continues to provide exceptional customer service to this highly used area. Staff spends an average of three hours per day with waste removal and restroom cleaning. Staff along with volunteers added 15 tons of red breeze to the main trail loop and another 60 tons of grey breeze to the central area around the dog memorial. Adding this material to the entrance of the park greatly improved the aesthetics and function of the park. Many compliments have been received as a result.

**Volunteer Groups** - April has been an incredible month for volunteer support. The Central District hosted 8 volunteer workdays that included several hundred volunteers with nearly 1000 service hours. Comcast donated \$7,700.00 dollars towards their workday and provided over 150 volunteers. Some of the projects completed include adding playground mulch and play sand, installing landscape mulch, trail restoration in the Bear Creek Dog Park, turf renovation, and obstacle construction in the equestrian skills course. The Classical Academy provided 30 students to help revive the community garden landscape area. The student added nearly 30 yards of landscape mulch to the area improving the aesthetics and function of the area. The additional mulch will reduce unwanted weeds and maximize watering efficiency.

**Downtown Facilities** - The downtown team is busy charging irrigation systems for all 16 properties. The team is adjusting program schedules while troubleshooting and making repairs as necessary. Staff began aeration, fertilization, over seeding, and was able to apply selective broadleaf herbicide to high profile properties. Staff completed the Pinwheel project at the Citizen Service Center. This project was very meaningful as it symbolized the county's commitment to

bringing awareness to child abuse prevention. Staff removed the original outdated landscape material and replaced with xeriscape varieties of trees, shrubs, and perennials. The team then added a new, highly efficient drip irrigation system and installed decorative rock mulch. The project was a great example of various departments working together to achieve organizational goals.

**Ute Pass Trail System** - Staff has no significant projects to report at this time.

**Jones Park** - Staff is working in conjunction with the Forest Service to purchase and install trail signage along the 667 trail corridor through Jones Park. Staff hopes to have all necessary signage in place before the trail opens in late summer.

**Training** - Dale Arellano and Steven Watters attended confined space and electrical safety training classes.

### **East District**

#### **Fairgrounds:**

**Rentals** - The Fairgrounds hosted several exciting events this month. The Livestock Arena had a Select Livestock sale at the beginning of the month. The weekend of April 22<sup>nd</sup> an Australian Shepherd Agility Show took place. The agility show brought over two hundred dogs from surrounding states to take part in this unique event.

Staff also assisted with the setup of a rummage sale in the Whittemore building, the opening season race and a Spring Fling Easter Egg hunt for local youth.

**Maintenance** - Staff worked on charging the water systems throughout the Fairgrounds for the spring rental season. While doing so, staff replaced flush valves in the Livestock building. This was necessary to update to a newer valve and assist with cost savings.

Staff box graded the Fairgrounds in order to re-spread gravel that had been displaced when plowing throughout the winter snow season.

Staff noticed during last year's Fair that an issue had occurred at the Poultry Barn during one of our heavy rains. The gutters on the east side of the building had become unfastened and were causing the barn to flood. The fascia board was never installed on the east side of the barn so the gutter was attached to the roof joists and was not allowing the gutter to stay securely fastened. Staff purchased 1" x 8" lumber to be used as the fascia and reattached the gutter. Staff also connected new piping to the northern gutter and piped the storm water to the west past the barn's north door. This will protect the barn and direct the water to a more logical location.

**Rock Island Regional Trail** - Staff and several community members participated in the Great American Cleanup this month. Rock Island Trail had around 45 participants and removed 68 bags of trash and debris.

The turf at Rock Island Trailhead has already begun to grow. Staff completed the first mow and also installed a new park entry sign.

**Homestead Ranch Regional Park** - The Friends of Homestead group took place in the Great American Cleanup at the park this year.

**Falcon Regional Park** - Staff completed the installation of the post and dowel fencing at Falcon Regional Park. Staff has a few rails that are on back order and are expected to be in soon. Staff

has installed an access gate to the south of the existing parking lot. This gate will be used for maintenance staff members as well as High Plains Little League coaches.

The red baseball field has had some issues of late. The field has been experiencing flooding during some of our heavier rains. Staff took several erosion control socks to the park in an effort to limit the amount of water reaching the backstop. Staff is in the process of acquiring quick dry material. The quick dry will be used, when there is less water, to make the field playable.

**Wind Damage** - Staff contacted the contractor that had constructed the park, regarding the wind damage to the dugout of the red field. The contractor held a site visit to assess the damage and come up with a plan. The contractor concluded this work would be covered under warranty. The contractor has now repaired the dugout framework and secured the joists to the saddles. The red sheet metal roofing is on back order and should be installed within the next few weeks.

**Paint Mines Interpretive Park** - Staff is currently repairing the drainage at Paint Mines Interpretive Park. Staff has several trouble areas where the culverts along the trail system are damaged. Staff is working on cleaning the culverts out and adjusting the drainage to the edge of the trail. Staff has also completed box grading operations.

**Miscellaneous Projects** - Staff was notified about issues at a box culvert that runs underneath Woodmen Road. The storm water has eroded the edge of the sidewalk and sediment has built up where the drainage is designed to go. Staff has cleared out the area where the water is intended to flow and has backfilled the eroded area. Staff also cut back the vegetation that is adjacent to the trail.

Staff performed a routine check of the box culverts that the county is responsible for maintaining. Staff noticed several areas vandalized with graffiti. Staff purchased additional gray paint and has now covered up the graffiti.

### **North District**

**General Info** – Opened public restrooms throughout park system. Received new mow deck for Kabota mower. Hired one of two seasonals, Cody Harrison. Secured five Eagle Scout Projects.

**Fox Run Regional Park** – Monitor pit heaters for proper operation to help prevent pipes from freezing. Built and replaced five dog bag dispenser for dog park. Graded roads and parking lots. Removed and recycled Christmas tree mulch piles for free public pick up. Currently filling large road washouts along the sides of the road and pot holes. Installed a 6 inch road base to retain the road integrity and structure. Repaired concrete work on cascading water feature between Aspen Lakes. Filled Aspen Lakes to maximum water level. Replaced picnic table near Warming Hut. Three restrooms received metal roofing. Aspen Lake fountain was installed and turned on. Built and replaced two trash cribs. Rebuilt and installed Roller Coaster road park sign that was struck by car. Restrooms were re-roofed in Oak Meadow, Pine Meadow, and Fallen Timber.

**Black Forest Regional Park** – RMFI contracted work including green thinning and forest fire mitigation. Turned on irrigation and drinking fountain. Repaired an irrigation main line break on athletic field.

**TCA Volunteer Work Day** – 65 high school students volunteered in Black Forest removing invasive weeds, and building slash piles for future burning.

**Wildland Fire Crew** – Clearing trees in Black Forest Regional Park to reduce wildfire fuels and to create a fire breaks. Volunteers planted 210 trees including Ponderosa Pines and Douglas fir. Assisting and coordinating with Rocky Mountain Field Institute (RMFI) on chipping slash piles

during fire mitigation project, during extended contract work. Removed and chipped trees and brush that was left over from RMFI mitigation. Monitor heaters to help prevent pipes from freezing.

**Pineries Open Space** – Started removing wood from Mile High Youth Corp project for phase 1 development of the Pineries

**Palmer Lake Recreation Area** – Monitor pit heaters for proper operation to help prevent pipes from freezing.

**Baptist Road Trail Head** – Monitor pit heaters for proper operation to help prevent pipes from freezing. Removed old mulch pile from field north of Baptist road trail head. Pruned all junipers.

**Section 16 Trail Head** – Added rip rap to French drain. Replaced culvert for new trail building from contractor. Removed trees for trail placement.

**105 Trail Head** – Moving extra chip seal from Fox Run and resurfacing 105 trailhead to match existing material.

**Ice Lake Trail Head** – Built a picnic pad at trail head for future volunteer trail head project.

### **South District**

**General Overview and Staffing** – The District continued to make progress in the area of employee training. All staff members attended confined space training and electric safety. The District also began an in-house training regimen. Tuesday is in-house training day. Once a week a different staff member conducts a 30-45 minute training session for staff. Our PMII conducted pesticide safety training. Our PMI conducted tree care and evaporation/transpiration in the landscape. District Supervisor conducted park inspection review corrective action training.

The District continues the seasonal hiring process.

The District re-opened all restrooms and began weekend maintenance routine.

**Fountain Creek Regional Park** – Staff completed repairs on 14 major leaks on the mainline of the irrigation system. Five Star Automation completed the installation of the irrigation pump and aerator power control panel.

Staff completed 2<sup>nd</sup> round of seeding on field #1.

Staff continued winter watering.

**Fountain Creek Nature Center** – Staff completed installation of new public water system chlorination pump, which serves water for consumption to the public at the Nature Center. It is highly critical to be sure our water treatment equipment is well maintained.

Staff provided 20-30 logs to be used in the outdoor classroom as seats for kids, by cutting up trees that used to be hazard trees at Ceresa Park. South District is making every attempt to recycle and reuse.

**Willow Springs** – Use of the ponds escalated as expected this time of year.

El Paso County Wild Land Fire Crew fell one of the largest trees in the park because it was a significant hazard tree. It was dead and stood next to pavilion 4.

Staff and volunteer, Randy Fiedler, completed a major cleanup of storm damaged trees and limbs.

The Wildland Fire Crew conducted a controlled burn to help remove excess fuels from the forest floor.

**John Ceresa Park** – PMII Leyba and SWII Clements completed the trail lift on a section of trail west of the park.

We had witnessed and have received reports of the park amenities being used more often by neighbor children. Folks have been using the baseball field for the first time in seven years according to neighbors.

Staff performed winter watering for the new trees. The new crabapple trees played host to hundreds of newly arriving pollinator bees.

**Widefield Community Park** – The park was in a standby mode for much of the month because we were notified that a new water line was going to be trenched in right through the park property. As of now, it has yet to be done.

**Stratmoor Valley Park** – The park participated in the Great American Clean-up Day. There were four roll-offs filled with trash, branches, roofing material and other items from the recent wind storms. In fact, folks are still dumping stuff in the park.

**Clear Springs Ranch** – Staff completed weed pre-emergent applications in the rock islands of the parking lot.