

PARK ADVISORY BOARD

Meeting Agenda

**Wednesday, August 13, 2025 – 1:30 p.m.
Centennial Hall, 200 S. Cascade, Colorado Springs**

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
1.	Call Meeting to Order	Chair	
2.	Approval of the Agenda	Chair	Approval
3.	Approval of Minutes	Chair	Approval
4.	Introductions / Presentations		
A.	Outdoor Pikes Peak Initiative Vision Plan	Becky Leinweber, Pikes Peak Outdoor Recreation Alliance	Information
B.	Happy Trails Fundraising Event	Mary Jo Lewis	Information
5.	Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6.	Development Applications		
A.	The Retreat at Prairie Ridge Filing No. 4 Final Plat	Ross Williams	Endorsement
7.	Information / Action Items		
A.	Santa Fe Open Space Phase II Trail Construction Project Summary	Ross Williams	Information
B.	Electrical Assisted Bicycles	Todd Marts	Information

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

RECORD OF PROCEEDINGS

*Minutes of the June 11, 2025
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Thomas Lachocki, Chair
Vincent Prins, Vice Chair
John Wallace, 2nd Vice Chair
Janna Blanter, 3rd Vice Chair
Jane Newman, Secretary
Bryan Williams
Andrew Dwyer

Staff Present:

Todd Marts, Executive Director
Sabine Carter, Administrative Coordinator
Brian Bobeck, Division Manager - Park Operations (TEAMS)
Theresa Odello, Division Manager – Rec. & Cultural Services
Ross Williams, Senior Parks Planner
Andschana Aljets, Special Events Supervisor
Ashlyn Mathy, Parks Planner

Absent: Jeremy J. Chatelain

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 Thomas Lachocki, Chair.
2. Approval of Agenda: **Janna Blanter made a motion to approve the meeting agenda. Chair Thomas Lachocki added a presentation to the agenda. The Fair Queen presentation will follow after 4 B. Jane Newman seconded the motion with the amendment to the agenda. The motion carried 7 - 0.**
3. Approval of Minutes: **Vincent Prins made a motion to approve May 14, 2025, meeting minutes. Jane Newman seconded the motion. The motion carried 5 – 0 – 2 with board members Bryan Williams and Andrew Dwyer abstaining due to not being present at the May board meeting.**
4. Introductions and Presentations:
 - A. **Introduction of new Park Advisory Board members Andrew Dwyer, Bryan Williams**

Chair Thomas Lachocki introduced the newly appointed Park Advisory Board members Andrew Dwyer, District 3 and Bryan Williams, District 6. Both members provide short statements about why they had an interest to join the board.
 - B. **2025 El Paso County Fair Update**

Andschana Aljets presented an overview of the upcoming 2025 El Paso County Fair, which is scheduled for July 12–19 at Calhan, CO, with the theme “A Spudtacular Journey”—a celebration of 120 years of community tradition, honoring the Fair’s origins as a local potato

festival. Her presentation highlighted key elements of this year's event, including strategic partnerships that support programming and operations, program schedules, marketing and promotional efforts.

Fair Queen Presentation

Madison Finlay-Wagner, the 2025 El Paso County Fair Queen presented the daily Fair programs and entertainment. This year's Fair will include a human canon ball, extreme juggling, auto races, rodeos, demolition derby, a carnival, concerts, livestock shows and many more.

C. Fountain Creek Nature Center ADA Improvements Project Summary

Ross Williams provided an overview of the completed Fountain Creek Nature Center ADA Improvements Project. The sidewalk leading from the main parking lot to the front entrance at the Fountain Creek Nature Center did not meet modern ADA compliance. The existing storm drains protecting the front entrance were not adequately sized to transport stormwater, resulting in damage to the Nature Center after major rain and snowmelt events. In July of 2023, El Paso County Parks was awarded a \$160,000 Community Development Block Grant and a contract was awarded to CMS of Colorado Springs for construction of the new sidewalks and stormwater system. Demolition and construction began in October 2024 and was completed in late April 2025. Vincent Prins pointed out the importance of this project and being fully ADA compliant since the Fountain Creek Nature Center is home of one of the popular Terrainhoppers/mobility vehicles.

5. Citizen Comments:

Cory Sutela, Medicine Wheel Trail Advocates, stated that the organization is trying to create a Gravel Adventure Field Guide for our region to meet the needs of the new emerging sport of gravel riding. The organization is also going to promote the many great gravel riding trails in the eastern part of El Paso County.

Glen Carlson, Trails and Open Space Coalition stated that the organization lead several local clean up events. Approximately 200 people showed up in efforts to clean the Midland Trail. The organization is in the process of creating an online tool with strong search functions on how to recreate in our community.

6. Development Applications:

A. Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Amendment

Ross Williams presented the Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary Amendment.

Janna Blanter recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Filing Nos. 6 & 7 PUD Development Plan and Preliminary

Plan Amendment: (1) designate and provide to El Paso County 25-foot wide public regional trail easements through Filing Nos. 6 & 7 that allow for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easements be shown, noted, and dedicated to the County via the forthcoming Final Plats; and (2) fees in lieu of land dedication for regional park purposes in the combined total amount of \$53,025 will be required at time of the recording of the forthcoming Final Plats. A Regional Trail Agreement may be an acceptable alternative to regional park fees, provided the agreement is submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plats. Jane Newman seconded the motion. The motion passed 7 – 0.

B. The Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan

Ross Williams presented The Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Retreat at Prairie Ridge Filing No. 4 PUD Development Plan and Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$56,560 and urban park purposes in the amount of \$33,936 to be paid at time of the recording of the forthcoming Final Plat(s). An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the forthcoming Final Plat(s). Jane Newman seconded the motion. The motion passed 7 – 0.

7. Information / Action Items:

(Bryan Williams left the meeting at 2:32 p.m. Rejoined the meeting at 2:37 p.m.)

A. Urban Park Lands Agreement Prairie Ridge Metropolitan District Retreat at Prairie Ridge Filing No. 1 Retreat at Prairie Ridge South

Ross Williams presented the Urban Park Lands Agreement Prairie Ridge Metropolitan District Retreat at Prairie Ridge Filing No. 1 Retreat at Prairie Ridge South and addressed questions from board members.

Jane Newman moved to endorse the approval of the Urban Park Lands Agreement with Prairie Ridge Metropolitan District, for the Retreat at Prairie Ridge Filing No. 1 and the Retreat at Prairie Ridge South. John Wallace seconded the motion. The motion passed 7 – 0.

B. Urban Park Lands Agreement Prairie Ridge Metropolitan District Retreat at Prairie Ridge Filing Nos. 2 and 4

Ross Williams presented the Urban Park Lands Agreement Prairie Ridge Metropolitan District Retreat at Prairie Ridge Filing Nos. 2 and 4. He stated that the actual agreement is

not in the packet before the board since it was developed at the time of the packet being prepared. Mr. Williams presented the agreement to the board.

Janna Blanter moved to endorse the approval of the Urban Park Lands Agreement with Prairie Ridge Metropolitan District, for the Retreat at Prairie Ridge Filing Nos. 2 and 4. Jane Newman seconded the motion. The motion carried 7 – 0.

C. Annual Joint City / County Park Advisory Board Luncheon

Todd Marts invited the board to the Annual Joint City / County Park Advisory Board Luncheon. El Paso County and City of Colorado Springs Park Advisory Boards annually conduct a joint meeting/luncheon to provide updates and discuss collaborative projects. The 2025 meeting will be held on **Wednesday, October 1, 2025**, from Noon to 1:30 p.m. at the Fountain Creek Nature Center, 320 Pepper Grass Lane, Fountain. A light lunch will be provided.

8. Monthly Reports:

Todd Marts reminded the board about the upcoming Park Board Tour. The tour will depart from Park Headquarters on Friday, June 13th at 10 am.

9. Board/Staff Comments:

Theresa Odello stated that County Parks received a \$30,000 grant for the purchase of a third Terrainhopper. Some of the funds will also go towards making safety upgrades to the two existing mobility vehicles. Mrs. Odello highlighted several nature camps to include archery camps. The annual Kite Festival will take place on Saturday, June 14 at Falcon Regional Park. Mrs. Odello introduced the student intern program. Student intern programs usually take place at our Nature Centers. This intern program will include shadowing the administrative, planning and operations departments with County Park.

10. Adjournment:

John Wallace made a motion to adjourn. Jane Newman seconded the motion. The meeting was adjourned at 2:55 p.m.

Jane Newman, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Outdoor Pikes Peak Initiative Vision Plan

Agenda Date: August 13, 2025

Agenda Item Number: #4 - A

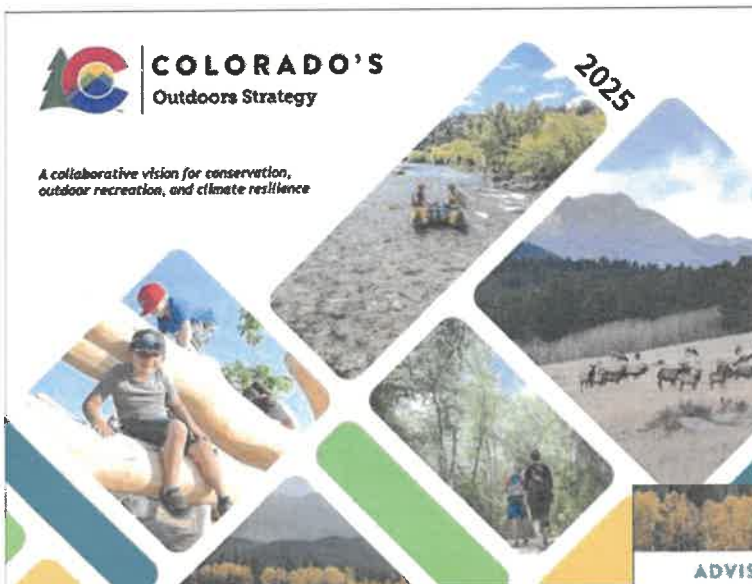
Presenter: Todd Marts, Executive Director
Becky Leinweber, Pikes Peak Outdoor Recreation Alliance

Information: X **Endorsement:**

Background Information:

Draft of the Outdoor Pikes Peak Initiative Vision Plan.

Recommended Action: Information Only



Goals

Colorado's Outdoors Strategy advances three interrelated "North Star" goals for our outdoors. Each goal is essential to preserving a future where our outdoors, people, communities, places, and ways of life thrive for generations to come.

THE STRATEGY'S 'NORTH STAR' GOALS ARE HIGHLY INTERCONNECTED:

- Biodiversity, people, and communities do not stand alone—each can contribute to, or negatively impact, the health and well-being of the others.
- Climate-resilient conservation and recreation provide and sustain vibrant habitat and outdoor settings where wildlife can thrive and people can recreate.
- Geographical and sustainable outdoor recreation opportunities can create stewards of our outdoors that champion and advocate for conservation, restoration, and climate resilience.
- Coordinated planning and funding support conservation, outdoor recreation, and climate resilience—helping to prioritize and implement strategic actions for each.
- Resilience to climate change and other stresses is critical for our outdoors, people, and communities.
- Conservation and outdoor recreation are not mutually exclusive; thoughtful planning can identify, prioritize, and address risks and how on the landscape they can and should occur together or separately.
- The resilience of agricultural systems and communities can be positively or negatively impacted by conservation and outdoor recreation efforts; collaboration with agricultural producers and communities can help drive mutual benefits.

ADVISORY COMMITTEES

A Steering Committee and a Technical Committee offered a broad range of perspectives and experience to inform the development of the Strategy. Committee members served in an advisory capacity, offering open, thoughtful input, feedback, the committee members' input and thoughts through partnership were highly valued in the development of the Strategy.

STEERING COMMITTEE

- Becky Lammiman, Pikes Peak Outdoor Recreation Alliance
- Carlos Hernandez, The Nature Conservancy
- Cindy Williams, Envision Chaffee County
- Connor Hall, Colorado Outdoor Recreation Industry Office
- Deylan Pigg, Larimer County Department of Natural Resources
- Erin Kearney Spaul, Colorado College/PPRA
- Joaquin Ruiz, Colorado State Representative/PPRA
- Jared Stevens, Minority Outdoor Alliance Board Member
- Jason Bartolacci, Pikes Peak Foundation

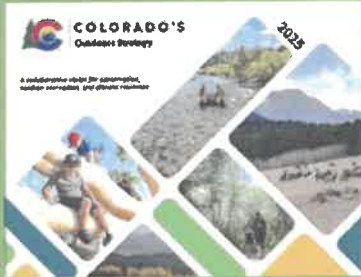
TECHNICAL COMMITTEE

- Alex Medina, Colorado State Land Board
- Angela Reed, Colorado Parks and Wildlife
- Brent's Soto, Pikes Peak/Conservation Colorado
- Brian Broder, Colorado Parks and Wildlife
- Kate Younger, Colorado Department of Public Health and Environment
- Chris Lefevre, Bird Conservation of the Rockies
- Chris Team-Fennell, Front Range/Colorado
- Cindy Williams, Envision Chaffee County
- Connor Hall, Colorado Outdoor Recreation Industry Office
- David Kline, Colorado Parks and Wildlife
- Drew Rayburn, The Nature Conservancy
- Fletcher Jacobs, Colorado Parks and Wildlife
- Gannon Gillett, Pikes Peak/Conservation Colorado
- Jason Bartolacci, Pikes Peak Foundation
- Jason Bartolacci, Pikes Peak Foundation
- Kristin Ward, Trust for Public Land
- Les Owen, Colorado Department of Agriculture

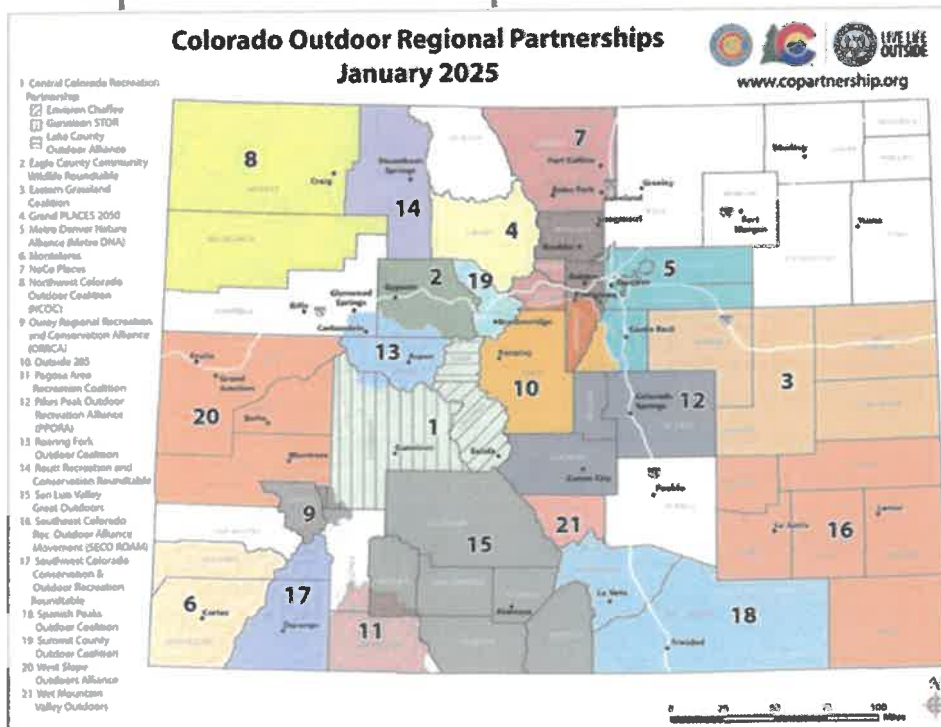
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Colorado Springs & Pikes Peak region represented by PPORA

PPORA & other Regional Partnerships: Strategy Implementers



Map of Partnerships across Colorado





FY 2025 - FY 2030

“GOCO and CPW are collaborating to infuse the RPI with \$50 million in funding over five years. Regional Partnerships can apply for grants for project implementation and additional data and capacity needs. Funding will support a broad range of outcomes across jurisdictional boundaries as projects align with COS goals and objectives.”

- GOCO 2025 Strategic Plan



OPPI Mission



OUTDOOR
PIKES PEAK INITIATIVE

To collaboratively identify and advance priorities and innovative strategies to ensure the resiliency and improvement of our natural and recreational values for the Pikes Peak region's future.

**Pikes Peak region is loosely defined as El Paso, Teller, and Fremont Counties*

GOAL #1:

Convene a broad-based coalition or "Task Force"



Focus Group Work

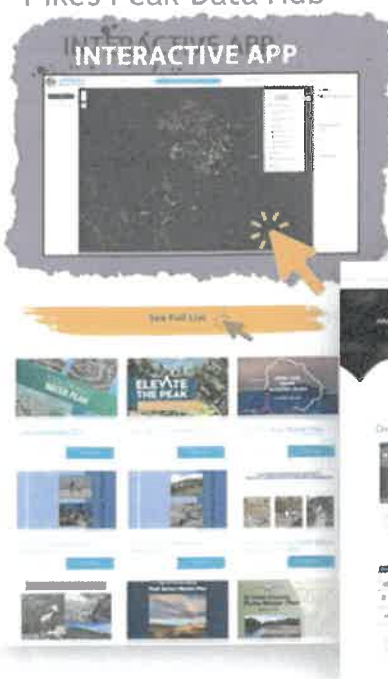


Task Force Meeting to Give Feedback on Strategies & Action Items



GOAL #2:

Create and maintain a dynamic Outdoor
Pikes Peak Data Hub



GOAL #3:

Develop a multi-layer mapping tool

Project Criteria Framework



PROJECT CRITERIA FRAMEWORK

CRITERIA BASED ON VALUES SHARED WITH OPPI

This decision support tool is a resource to help decide if a project has the Outdoor Pikes Peak initiative Vision. Each criterion or question group can be answered "Yes", "Maybe", or "No". "Yes" means it aligns with the specific goal while "Maybe" or "No" means further evaluation will need to be completed to see if that project aligns with regional goals. However, this does not mean that the project is not a good fit overall, and can still be considered. Please also include the rationale or reason for answering as you did when bringing this to conversations and the Open Task Force.

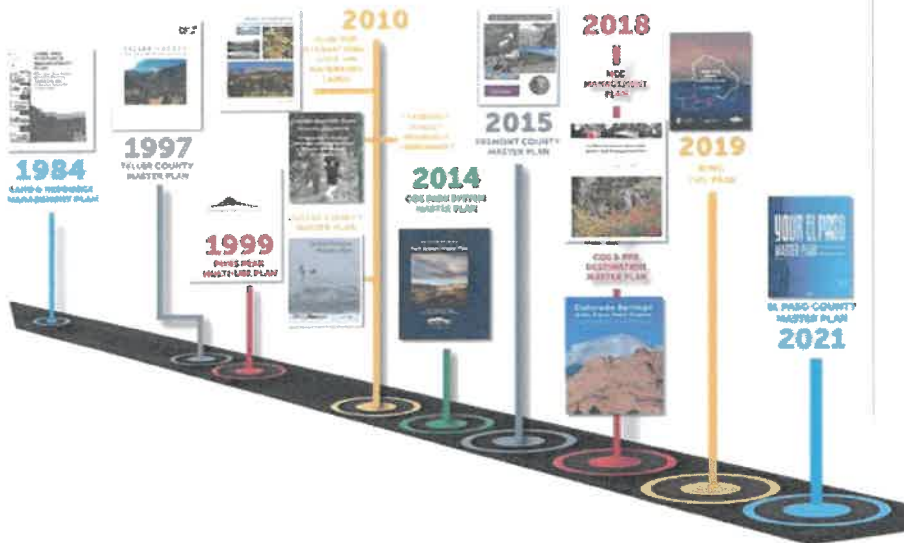
CRITERIA TO CONSIDER FOR OUTDOOR PROJECTS FORMATION	YES/NO/MAYBE	REASON/NOTES
CONNECTIONS Connecting communities and recreation opportunities within the Pikes Peak region creates a more sustainable, equitable, and enjoyable future.		
PROXIMITY Is there proximity to existing transportation access? Is a public transit project close to an urban core, remote area, or agricultural area?		
ACCESSIBILITY AND INCLUSION Does the project provide access to underserved communities? * RESOURCE: Look at Trail for Public Land Access to Recreation Report on Data Hub.		
CREATES RECREATION OPPORTUNITIES Does the project connect trails, corridors, communities or to other recreation opportunities?		
MANAGEMENT Excellent cross-jurisdictional management provides collaborative planning and delivers effective staffing, maintenance, prioritization, and funding for the Pikes Peak region's natural resources and recreational opportunities.		
COMPATIBLE WITH LOCAL JURISDICTIONS The project needs to work with existing local, regional, state, and federal structures in place.		

GOAL #4:

Evaluate past planning efforts, goals, and outcomes

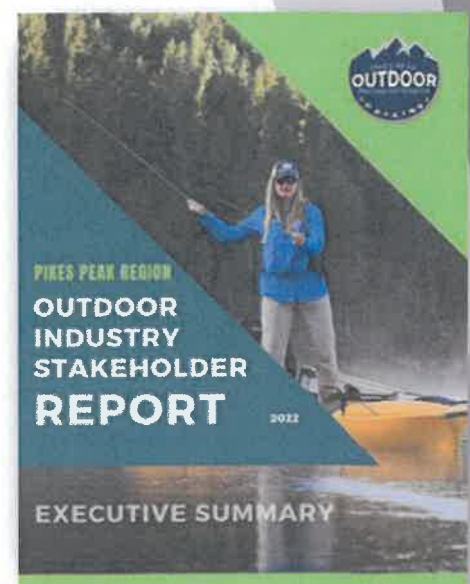
Land Manager Recap

- Feedback received representing 32 plans
- Summary of Consistent Feedback:
 - Plans are still relevant
 - Funding is a challenge for staffing and additional projects
 - Concerns for maintaining existing let alone adding projects
 - Agencies desire partnership, collaboration, and coordinated effort



GOAL #5:

Invite and assess the needs and aspirations of land managers, stakeholders, and the general public



Listening Sessions - Round 1



Cheyenne Mountain Jr. High, Co. Springs



Pathfinder Park, Florence



Library 21C, Northern Colo. Springs



Cripple Creek Heritage Center



Ute Pass Cultural Center, Woodland Park



Pikes Peak State College, Southern Colo. Springs

Additional Outreach



- Underserved Communities
- Spanish & English Materials
- Military Community
- Private Landowners
- Business & Community Leaders
- Youth
- Tribal Representatives



Meetings with Elected Officials



Vision Statements, Strategies & Action Items

MANAGEMENT

Vision/Value Statement: Collaborative planning and funding for the opportunities.

Strategies:

- Establish cross-j
- provide enforce
- Explore single
- existing land r
- provide excep
- Enhance visit
- better collab
- Prioritize plan
- reduces barr

RECREATION

Vision/Value Statement: A broad spectrum of exceptional outdoor recreation opportunities that are accessible, inclusive, enjoyable, health, wellness, and economic benefits to local community sense of appreciation and stewardship for the Pikes Peak region.

Strategies:

- Identify areas currently being used for recreation
- recreation asse
- Prioritize acces
- asset and oppo
- Increase the se
- training, and t
- Determine su
- development
- Encourage or
- development

COMMUNICATION

Vision/Value Statement: Intentional communication is essential to fostering support and involvement.

PARTNERSHIPS

Vision/Value Statement: Partnerships among land managers, volunteers, businesses and the community are key to maintaining resources and recreation assets.

CONNECTIVITY

Vision/Value Statement: Connecting communities and recreation opportunities within the Pikes Peak region creates a more sustainable, equitable, and enjoyable future.

NATURAL RESOURCE CONSERVATION

Vision/Value Statement: Exceptional conservation, connectivity, and adaptive management of the Pikes Peak region's plant and wildlife species, and the habitats on which they depend, ensures resilience and sustainability in the face of stressors such as changing climate, increased and changing recreational use, and urban development.

Strategies:

- Sustain key wildlife corridors to reduce habitat fragmentation, encourage species health, and provide climate resiliency
- Conserve priority public and private lands to ensure they continue to provide their many benefits long into the future
- Limit development in prioritized wildlife corridors and areas of high conservation value
- Preserve and restore riparian areas within the Pikes Peak region to sustain the

MANAGEMENT

COMMUNICATION

PARTNERSHIPS

CONNECTIVITY

NATURAL RESOURCE CONSERVATION

OUTDOOR PIKES PEAK RECREATION

View Detailed Action Items for Strategies Here

View Detailed Action Items for Strategies Here

Listening Sessions - Round 2



GOAL #6:

Recommend a revised/alternative management & funding model

ARKANSAS HEADWATERS RECREATION AREA, CO

BOUNDARY WATERS CANOE AREA, MT

CITY OF MOAB, UT

COLORADO TRAIL, CO

EASTERN SIERRA SUSTAINABLE RECREATION PARTNERSHIP, CA

GEORGE S. MICKELSON TRAIL, ND

MOUNT BAKER NATIONAL PARK, WA

NORTH FORK DESERT RECREATION AREA

NORTH & SOUTH SLOPE RECREATION AREA, CO

PIKE SAN ISABEL NATIONAL FOREST, CO

ROCKY MOUNTAIN NATIONAL PARK, CO

STATE FOREST STATE, CO

SWEETWATER LAKE STATE PARK, CO

TAHOE RIM TRAIL, NV

WAYNE NATIONAL FOREST, BAILEY'S TRAIL SYSTEM, CO

WHITE RIVER NATIONAL FOREST, CO

Arkansas Headwaters Recreation Area

Location: Central
Size: 1,000,000
Established: 1980
Land Management: BLM, USFS, Colorado Parks & Wildlife
Planners: BLM, USFS, CPW
Host: Colorado
Site: Colorado

The Arkansas Headwaters Recreation Area (ARHWA) was created in 1980 with the passage of Colorado State House Bill 1011.

Colorado Parks and Wildlife (CPW) manages the ARHWA under a Cooperative Management Agreement (CMA) with the BLM and USFS. The CMA is a 10-year agreement that expires in 2020. The CMA is a cooperative management agreement that allows CPW to manage the ARHWA in a way that is consistent with the BLM and USFS management plans.

Through this partnership, the ARHWA provides a unique opportunity for CPW to manage the ARHWA in a way that is consistent with the BLM and USFS management plans. The CMA is a cooperative management agreement that allows CPW to manage the ARHWA in a way that is consistent with the BLM and USFS management plans.

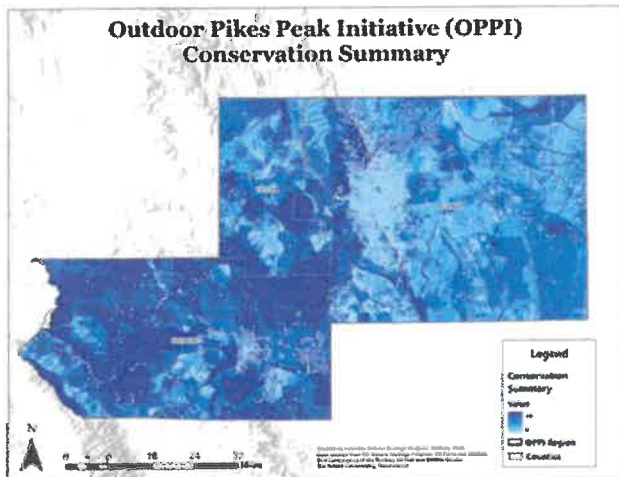
Key Take Away	Pikes Peak Region Application
1. Turnover through private, non-profit, public, or other COPO groups, organizations, users and stakeholders.	1. Transfer CPW, Colorado Parks and Wildlife, to the state.
2. Implementation of the Management Plan is accomplished through the Cooperative Management Agreement that requires a partnership between the BLM, USFS and the CPW.	2. Transfer the ARHWA to the state.
3. District Management is provided by the BLM and USFS. The BLM and USFS are responsible for the day-to-day management of the ARHWA.	3. Transfer the ARHWA to the state.

COLORADO PARKS AND WILDLIFE (CPW) UNIQUELY FITS THIS REQUIREMENT FOR THE PIKES PEAK MASSIF:

[illegible]

GOAL #8:
Identify desirable and critical natural resource and habitat areas

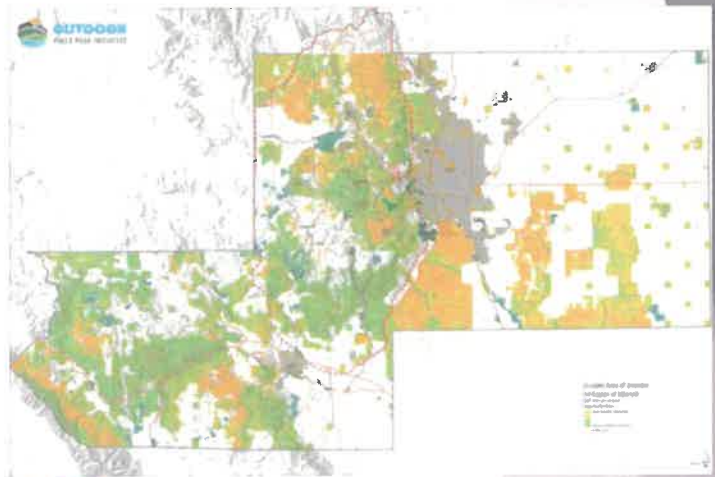
Pikes Peak Region Conservation Summary



Mapping Tools developed in partnership with UCCS Department of Geography and Environmental Studies & Trails and Open Space Coalition

GOAL #9:
Identify areas for potential opportunities for improved recreation

Opportunity Area Maps: Recreation & Conservation



Colorado Natural Heritage Program



GOAL #10:
Create a sustainable recreation and conservation vision plan



The draft vision plan is available on our website and public comment is open through June 1, 2025.

More than a Milestone... A Pivotal Moment

- Colorado Springs and El Paso County are growing at a rapid pace
- Tourism is a growing economic driver and visitors are drawn to our outdoors
- Smart growth requires thoughtful planning: We have the **plan and identified priorities** to grow outdoor amenities while safeguarding natural resources and wildlife
- We have the **support of the Governor** who wants to see a new collaborative management model on Pikes Peak that he can expand elsewhere in Colorado
- We have the **partners** and relationships and are doubling down on them
- We have **access to significant funding** resources but it is highly competitive and requires local investment

We have the plan.

We have the partners.

We have state-level support and access to critical funding opportunities.

Now, what we need—is your support.



OUTDOOR
PIKES PEAK INITIATIVE

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**THANK
YOU**



Questions?

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Happy Trails Fundraising Event

Agenda Date: August 13, 2025

Agenda Item Number: #4 - B

Presenter: Mary Jo Lewis, Bear Creek Nature Center Supervisor

Information: X **Endorsement:**

Background Information:

Happy Trails is the annual signature fundraising event benefiting the El Paso County Nature Centers. Established in 2010 in collaboration with the Trails and Open Space Coalition and the Friends of El Paso County Nature Centers, the event was created to help bridge budget shortfalls and sustain nature center programming and improvements.

Held each Fall, Happy Trails draws approximately 125–150 attendees and consistently raises more than \$9,000 annually—generating over \$140,000 since its inception. Proceeds directly support program delivery, scholarships, and capital needs at both Bear Creek and Fountain Creek Nature Centers.

This year's event—our 16th annual—will be held at Bear Creek Nature Center on **Friday, September 12, 2025, from 6:00–9:00 PM.**

Guests will enjoy:

- Santa Maria-style tri-tip BBQ from Buffalo Gals Catering
- Desserts and beverages donated by local partners
- Live music from Roma Ransom
- Nature-themed stations led by our Nature Camp ambassadors
- Meet-and-greets with live owl ambassadors

Themed as *“The Hoot-enanny”*, guests are encouraged to don western wear with a bird-themed twist.

Members of the Park Advisory Board have historically supported Happy Trails by serving as table captains—hosting a group of six for a \$400 table sponsorship (or \$75 per person). This leadership is essential to the event's ongoing success, along with generous support from community sponsors, including OCC Brewing, Buffalo Gals, and the El Pomar Foundation.

Event Details:

- **Date:** Friday, September 12, 2025
- **Time:** 6:00–9:00 PM
- **Location:** Bear Creek Nature Center, 245 Bear Creek Road, COS
- **Tickets:** \$75 per person / \$400 per table of six
- **To Reserve:** Contact Mary Jo Lewis at 719-520-6388

Recommended motion:
Information Only

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Retreat at Prairie Ridge Filing No. 4 Final Plat

Agenda Date: August 13, 2025

Agenda Item Number: #6 - A

Presenter: Ross Williams, Senior Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by N.E.S., Inc., on behalf of Classic SRJ Land, LLC., for the Retreat at Prairie Ridge Filing No. 4 Final Plat. Consisting of 112 single-family attached and detached residential lots on 14.55 acres with an average lot size of 3,450 sq. ft., the project site is zoned Planned Unit Development (PUD) classification. The overall Retreat at Prairie Ridge development totals approximately 142 acres and consists of a mix of urban and rural residential zoning classifications, as well as park sites, drainage easements, and right-of-way for the extension of Briargate Parkway.

Retreat at Prairie Ridge Filing No. 4 is part of the Jaynes Property Sketch Plan area and as "Tract L, Filing No. 2" in the Prairie Ridge Filing Nos. 1-3 Preliminary Plan, which were endorsed by the Park Advisory Board in October 2022 and February 2024 and subsequently approved by the Board of County Commissioners in April 2023 and October 2024, respectively. The Jaynes Property Sketch Plan included 450 total dwelling units on 142 acres. The Sketch Plan included a mix of residential densities including 1-acre lots, ½-acre lots, 2-5 DU/acre, and 5-12 DU/acre lots in addition to neighborhood commercial zone and two neighborhood parks, one of which is located immediately east of the Retreat at Prairie Ridge Filing No. 4.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Briargate Bicycle Route is shown along the future Briargate Parkway, located within the public right-of-way. The extension of Briargate Parkway will bisect the site from east to west and include a meandering sidewalk, which will provide a pedestrian and multi-modal connection to the Sand Creek Regional Trail located east of Prairie Ridge within the Sterling Ranch development. A signalized pedestrian crossing at the intersection of Vollmer Road and Briargate Parkway will allow for a safe pedestrian corridor between the two developments and regional trail corridor.

Due to its aforementioned zoning classification, the development is subject to the El Paso County Land Development Code's 10% open space requirement. As such, the Retreat at Prairie Ridge Filing No. 4 includes approximately 3.15 acres, or 21.6%, of open space dedicated to passive park areas, trail corridors, open space, and landscaping. This acreage does not include stormwater detention facilities.

Included in the original Prairie Ridge Preliminary Plan are four park sites totaling 8.65 acres distributed throughout the site so that all residents will be within approximately ¼ mile of the park

sites to allow for easy pedestrian access. The largest 5.5-acre neighborhood park site is located along the eastern edge of the development, immediately adjacent to the Retreat at Prairie Ridge Filing No. 4. Additionally, two neighborhood pocket-parks are located along drainage easements in the northern portion of the Prairie Ridge development in relatively close proximity to Filing No. 4.

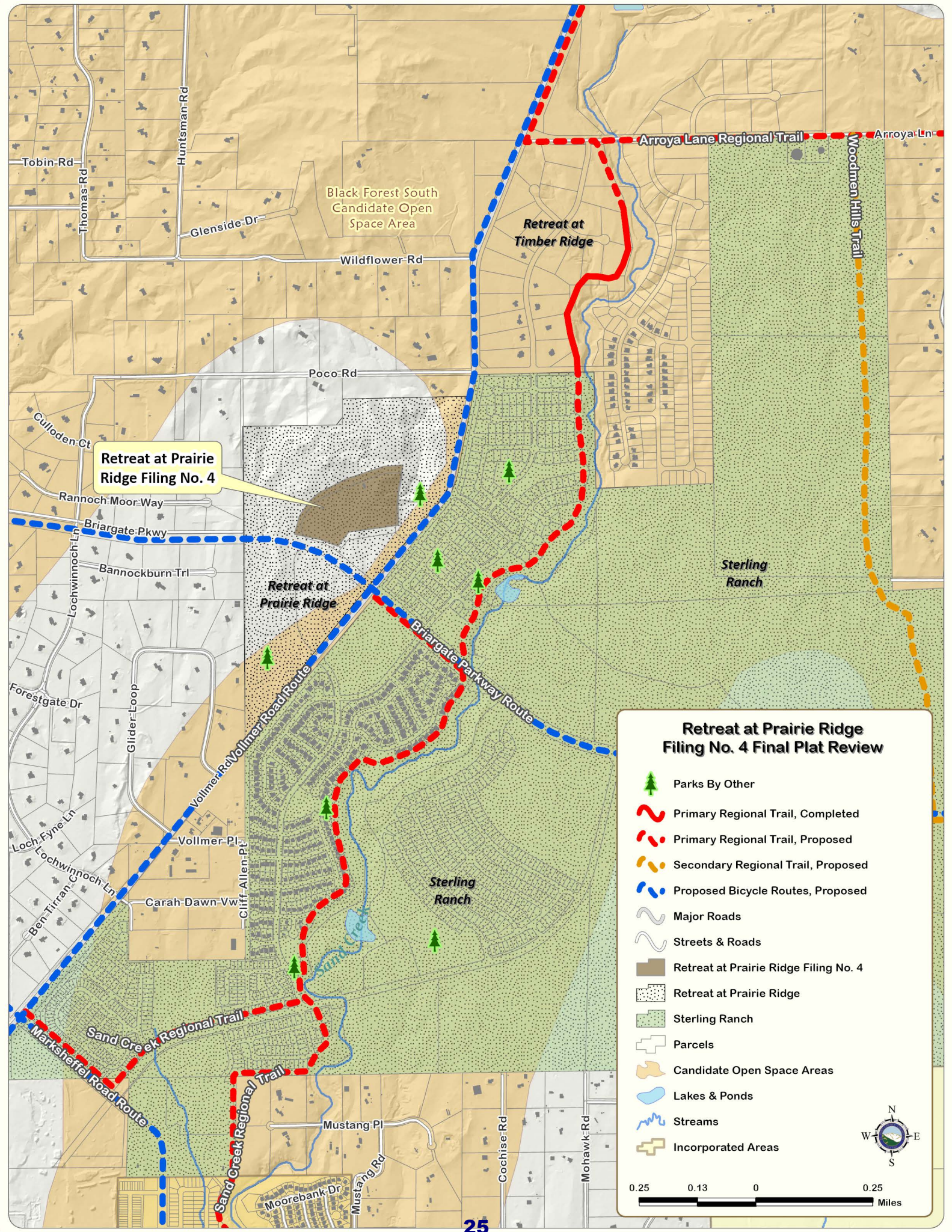
The applicant included the following extensive descriptions in their Letter of Intent regarding parks, trails, and open space:

- *“Landscape and Open Space: Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 14.55-acre site requires 1.46 acres of open space, 0.365 acres of which must be contiguous, usable open space. The project satisfies this requirement as described below.”*
- *“The Retreat at Prairie Ridge Filing No. 4 provides 3.15 acres of open space which is 21.6% of the total site area. Tract H is 0.61 ac in size, is considered contiguous, and is double the 0.365 acres of contiguous open space required. Additional tracts are provided throughout the development and include trails and green space for future residents. A 5’ sidewalk in the northeast corner of the development will connect to the proposed 5.5-acre park directly east of the site.”*
- *“A minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 14.55 acre site requires 1.46 acres of open space, 0.365 acres of which must be contiguous, usable open-space. The Retreat at Prairie Ridge Filing No. 4 provides 3.15 acres of open space which is 21.6% of the total site area. Tract H is proposed to be a pocket park and is 0.61 ac in size. Tract H is considered contiguous and is double the 0.365 acres of contiguous open space required. Additional tracts are provided throughout the development and include trails and green space for future residents. A 5’ sidewalk in the northeast corner of the development will connect to the proposed 5.5 acre park directly east of the site.”*
- *“El Paso County Parks Master Plan: The Parks Master Plan shows a proposed bike route on Vollmer Road. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. Parks are not proposed with this PUD Development/Preliminary Plan however a 5.5-acre neighborhood park is located within the Retreat at Prairie Ridge Filing No. 2 plan area directly northeast the project area. The Retreat at Prairie Ridge Filing No. 4 Preliminary Plan proposes a sidewalk connection in the northeast corner of the development to provide pedestrian access to the park. The regional trail along Briargate Pkwy will be extended with the construction of Briargate Pkwy associated with Retreat at Prairie Ridge Filing No. 1. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Preliminary Plan area to connect to the Sterling Ranch/Ridge parks and open space and the Sand Creek Regional Trail to the east.”*

As no park land or trail easement dedications are necessary, staff recommends regional and urban park fees in lieu of land dedication due at the time of the recording of the forthcoming Final Plat(s).

Recommended Motion (Filing No. 4 Final Plat):

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Retreat at Prairie Ridge Filing No. 4 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$56,560 and urban park purposes in the amount of \$33,936 to be paid at time of the recording of this Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.



Retreat at Prairie Ridge Filing No. 4

Retreat at Prairie Ridge Filing No. 4 Final Plat Review

- Parks By Other
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Retreat at Prairie Ridge Filing No. 4
- Retreat at Prairie Ridge
- Sterling Ranch
- Parcels
- Candidate Open Space Areas
- Lakes & Ponds
- Streams
- Incorporated Areas



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

August 13, 2025

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

Name:	Retreat at Prairie Ridge Filing No. 4 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-25-023	Total Acreage:	14.55
		Total # of Dwelling Units:	112
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	19.24
Classic SRJ Land, LLC	N.E.S. Inc.	Regional Park Area:	2
Loren Moreland	Andrea Barlow	Urban Park Area:	2
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Regional Park Area: 2

Urban Park Area: 2

0.0194 Acres x 112 Dwelling Units = 2.173
Total Regional Park Acres: 2.173

Neighborhood:	0.00375 Acres x 112 Dwelling Units =	0.42
Community:	0.00625 Acres x 112 Dwelling Units =	0.70
	Total Urban Park Acres:	1.12

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 2

\$505 / Dwelling Unit x 112 Dwelling Units = \$56,560
Total Regional Park Fees: \$56,560

Neighborhood:	\$119 / Dwelling Unit x 112 Dwelling Units =	\$13,328
Community:	\$184 / Dwelling Unit x 112 Dwelling Units =	\$20,608
	Total Urban Park Fees:	\$33,936

EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Retreat at Prairie Ridge Filing No. 4 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$56,560 and urban park purposes in the amount of \$33,936 to be paid at time of the recording of this Final Plat. An Urban Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.

Park Advisory Board Action:

RETREAT AT PRAIRIE RIDGE FILING NO. 4

FINAL PLAT

LETTER OF INTENT

JULY 2025

OWNER:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DR.
COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. INC.
ANDREA BARLOW
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5228000024 & 5228000025

LOCATION: NE CORNER OF THE INTERSECTION OF DINES BLVD & BRIARGATE PARKWAY

ACREAGE: 14.55 AC

CURRENT ZONING: PUD

CURRENT USE: VACANT

REQUEST

N.E.S. Inc., on behalf of Classic SRJ Land LLC, requests approval of a Final Plat for the Retreat at Prairie Ridge Filing No. 4 consisting of 112 single-family lots including 48 attached single-family lots, 64 detached single-family lots, and associated tracts for landscaping, open-space, drainage, utilities, and private streets.

SITE LOCATION

Retreat at Prairie Ridge Filing No. 4 Final Plat lies northwest of the intersection of Briargate Pkwy and Vollmer Rd in northeast El Paso County. The property is surrounded by a growing area of El Paso County, close to the City of Colorado Springs municipal boundary.

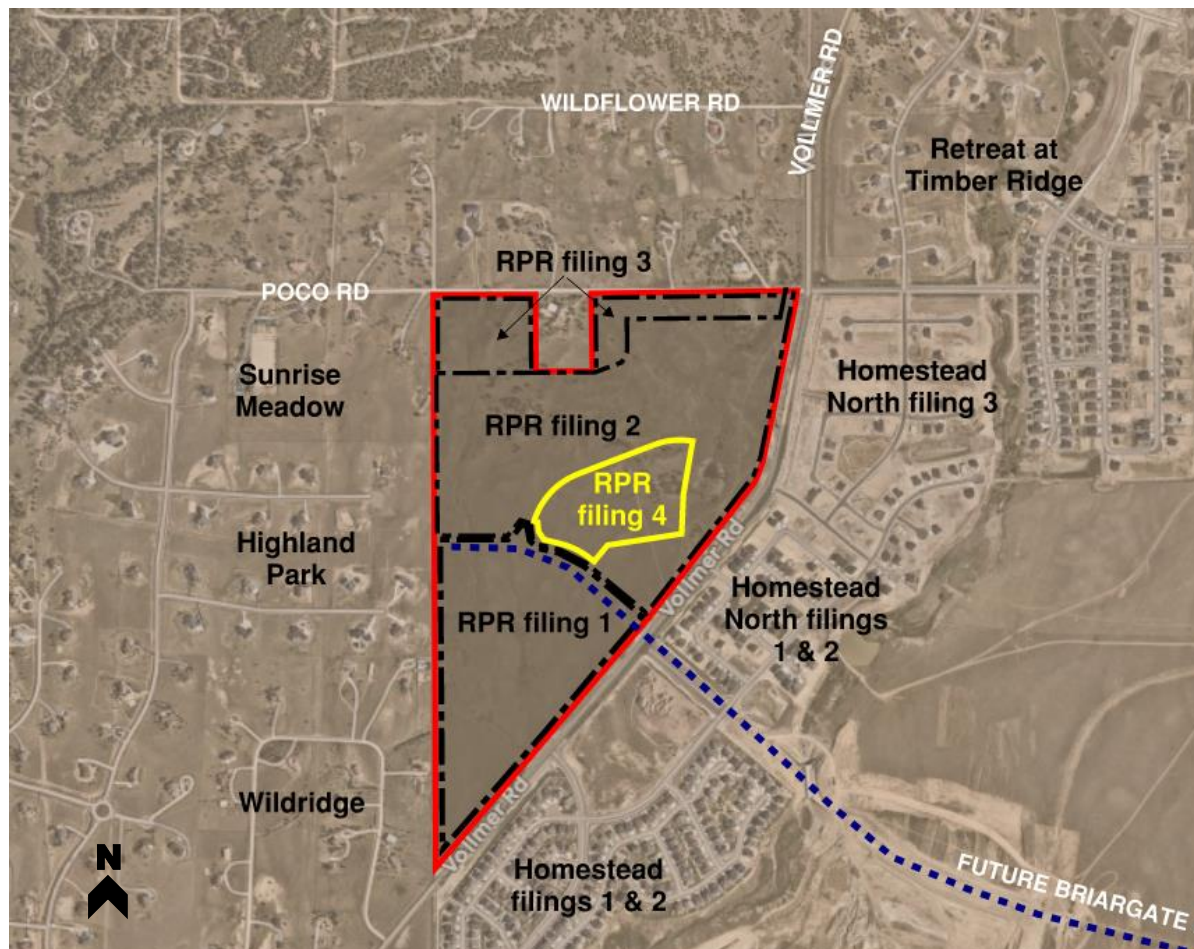


SURROUNDING LAND USE

The Retreat at Prairie Ridge Filing No. 4 Final Plat is in the center of the Retreat at Prairie Ridge Sketch Plan (formerly Jaynes Property) and was previously included as part of Tract L in the Retreat at Prairie Ridge Filing No. 1-3 Preliminary Plan until the PUD Preliminary/Development Plan was submitted for Retreat at Prairie Ridge Filing No. 4.

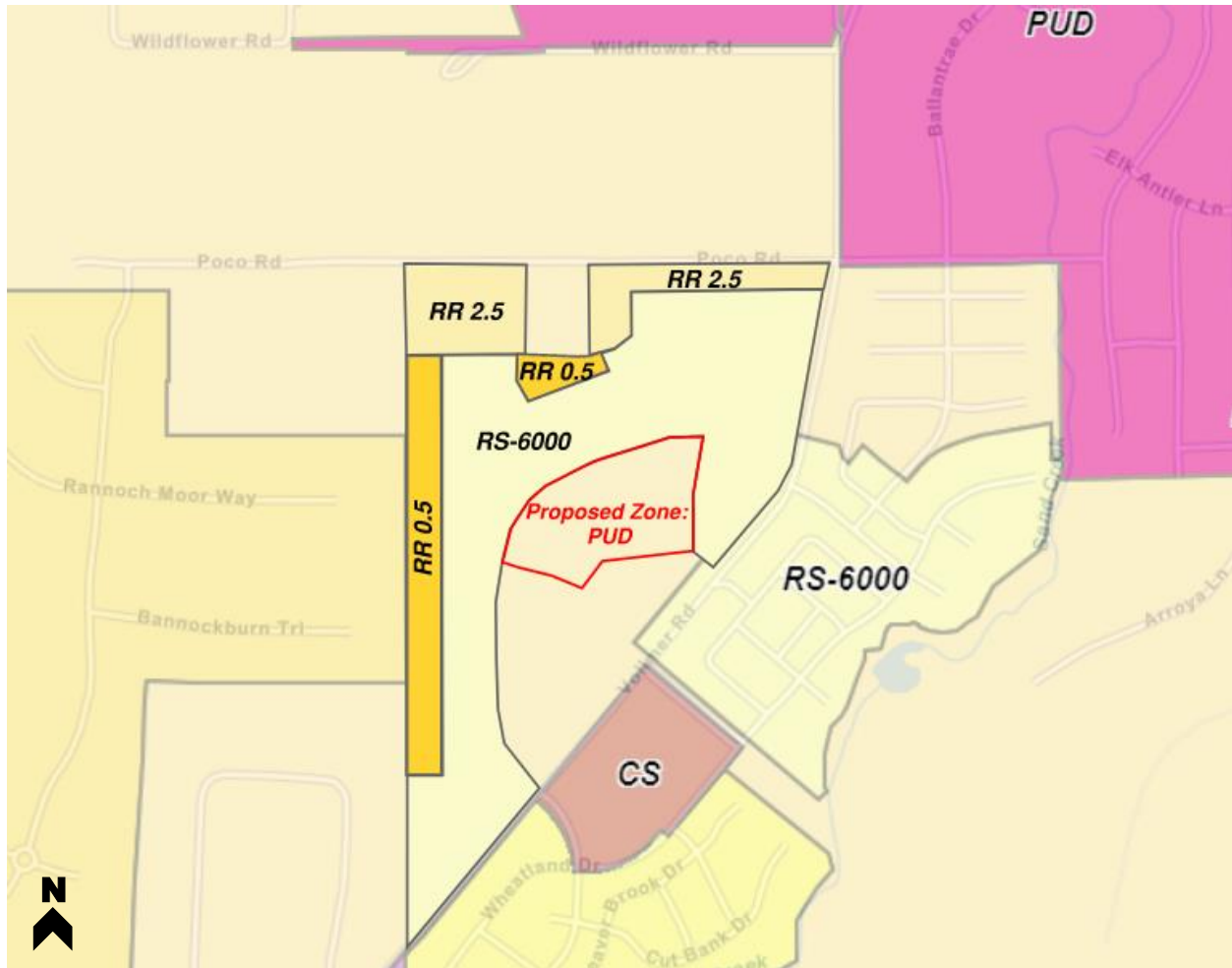
To the north, west, northeast, and east is Retreat at Prairie Ridge Filing No. 2 which consists of 141 detached urban character single-family lots and 7, half-acre rural residential lots across Dines Blvd. **Directly east of filing 4 is a 5.5 acre park that is also within Retreat at Prairie Ridge Filing No. 2.** To the southeast is a future development Tract that is intended for future commercial development and will be included in a future application submittal. To the south, across Briargate Pkwy, is Tract D within Retreat at Prairie Ridge Filing No. 1 and is designated as a future development tract intended for attached and/or detached single-family development. The remainder of Filing No. 1 consists of 46 detached single-family residential lots, a 2.65 acre park, and stormwater detention.

As described above, this project is fully surrounded by the Retreat at Prairie Ridge development which is planned for residential uses of varying density with a focus on buffering existing large-lot residential development to the west from the residential development within Retreat at Prairie Ridge.



ZONING CONTEXT

The property is zoned PUD (Planned Unit Development). Surrounding zoning includes RS-6000 to the north, east, and west and RR-5 to the south across Briargate Pkwy. The RR-5 zoned tract is within Retreat at Prairie Filing No. 1 and is designated as a future development tract for attached and/or detached single-family residential and will be rezoned as part of a future Map Amendment application.



PROJECT DESCRIPTION

Retreat at Prairie Ridge Filing No. 4 Final Plat is an urban character single-family residential development consisting of 48 attached and 64 detached single-family lots (112 lots total) on 14.55 acres with a gross density of 7.7 du/ac. The Final Plat also includes tracts for private roads, landscaping, open space, and utilities. The average lot size is 3,399 square feet with a minimum lot size of 2,872 sf. All units are front loaded with direct access to the private street network that runs throughout the development.

Parking for each unit is accommodated on each individual lot either within an attached 2-car garage and will be accessed from an 18' driveway (measured from back of sidewalk). The driveways can also accommodate additional off-street parking. 51 additional parking spaces are dispersed throughout the development within various tracts and account for the 12 guest parking spaces required for the attached product (1 guest space per 4 units) and surplus parking for the future residents. Due to the width of the private streets, on-street parking is not allowed.

Setbacks for each unit vary by product type. Typical minimum lot setbacks for the attached single-family lots are as follows:

Front: 19.5'; **Side:** 5'; **Common lot-line:** 0'; **Rear:** 5'; **Corner lot side:** 5', Tracts are provided adjacent to all corner lots to ensure visibility at intersections.

Setbacks for the detached single-family units are as follows:

Front: 10' to structure, 19.5' to; **Side:** 5'; **Corner lot side:** 5'; **Rear:** 5', Tracts are provided adjacent to all corner lots to ensure visibility at intersections.

A 6' precast concrete slot wall is proposed along the rear of the lots adjacent to Briargate Parkway for noise mitigation and privacy. A detail of the 6' concrete panel wall is provided in the Preliminary/Development Plan set. A 25 foot landscape setback is also provided along Briargate Parkway. A 6' slot wall is proposed along the rear lot lines adjacent to the future development tract to the southeast which is intended for commercial development and will be included as part the commercial parcel development application.

LANDSCAPE AND OPEN SPACE: Per Section 4.2.6.F.8 of the LDC, a minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 14.55 acre site requires 1.46 acres of open space, 0.365 acres of which must be contiguous, usable open-space. The project satisfies this requirement as described below.

Retreat at Prairie Ridge Filing No. 4 provides 3.15 acres of open space which is 21.6% of the total site area. Tract H is 0.61 ac in size, is considered contiguous, and is double the 0.365 acres of contiguous open space required. Additional tracts are provided throughout the development and include trails and green space for future residents. A 5' sidewalk in the northeast corner of the development will connect to the proposed 5.5 acre park directly east of the site.

COMPATIBILITY/TRANSITIONS: The proposed subdivision is fully surrounded by Retreat at Prairie Ridge Filings 1 - 3. To the north, northeast, and southwest across Dines Blvd is a portion of Retreat at Prairie

Ridge Filing No. 2 that is zoned RS-6000 with detached single-family residential development on lots that are approximately 9,000sf in size. To the southeast, on the corner of Briargate Pkwy and Vollmer Road is a future development tract that is intended for commercial development. To the south, across Briargate Pkwy is a future development tract intended for medium density residential uses (5-15 du/ac). To the east is a 5.5 acre park that is included with Retreat at Prairie Ridge Filing No. 2. Filing No. 4 will connect to the neighborind park via a 5' sidewalk in the northeast corner.

A 6' sound wall is proposed along the boundary of the site adjacent to Briargate Pkwy to reduce noise for future residents of Retreat at Prairie Ridge Filing No. 4. The higher density residential uses are intentionally situated toward the intersection of Vollmer Road and and Briargate Pkwy and the rapidly developing Sterling Ranch/Ridge community to the east and away from the existing large lot rural residential developmet to the north and west of the Retreat at Prairie Ridge development. The higher density residential uses will provide a transition between the future commercial site planned at the intersection of Vollmer and Briargate Pkwy and the lower density residential uses transitioning toward the west.

ACCESS AND CIRCULATION: Access to the site is proposed via two private streets that intersect with Dines Blvd (public collector) on the north boundary of the site and are proposed to be full movement, stop controlled intersections. A network of private streets (Tract A) provide internal circulation and individual lot access throughout the development and will be owned and maintained by the HOA. The private streets are 30' wide with a 24' mat which allows for adequate emergency access and circulation while optimizing pedestrian connectivity throughout the development. PUD Modification requests were submitted with the PUD Preliminary/Development Plan application to address the use of private roads, roadway widths and terminations, lot frontage and access from a public road. Direct access to Briargate Pkwy is not allowed with this development.

TRAFFIC:

A Traffic Generation Analysis prepared by SM Rocha is included with the Final Plat submittal. The Study provides an analysis that assessed traffic generation for the proposed development and included a traffic volume comparison to previous land use assumptions from the Retreat at Prairie Ridge Filings 1 – 3 PUD Preliminary Plan and considered potential impacts to the adjacent roadway network. There are two (2) primary access points to the Preliminary Plan area from Dines Blvd to serve the proposed single-family housing units. The Traffic Study concludes the following:

- This site is subjected to the El Paso County Road Impact Fee Program (Resolution 24-377), as amended. An option for payment will be selected in conjunction with Final Plat applications.
- With the assumption that Retreat at PrairieRidge Filings 1 and 2 have completed construction prior to this development, no improvements associated with the North PUD Preliminary Plan are being recommended beyond what has been recommended with said Filings 1 and 2.

NOISE: The noise study completed for Homestead North is submitted in conjunction with this Preliminary Plan. This study is applicable because Homestead North mirrors the Retreat at PrairieRidge Filing No. 4 property with frontage on Briargate Parkway, and associated noise impacts are anticipated to be the

same for both developments. The noise study concludes that lots adjacent to Briargate Parkway will have predicted noise levels exceeding the 67 dBA Leq threshold set by the Engineering Criteria Manual. The study recommends a 6' high noise barrier along Briargate Parkway to reduce noise levels below the threshold. A 6 foot precast concrete slot wall is proposed as a noise barrier along Briargate Parkway to address the findings of the noise study.

WATER SERVICE: The Retreat at PrairieRidge Filing No. 4 subdivision is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA). A service commitment letter is provided by FAWWA. A finding of water sufficiency is requested with the Preliminary Plan, with the administrative approval of subsequent final plats.

A Water Resources Report, prepared by RESPEC in April 2025 is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. Note that for the smaller high-density lots, FAWWA has adopted an SFE equivalency ratio to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Retreat at PrairieRidge Filing 4 Preliminary Plan includes 112 lots, all 112 of which fall into high-density development ratios for small lots, and roughly 3 annual acre-feet of water set aside for irrigated landscaping. The resulting water demand on the central water system is 35.28 acre-feet.

The total 300 year water supply for FAWWA is shown in Table 3 and totals 1962.03 annual acre-feet 300 year, Appendix F is an accounting of active water commitments, which total 1,140.61 acre-feet including all subdivisions committed through May 2nd, 2025. This leaves a net excess of currently available water of 821.42 AF300 year and therefore there is more than sufficient water supply to meet the needs of Retreat at PrairieRidge Filing 4 Preliminary Plan on the 300-year basis.

WASTEWATER SERVICE: A Wastewater Report was completed by RESPEC for the Retreat at PrairieRidge Filing No. 4 PUD Development/Preliminary Plan in May 2025. The subdivision is 14.55 acres and includes 112 single family homes which will be provided central water service.

The average daily maximum monthly wastewater loads are expected to be roughly 172 gallons per day per single-family residence. Interim Wastewater Treatment Services will be provided by Colorado Springs Utilities via an Interim Services agreement. FAWWA has access to 1.006 MGD of wastewater treatment capacity in the Cherokee Wastewater Treatment Plant via Meridian Service Metro District (MSMD) and has a perpetual contract with the MSMD for the provision of wastewater treatment. The loading projected from Retreat at PrairieRidge Filing 4 Preliminary Plat represents roughly 1.92% (19,264 GPD) of the contractual capacity available to the Falcon Area Water and Wastewater Authority. Including all commitments to date, (May 22025) and including Retreat at PrairieRidge Filing 4 Preliminary Plat, in the current committed capacity is for 2,998 SFE which is 51.26 % of FAWWA contractual treatment capacity. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to serve the Subdivision.

OTHER UTILITIES: The property is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Black Hills Energy for natural gas service. A service commitment letter is provided with this submittal.

DRAINAGE: A Final Drainage Report has been prepared for the Final Plat and is submitted with this application. This site was previously studied in the “Preliminary Drainage Report for Retreat at PrairieRidge Filings 1-3 Preliminary Plan”, prepared by Classic Consulting, approved 10/30/24 (SP239) and most recently in the “Final Drainage Report for Retreat at PrairieRidge Filings 1-3”, prepared by Classic Consulting, dated March 2025 (SF257). As described in the approved Preliminary Drainage Report for Retreat at PrairieRidge Filings 1-3 Preliminary Plan (SP239), the Homestead North at Sterling Ranch Filing No. 1 FDR (SF2213) and most recently in the Final Drainage Report for Retreat at PrairieRidge Filings 1-3 (SF257), the eastern portion of this property has been accounted for in the off-site FSD Pond C, located just northeast of the intersection of Briargate Pkwy. and Wheatland Dr., recently constructed with the Homestead North at Sterling Ranch Filing No. 1 development. The existing storm systems, also recently constructed within the property and stubbed across Vollmer Road, collect these flows and convey them to this facility. All areas within this development will be captured, routed to and treated by either existing Pond C, constructed with Homestead North Filing No. 1 (SF2213) or Pond 1, constructed with Retreat at PrairieRidge Filing No. 1 & 2 (SF257, SF259).

FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicates the entire site is within Flood Zone X, meaning it is an area of minimal flood hazard risk.

GEOLOGIC & SOIL HAZARDS: A Soils and Geology Study for the proposed subdivision, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include artificial fill, potentially expansive soils, shallow bedrock, shallow groundwater, seasonal shallow groundwater and potentially seasonally shallow groundwater areas, and radon. The geologic conditions of the site are common, and mitigation can be accomplished by implementing common engineering and construction practices.

VEGETATION & WILDLIFE: Core Consultants prepared an Impact Identification Report and a Habitat Assessment Memo for the Sketch Plan submittal, with a supplemental Ecological Features Memo to address County comments prepared in October 2022. The area is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses and isolated pine trees. No globally-sensitive vegetation communities are present on site. The site provides a moderate quality habitat for some grassland and riparian wildlife, and while development would inevitably affect some potential habitat for wildlife, expected impact is relatively low.

The project is not anticipated to result in any impacts to federally- or state-listed threatened and endangered species or their habitats. The U.S. Fish and Wildlife Service (USFWS) and Colorado Parks and Wildlife (CPW) have reviewed the habitat assessment report for the Project, and both agencies indicated that they have no concerns about the project resulting in impacts to listed or other sensitive wildlife species.

WILDFIRE: Retreat at PrairieRidge Filing No. 4 is within the Black Forest Fire Rescue District (BFFR). The primary wildland fuel type is grassland with scattered trees. The Natural Resources Report prepared by Core analyzes the wildfire risk and burn probability within the project site. The report references the Colorado State Forest Service Wildfire Risk Assessment Portal (WARP). This mapping system identifies the wildfire risk of the vast majority of the project site as “Moderate

Risk” for wildfires, with a small portion along the eastern edge documented as “Low Risk”. The project site is identified as “Moderate Risk” for burn probability and potential fire intensity, which is the same or lower than surrounding properties. Fire hydrants will be installed by the HOA for the Black Forest Fire District.

PUD MODIFICATIONS

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The modification supports the identified benefits in Chapter 4.2.6.F.2.h by allowing a more efficient layout that promotes the construction of an attainable housing product and the creation of a more compact and livable environment with community open spaces that benefit the overall community

LDC Section	Category	Standard	Modification	Justification
8.4.4(E)(3)	Private roads to meet county standards	Private roads shall be constructed and maintained to ECM standards	Road width and roadway terminations	Direct access from the private roads allows for a more efficient pedestrian system and the ability to provide additional open space/amenit design within the development
8.4.4.C	Public Roads Required	Divisions of land, lots, and tracts, shall be served by public roads	Lots will have direct access from private roads (Tract A) that connect directly to a public road	The proposed modifications are grandted in exchange for the additional open space/amenity design provided in this PUD Development Plan

DISTRICTS/ENTITIES SERVING THE PROPERTY: The following districts will serve the property:

- Prairie Ridge Metro District No. 1
- Mountain View Electric Association will provide electric service. A commitment letter is provided with this application.
- Black Hills Energy will provide natural gas service.
- Black Forest Fire Rescue Protection District will provide fire protection and emergency services.
- FAWWA will provide water and wastewater services for the development. A commitment letter is provided with this application.
- School District 20 will serve the property.
- Pikes Peak Library District.
- Retreat at Prairie Ridge Filing No. 4 HOA

COMPLIANCE WITH PRIOR APPROVALS

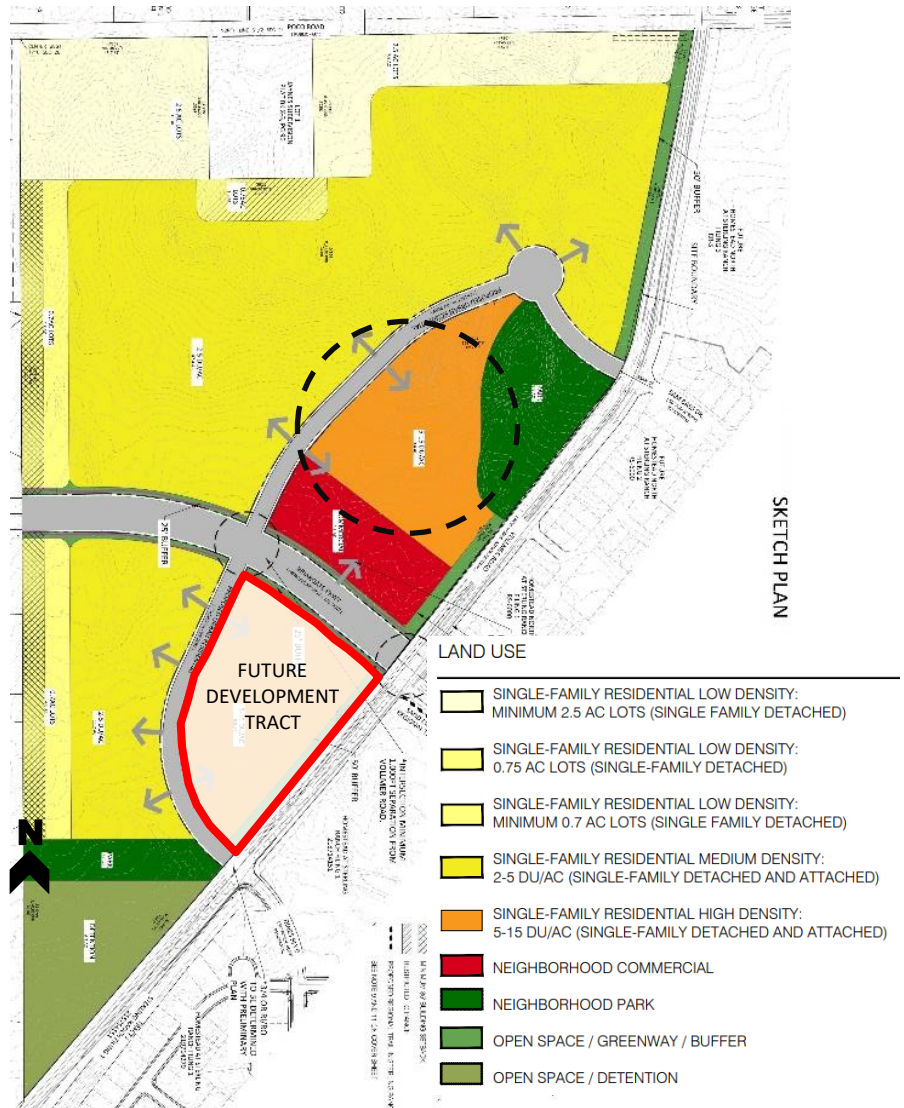
SKETCH PLAN

The Sketch Plan for this property (SKP-22-005) was approved by the Board of County Commissioners in April 2023. At the time of approval, the project was called the Jaynes Property. It has since been renamed Retreat at PrairieRidge.

The Jaynes Property Sketch Plan was revised several times to address the concerns of surrounding neighbors and the Planning Commission regarding appropriate density transitions and compatibility with the surrounding land uses. The plan that was approved by both Planning Commission and Board of County Commissioners was determined to be compatible with the surrounding land uses and zonings and provides an appropriate transition from the rural character of the residential areas to the north and west of the property and the rapidly urbanizing parts of the County to the west of Vollmer Road.

The proposed PUD Development/ Preliminary Plan is within the area planned for high density single-family residential (5-15 du/ac) in the approved Sketch Plan. The areas planned for high-density residential and commercial development are situated toward the center-east of the Sketch Plan area near the future

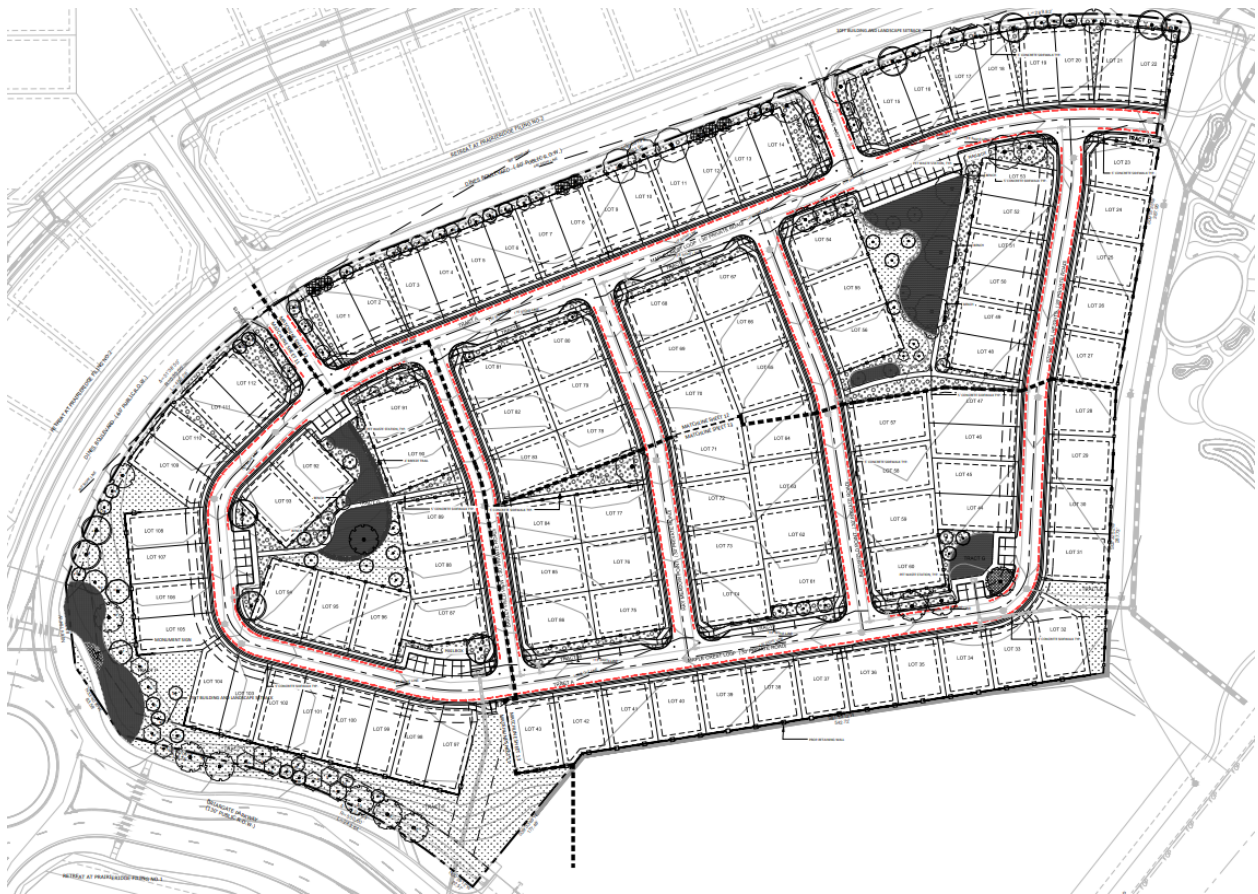
intersection of Briargate Pkwy and Vollmer Road and away from the large lot rural residential to the west of the Sktech Plan area. The proposed density for the Retreat at Prairie Ridge Filing No. 4 PUD Development/Preliminary Plan is 7.7 du/ac, which is well within the intended 5-15 du/ac density range.



PUD DEVELOPMENT/PRELIMINARY PLAN

The PUD Development/Preliminary Plan anticipated 112 lots including 64 detached single-family lots and 48 attached single-family lots and associated tracts for landscaping, open space, drainage, utilities, and private streets.

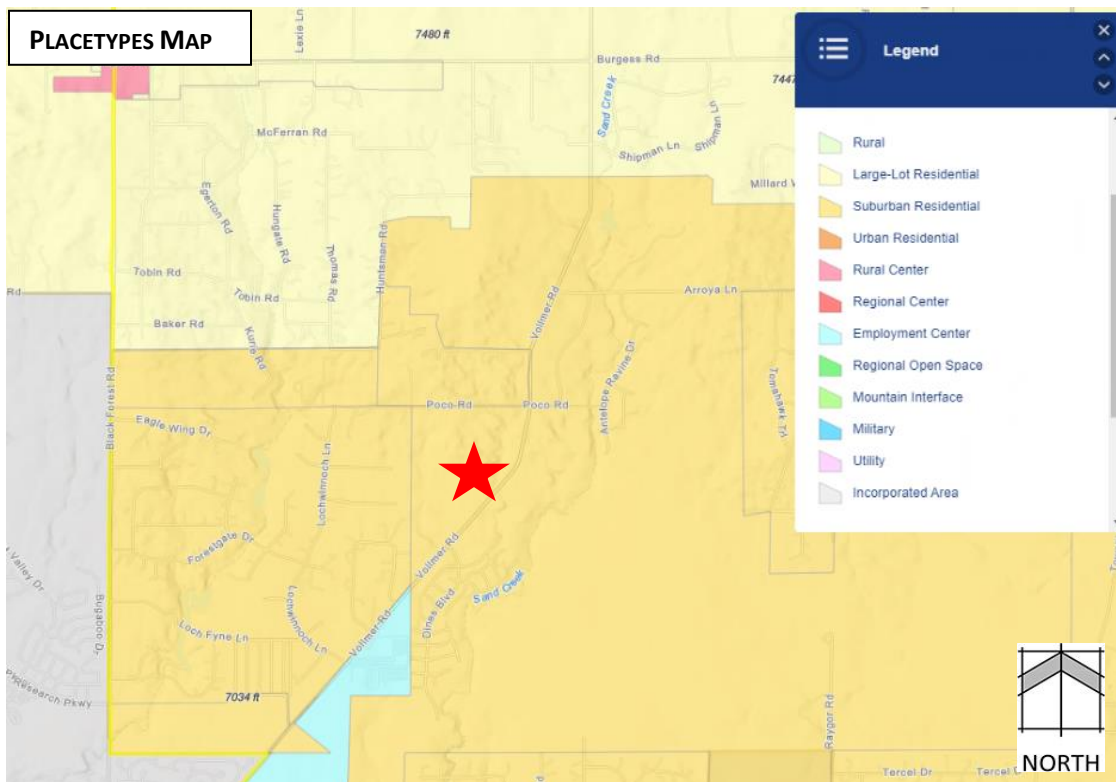
A minimum of 10% of the gross PUD development area shall be set aside as open space, 25% of which must be contiguous and useable. Based on these requirements, the 14.55 acre site requires 1.46 acres of open space, 0.365 acres of which must be contiguous, usable open-space. The Retreat at Prairie Ridge Filing No. 4 provides 3.15 acres of open space which is 21.6% of the total site area. Tract H is proposed to be a pocket park and is 0.61 ac in size. Tract H is considered contiguous and is double the 0.365 acres of contiguous open space required. Additional tracts are provided throughout the development and include trails and green space for future residents. A 5' sidewalk in the northeast corner of the development will connect to the proposed 5.5 acre park directly east of the site.



Applicable plans for the County comprise the Your Master Plan, the Water Master Plan, the 2045 Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

Retreat at PrairieRidge Filing No. 4 is denoted as “Suburban Residential” on the Placetypes Map (below) in the Master Plan. The primary land use in the Suburban Residential placetype is single-family detached residential, with lot sizes smaller than 2.5 acres per lot and up to 5 units per acre. Single-family attached, multifamily, commercial and parks and open space are identified as supporting land uses in the Suburban Residential placetype.

The proposed subdivision meets the intent of the Suburban Residential placetype as it includes a mix of residential unit types with an average lot size of 3,399 sf, all proposed for single-family attached and detached residential use. The proposed density of 7.7 du/ac is slightly higher than the primary land use of the Suburban Residential placetype, which is 5 du/ac but this is anticipated with the allowance for single-family attached residential as a supporting land use. Additionally, the Jaynes Sketch Plan includes a density maximum of 450 dwelling units on the 142.1 acre Sketch Plan area. The maximum density for this master planned area is 3.2 du/ac which is well under the suburban residential primary land use.



In the Key Area Influences chapter, this site is designated as a Potential Area for Annexation. While the Applicant does not propose to annex the subdivision into the City, the site's status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority.

In the Areas of Change chapter of the County Master Plan, the subdivision is identified as a “New Development Area”. The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often undeveloped or agricultural areas and are expected to be complimentary to adjacent built out areas. The proposed new development within Retreat at PrairieRidge Filing No. 4 will bring about the transformation of this area as anticipated by the Master Plan, will be complimentary to the adjacent built-out area of Sterling Ranch, and will provide a gradual transition from Sterling Ranch to the more rural residential development to the north and west.

The mix of residential densities and its context within the greater Jaynes Sketch Plan area which includes parks, trails, and stormwater infrastructure is consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county.” This development is also supported by Goal 1.1 to “ensure compatibility with established character and infrastructure capacity.”

The proposed subdivision is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”. The Preliminary Plan provides for a variety of housing types to meet the needs of present and future El Paso County residents.

WATER MASTER PLAN

The proposed subdivision satisfies the following policies of the Water Master Plan.

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

Goal 4.2 – Support the efficient use of water supplies.

Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.

Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.

Goal 6.0 – Require adequate water availability for proposed development.

The project is located within Region 3, the Falcon area. This growth area is projected to experience significant growth by 2040. By 2060, the AF per year is expected to nearly double in Region 3. Region 3 has sufficient supply and existing infrastructure in the area to serve this development. By 2060, a 14% increase in supply is needed.

The Retreat at PrairieRidge Filing No. 4 Final Plat is to be provided central water and sewer services through Falcon Area Water and Wastewater Authority (FAWWA).

A Water Resources Report, prepared by RESPEC in April 2025 is included with this submittal. It is expected that an urban residential home in the Falcon Area Water and Wastewater Authority will require an average of 0.353 annual acre-feet, which is the adopted user characteristic for FAWWA. Note

that for the smaller high-density lots, FAWWA has adopted an SFE equivalency ratio to account for substantially reduced water needs, although this is partially offset by estimation of common area irrigation needs. Retreat at PrairieRidge Filing 4 includes 112 lots, all 112 of which fall into high-density development ratios for small lots, and roughly 3 annual acre-feet of water set aside for irrigated landscaping. The resulting water demand on the central water system is 35.28 acre-feet.

The total 300 year water supply for FAWWA is shown in Table 3 and totals 1962.03 annual acre-feet 300 year, Appendix F is an accounting of active water commitments, which total 1,140.61 acre-feet including all subdivisions committed through May 2nd, 2025. This leaves a net excess of currently available water of 821.42 AF300 year and therefore there is more than sufficient water supply to meet the needs of Retreat at PrairieRidge Filing 4 Preliminary Plan on the 300-year basis.

2045 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2045 Functional Classification map in the MTCP shows the new Briargate Parkway connection as a 4-lane urban principal arterial by 2045. Vollmer Road is depicted as a 4-lane urban major collector from the City of Colorado Springs boundary to the intersection of Burgess and a 2-lane rural major collector to the north of Burgess Rd. The 2065 Corridor Preservation Plan shows no changes to the classification of Briargate Parkway and Vollmer Road.

Briargate Parkway is currently an integral part of mobility and access to I-25 from the north and southern areas of Colorado Springs. The Briargate Parkway-Stapleton Road project is currently being studied to verify and develop the master plan requirements for the roadway. The MTCP indicates that the Briargate-Stapleton corridor is expected to be a four-lane principal arterial from the eastern City Limits of Colorado Springs (Black Forest Road) to Judge Orr Road. It is anticipated that this segment will plan for interim improvements and that interim phases of capacity along Briargate Parkway may be warranted based upon the findings of this study. Furthermore, multi-modal transportation opportunities will be evaluated along this stretch as well. The outcome of this study and ultimate build out will be to improve the public health, safety, and welfare of the overall area.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan shows a proposed bike route on Vollmer Road. The Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. Parks are not proposed with this PUD Development/Preliminary Plan however a 5.5 acre neighborhood park is located within the Retreat at Prairie Ridge Filing No. 2 plan area directly northeast the project area. The Retreat at Prairie Ridge Filing No. 4 Preliminary Plan proposes a sidewalk connection in the northeast corner of the development to provide pedestrian access to the park. The regional trail along Briargate Pkwy will be extended with the construction of Briargate Pkwy associated with Retreat at Prairie Ridge Filing No. 1. The intersection of Briargate Parkway and Vollmer Road will be signalized in the future which will provide a safe pedestrian crossing facility for residents within the Preliminary Plan area to connect to the Sterling Ranch/Ridge parks and open space and the Sand Creek Regional Trail to the east.

PROJECT JUSTIFICATION

Final Plat Approval Criteria – Chapter 7.2.3(f)

1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

The relevant County Plans for Retreat at Prairie Ridge Filing No. 4 are Your El Paso County Master Plan, the County Water Master Plan, the 2045 Major Transportation Corridor Plan, and the County Parks Master Plan. The Retreat at Prairie Ridge Filing No. 4 Final Plat is in general conformity with these plans as described above.

2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;

The Retreat at Prairie Ridge Filing No. 4 Final Plat is wholly consistent with the Retreat at Prairie Ridge Filing No. 4 Preliminary Plan. The proposed lot layout, supporting facilities, and right-of-way configuration conforms to the approved Preliminary Plan.

3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

The Final Plat is in conformance with the subdivision design standards of the Land Development Code; no waivers are requested. All relevant reports and studies have been included with the application submittal demonstrating conformance with all planning, engineering, and surveying requirements of the County.

4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;

The finding of water sufficiency for this subdivision will be reviewed and approved by BoCC with the Preliminary Plan for the Retreat at Prairie Ridge Filing No. 4 which allows this plat to be reviewed and approved administratively.

5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. § 30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

A public sewage disposal system has been established for the proposed 112 lots into the FAWWA public sewer system with The Retreat Metro District No. 1 owning the infrastructure.

6. ALL AREAS OF THE PROPOSED SUBDIVISION WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS HAVE BEEN IDENTIFIED AND THAT THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS [C.R.S. § 30-28-133(6)(c)];

A Soils and Geology Report was completed for the site and included with the application submittal. As described above, the geologic hazards expected at the site include artificial fill, potentially expansive soils, shallow bedrock, shallow groundwater, seasonal shallow groundwater and potentially seasonally shallow groundwater areas, and radon. The geologic conditions of the site are common, and mitigation can be accomplished by implementing common engineering and construction practices.

7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. § 30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;

All drainage improvements required for this project comply with State Statute, the code, and the ECM. A Drainage Report detailing the improvements is included with the application submittal.

8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

Access to the overall subdivision will be via public rights-of-way that will be constructed to meet County standards. Individual lot access will be provided via private streets. PUD Modification requests were submitted with the PUD Preliminary/Development Plan application to address the use of private roads, roadway widths and terminations, lot frontage, and access from a private road.

9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

All necessary services are available to serve the proposed subdivision. Commitment letters from utility service providers are included with the application submittal including will-serve letters from FAWWA for water and wastewater services, Black Hills Energy for gas service, and MVEA for electric. The site is within the Black Forest Fire Rescue District which will provide emergency services to the subdivision.

10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;

The water supply system proposed in this subdivision will be part of the FAWWA municipal water system. This system used for domestic and fire use will be installed and maintained in accordance with NFPA standards. The fire flow provided is based on the fire authority (Black Forest Fire Rescue) using the locally adopted codes from the City of Colorado Springs Fire Dept. Additionally, all residential structures will be constructed within 500 feet of a fire hydrant located adjacent to the public roadway. A Fire Protection Report is included with this application submittal.

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

This subdivision has also elected to be included in the 5 mill PID under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

Construction drawings submitted with this Plat Application and the FAE and financial guarantee will be provided to the County based on the SIA prior to Plat recordation

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND

This subdivision meets all other applicable sections of the LDC, Chapters 6 and 8

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§ 34-1-302(1), ET SEQ.]

The extraction of any known commercial mining deposit will not be impeded by this subdivision.

BE IT KNOWN BY THESE PRESENTS:

THAT CLASSIC SRJ, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

TRACT L, RETREAT AT PRAIRIERIDGE, RECORDED _____, 202_ UNDER RECEPTION NO. _____ OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

CONTAINING 19.97502 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RETREAT AT PRAIRIERIDGE FILING NO. 4. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY; THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

STATE OF COLORADO)
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O WITH USE STATED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PRAIRIERIDGE HOMEOWNER'S ASSOCIATION.

BY: _____

AS: _____

OF PRAIRIERIDGE HOMEOWNERS ASSOCIATION

STATE OF COLORADO)
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D.

BY _____, AS _____

OF PRAIRIERIDGE HOMEOWNERS ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (LOTS 1-22, 44-53, 97-112 HAVE A 0 FOOT EASEMENT ON THE COMMON LINES) UNLESS OTHERWISE INDICATED. ALL BOUNDARIES ADJUTING A PRIVATE RIGHT OF WAY ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND A 10 FOOT EASEMENT FOR PUBLIC UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

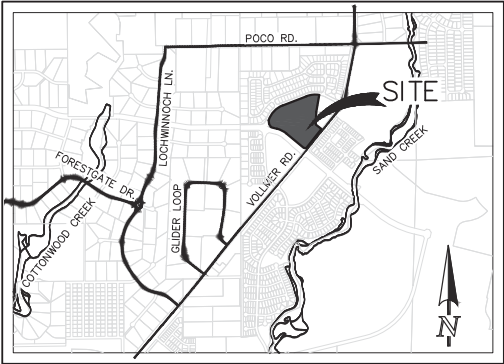
NOTICE:

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

FINAL PLAT

RETREAT AT PRAIRIERIDGE FILING NO. 4

BEING A REPLAT OF TRACT 'L', RETREAT AT PRAIRIERIDGE FILING NO. 2;
LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO,
STATE OF COLORADO



VICINITY MAP

1" = 2000'

GENERAL NOTES (CONT.):

GENERAL NOTES:

- THE DATE OF PREPARATION IS JULY 7, 2025.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508*
- THIS PROPERTY IS SUBJECT TO PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. _____ AND AS AMENDED.
SPECIAL DISTRICT NOTES:
A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RETREAT AT PRAIRIERIDGE FILING NO. 4 RECORDED _____ UNDER RECEPTION NO. _____ RECORDS OF EL PASO COUNTY, COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, AND NATURAL FEATURES REPORT IN FILE PUDSP253.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 24-377) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- PURSUANT TO RESOLUTION 25-108, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 5 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 225028690, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF VILLAGES AT STERLING RANCH ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 5 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- THERE SHALL BE NO DIRECT LOT ACCESS TO BRIARGATE PARKWAY OR DINES BOULEVARD FOR ANY RESIDENTIAL LOTS.
- GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.THE SUBVIDIER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- THE OVERALL SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR RETREAT AT PRAIRIERIDGE NORTH PUD" BY ENTECH ENGINEERING, INC. DATED APRIL 25, 2025 IN FILE PUDSP253 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

POTENTIAL SEASONALLY SHALLOW GROUNDWATER (PSW) (LOTS 2-4, 31-32, 43, 61-65, 75-76, 85-86, 92-95, 97-99, 101-103)

ARTIFICIAL FILL (LOTS 26-27)

- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- FLOODPLAIN STATEMENT:

THIS SITE, RETREAT AT PRAIRIERIDGE FILING NO. 1, IS NOT PARTIALLY LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X)
- DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER _____ ISSUED BY _____ EFFECTIVE DATE _____ AT ____:00 ____M.
- THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES FOR MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 08, 1983 IN BOOK 3718 AT PAGE 812 AFFECTS THE ENTIRE SURVEYED PROPERTY.
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN FINDINGS OF FACT, CONCLUSIONS OF LAW, AND JUDGMENT AND DECREE CASE NO. 07CW56 WATER DIVISION 2 RECORDED FEBRUARY 27, 2008 AT RECEPTION NO. 208022531 AFFECTS THE ENTIRE SURVEYED PROPERTY.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A PORTION OF THE SOUTHEASTERLY LINE OF TRACTS 'K' AND 'L', RETREAT AT PRAIRIERIDGE FILING NO. 2, RECORDED _____, 202_ UNDER RECEPTION NO. _____ IN THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; MONUMENTED ON BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYOR'S CAP, STAMPED "CCES LLC PLS 34977"AND DETERMINED BY GPS OBSERVATIONS TO BEAR S38°19'09"W, A DISTANCE OF 1168.71 FEET.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT P WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1.

BY: _____

AS: _____

OF PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1.
STATE OF COLORADO)

COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D.

BY _____, AS _____ OF _____

PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SUMMARY TABLE:

PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (PRIVATE ACCESS, LANDSCAPE, OPEN SPACE, TRAILS, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC UTILITIES).	115,676	13.29%	PRAIRIERIDGE HOMEOWNERS ASSOCIATION	PRAIRIERIDGE HOMEOWNERS ASSOCIATION
TRACT B, C, D, E, F, G, H, I, J, K, L, M, N, AND O (LANDSCAPE, OPEN SPACE, TRAILS, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, FENCING, WALLS)	72,394	8.32%	PRAIRIERIDGE HOMEOWNERS ASSOCIATION	PRAIRIERIDGE HOMEOWNERS ASSOCIATION
TRACT G AND N (LANDSCAPE, OPEN SPACE, TRAILS, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, FENCING, WALLS, MAILBOXES)	45,636	5.24%	PRAIRIERIDGE HOMEOWNERS ASSOCIATION	PRAIRIERIDGE HOMEOWNERS ASSOCIATION
TRACT P (LANDSCAPE, OPEN SPACE, TRAILS, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, FENCING, WALLS)	13,842	1.59%	PRAIRIERIDGE METRO DISTRICT NO. 1	PRAIRIERIDGE METRO DISTRICT NO. 1
TRACT Q (FUTURE DEVELOPMENT TRACT)	236,419	27.17%	CLASSIC SRJ LAND, LLC	CLASSIC SRJ LAND, LLC
LOTS (112 TOTAL)	386,145	44.38%	INDIVIDUAL LOT OWNERS	
TOTAL	870,112	100.00%		

SURVEYOR'S STATEMENT:

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

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

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL

ROBERT L. MEADOWS JR., PROFESSIONAL LAND SURVEYOR DATE _____
COLORADO P.L.S. NO. 34977 FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR RETREAT AT PRAIRIERIDGE FILING NO. 4 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION . THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEPARTMENT

DATE DEVELOPMENT

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

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

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEEES:

DRAINAGE: _____

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: _____

OWNER:

CLASSIC SRJ LAND, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

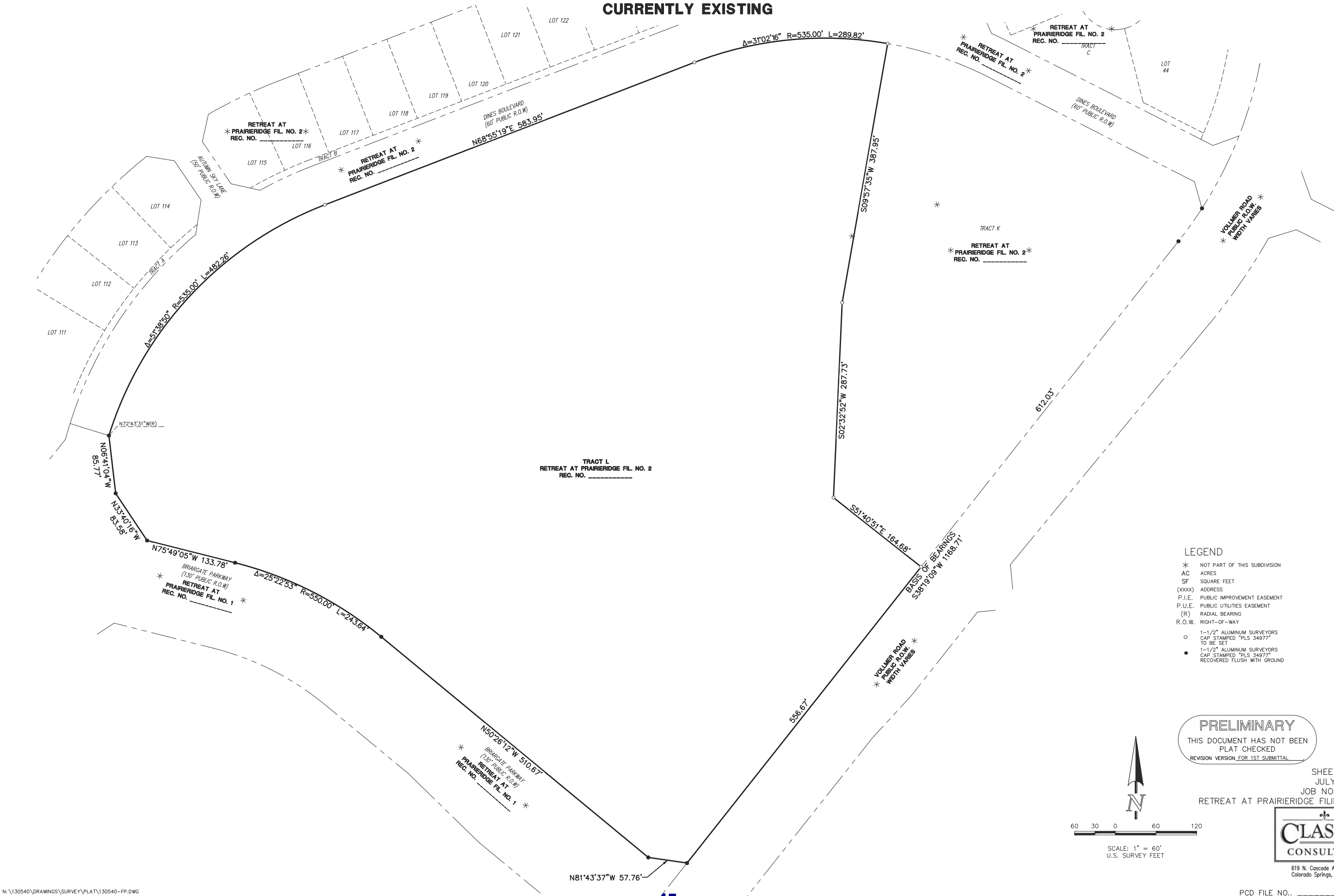
SHEET 1 OF 4
JULY 7, 2025
1305.40
RETREAT AT PRAIRIERIDGE
FILING NO. 4



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

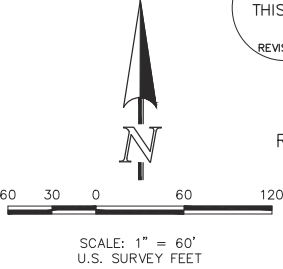
PCD FILE NO. _____

RETREAT AT PRAIRIERIDGE FILING NO. 4
CURRENTLY EXISTING



- LEGEND
- * NOT PART OF THIS SUBDIVISION
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - P.U.E. PUBLIC UTILITIES EASEMENT
 - (R) RADIAL BEARING
 - R.O.W. RIGHT-OF-WAY
 - 1-1/2" ALUMINUM SURVEYORS
CAP STAMPED "PLS 34977"
TO BE SET
 - 1-1/2" ALUMINUM SURVEYORS
CAP STAMPED "PLS 34977"
RECOVERED FLUSH WITH GROUND

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL



SHEET 2 OF 4
JULY 7, 2025
JOB NO. 1305.40
RETREAT AT PRAIRIERIDGE FILING NO. 4

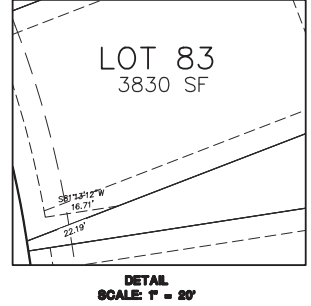
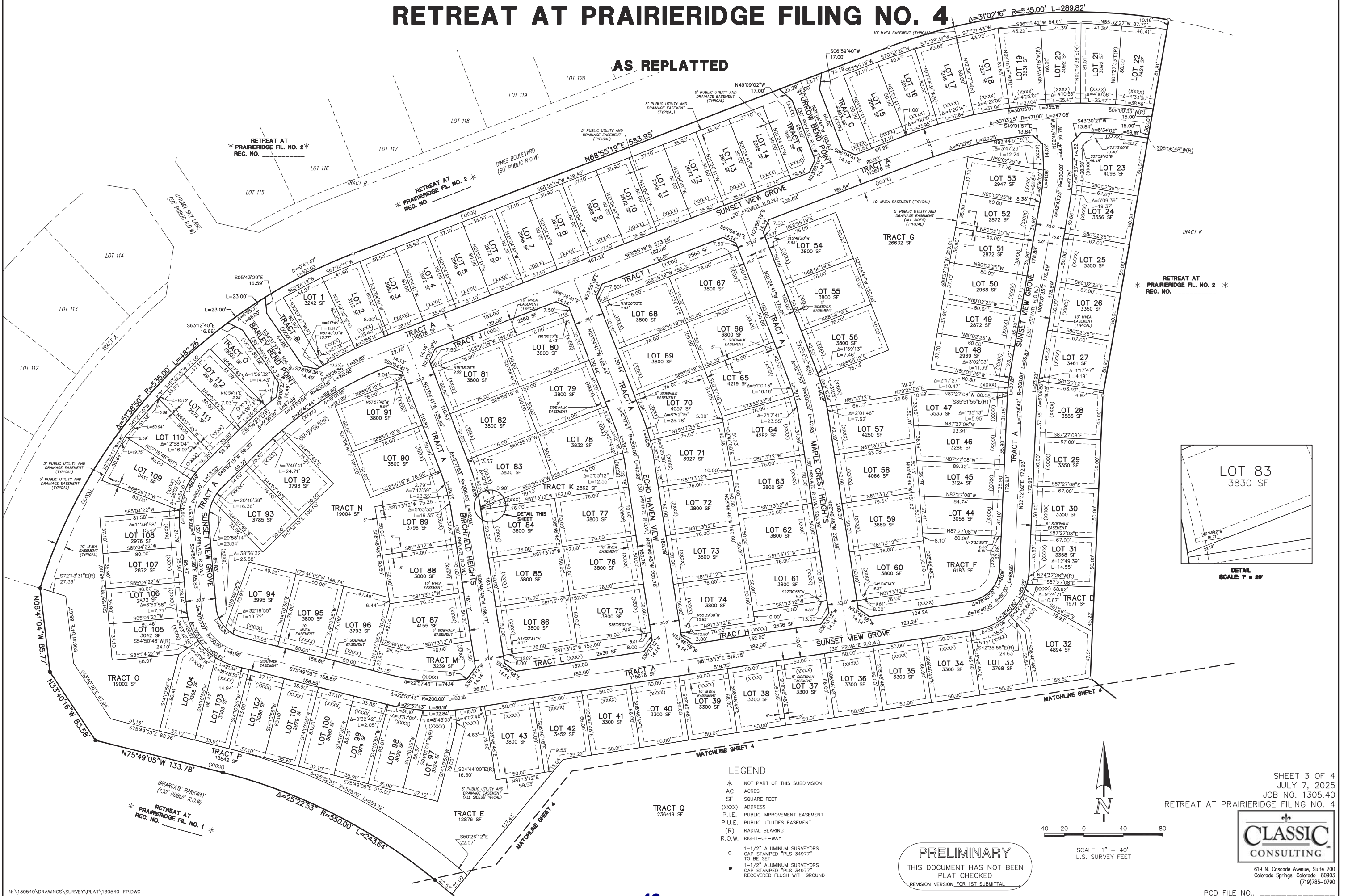
CLASSIC CONSULTING

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

PCD FILE NO. _____

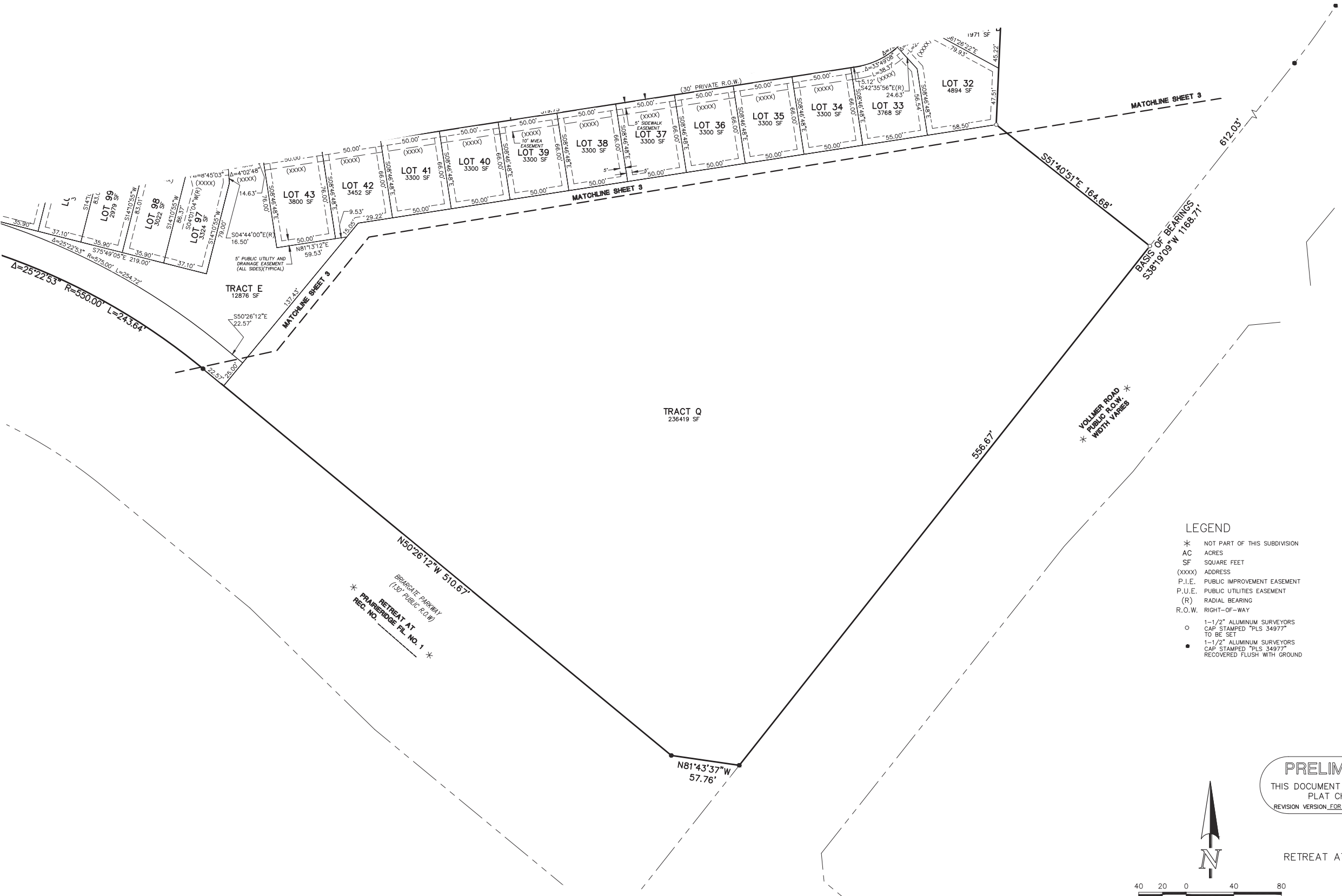
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AS REPLATTED

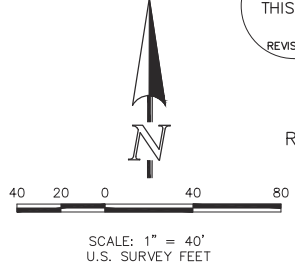


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RETREAT AT PRAIRIERIDGE FILING NO. 4



- LEGEND
- * NOT PART OF THIS SUBDIVISION
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - P.U.E. PUBLIC UTILITIES EASEMENT
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 - 1-1/2" ALUMINUM SURVEYORS
CAP, STAMPED "PLS. 34977"
TO BE SET
 - 1-1/2" ALUMINUM SURVEYORS
CAP, STAMPED "PLS. 34977"
RECOVERED FLUSH WITH GROUND



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SHEET 4 OF 4
JULY 7, 2025
JOB NO. 1305.40
RETREAT AT PRAIRIERIDGE FILING NO. 4



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

PCD FILE NO. _____

RETREAT AT PRAIRIERIDGE FILING NO.4
SECT. 28, TOWNSHIP 12S, RANGE 65 WEST, EL PASO COUNTY, COLORADO
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

- NITROGEN

PHOSPHORUS (P205)

POTASSIUM (K2O)

SULFUR (S04-S)

LIME

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

DETAILS WILL BE PROVIDED IN THE FINAL LANDSCAPE PLAN.

3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.

4. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.

5. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.

6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.

7. SOD TO BE TALL FESCUE BLEND.

8. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.

9. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.

10. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.

11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.

12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.

13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.

14. ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.

15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.

16. STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.

17. PSE. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.

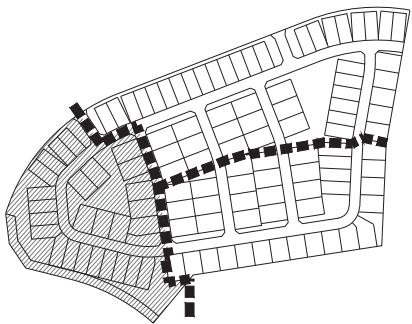
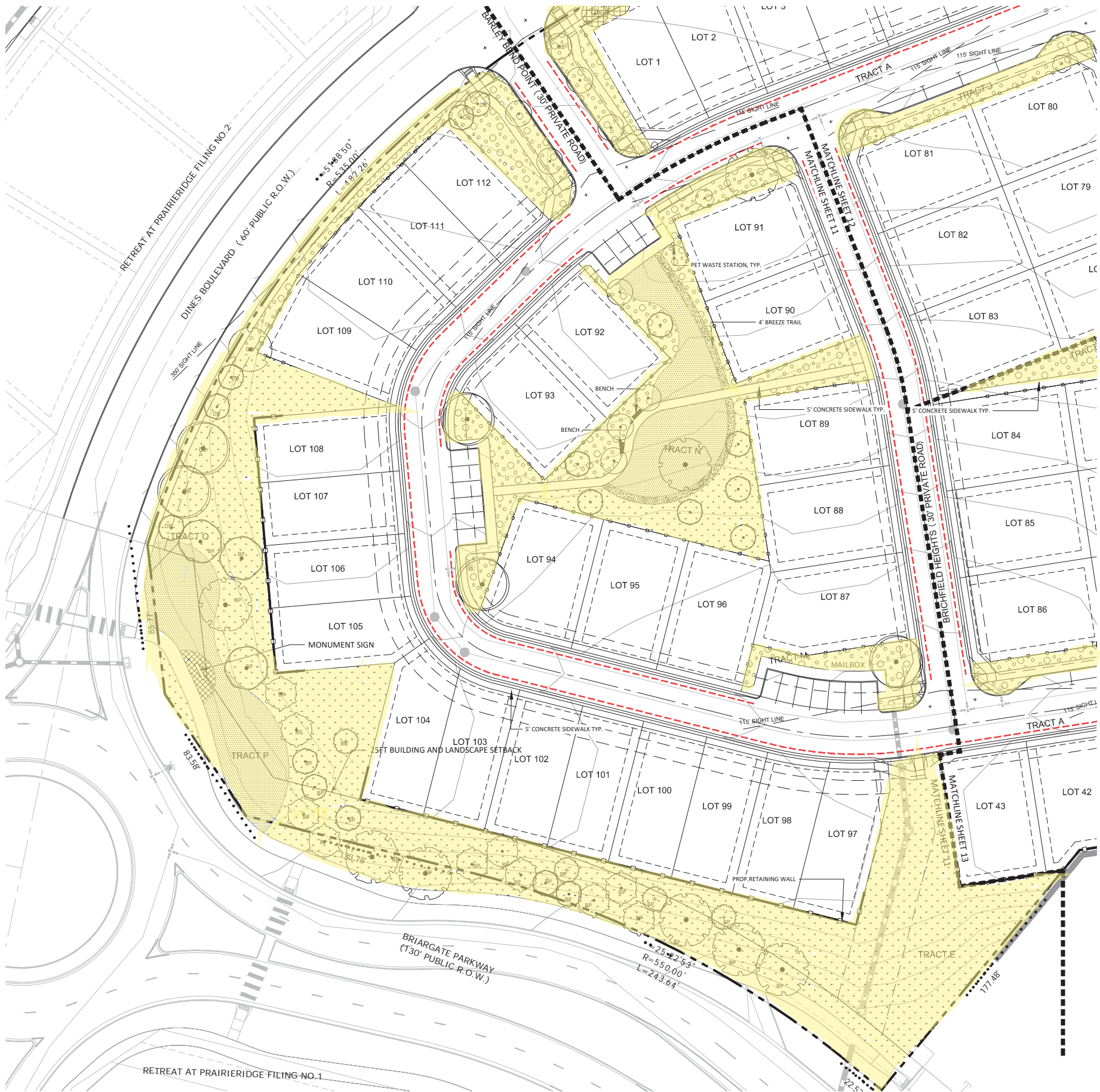
18. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.

19. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

20. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

21. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
-
- SHEET KEY MAP
- NOT TO SCALE
-
- LANDSCAPE REQUIREMENTS
- Landscape Setbacks
- See Code Section 6.2.2.B.1
- | Street Name or Zone Boundary | Street Classification | Width (in Ft.) Req./Prov. | Linear Footage | Tree/Feet Required | No. of Trees Req. / Prov. | Setback Abbr. Denoted on Plan |
|------------------------------|-----------------------|---------------------------|----------------|--------------------|---------------------------|-------------------------------|
| BRIARGATE PARKWAY | PRINCIPAL ARTERIAL | 25' / 25' | 540' | 1 / 20' | 27 / 27 | BP |
| DINES BOULEVARD | NON-ARTERIAL | 10' / 10' | 1,356' | 1 / 30' | 45 / 45 | DB |
- PLANT SCHEDULE
- | SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND |
|-----------------|------|-----|---|--------|-------|-----------|------|
| DECIDUOUS TREES | | | | | | | |
| | Ar | 3 | Acer platanoides 'Royal Red' / Royal Red Norway Maple | 40' | 25' | 2" Cal. | B&B |
| | Aga | 9 | Aesculus glabra / Ohio Buckeye | 40' | 30' | 2.5" Cal. | B&B |
| | Pav | 9 | Prunus avium / Sweet Cherry | 30' | 25' | 2" Cal. | B&B |
| | Qc | 37 | Quercus rubra / Red Oak | 60' | 60' | 2" Cal. | B&B |
| | Qru | 1 | Tilia cordata / Littleleaf Linden | 45' | 35' | 2" Cal. | B&B |
| EVERGREEN TREES | | | | | | | |
| | Pcl | 2 | Pinus contorta latifolia / Lodgepole Pine | 70' | 15' | 8" HT | B&B |
| | Pmu | 6 | Pinus mugo / Mugo Pine | 20' | 15' | 6" HT | B&B |
| ORNAMENTAL TREE | | | | | | | |
| | Agl | 17 | Acer glabrum / Rocky Mountain Maple | 20' | 15' | 2" Cal. | B&B |
| | Aal | 6 | Amelanchier alnifolia / Serviceberry | 20' | 10' | 2" Cal. | B&B |
| | Ppa | 11 | Prunus padus / May Day Tree | 30' | 30' | 2" Cal. | B&B |
| | Spe | 21 | Syringa pekinensis / Peking Lilac | 20' | 15' | 2" Cal. | B&B |
| | Sre | 13 | Syringa reticulata / Japanese Tree Lilac | 25' | 20' | 2" Cal. | B&B |
- LINE TYPE LEGEND
- | | |
|-----------------------|--|
| BOUNDARY LINE | |
| PROPERTY LINE | |
| EASEMENT SETBACK LINE | |
| LINE OF SIGHT | |
| WATER LINE | |
| SANITARY SEWER | |
| STORM LINE | |
| FENCE | |
| FIRE LANE | |
| FIRE HYDRANT | |
- GROUNDCOVER LEGEND
- | | | |
|--|---|-----------|
| | NATIVE GRASS SEED MIX
El Paso County Low Grow Seed Mix
Drilled at 21 PLS/acre, Hydroseed on splores 3:1 & greater at 42 PLS/acre
29% Sideoats Grama
25% Buffalograss
20% Blue Grama
5%Green Needlegrass
1% Sand Dropseed | 45,000 sf |
| | ROCK COBBLE
2" - 4" Speckled White | 39,196 sf |
| | WOOD MULCH
Dark Brown Metro Mulch | 832 sf |
| | SOD | 18,174 sf |
| | CRUSHED BREEZE
Saddleback Swirl Breeze | 803 sf |
-
- N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
- Tel. 719.471.0073
Fax 719.471.0267
- www.nescolorado.com
- RETREAT AT
PRAIRIERIDGE
FILING NO. 4
- EL PASO COUNTY, CO
- OTHER INFO
- DATE: 05/02/2025
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU
- Preliminary
Landscape Plan
- LANDSCAPE NOTES
- 10
- 10 OF 14
- #
- 48

RETREAT AT PRAIRIERIDGE FILING NO.4
SECT. 28, TOWNSHIP 12S, RANGE 65 WEST, EL PASO COUNTY, COLORADO
PRELIMINARY LANDSCAPE PLAN



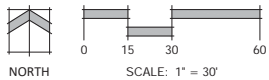
SHEET KEY MAP NOT TO SCALE

LINE TYPE LEGEND

BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT SETBACK LINE	---
LINE OF SIGHT	---
WATER LINE	---
SANITARY SEWER	---
STORM LINE	---
FENCE	---
FIRE LANE	---
FIRE HYDRANT	---

GROUNDCOVER LEGEND

NATIVE GRASS SEED MIX El Paso County Low Grow Seed Mix Drilled at 21 PLS/acre, Hydroseed on splores 3:1 & greater at 42 PLS/acre 29% Sideoats Grama 25% Buffalograss 20% Blue Grama 5% Green Needlegrass 1% Sand Dropseed	45,000 sf
ROCK COBBLE 2" - 4" Speckled White	39,196 sf
WOOD MULCH Dark Brown Metro Mulch	832 sf
SOD	18,174 sf
CRUSHED BREEZE Saddleback Swirl Breeze	803 sf



SEE SHEET 10 FOR PLANT SCHEDULE
SEE SHEET 10 FOR LANDSCAPE NOTES



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RETREAT AT PRAIRIERIDGE FILING NO. 4

EL PASO COUNTY, CO

OTHER INFO

DATE: 05/02/2025
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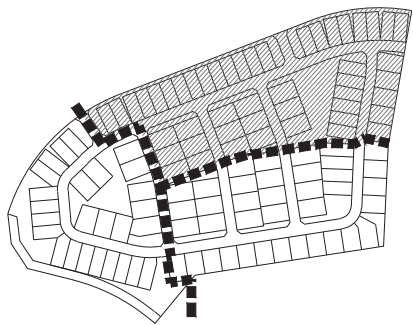
Preliminary Landscape Plan

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

11
11 OF 14
#

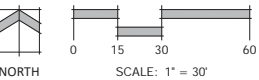
RETREAT AT PRAIRIERIDGE FILING NO.4
SECT. 28, TOWNSHIP 12S, RANGE 65 WEST, EL PASO COUNTY, COLORADO
PRELIMINARY LANDSCAPE PLAN



SHEET KEY MAP

NOT TO SCALE

SEE SHEET 10 FOR PLANT SCHEDULE
SEE SHEET 10 FOR LANDSCAPE NOTES

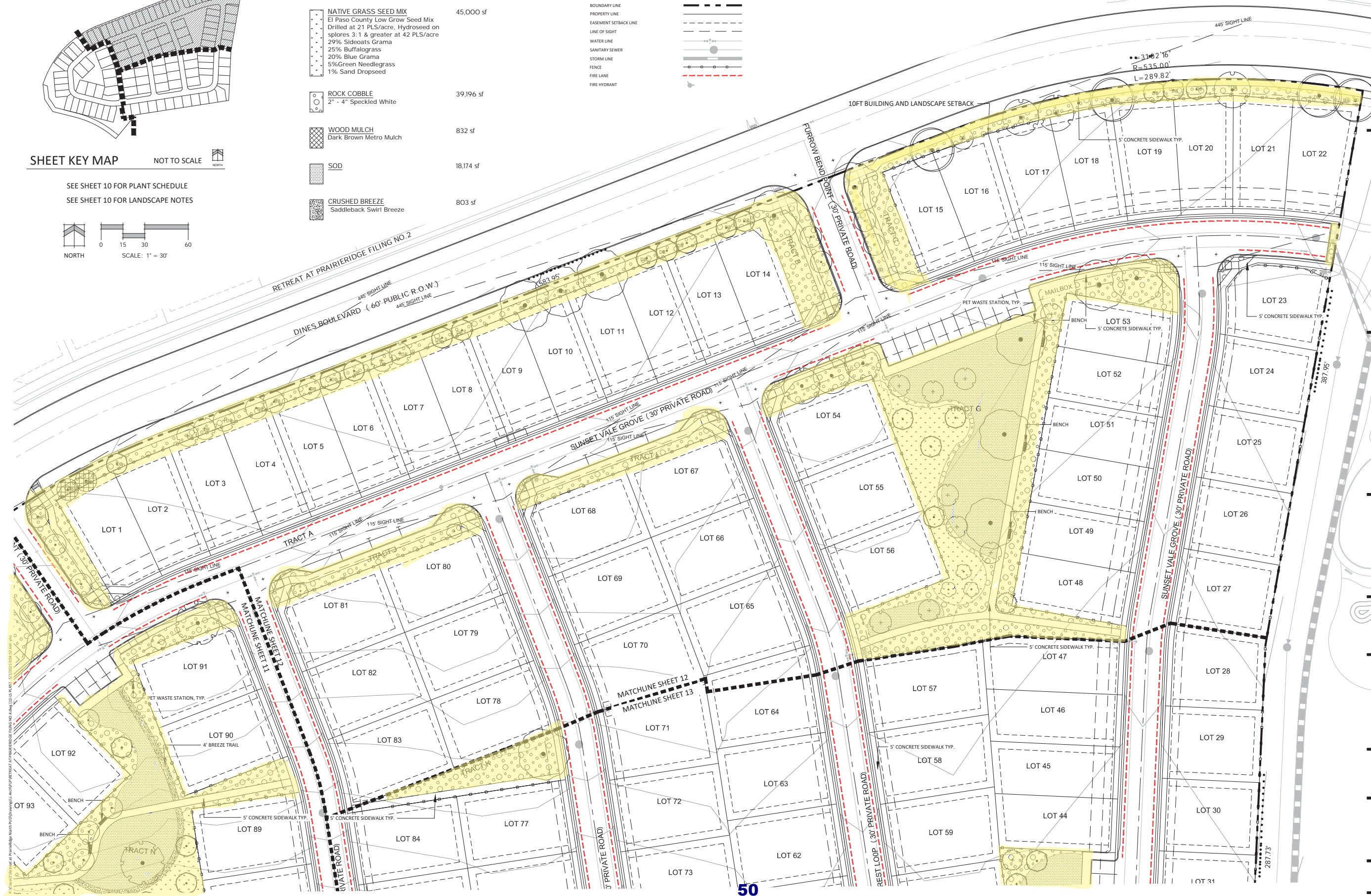


GROUND COVER LEGEND

	NATIVE GRASS SEED MIX El Paso County Low Grow Seed Mix Drilled at 21 PLS/acre, Hydroseed on splores 3:1 & greater at 42 PLS/acre 29% Sideoats Grama 25% Buffalograss 20% Blue Grama 5% Green Needlegrass 1% Sand Dropseed	45,000 sf
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	SOD	18,174 sf
	CRUSHED BREEZE Saddleback Swirl Breeze	803 sf

LINE TYPE LEGEND

	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT SETBACK LINE
	LINE OF SIGHT
	WATER LINE
	SANITARY SEWER
	STORM LINE
	FENCE
	FIRE LANE
	FIRE HYDRANT



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EL PASO COUNTY, CO

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PROJECT MGR: A. ODOM
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Preliminary
Landscape Plan

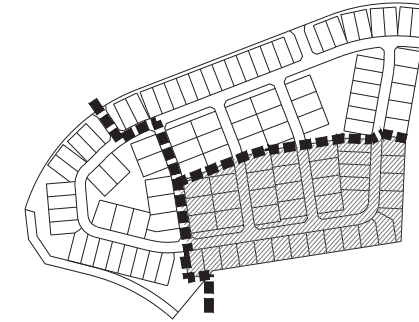
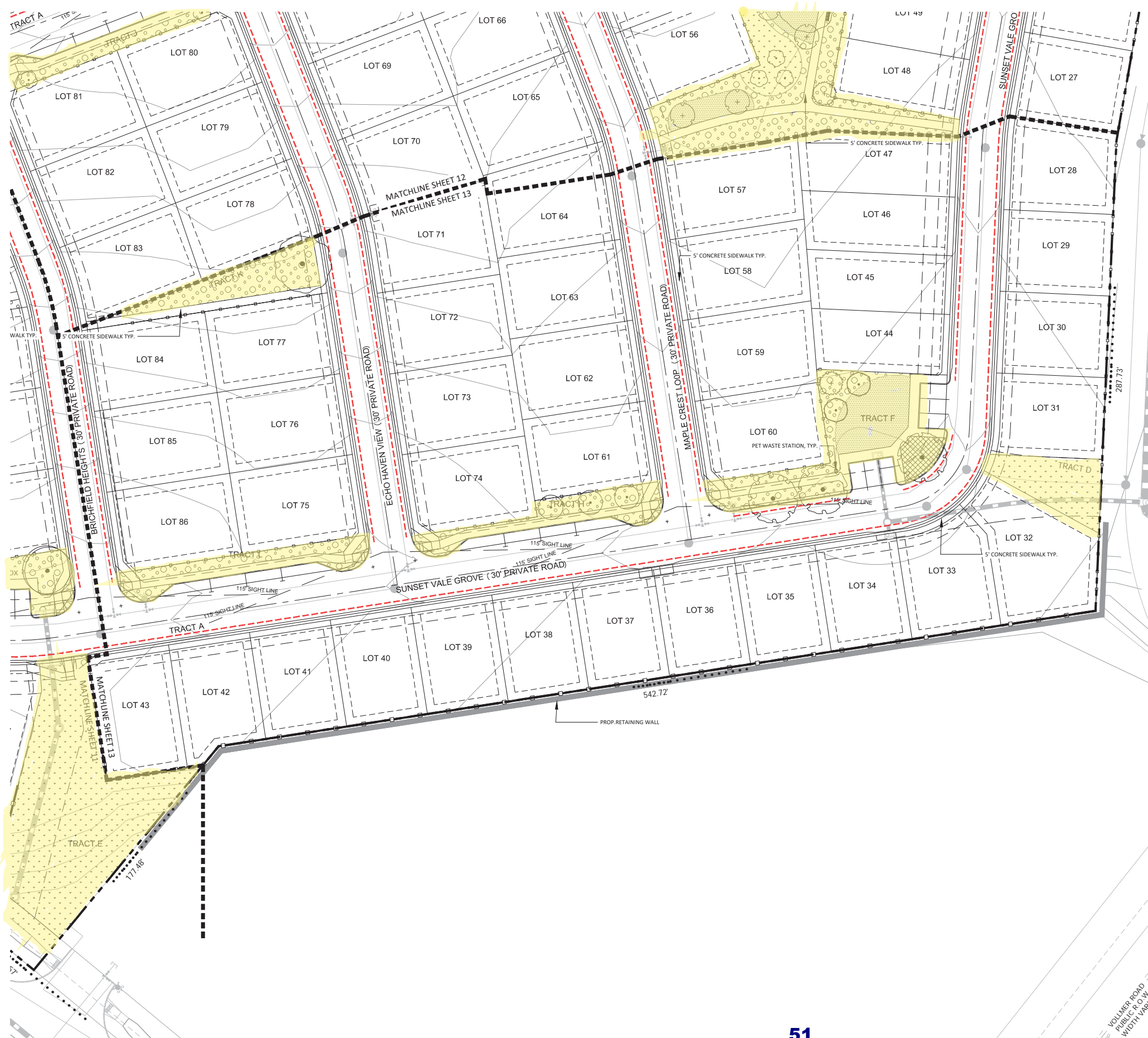
LANDSCAPE PLAN

12

12 OF 14

#

PRELIMINARY LANDSCAPE PLAN



SHEET KEY MAP

NOT TO SCALE








LINE TYPE LEGEND

Diagram illustrating the cross-section of a utility trench or road structure, showing various lines and structures from top to bottom:

- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT SETBACK LINE
- LINE OF SIGHT
- WATER LINE
- SANITARY SEWER
- STORM LINE
- FENCE
- FIRE LANE
- FIRE HYDRANT

GROUNDCOVER LEGEND

	<u>NATIVE GRASS SEED MIX</u> El Paso County Low Grow Seed Mix Drilled at 21 PLS/acre on spores 3:1 & greater at 42 PLS/acre 29% Sideoats Grama 25% Buffalograss 20% Blue Grama 5% Green Needlegrass 1% Sand Dropseed	45,000 sf
	<u>ROCK COBBLE</u> 2" - 4" Speckled White	39,196 sf
	<u>WOOD MULCH</u> Dark Brown Metro Mulch	832 sf
	<u>SOD</u>	18,174 sf
	<u>CRUSHED BREEZE</u> Saddleback Swirl Breeze	803 sf



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PRAIRIERIDGE
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EL PASO COUNTY, CO

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Preliminary Landscape Plan

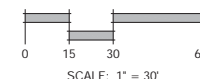
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LANDSCAPE PLAN

13

13 OF 14

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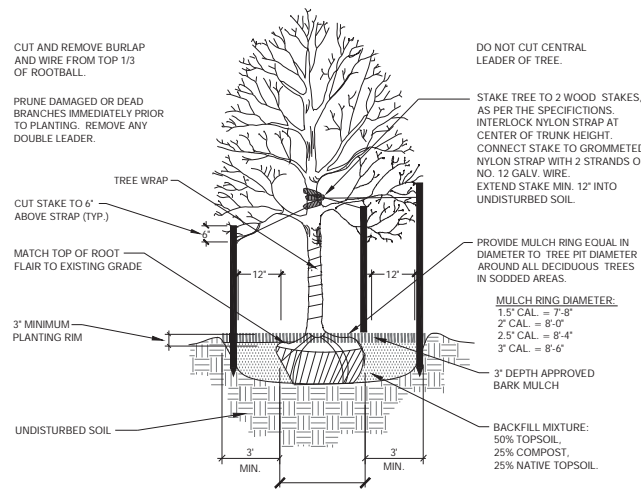


SEE SHEET 10 FOR PLANT SCHEDULE
SEE SHEET 10 FOR LANDSCAPE NOTES

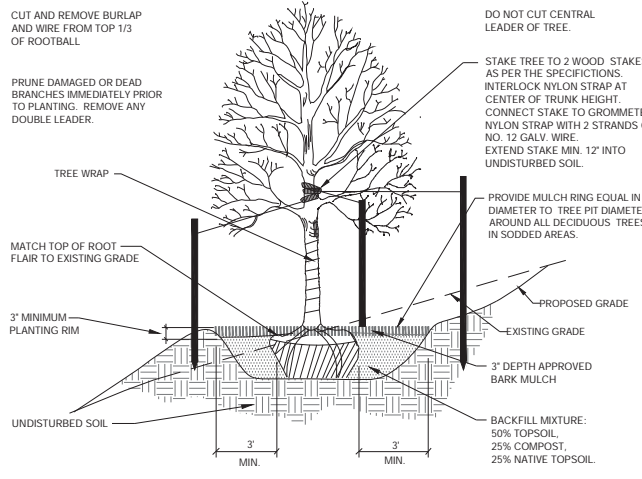
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SECT. 28, TOWNSHIP 12S, RANGE 65 WEST, EL PASO COUNTY, COLORADO

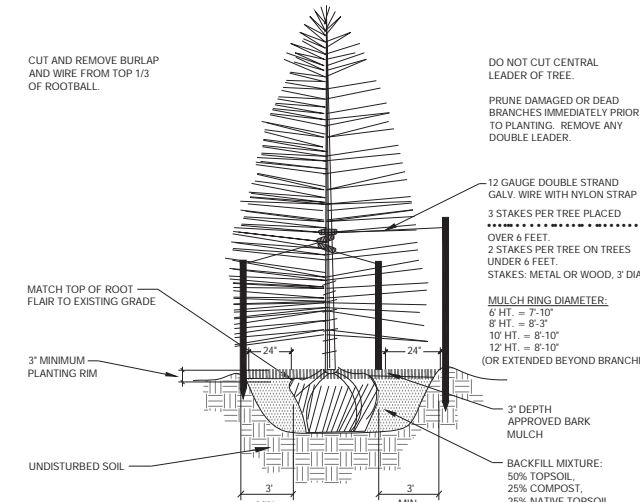
PRELIMINARY LANDSCAPE PLAN



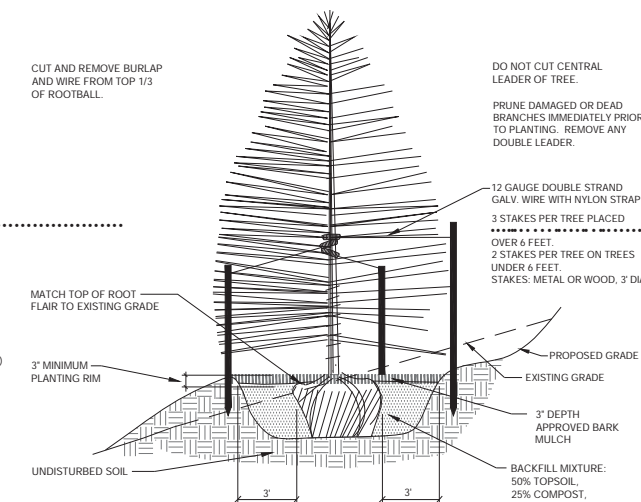
1 DECIDUOUS TREE PLANTING DETAIL
N.T.S. N-PL-01



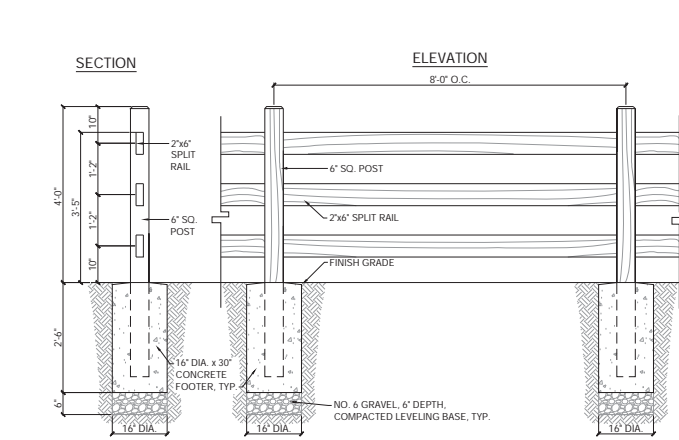
2 DECIDUOUS TREE PLACEMENT ON SLOPE
N.T.S. N-PL-02



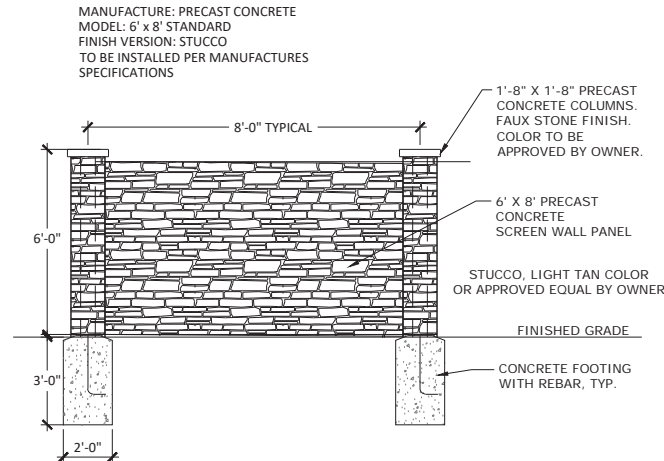
3 CONIFEROUS TREE PLANTING DETAIL
N.T.S. N-PL-03



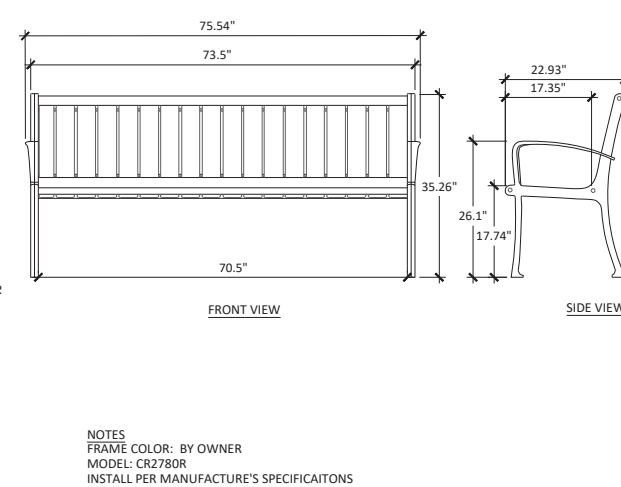
4 CONIFEROUS TREE PLACEMENT ON SLOPE
N.T.S. N-PL-04



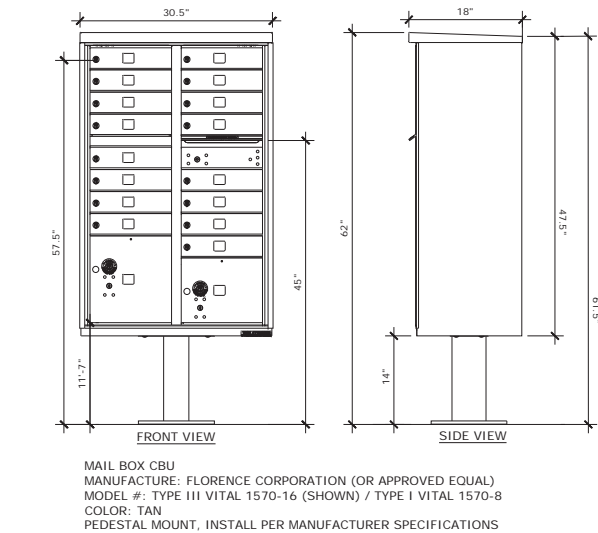
5 3 SPLIT RAIL FENCE
1/2" = 1'-0" P-RE-01



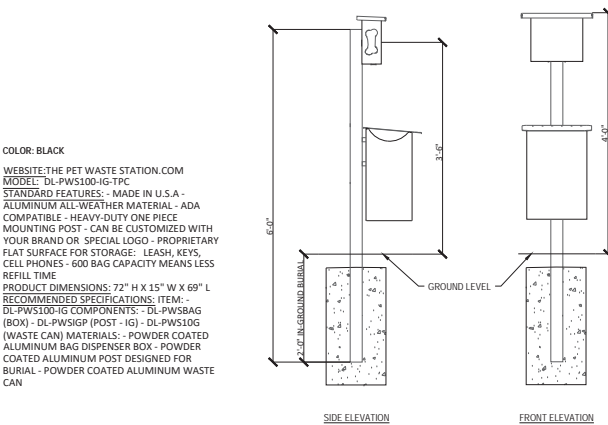
6 6' PRECAST CONC.SLOT WALL
N.T.S. P-RE-02



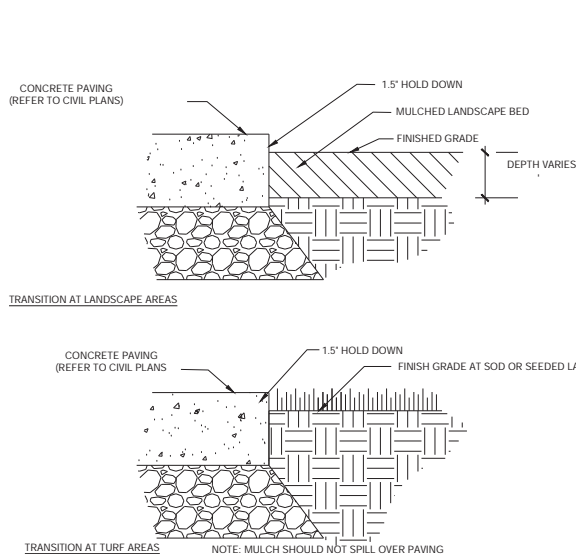
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N.T.S. P-EI-12



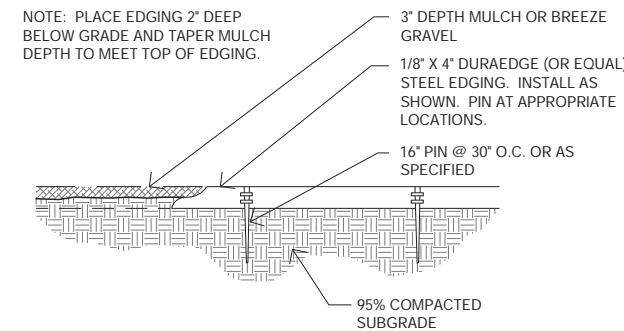
8 MAIL KIOSK
N.T.S. P-GKS-06



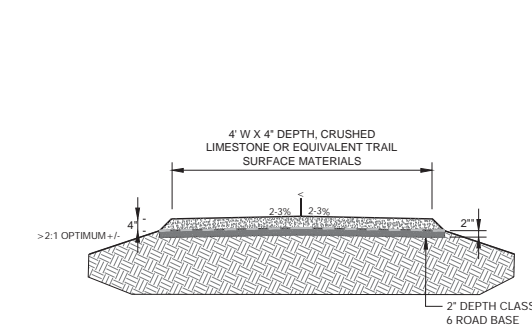
9 PET WASTE STATION
N.T.S. N-FU-03



10 PAVING TO GRADE TRANSITION
N.T.S. N-ED-03



11 STEEL EDGE DETAIL
N.T.S. N-ED-01



12 INFORMAL BREEZE TRAIL
N.T.S. P-DP-17

COLOR: BLACK
WEBSITE: THE PET WASTE STATION.COM
MODEL: DL-PWS100-HS-TFC
STANDARD FEATURES: - MADE IN U.S.A. - ALUMINUM ALL-WEATHER MATERIAL - ADA COMPATIBLE - HEAVY-DUTY ONE PIECE MOUNTING POST - CAN BE CUSTOMIZED WITH YOUR BRAND OR SPECIAL LOGO - PROPRIETARY FLAT SURFACE FOR STORAGE: LEASH, KEYS, CELL PHONES - 600 BAG CAPACITY MEANS LESS REFILL TIME
PRODUCT DIMENSIONS: 72" H X 15" W X 69" L
RECOMMENDED SPECIFICATIONS: ITEM: DL-PWS100-HS-TFC COMPONENTS: DL-PWSBAG (BOX) - DL-PWSIGP (POST - IG) - DL-PWS10G (WASTE CAN) MATERIALS: POWDER COATED ALUMINUM BAG DISPENSER BOX - POWDER COATED ALUMINUM POST DESIGNED FOR BURIAL - POWDER COATED ALUMINUM WASTE CAN

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

CONCRETE PAVING (REFER TO CIVIL PLANS)
1.5" HOLD DOWN
MULCHED LANDSCAPE BED
FINISHED GRADE
DEPTH VARIES
TRANSITION AT LANDSCAPE AREAS
CONCRETE PAVING (REFER TO CIVIL PLANS)
1.5" HOLD DOWN
FINISH GRADE AT SOD OR SEEDED LAWN
TRANSITION AT TURF AREAS
NOTE: MULCH SHOULD NOT SPILL OVER PAVING

NOTE: PLACE EDGING 2" DEEP BELOW GRADE AND TAPER MULCH DEPTH TO MEET TOP OF EDGING.
3" DEPTH MULCH OR BREEZE GRAVEL
1/8" X 4" DURAEDGE (OR EQUAL) STEEL EDGING. INSTALL AS SHOWN. PIN AT APPROPRIATE LOCATIONS.
16" PIN @ 30" O.C. OR AS SPECIFIED
95% COMPACTED SUBGRADE

4" W X 4" DEPTH, CRUSHED LIMESTONE OR EQUIVALENT TRAIL SURFACE MATERIALS
2.3% 2.3%
2" DEPTH CLASS 6 ROAD BASE
>2:1 OPTIMUM +/-



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

PLANNING / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

RETREAT AT PRAIRIERIDGE FILING NO. 4

EL PASO COUNTY, CO

OTHER INFO

DATE: 05/02/2025
PROJECT MGR: A. ODOM
PREPARED BY: Y. LIU

Preliminary
Landscape Plan

DATE:	BY:	DESCRIPTION:

LANDSCAPE DETAILS

14

14 OF 14

#

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Santa Fe Open Space Phase II Trail Construction Project Summary

Agenda Date: August 13, 2025

Agenda Item Number: #7 - A

Presenter: Ross Williams, Senior Parks Planner

Information: X **Endorsement:**

Background Information:

In April 2022, El Paso County Parks opened the Santa Fe Open Space, located on the sunny southern slopes of Ben Lomand Mountain, adjacent the New Santa Fe Regional Trail, approximately ½-mile southeast of the Town of Palmer Lake. At that time, Santa Fe Open Space featured 1.75 miles of twisty, scenic singletrack trail contained within its 60 acres, leaving only 0.30 miles of master planned trail yet to be constructed. In June 2025, a trail crew from Rocky Mountain Field Institute worked closely with El Paso County Parks Planning staff to lay out and construct the last portions of trail. These two new trails, the Corral Loop and the Mount Herman Overlook Trail, opened to the public in late June, bringing the total trail system mileage up to 2.1 miles, and affording visitors the opportunity to link together any number of loops to further their enjoyment of this special open space.

Attachment:

SFOS Phase II Trail Construction Project Presentation

Recommended Action:

Information Only

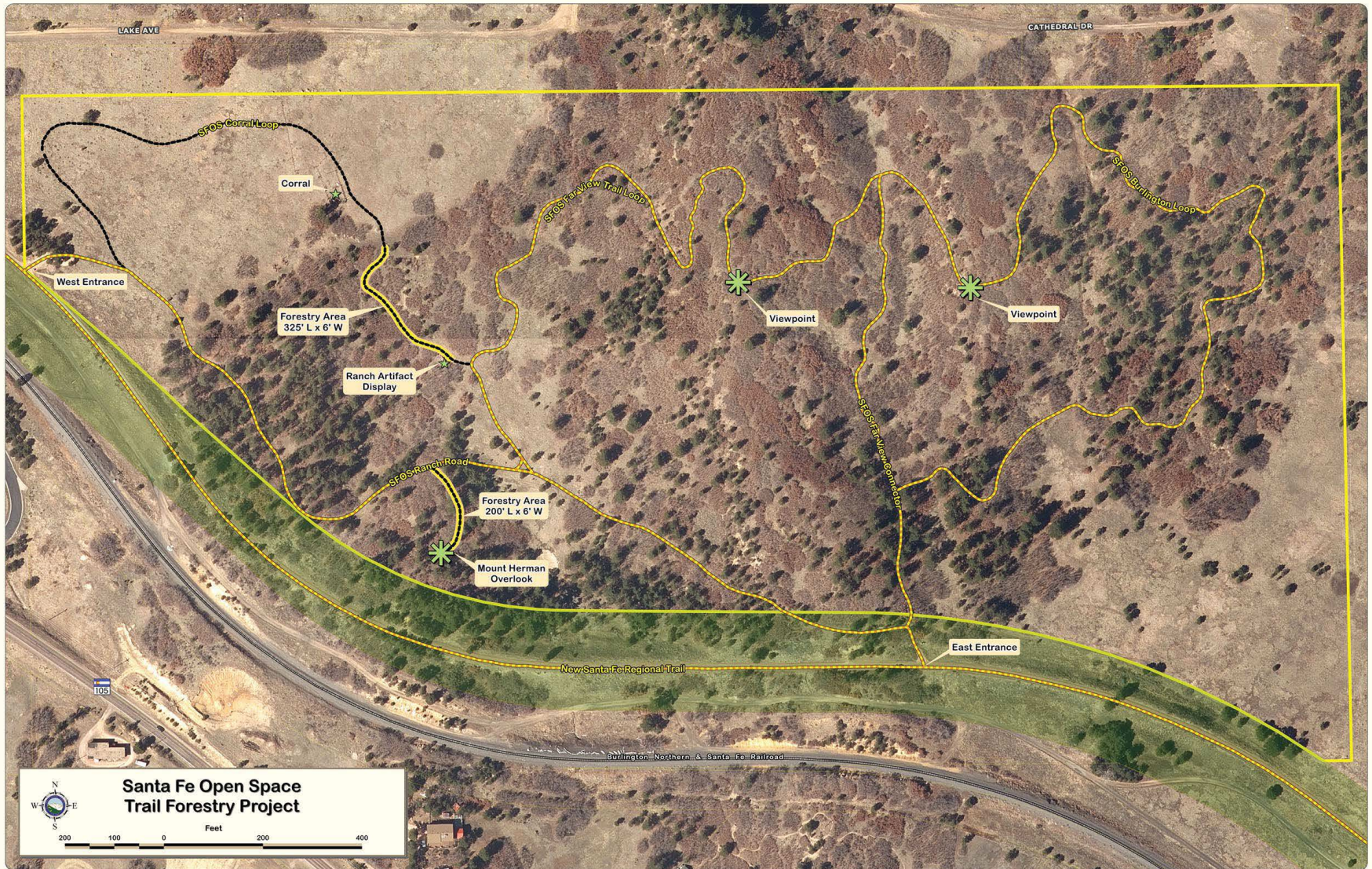
Santa Fe Open Space Phase II Trail Construction Project

El Paso County Park Advisory Board
Wednesday, August 13th, 2025

Project Overview

- Project Design
 - April 2021: Santa Fe Open Space Master Plan was officially adopted by the El Paso County Board of County Commissioners.
 - The Master Plan included 2.1-mile trail system that was designed in GIS using high-resolution terrain modeling and other factors that would determine optimal trail alignment.
- Project Funding
 - Conservation Trust Fund and Partners in the Park funding
- Project Construction
 - Spring 2024: Forestry work completed to clear trail corridors of thick scrub oak
 - Spring 2025: Rocky Mountain Field Institute awarded \$21,000 contract for construction of the remaining trail network
 - June 2025: Work completed, and trails opened to public

Santa Fe Open Space Forestry Map



Trail Construction Begins

(In Thick Fog)



Trail Construction



Trail Construction



Special Trail Structures



Crib steps on Mount
Herman Overlook Trail



Puncheon over
seasonally wet
meadow on
Ranch Road



Benches at Overlooks

- Benches donated by former owners of what is now Santa Fe Open Space
- Installed by El Paso County Parks North District staff



Bench on Far View Trail

Bench at Mount Herman Overlook



Sunset Stroll – Palmer Land Conservancy

- Monday Evening, July 28th
- Photos by Allen Beauchamp, TOSC



Tom Close & Catherine McGuire

Santa Fe Open Space Trailhead Map



WELCOME TO SANTA FE OPEN SPACE EL PASO COUNTY PARKS



In the mid-1980s, an Atchafalaya and Santa Fe (AT&SF) Railway train chugged on its way up the Palmer Divide, passing nearby Spruce Mountain before reaching the Town of Palmer Lake. The New Santa Fe Regional Trail is located on the former AT&SF railway line.

~ Santa Fe ~ Open Space Trail Map



TRAIL USERS, PLEASE NOTE:
The Santa Fe Open Space Trails are non-technical and are ~2.10 miles long in total. Be aware of wildlife, such as wild turkey, deer, and black bears. Do not trespass into neighboring private property. Be prepared with proper equipment, food and water, and communication in case of emergency.

- Park Hours: Dawn to Dark
- Pets Must Be On Leash - Owner Must Remove Pet Excrement. Be Mindful of Wildlife Habitat Areas.
- No Smoking, Camping, Fireworks, Hunting
- Prohibited Items: Motorized Vehicles, Alcoholic Beverages, Glass Containers
- Complete List of Park Rules at www.elpasoco.com
- In Case of Emergency or to Report Fire: DIAL 911
Park Location: 1/2-Mile Southwest of the Palmer Lake Recreation Area on the New Santa Fe Regional Trail.

- Multi-Use Trails
 - New Santa Fe Trail
 - Points of Interest
 - Mileage Markers
 - Property Fenceline
 - BNSF Railroad
- 0 125 250 500
Feet
1 Inch = 600 Feet

Questions?



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Electrical Assisted Bicycles
Agenda Date: July 9, 2025
Agenda Item Number: # 7 - B
Presenter: Todd Marts, Executive Director
Information: X **Endorsement:**

Background Information:

Electrical Assisted Bicycles are rapidly growing in popularity and the El Paso County Parks Rules and Regulations need to reconsider and address these bicycles on El Paso County trails.

Currently, Class I and Class II Electrical Assisted Bicycles may use El Paso County Parks Primary and Secondary trails up to a maximum speed of twenty miles per hour.

These rules do not account for regional trails that are in Palmer Land Conservancy Conservation Easement. In addition, the definition of primary and secondary trails are nebulous terms to the public. Lastly, these rules do not align with adjacent land managing agencies.

Staff will be drafting rules and regulations for e-bike use on El Paso County trails. These guidelines aim to ensure a safe and enjoyable experience for all trail users.

Recommended motion:

Information item

Electric Assisted Bicycles

Park Advisory Board
July 9, 2025



Current Park Rules and Regulations

El Paso County Parks Rules and Regulations

6.7: ELECTRICAL ASSISTED BICYCLES: Class I and Class II Electrical Assisted Bicycles may use El Paso County Parks Primary and Secondary trails up to a maximum speed of twenty miles per hour. Class III Electrical Assisted Bicycles are not permitted on any County trail.

Primary Regional Trails – Typically 8 feet wide with crusher fines for concrete – Provides link and access to recreation areas of regional significance and local communities, and commuting opportunities. ***Considered the spine of the County's trail network.***

Secondary Regional Trails – Typically 8 feet wide with crusher fines for concrete – Provides link and access to Primary Regional trails, recreation areas of regional significance and local communities, and commuting opportunities.

Current E-bike Trails



Definitions

Electrical Assisted Bicycle (EAB) means “a vehicle having two or three wheels, fully operable pedals, and an electric motor not exceeding seven hundred fifty watts of power.”

Class 1 electrical assisted bicycle means an electrical assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of twenty miles per hour.

Class 2 electrical assisted bicycle means an electrical assisted bicycle that provides assistance regardless of whether the rider is pedaling; the motor ceases at 20 mph.

Class 3 electrical assisted bicycle means an electric bicycle that provides assistance only when the rider is pedaling; the motor ceases at 28 mph. Class 3 electric bicycles have a stronger boost of power and must have a speedometer.

Issues with the Current Rules

1. Does not account for regional trails that are in Palmer Land Conservancy Conservation Easement.
2. The use of primary and secondary are nebulous terms to the public.
3. Does not address other electrical assistance devices, i.e. scooters.
4. Does not align with adjacent land managing agencies.
5. Does not allow electrical assisted bicycles on many of the County trails.
6. The County Parks has been approached by multiple individuals that use e-bikes because physical limitations prevent them from using a traditional bicycle.



Phase 1 & 2 - Proposal

PHASE 1

Class 1 Electrical Assisted Bicycles with clearly displayed class designation are allowed on all El Paso County Trails that allow bicycles except trails within Conservation Easements.

- Trails that do not allow bicycles will be posted as prohibited. The current trails that do not allow bicycles are the trails adjacent to the nature centers and Paint Mines Interpretive Park.
- Conservation Easement property includes the Pineries, Santa Fe Open and Kane Ranch Open Spaces, Jones Park Open Space and Bear Creek Regional Park.

Phase 2

Class 1 Electrical Assisted Bicycles with clearly displayed class designation are allowed on all El Paso County Trails that allow bicycles. ~~except Trails within Conservation Easements.~~

Trails that do not allow bicycles will be posted as prohibited. The current trails that do not allow bicycles are the trails adjacent to the nature centers and Paint Mines Interpretive Park.

Parks will coordinate with Palmer Land Conservancy to revise the Conservation Easements to allow Class 1 Electrical Assisted Bicycles.

Rules all Phases will include

- Class 2 and Class 3 e-bikes and all other motorized devices will be prohibited on all El Paso County Trails.
- Trail Users shall operate all bicycles in a safe manner which is reasonable and prudent under the conditions with due regard to the width, grade, curves, corners, traffic, and all other attendant circumstances of the trail.
- Operators of Electrical Assisted Bicycles shall at all times yield the right-of-way to pedestrians, equestrians, conventional bicycles, wildlife and uphill traffic.
- Observance of Trail, Open Space and Park Hours and Closures: Trails, Open Space, and Park Users shall not trespass upon the parkland after hours or during partial or full closures as posted at the trailhead/s and park kiosks or signs.

Reasoning for Rule Change

- Electrical assisted bicycles are here to stay and are already widely used on County Parks trails.
- The rider is the cause of conflict on the trails not the device (e-bike / mountain bike/road bike/bmx/etc.).
- Our current rules are nebulous and do not align with adjacent land agencies, making it more confusing to trail users.
- Class 1 E-bikes require the user to pedal and therefore do not classify as motorized.
- We will continue to review what trails bicycles are allowed on and revised for safety and/or conservation purposes.

Next Steps

- Public Input Process:
 - Present at Park Advisory Board and receive and document public comments.
 - Present at Public Meeting #1 – Break into small discussion groups and document comments.
 - Present at Public Meeting #2 (if needed) – Receive public comments and document comments.
- Consider all public input, review proposed rules and revise - Park Planning / Operations / Security and County Attorney Office.
- Present the final rules to the Park Advisory Board – request endorsement.
- Board of County Commissioners – Present/Consent for consideration for approval.

Questions?



Colorado Revised Statute Title 42

Vehicles and Traffic § 42-1-102. Definitions.

- **Section 58:** “Motor vehicle” means any self-propelled vehicle that is designed primarily for travel on the public highways and that is generally and commonly used to transport persons and property over the public highways or a low-speed electric vehicle; except that the term does not include electrical assisted bicycles, electric scooters, low-power scooters, wheelchairs, or vehicles moved solely by human power. For the purposes of the offenses described in sections 42-2-128, 42-4-1301, 42-4-1301.1, and 42-4-1401 for farm tractors and off-highway vehicles, as defined in section 33-14.5-101(3), operated on streets and highways, “motor vehicle” includes a farm tractor or an off-highway vehicle that is not otherwise classified as a motor vehicle. For the purposes of sections 42-2-127, 42-2-127.7, 42-2-128, 42-2-138, 42-2-206, 42-4-1301, and 42-4-1301.1, “motor vehicle” includes a low-power scooter.

- **Section 48.5.a:** “Low-power scooter” means a self-propelled vehicle designed primarily for use on the roadways with not more than three wheels in contact with the ground, no manual clutch, and either of the following:

- A cylinder capacity not exceeding fifty cubic centimeters if powered by internal combustion; or

- A wattage not exceeding four thousand four hundred seventy-six if powered by electricity.

- “Low-power scooter” does not include a toy vehicle, bicycle, electrical assisted bicycle, electric scooter, wheelchair, or any device designed to assist people with mobility impairments who use pedestrian rights-of-way.

Phased rollout planned for Class 1 e-bikes on City of Colorado Springs' trails

Effective July 1, 2025, the City of Colorado Springs will implement a phased rollout of Class 1 e-bikes on select urban, regional, and open space trails. Following an ordinance adopted by City Council, Class 1 e-bikes, which require pedaling for battery assistance up to 20 mph, will be classified as non-motorized use.

The Parks, Recreation and Cultural Services Department (PRCS) emphasizes safety and education in this initiative, which includes creating rules and regulations for e-bike use. Class 2 and Class 3 e-bikes and all other motorized devices will still be prohibited on all City of Colorado Springs trails.

Educational opportunities and enforcement measures will be established, including signage at trailheads to inform users about eligible areas for Class 1 e-bikes. A detailed map of urban and regional trails will also be available on this page prior to July 1.

Phase 2 will focus on further review of the remaining trails across the citywide park system, including those on properties purchased with funding from the Trails, Open Space and Parks Sales Tax Program (TOPS). Particular attention will be devoted to properties that feature a conservation easement, sensitive wildlife habitat, and other legal or natural resource considerations. PRCS is working closely with the Palmer Land Conservancy to respect both conservation efforts and the responsible expansion of Class 1 e-bikes.

Electric Assisted Bicycle Rules & Regulations

City of Colorado Springs

1.0 Purpose and Scope: These Electrical Assisted Bicycle Rules and Regulations are hereby adopted to regulate the time, place, limitation and extent of use of Electrical Assisted Bicycles upon all park land, park property and park system trails managed, maintained or operated by the City of Colorado Springs, Parks Recreation and Cultural Services (“PRCS”) Department and to provide the basis, where necessary, for enforcement and prosecution by the City of Colorado Springs Prosecution Division, and Colorado Springs Police Department including PRCS Rangers, if so authorized, for violations of these Rules and Regulations occurring on parkland as defined in City Code § 4.1.101.

2.0 History/Background: Usage of Electrical Assisted Bicycles in the City of Colorado Springs has been reviewed and considered by the Trails, Open Space and Parks (TOPS) Working Committee, Parks Advisory Board and finally adopted by City Council on February 25, 2025. The approval adopted definitions of e-bikes and nonmotorized use into City Code § 4.1.101.

3.0 Terms Defined:

3.1 Nonmotorized Use shall have the meaning defined in § 4.1.101 of the City Code of the City of Colorado Springs.

3.2 Electrical Assisted Bicycle shall have the meaning defined in § 4.1.101 of the City Code of the City of Colorado Springs.

3.3 Urban and/or Regional Trail: a defined path for designated nonmotorized use (hiker, jogger, biker, equestrian). Trails are generally constructed of compacted soil, gravel, asphalt or concrete material, and are located on dedicated park property, trail easements or within established multiuse trail corridors. A trail of this type may be from 6 to 12 feet wide.

Electric Assisted Bicycle Rules & Regulations

City of Colorado Springs

4.0 Rules: Pursuant to the authority set forth in the City of Colorado Springs City Code §4.2.101A, the Parks Manager adopts the rules and regulations specified in Section 4 below regarding the time, place, limitation and extent of use of any park, park land, park property or system trail under the jurisdiction of the Parks, Recreation and Cultural Services Department. These Electrical Assisted Bicycle Rules and Regulations set forth permissions and prohibitions on activities occurring on all park land, park property and system trails managed, maintained or operated by the City of Colorado Springs, Parks Recreation and Cultural Services (“PRCS”) Department.

4.1 Electrical Assisted Bicycle Use on Designated Trails within Public Parks and Open Space Lands: The Park Manager hereby authorizes for use by Class 1 Electrical Assisted Bicycles, all designated trails, having no additional restrictions prohibiting their use, as listed and mapped on Exhibit A.

4.2 Use of a Class 2 or 3 Electrical Assisted Bicycle on park property is prohibited.

4.3 Display of Electrical Assisted Bicycle Class: All classes of Electrical Assisted Bicycles shall clearly display the class designation on the electrical bicycle. Operators shall not alter, modify or fail to display the class identification information for each bicycle.

4.4 Safe Operation: Trail Users shall operate all bicycles in a safe manner which is reasonable and prudent under the conditions with due regard to the width, grade, curves, corners, traffic, and all other attendant circumstances of the trail.

4.5 Operators of Electrical Assisted Bicycles shall at all times yield the right-of-way to pedestrians, equestrians, conventional bicycles, wildlife and uphill traffic.

4.6 Observance of Trail, Open Space and Park Hours and Closures: Trails, Open Space, and Park Users shall not trespass upon the parkland after hours or during partial or full closures as posted at the trailhead/s and park kiosks or signs.

House Bill 17-1151



HOUSE BILL 17-1151

BY REPRESENTATIVE(S) Hansen and Willett, Becker K., Buckner, Ginal, Hooton, Kennedy, Lontine, Mitsch Bush, Valdez, Winter, Young, Singer;
also SENATOR(S) Kerr and Hill, Gardner, Kagan.

CONCERNING THE REGULATION OF ELECTRICAL ASSISTED BICYCLES.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 42-1-102, **amend** (28.5) and (58) as follows:

42-1-102. Definitions. As used in articles 1 to 4 of this title, unless the context otherwise requires:

(28.5) "Electrical assisted bicycle" means a vehicle having two ~~tandem wheels or two parallel~~ THREE wheels, and ~~one forward wheel;~~ fully operable pedals, AND an electric motor not exceeding seven hundred fifty watts of power, ~~and a top motor-powered speed of twenty miles per hour.~~ ELECTRICAL ASSISTED BICYCLES ARE FURTHER REQUIRED TO CONFORM TO ONE OF THREE CLASSES AS FOLLOWS:

(a) "CLASS 1 ELECTRICAL ASSISTED BICYCLE" MEANS AN ELECTRICAL

ASSISTED BICYCLE EQUIPPED WITH A MOTOR THAT PROVIDES ASSISTANCE ONLY WHEN THE RIDER IS PEDALING AND THAT CEASES TO PROVIDE ASSISTANCE WHEN THE BICYCLE REACHES A SPEED OF TWENTY MILES PER HOUR.

(b) "CLASS 2 ELECTRICAL ASSISTED BICYCLE" MEANS AN ELECTRICAL ASSISTED BICYCLE EQUIPPED WITH A MOTOR THAT PROVIDES ASSISTANCE REGARDLESS OF WHETHER THE RIDER IS PEDALING BUT CEASES TO PROVIDE ASSISTANCE WHEN THE BICYCLE REACHES A SPEED OF TWENTY MILES PER HOUR.

(c) "CLASS 3 ELECTRICAL ASSISTED BICYCLE" MEANS AN ELECTRICAL ASSISTED BICYCLE EQUIPPED WITH A MOTOR THAT PROVIDES ASSISTANCE ONLY WHEN THE RIDER IS PEDALING AND THAT CEASES TO PROVIDE ASSISTANCE WHEN THE BICYCLE REACHES A SPEED OF TWENTY- EIGHT MILES PER HOUR.

(58) "Motor vehicle" means any self-propelled vehicle that is designed primarily for travel on the public highways and that is generally and commonly used to transport persons and property over the public highways or a low-speed electric vehicle; except that the term does not include ELECTRICAL ASSISTED BICYCLES, low-power scooters, wheelchairs, or vehicles moved solely by human power. For the purposes of the offenses described in sections 42-2-128, 42-4-1301, 42-4-1301.1, and 42-4-1401 for farm tractors and off-highway vehicles, as defined in section 33-14.5-101 (3), ~~C.R.S.~~ operated on streets and highways, "motor vehicle" includes a farm tractor or an off-highway vehicle that is not otherwise classified as a motor vehicle. For the purposes of sections 42-2-127, 42-2-127.7, 42-2-128, 42-2-138, 42-2-206, 42-4-1301, and 42-4-1301.1, "motor vehicle" includes a low-power scooter.

SECTION 2. In Colorado Revised Statutes, 42-3-103, **amend** (1)(b) introductory portion and (1)(b)(I) as follows:

42-3-103. Registration required - exemptions. (1) (b) This subsection (1) ~~shall~~ DOES not apply to the following:

(I) A bicycle, ~~electric~~ ELECTRICAL assisted bicycle, or other human-powered vehicle;

PAGE 2-HOUSE BILL 17-1151

SECTION 3. In Colorado Revised Statutes, 42-4-111, amend (1) introductory portion and (1)(dd) as follows:

42-4-111. Powers of local authorities. (1) Except as otherwise provided in subsection (2) of this section, this article ARTICLE 4 does not prevent local authorities, with respect to streets and highways under their jurisdiction and within the reasonable exercise of the police power, from:

(dd) Authorizing OR PROHIBITING the use of the electrical motor on an electrical assisted bicycle on a bike or pedestrian path IN ACCORDANCE WITH SECTION 42-4-1412;

SECTION 4. In Colorado Revised Statutes, 42-4-221, amend (9); and add (10) and (11) as follows:

42-4-221. Bicycle and personal mobility device equipment. (9) (a) ~~Any person who violates any provision of this section commits a class B traffic infraction~~ ON OR AFTER JANUARY 1, 2018, EVERY MANUFACTURER OR DISTRIBUTOR OF NEW ELECTRICAL ASSISTED BICYCLES INTENDED FOR SALE OR DISTRIBUTION IN THIS STATE SHALL PERMANENTLY AFFIX TO EACH ELECTRICAL ASSISTED BICYCLE, IN A PROMINENT LOCATION, A LABEL THAT CONTAINS THE CLASSIFICATION NUMBER, TOP ASSISTED SPEED, AND MOTOR WATTAGE OF THE ELECTRICAL ASSISTED BICYCLE. THE LABEL MUST BE PRINTED IN THE ARIAL FONT IN AT LEAST NINE-POINT TYPE.

(b) A PERSON SHALL NOT KNOWINGLY MODIFY AN ELECTRICAL ASSISTED BICYCLE SO AS TO CHANGE THE SPEED CAPABILITY OR MOTOR ENGAGEMENT OF THE ELECTRICAL ASSISTED BICYCLE WITHOUT ALSO APPROPRIATELY REPLACING, OR CAUSING TO BE REPLACED, THE LABEL INDICATING THE CLASSIFICATION REQUIRED BY SUBSECTION (9)(a) OF THIS SECTION.

(10) (a) AN ELECTRICAL ASSISTED BICYCLE MUST COMPLY WITH THE EQUIPMENT AND MANUFACTURING REQUIREMENTS FOR BICYCLES ADOPTED BY THE UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION AND CODIFIED AT 16 CFR 1512 OR ITS SUCCESSOR REGULATION.

(b) A CLASS 2 ELECTRICAL ASSISTED BICYCLE MUST OPERATE IN A MANNER SO THAT THE ELECTRIC MOTOR IS DISENGAGED OR CEASES TO FUNCTION WHEN THE BRAKES ARE APPLIED. CLASS 1 AND CLASS 3

ELECTRICAL ASSISTED BICYCLES MUST BE EQUIPPED WITH A MECHANISM OR CIRCUIT THAT CANNOT BE BYPASSED AND THAT CAUSES THE ELECTRIC MOTOR TO DISENGAGE OR CEASE TO FUNCTION WHEN THE RIDER STOPS PEDALING.

(c) A CLASS 3 ELECTRICAL ASSISTED BICYCLE MUST BE EQUIPPED WITH A SPEEDOMETER THAT DISPLAYS, IN MILES PER HOUR, THE SPEED THE ELECTRICAL ASSISTED BICYCLE IS TRAVELING.

(11) A PERSON WHO VIOLATES THIS SECTION COMMITS A CLASS B TRAFFIC INFRACTION.

SECTION 5. In Colorado Revised Statutes, 42-4-1412, amend (14); and add (15) as follows:

42-4-1412. Operation of bicycles and other human-powered vehicles. (14) (a) (I) ~~Except as authorized by section 42-4-111, the rider of an electrical assisted bicycle shall not use the electrical motor on a bike or pedestrian path~~ A PERSON MAY RIDE A CLASS 1 OR CLASS 2 ELECTRICAL ASSISTED BICYCLE ON A BIKE OR PEDESTRIAN PATH WHERE BICYCLES ARE AUTHORIZED TO TRAVEL.

(II) A LOCAL AUTHORITY MAY PROHIBIT THE OPERATION OF A CLASS 1 OR CLASS 2 ELECTRICAL ASSISTED BICYCLE ON A BIKE OR PEDESTRIAN PATH UNDER ITS JURISDICTION.

(b) A PERSON SHALL NOT RIDE A CLASS 3 ELECTRICAL ASSISTED BICYCLE ON A BIKE OR PEDESTRIAN PATH UNLESS:

(I) THE PATH IS WITHIN A STREET OR HIGHWAY; OR

(II) THE LOCAL AUTHORITY PERMITS THE OPERATION OF A CLASS 3 ELECTRICAL ASSISTED BICYCLE ON A PATH UNDER ITS JURISDICTION.

(15) (a) A PERSON UNDER SIXTEEN YEARS OF AGE SHALL NOT RIDE A CLASS 3 ELECTRICAL ASSISTED BICYCLE UPON ANY STREET, HIGHWAY, OR BIKE OR PEDESTRIAN PATH; EXCEPT THAT A PERSON UNDER SIXTEEN YEARS OF AGE MAY RIDE AS A PASSENGER ON A CLASS 3 ELECTRICAL ASSISTED BICYCLE THAT IS DESIGNED TO ACCOMMODATE PASSENGERS.

(b) A PERSON SHALL NOT OPERATE OR RIDE AS A PASSENGER ON A CLASS 3 ELECTRICAL ASSISTED BICYCLE UNLESS:

(I) EACH PERSON UNDER EIGHTEEN YEARS OF AGE IS WEARING A PROTECTIVE HELMET OF A TYPE AND DESIGN MANUFACTURED FOR USE BY OPERATORS OF BICYCLES;

(II) THE PROTECTIVE HELMET CONFORMS TO THE DESIGN AND SPECIFICATIONS SET FORTH BY THE UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION OR THE AMERICAN SOCIETY FOR TESTING AND MATERIALS; AND


(III) THE PROTECTIVE HELMET IS SECURED PROPERLY ON THE PERSON'S HEAD WITH A CHIN STRAP WHILE THE CLASS 3 ELECTRICAL ASSISTED BICYCLE IS IN MOTION.

(c) A VIOLATION OF SUBSECTION (15)(b) OF THIS SECTION DOES NOT CONSTITUTE NEGLIGENCE OR NEGLIGENCE PER SE IN THE CONTEXT OF ANY CIVIL PERSONAL INJURY CLAIM OR LAWSUIT SEEKING DAMAGES.

SECTION 6. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 9, 2017, if adjournment sine die is on May 10, 2017); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless

approved by the people at the general election to be held in November 2018 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.

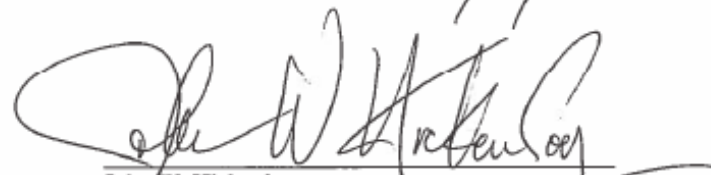

Crisanta Duran
SPEAKER OF THE HOUSE
OF REPRESENTATIVES


Kevin J. Grantham
PRESIDENT OF
THE SENATE


Marilyn Eddins
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES


Effie Ameen
SECRETARY OF
THE SENATE

APPROVED 1:45 PM 4/4/17


John W. Hickenlooper
GOVERNOR OF THE STATE OF COLORADO

ACTION PLAN

PARK OPERATIONS DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Brian Bobeck	Fox Run Regional Park Pond and Gazebo Renovation	Project design and bid construction to renovate the ponds and wedding gazebo that has exceeded useful life along with structural issues	Objective 1 - Infrastructure	Bid for Construction
Adam Robertson	Bear Creek Dog Park Restroom Renovation	Clean, paint, repair entire restroom facility, replace fixtures as needed	Objective 1 - Infrastructure Objective 4 - Health & Safety	Completed
Adam Robertson	Park Administration Building Landscape Renovation (Phase 1)	Remove vegetation, convert irrigation system, install retaining wall and mow curb, complete plant design and install, gravel mulch	Objective 1 - Infrastructure	Design
Adam Baker	Homestead Ranch Regional Park Trail Resurfacing	Resurface northeast loop of regional trail, tie into trail segment completed in 2024	Objective 1 - Infrastructure	Bid for Construction
Adam Baker	El Paso County Fairgrounds Flagpole Relocation	Relocate flagpole at south entrance of Fairgrounds	Objective 1 - Infrastructure	Completed
Ben Dumakowski	Fox Run Regional Park - Pine Meadows Landscape Renovation	Renovate landscape beds in parking lot and near restrooms	Objective 1 - Infrastructure	Completed
Ben Dumakowski	Ice Lake Trailhead Fence Replacement	Replace damaged fence at Ice Lake Trailhead	Objective 1 - Infrastructure	Bid Development
Jamie Haas	Fountain Creek Regional Park Basketball Court Restoration	Correct drainage issues around court, paint court lines, adjust backboard and rims as needed	Objective 1 - Infrastructure	In-Progress
Scott Myers	Black Forest Regional Park Parking Lot Maintenance / Handrail Repair	Fog seal, crack seal, repaint parking lines, repair / replace ADA handrails	Objective 1 - Infrastructure	Completed
Kyle Melvin	HRRP Fire Mitigation (COSWAP)	Complete forest fuel reduction efforts to protect against wildfire	Objective 4 - Health & Safety	Completed
Kyle Melvin	John Ceresa Memorial Park Playground Replacement	Replace outdated and unsafe playground with a fun, safe, and accessible structure	Objective 1 - Infrastructure Objective 4 - Health & Safety	Completed

PARK PLANNING DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Jason Meyer	Asset Management Plan	DPW/Parks Hire Asset Management Specialist	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Asset Management Plan	Park system facility condition index & assessment	Objective 1 - Infrastructure	In-Progress
Ashlyn Mathy	Land Development Code Update	Participate in Land Development Code Update	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Advance Recovery Projects	Advance NRCS projects across the park system	Objective 1 - Infrastructure	Completed
Jason Meyer	Advance Recovery Projects	Advance FEMA funded project across the park system	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Ute Pass Regional Trail	Complete final design and advance construction efforts	Objective 1 - Infrastructure	Design Completed – Bid Scope
Jason Meyer	Fox Run Nature Center	Complete engineering, design, and capital fundraising campaign	Objective 1 - Infrastructure	In-Progress
Jason Meyer	Fountain Creek Sidewalks & Paving	Sidewalk and paving improvements to Duckwood Active Use Area	Objective 1 - Infrastructure	Status pending
Jason Meyer	Fox Run Restrooms	Renovation of Oak and Pine Meadows Restrooms	Objective 1 - Infrastructure	In-Progress
Ross Williams	Black Forest Section 16 Trailhead	Complete expansion of the trailhead parking	Objective 1 - Infrastructure	Status pending
Ross Williams	E-Bike Policy	Coordinate with all park divisions to establish a new E-bike Policy and implement.	Objective 2 - Service Quality	In-Progress
Ross Williams	Fountain Creek Nature Center Entrance	Complete construction of new ADA compliant entrance ramp	Objective 1 - Infrastructure	Completed
Ross Williams	Paint Mines Fencing	Complete installation of wood fencing	Objective 1 - Infrastructure	In-Progress
Ross Williams	Crews Gulch Paving	Complete paving of Crews Gulch Trail (CDBG Grant)	Objective 1 - Infrastructure	In-Progress
Ross Williams	Santa Fe Open Space	Complete new trail construction	Objective 1 - Infrastructure	Completed

RECREATION AND CULTURAL SERVICES DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Theresa Odello	Health and Safety Classes	Offer 4 or more health and safety classes for employees and to the public, to include First Aid, CPR, AED, Sensitivity, Youth Mental Health First Aid, and Disability Awareness.	Objective 4: Health & Safety	Completed
Mary Jo Lewis	BCNC Exhibit	Redesign corner exhibit to create "A Closer Peak at Bear Creek" exhibit and have the RFP created by this due date.	Objective 1: Infrastructure	Completed
Jessica/Andy	FCNC Restoration Crew	Coordinate at least one volunteer day per quarter to tackle restoration/conservation projects at FCNC.	Objective 2: Service Quality	Completed
Jessica Miller	FCNC Introduction Kiosk	Update and create new signs for the introduction kiosk at FCNC.	Objective 3: Community Trust	Final stages: need to place order
Victoria Dinkel	Underserved Audience Programming	Work with a community partner to create, market, and schedule at least 4 programs to engage individuals in an underserved community.	Objective 2 - Service Quality	Completed
Andschana Aljets	Fair & Events Center Communications	Increase community awareness through social media by posting at least once per week, and redesign website for easier navigation by March 1.	Objective 3: Community Trust	Completed
Kylee Taylor	BCNC Restoration Crew Expansion	Expand the Restoration Crew to include trail maintenance. Work with volunteers and partnerships and coordinate efforts with Park Operations Division.	Objective 1: Infrastructure	Completed
Skye Bogle	Creative Arts Fair Program	Experience, Learn and Research Creative Arts processes during 2024 County Fair. Compile a list of judges, community partners, and resources that can improve the Program. Implement at least 5 changes to the program based on this research and connection for the 2025 El Paso County Fair.	Objective 2 - Service Quality	Completed

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
July 2025 Monthly Report								
<u>Facility Revenue Totals To Date</u>		<u>2025</u>				<u>2024</u>	<u>2023</u>	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 166,059	\$ 13,941		\$ 175,420	\$ 202,411	
County Fair / Fairgrounds		\$ 301,000	\$ 148,850	\$ 152,150		\$ 302,368	\$ 244,202	
Total		\$ 481,000	\$ 314,909	\$ 166,091		\$ 477,788	\$ 446,613	
<u>Fundraising Revenue</u>		<u>2025</u>	<u>2025</u>			<u>2024</u>	<u>2023</u>	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 109,500	\$ (29,500)		\$ 112,500	\$ 101,000	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 65,000	\$ (20,000)		\$ 62,500	\$ 75,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 55,072	\$ (45,072)		\$ 38,800	\$ 18,367	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 11,863	\$ 13,137		\$ 5,808	\$ 15,356	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 80,000	\$ 70,000	
Total		\$ 200,000	\$ 311,435	\$ (111,435)		\$ 299,608	\$ 279,723	
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>						
<u>Parks Division Reservations</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2024</u>	<u>2024</u>	<u>2023</u>	<u>2023</u>	
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>	
January	10	1626	N/A	10	1072	11	966	
February	11	893	N/A	15	898	15	778	
March	86	2997	N/A	15	292	51	1306	
April	325	10789	4.3	278	7613	299	10619	
May	482	17943	4.1	491	16030	448	16919	
June	614	20929	4.5	635	23181	552	20087	
July	579	19616	4.32	579	20387	594	22852	
August								
September								
October								
November								
December								
Total	2107	74793	4.305	2023	69473	1970	73527	

<u>Parks Facility Reservations</u>		2025	2025	2024	2024	2023	2023	
<u>July</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes		72	144	48	192	43	106	
Athletic Fields		42	2010	51	2775	61	3315	
Pavilions		109	5443	134	6384	130	6596	
Trails		1	150	1	400	1	400	
Vendor				8	22	2	8	
Tennis Courts				2	8			
Pickleball Courts		13	94	34	258	21	175	
Vita Course								
Meeting Room		9	61	5	40	4	30	
<u>Black Forest Regional Park</u>								
Athletic Fields		1	60	20	800			
Pavilions		30	1160	25	1037	26	990	
Vendor								
Tennis Courts / Pickleball Courts		23	89	10	35			
<u>Falcon Regional Park</u>								
Baseball Fields		45	1800	42	960	48	1131	
Athletic Field								
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields		8	600	1	75			
Pavilions		46	1970	33	1587	48	2560	
Trails						1	50	
Disc Golf Course						1	75	
Vendor		2	5					
<u>Fox Run Regional Park</u>								
Athletic Fields		17	510	20	580	23	698	
Gazebo				3	300	9	268	
Warming Hut				1	10	4	44	
Pavilions		87	3870	70	3212	95	4638	
Vendor		1	2	1	2			
Trails		1	60	1	50	2	160	
<u>Homestead Ranch Regional Park</u>								
Pavilions		62	705	62	744	64	551	
Athletic Fields						1	100	
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail		1	400	1	800	1	300	
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail		1	400	2	100	2	600	
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		8	83	4	16	7	57	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		579	19616	579	20387	594	22852	

Fairgrounds Facility Reservations		2025	2025	2025	2024	2024	2023	2023
Year to Date		Rentals	Attendance	Evaluation	Rentals	Attendance	Rentals	Attendance
January		40	1,745	N/A	17	385	8	173
February		24	1,165	N/A	19	770	14	735
March		18	1,225	N/A	22	1000	12	1160
April		15	1360	N/A	26	6873	18	7161
May		20	1572	N/A	26	4657	23	4150
June		29	733	N/A	50	6639	17	4490
July		18	890	N/A	8	415	13	280
August								
September								
October								
November								
December								
Total		164	8,690	N/A	168	20,739	105	18,149
Fairgrounds Facility Reservations		2025	2025	2024	2024			
July		Rentals	Attendance	Rentals	Attendance			
Swink Hall - Fairgrounds								
4-H Club Leader Meeting		1	20	1	30			
Lion's Club Meeting		1	50	1	10			
Jr. Livestock Committee Mtg.		1	20					
Fair Advisory Board Meeting		1	30					
Fair Corp Meeting		1	5					
Grand Stands Building				1	200			
Track								
Grounds & Stable								
4-H Health Checks		1	125					
EPC Fair Vendor Move-In		3	300					
Livestock Arena				2	100			
4-H Mini Horse Arena Workout		4	40	3	75			
Whittemore - Fairgrounds								
Creative Arts Pantry Drop Off		2	100					
4-H Tabletops		3	200					
Arena								
Month Total Fair Facility Reservations		18	890	8	415			
Vandalism Report								
Incident	Date	Location	Area	Cost				
Rear tires on County trucks units 902, 904 punctured	12/27/2024	Park HQ Parking Lot	Central	\$600				
Restroom mirror broken	2/1/2025	Warming Hut Restroom	North	\$250				
Graffiti removal	2/1, 2/17, 3/6	Carp Lake Tunnel	South	\$600				
Graffiti removal	2/17, 2/24, 3/9	Crews Gulch Tunnel	South	\$600				
Graffiti removal at multiple sites	3/10/2025	Rainbow Falls	Central	\$2,540				
Graffiti removal at multiple sites	4/30/2025	Carp Lake &, Crews Gulch Tunnel	South	\$2,000				
Illegal dumping clean-up	4/30/2025	Maxwell St. & S. Academy	South	\$4,100				
Illegal dumping clean-up (dog park)	7/24/2025	Falcon Regional Park	East	\$500				
Gate damage	7/29/2025	Maxwell Street & S. Academy	South	\$500				
Illegal dumping	7/30/2025	Stratmoor Valley	South	\$500				
			Total	\$12,190				

Volunteerism		2025		2024		2023		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		131	779	167	827	138	728	
February		149	813	272	1,259	292	1,302	
March		168	995	234	1,009	229	932	
April		187	1,123	421	1,724	413	1,701	
May		288	1,852	607	2,617	501	2,225	
June		525	4,490	669	2,831	658	2,263	
July		470	3,269	628	5,290	444	5,200	
August								
September								
October								
November								
December								
Totals		1918	13,321	2998	15,557	2,675	14,351	
		2025						
July		Volunteers	Total Hours					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		12	912					
Fairgrounds Corporation		5	48					
Fair and Events Center		110	798					
Friends of the Nature Centers		33	426					
Adopt-A-Park / Trail / Volunteer Projects		310	1,085					
Total		470	3,269					
Programming		2025	2025	2025	2024	2024	2023	2023
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		41	846	5.00	48	1434	45	1152
February		39	1032	N/A	49	1995	43	2032
March		95	2626	4.99	79	3920	89	2376
April		177	14160	4.96	172	4379	161	5139
May		183	10024	4.97	170	6313	162	4216
June		113	4655	4.95	98	8080	89	2647
July		147	34866	4.95	87	33789	105	36715
August								
September								
October								
November								
December								
Totals	800 / 21,000	795	68209	4.97	703	59910	694	54277

		2025	2025	2025				
<u>July</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>				
Habitat	BCNC	2	21	5.00				
Incredible Insects	BCNC	4	52	5.00				
Trailability	BCNC	17	44					
Nature Camp: "Ologies"	BCNC	5	150					
Group Visit: Catamount Institute	BCNC	1	20					
Bugs of Bear Creek Walkabout	BCNC	2	30					
Birthday Party: Big Bears	BCNC	1	23					
Bear Den Rental: El Paso County Mentorship Program	BCNC	1	35					
Wonder Voyage Volunteer Group	BCNC	1	15					
Nature Explorers: Happy Hummingbirds	BCNC	1	25	5.00				
Group Visit: Daffodil Ranch Preschool	BCNC	1	15					
Little Wonders: Grasshoppers	BCNC	1	25	5.00				
Community Intersections Paid Puppet Show Program	BCNC	1	30					
Birthday Party: Dinosaur Discovery	BCNC	1	17					
Sidewalk Astronomy with CS Astro	BCNC	1	160					
Nature Camp: Bear Creek Rocks! Geology Camp	BCNC	5	150	4.90				
Group Visit: Salvation Army Camp	BCNC	1	23					
Storybook Walk on the Trails	BCNC	1	71					
Outreach: EPC Fair	BCNC	3	354					
Plant Walk: Solista Senior Group	BCNC	1	12	5.00				
Awesome Arthropods	FCNC	32	491	5.00				
Walk the Wetlands	FCNC	2	20					
Nature Adventures: What Big Talons You Have!	FCNC	2	66	5.00				
2s & 3s Outdoors: Colors Along the Trail	FCNC	2	65	4.90				
Trailability Program	FCNC	8	16					
Birthday Party: Big Bugs	FCNC	2	48	5.00				
Birthday Party: Rad Reptiles	FCNC	1	24	5.00				
Group Visit: Youth Care Group	FCNC	3	47					
Group Visit: Adult Care Group	FCNC	2	31					
Group Visit: PPSC Herpetology	FCNC	1	10					
Group Visit: Colorado College Entomology	FCNC	1	20					
Nature Camp: Wild Child Adventures	FCNC	5	140	4.95				
Nature Camp: Cattail Kids	FCNC	4	116	4.95				
Outreach: EPC Fair	FCNC	5	327					
Outreach: Fountain Summer Reading Party	FCNC	1	180					
Outreach: Fountain Back to School Bash	FCNC	1	165					
Outreach: Switchbacks Pregame	FCNC	1	75					
Firefly Celebration & Night Nike	FCNC	2	64	4.90				
Program Room Rental & Restoration Crew	FCNC	2	32					
Animal Safety	FCNC	1	20	5.00				
Adult Birding Club: Class	FCNC	1	14	5.00				
Adult Birding Club: Field Trip	FCNC	1	14	5.00				
Adult and Pediatric CPR/First Aid/AED	BCNC	1	13					
Archery Camp Wk 4	BCRP	1	16	5.00				
Archery Camp Wk 5	BCRP	1	16	4.40				
Paint Mines Guided Hike	PMIP	2	13	4.92				
Cornhole League	FEC	2	30					
EPC Fair	FEC	8	31501					
Homesteading Group	FEC	1	20					
TOTALS		147	34866	4.95				

Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	645	566	0	0				
February	837	620	0	350				
March	1541	1210	0	0				
April	1270	927	1704	0				
May	1634	1523	3467	748				
June	2316	1727	2033	2730				
July	2514	1842	2683	2621				
August								
September								
October								
November								
December								
Totals	10757	8415	9887	6449				

ADMINISTRATIVE SERVICES
MONTHLY REPORT

JULY 2025

General Updates:

- Facility rentals have generated \$166,059, which is 92% of our annual \$180,000 revenue goal.

Special Events:

1. The Kit Carson Riding Club invited the equestrian community to a “Trail Versatility Challenge” at the Equestrian Skills Course at Bear Creek Regional Park. The motto was ‘come play, learn and connect with your horse!’. The obstacles provided at the skills course made riders try something new in a supportive friendly environment, strengthen their bond with their horse and meet fellow horse lovers.



Event participants navigating obstacles and trying new challenges.

2. Fountain Creek Regional Park was the host of a wonderful fundraiser event. “Aiden’s Adventures 5K” invited the community to a walk/run followed by festivities and food trucks in memory of an adventurous little boy who passed away in a tragic accident in 2021.

3. The Palmer Lake Elementary's largest fundraiser of the year is the annual "4th of July Fun Run". The Palmer Lake July 4th Fun Ru is a fast 4-mile run on the gorgeous Santa Fe Trail. The run begins in Palmer Lake and ends in Monument just in time for the parade. Over 800 runners took part in this annual tradition.
4. Mad Moose Events, a professional ultra-run organizer hosted the annual "Pikes Peak Ultra". Starting at Bear Creek Regional Park, the course took runners up High Drive and into Cheyenne Canon, Seven Bridges Trail and up to Pipeline Trail. This running event drew approximately 400 participants including international runners.
5. Ducks Unlimited choose the New Santa Fe Regional Trail as their "2025 DU Dash Race" showcasing the group's commitment to wetland conservation. The race united runners, supporters, and nature enthusiasts alike in their shared mission to protect and restore wetlands.
6. Kids on Bikes started their youth summer camps at Bear Creek Regional Park. Kids from ages 3 to 16 learn how to ride on trails, explore the park and have fun during these full or half day-long bike camps.
7. 8 commercial photograph permits for commercial/engagement photography were issued for the Paint Mines Interpretive Park.
8. Several permits were issued to local businesses and organizations to include bounce houses and other inflatables at their events. This month we also permitted a human sized 6-foot kickball dart board.

COMMUNITY OUTREACH
Monthly Report – July 2025

Happy Trails BBQ Fundraiser: Save the Date: Friday, September 12 | 6:00–9:00 PM

You're invited to a special evening at Bear Creek Nature Center filled with community, connection, and purpose—all in support of our beloved nature centers. Enjoy an unforgettable night while making a lasting impact. For tickets, table reservations, or more information, please contact MaryJo Lewis at 719-520-6388.

2025 Creek Week Cleanup: September 27th - October 5th

The Fountain Creek Watershed needs helping hands!

It's common for trash and debris to end up in waterways, clogging drainage systems, impacting wildlife, affecting water quality, and ruining the view of our natural landscapes.

Be part of the largest watershed-wide clean-up in the state of Colorado! Creek Week volunteers clean up litter along creeks, trails, parks, or open spaces throughout the watershed. We invite individuals and groups (such as families, clubs, schools, and neighborhoods) to form a Creek Crew. Get outdoors, get active, and get busy creating positive change for your community and those living downstream.

For more information, go to www.fountain-crk.org.

El Paso County Fair: Celebrating 120 Years of Tradition!

Thank you all for joining us at our VIP Reception on opening day. The County Fair exceeded its financial sustainability goals, achieving **\$109,500** in sponsorship and an additional **\$150,280** in in-kind services.

We had a Spudtacular Year!



PARKS DEPARTMENT

2002 Creek Crossing Street | Colorado Springs, Colorado | 80905

www.elpasocountyparks.com | parks@elpasoco.com

MONTHLY REPORT: JULY 2025

El Paso County Fair & Events Center:

- July was the biggest month of the year as we celebrated eight unforgettable days of the **2025 El Paso County Fair—A Spudtacular Journey Through the Ages!** Each themed day transported guests through decades of fun, with special events, contests, live music, entertainment, and agricultural showcases honoring our rich heritage. From thrilling rodeos and demo derby action to 4-H shows, the carnival midway, and family-friendly activities, the fairgrounds were buzzing with energy and community pride. We're also thrilled to announce that we exceeded all revenue and attendance goals for this year's fair, a true testament to the hard work of our team and the incredible support from our community. In the days before and after, the grounds were busy with fair prep, clean-up, and continued local meetings, ensuring everything ran smoothly. July truly captured the heart of what makes this venue and community so special!



Programs & Special Events:

- On July 26th, dozens of parents with their kids arrived at Bear Creek to hike along our **Storybook Walk**. As they strolled down our beautiful songbird trail, they read Schim Schimmel's *Dear Children of the Earth* on signs along our path, a story about the importance of protecting the planet we all live on. Once they were back inside, they put the lessons of the story into practice by making a craft made from entirely reused materials: toilet paper roll animals!
- Thirty-five mentors and mentees of the **El Paso County Employee Mentorship Program** spent time in nature together at Bear Creek Nature Center on July 15th. In addition to the time spent learning from each other, attendees also learned about the wonders of the El Paso County Nature Centers- many for the first time! After a brief introduction orienting them to the many programs, events, and opportunities provided by the Nature Centers, attendees were invited on a short hike utilizing all their senses to explore the natural world. Participants even used the Pen Friend devices on the Visually Impaired Persons Trail as they learned about accessibility initiatives at the Nature Centers.



- This month a group called Wonder Voyage came to visit us, they are a faith-based mission group based out of Dallas Texas. They spent about a week in and around the Colorado Springs area, doing a mix of **service work**, as well as enjoying the thrills of Colorado. They were a great help to us at the El Paso County Parks Dept. Tuesday the 15th they were at the county fair feeding seniors for the senior breakfast, then Wednesday the 16th they came to the nature center and pulled enough invasive Mullein to fill a dozen full sized trash bags. We appreciate their hard work, and our park will benefit by having more space for our native wildflowers.



- **Archery Camp** wrapped up for the 2025 summer season with all five sessions completely full, hosting a total of 80 participants. Both instructors from Archery School of the Rockies were returning staff, giving the camp a confident, smoothly run atmosphere. Miraculously, the camp fell on weeks with fantastic weather and avoided the season's hottest days, making it an ideal time for learning archery. As a bonus, each participant was offered one free follow-up lesson through Archery School of the Rockies to continue building their skills.
- **The Adult and Pediatric CPR/First Aid/AED** course was offered on July 3rd at Bear Creek Nature Center, with two sessions available to accommodate participants. A total of 13 individuals were certified or recertified, including Friends of El Paso County Nature Centers volunteers, interns, seasonal staff, and full-time staff. Offering this training is a great way to keep our teams prepared and confident in emergency response situations, and supports a safer environment for our programs, participants, and the community we serve.
- Recently, a mother from a family hiking group reached out to Fountain Creek Nature Center interested in a program that would help the group feel more comfortable hiking throughout Colorado and gain confidence in how to handle animal encounters. Victoria created a presentation called **Snake safety: Animal Encounters and more**, about the 7 Leave No Trace Principles, 10 Essentials, plants to watch out for, adverse weather conditions, and how to respond if they encounter: snakes, bears, moose, mountain lions, and ticks. A meet-and-greet with our resident bull snake, Ferdy, followed the presentation and helped the group feel more comfortable around snakes before they stepped out to enjoy a warm summer afternoon hike.
- Fountain Creek Nature Center was **crawling with students learning about** bugs this month! School may be out for summer, but many kids are in summer care, and they still want adventure and learning. Kids of all ages learned the differences between insects, arachnids, crustaceans, millipedes, and centipedes with a puppet show, matching activity, exhibit room time, and a beautiful hike. During the hike, the kids peaked under logs and rocks and swept nets through the grass to catch and identify bugs.

Outreach Events and Other Items:

- On July 31, the El Paso County executed a **proclamation for Eli Wright**. At only 14 years of age, Eli has made significant contributions to El Paso County Nature Centers. Starting at age 8, Eli made financial donations to the nature center, donating his birthday and allowance savings to the nature centers. In addition, Eli raised \$188 for Friends of EPCNC while hosting a baked goods/cider sale in his neighborhood, while also raising awareness in his community about the nature centers and what they offer. Eli has filled the role of Happy Trails Camp Ambassador for five years, sharing knowledge he gained during nature camps with guests at the fundraising event. Eli has also been a regular volunteer for Bear Creek's Restoration Crew, tackling outdoor projects and has grown into the role of Teen Camp Assistant this summer. It is truly inspiring and impressive to see how much Eli has impacted the nature centers positively at just 14 years old!
- Visitor interactions at **Paint Mines Interpretive Park** increased in July, with approximately 500 more contacts than in June, totaling 2,683 visitor contacts and 722 longer interpretive interactions made by our two interpretive staff. In addition to daily engagement, two guided hikes were conducted, with 13



participants receiving a naturalist-led tour through the prairie landscape and unique hoodoo formations. The amount of climbing on the formations has remained relatively consistent, with staff guiding 103 individuals off the fragile formations this month.

- July was the busiest month of the year at **Rainbow Falls**, with 3,716 visitors recorded. Our partnership with Adventures Out West continues to be a strong and positive one. Despite the reopening of North Cheyenne Cañon and the resumption of AOW operations there, they have chosen to continue offering weekday service at Rainbow Falls.
- Fountain Creek Nature Center was **out in the community this month** at different outreach events! At the **Back to School Bash at Fountain YMCA**, our team taught visitors about bird adaptations with the Bird Beak Buffet. At the **Fountain Summer Reading Party**, we introduced guests to the macroinvertebrates that live in the Nature Pond water. At the **El Paso County Fair**, staff and volunteers taught about metamorphosis and the amazing insects and amphibians that change. And finally, before a **Switchback's soccer game**, attendees got to learn about the Nature Center's accessibility efforts, namely the wonderful Trailability Program.





Special Events and Program Calendar

August 13 - September 10, 2025

Date	Day of Week	Program	Location	Target Audience	Notes*
August 12	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
August 13	Wednesday	Nature Explorers - What's the Weather?	Bear Creek Nature Center	Children ages 4-5 with an adult	9-10:30am or 1-2:30 pm, \$3/person
August 14	Thursday	Nature Adventures: What Sharp Talons You Have!	Fountain Creek Nature Center	Children ages 3-6 with an adult	9-10:30am, \$3/ person
August 15	Friday	Nature Adventures: What Sharp Talons You Have!	Fountain Creek Nature Center	Children ages 3-6 with an adult	9-10:30am, \$3/ person
August 13 & 16	Wednesday & Friday	Sustainability Series: Natural Dyes and Paper Making- An Exploration of Local Color & Handcrafted Papers	Bear Creek Nature Center & Flying Pig Farm	Adults or ages 14 and up with adult	5:30-7pm & 9-11am/ \$30 per person
August 16	Saturday	Auto Races	Fair & Events Center	All Ages	5-10 pm, www.bstpromotions.com
August 18	Monday	Homesteading Group	Fair & Events Center	All Ages	1-3pm, Free
August 19	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
August 20	Thursday	Little Wonders - Darling Dragonflies	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am & 1-2:15pm, \$3/ person
August 23	Saturday	Paint Mines Guided Hike	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/person
August 23	Saturday	Fountain Creek is a Pathway of History	Fountain Creek Nature Center	Best for ages 8+	10am-12pm, \$5 per person, \$4 per member
August 23	Saturday	Honey Harvest & Pollinator Celebration Day	Bear Creek Nature Center	All ages	10am-2pm, \$3 per person
August 26	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
August 29	Friday	Bunco	Bear Creek Nature Center	ages 13+	5-8pm, \$10/Person
August 30	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Adults or ages 14 and up with adult	9:30am-12pm, \$25/ person, \$20/ member
August 30	Saturday	Monarch Magic	Fountain Creek Nature Center	Best for ages 7+	10-11:30am, \$5 per person, \$4 per member
September 2	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
September 4	Thursday	Nature Adventures: Becoming Invisible	Fountain Creek Nature Center	Children ages 3-6 with an adult	2-3:30pm, \$3 per person
September 5	Friday	Nature Adventures: Becoming Invisible	Fountain Creek Nature Center	Children ages 3-6 with an adult	9-10:30am, \$3/ person
September 6	Saturday	Restoration Crew	Bear Creek Nature Center	Adults or ages 14 and up with adult	9am-12pm, Free
September 6	Saturday	Auto Races	Fair & Events Center	All Ages	5-10 pm, www.bstpromotions.com

* Nature Center Members may receive an additional discount

EL PASO COUNTY PARKS DEPARTMENT
PARK OPERATIONS ~ PARK PLANNING ~ RECREATION & CULTURAL SERVICES

PARK PLANNING DIVISION & PARK OPERATIONS DIVISION

MONTHLY REPORT
JULY 2025

Park Planning Division

Capital Project Management / Planning:

Crews Gulch Regional Trail Paving Project – The Crews Gulch Primary Regional Trail runs southwest to northeast from Ceresa Park and the Fountain Creek Regional Trail, northeast through Widefield Community Park, to its terminus at Fontaine Boulevard. The 2017 Widefield Community Park Master Plan identified the southern section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park. El Paso County Parks was awarded a 2022 Community Development Block Grant (CDBG) to complete this project, and the newly paved trail section was completed and opened to the public in late July 2023. EPC Parks has been awarded a 2024 \$195,000 Community Development Block Grant to complete the second phase of the paving project in 2025. Elite Surface Infrastructure is currently constructing the 8' concrete trail, ADA accessible pedestrian ramps, curb, gutter, and bench access. The project is scheduled to be completed by September

Fountain Creek Nature Center Sidewalks – The main sidewalk leading from the parking lot to the main entrance does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. El Paso County completed the design of this project in 2022-23. El Paso County Parks was awarded a Community Development Block Grant (CDBG) for this project in July 2023. A contract was awarded to CMS of Colorado Springs, and pre-construction meeting was held June 3rd, 2024. Demolition and construction began in October 2024 and was completed in late-April 2025 with the final installation of the guardrails and benches. CDBG project closeout has been completed and the contract has been closed. This project is complete.

Fountain Creek Regional Park Paving and Sidewalks– Several parking lots and sidewalks within the Duckwood active-use area are showing signs of disrepair. This project includes various paving, patching, concrete curb and gutter, and ADA improvements. Parks staff met on-site with the Facilities ADA team in March and will develop a scope of work. A professional engineering firm will be contracted to assess the sidewalks and make recommendations to ensure ADA compliance from the dog park, duckwood pond, and pavilion area. This work is anticipated to be completed in fall 2025 with construction planned in 2026.

Fox Run Nature Center – TDG Architecture was selected to provide professional architecture, site design, and engineering for the Fox Run Nature Center in June 2022. Regular design meetings and public engagement have continued to inform the design of the nature center. Key design milestones include Conceptual design completed in 2022; design development completed in 2023; and final design,

regulatory and permitting in fall 2024. Public and key stakeholder engagement was launched in 2023 and is ongoing. This includes interviews, public meetings, and attendance at community events (28). There are also sign postings, and a project website that is updated to keep the public informed. Fundraising is ongoing and is approximately \$5.5 Million, which includes \$2.5 Million from El Paso County, \$1.25 Million from grants, and \$1.75 from foundations and individuals.

Fox Run Regional Park Oak and Pine Meadow Restrooms – This project involves renovating the Oak and Pine Meadow restrooms from a pit vault composting system to a flush system. The current pit vault composting waste systems will be removed, and a new on-site wastewater treatment system will be installed with new internal plumbing and fixtures. The project design was completed by Design Edge in 2023. Bids for construction were received in May 2024, and a contract was awarded to IS West. Construction began in early July with substantial completion achieved in December. IS West completed punch list items in April 2025. OWTS inspection and testing was completed in May, and the restrooms were opened to the public. A second OWTD inspection will be completed in September.

Fox Run Regional Park Pond and Gazebo Renovation – The wedding gazebo located in Fox Run Regional Park is beyond its useful life with varying structural issues. The project consists of improvements to the two ponds, a new wedding gazebo that will be relocated to the pond edge and closer to the existing amphitheater, various site improvements such as grading, drainage, ADA parking and accessibility to the new gazebo and existing restrooms, and trail improvements around the ponds. El Paso County Parks has contracted with Matrix Design to develop design and construction documents. Final drawings and specifications were received in May. The RFP for construction was advertised in July with bids due August 2025.

Hanson Trailhead (FEMA) – FEMA awarded El Paso County funds to complete the design and engineering for repairs at Hanson Trailhead. A scope of work was developed and advertised in December 2024. Four proposals were received in January with a contract awarded to Olsson in April for \$796,165. The design project started in May and will take approximately 18 months.

Homestead Ranch Regional Park Trails and Drainage – The Homestead Ranch Regional Park Master Plan identified the need to improve the condition of trails and site drainage. This will be the second phase of planned trails and drainage improvements. The project includes grading, minor trail realignments, drainage improvements, and other stormwater improvements within the park.

June 2023 Flood Repairs (FEMA) – El Paso County received FEMA funds to complete repairs at several locations across the regional park system. This includes the Woodlake Trail, Falcon Regional Park, and Fountain Creek Regional Trail. An IFB to complete trail resurfacing of the Woodlake Trail was issued in March. Integrated Wall Solutions was selected and will begin construction in August. The project is anticipated to be completed in September.

Paint Mines Interpretive Park Fencing Project – Following recommendations from the 2024 Paint Mines Interpretive Park Master Plan, approximately 2,800 feet of new 2-rail post and dowel fencing will be installed at the approaches to the main formation area, while another 2,065 feet of existing 3-rail post and dowel fencing will be modified to 2-rail. Contract Equipment Operators (CEO) has been awarded the contract, and the fencing project has begun in earnest, with mobilization completed and all fence alignments flagged. The project should be completed in August 2025.

Pineries Open Space – El Paso County Parks has been awarded a seven-week GOCO / Mile High Youth Corps grant to construct a 2-mile natural surfaced singletrack trail in the southwest corner of the open space property. In support of the project, El Paso County has contracted with Rocky Mountain Field Institute to provide project management and technical assistance. A site visit was held in July and the work is scheduled to be completed between July and September. This trail will create an approximate 3.75-mile loop in addition to the existing 8.5-mile loop. In addition to trail construction, a forest mitigation project is underway to clear the trail corridor and address other dead-standing and pine beetle areas. RMFI/MHYC, with assistance from North District Park Operations staff, have completed the trail and

associated puncheons and bridge. The trail is officially open at this time, with only wayfinding signage left to install.

Santa Fe Open Space Trail Construction Project – The 2024 Capital Improvement Program identified a project to commence in summer 2025, which will involve the construction of approximately 0.35 mile of singletrack trail on the open space’s northwest side, as well as to an overlook on the open space’s southern boundary. Trail corridor forestry work has been completed, and Rocky Mountain Field Institute (RMFI) has been chosen to complete the trail work, which will also include the construction of crib steps and a puncheon/boardwalk. RMFI completed the project in June 2025 and two park benches were installed in July 2025.

Ute Pass Regional Trail – El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A third grant was awarded to the County in 2022. A revised scope of work was approved in 2022 to reduce the project to 1.5 miles to end at the intersection of US 24 and Fountain Ave. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting, regulatory approvals, and coordination with several agencies are ongoing. The final design package was completed in early 2025. Procurement is planned in Fall 2025 with construction to be completed by Winter 2026.

Other:

Development Permit Application Reviews – Staff reviewed one development application for endorsement at the August 2025 meeting and provided internal administrative comments for an additional 10+ applications during July 2025.

Asset Management – El Paso County, in support of the County-wide strategic plan objectives, has launched on an asset management plan. As part of the effort, El Paso County Parks will be working with the Department of Public Works to hire an asset specialist, and to hire a consultant to perform a comprehensive inventory and condition assessment of the entire regional park system. Onboarding of the Asset Specialist is ongoing. The RFP for the inventory and condition assessment is being finalized and will be asterisked in Fall 2025 with work anticipated to continue through 2026.

Fountain Creek Watershed, Flood Control, and Greenway District – Staff continue to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects. The district has launched the greenway master plan and staff is participating as a stakeholder. A portion of the Fountain Creek Regional Trail was realigned as part of a bank stabilization and creek alignment project at Southmoor Drive north of Camping World.

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, asset management, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been developed and set into production.

Grants – County Parks revised a \$1.25M Colorado Parks and Wildlife grant for the Fox Run Nature Center and a Great Outdoors Colorado request for \$1.5M is pending.

Interdepartmental Coordination – Staff is representing County Parks and providing technical assistance for several projects to ensure compliance with the El Paso County Parks Master Plan and to support advancement of multi-modal opportunities. This includes the Peyton Drainage and Transportation Master Plan, Eastonville Road design project, South Powers Extension Study, the Pikes Peak Area Council of Governments (PPACG) Active Transportation Plan, Jackson Creek Parkway Corridor Plan, and the El Paso County Land Development Code update.

Park Operations Division

Central District:

District Properties - Bear Creek Regional Park, Bear Creek Dog Park, Bear Creek Nature Center, Rainbow Falls Historic Site, landscape maintenance at eleven (11) County facilities, Ute Pass Regional Trail, Jones Park Open Space

Monthly Summary – Central staff continued their daily efforts to keep all properties clean and safe during the month of July. El Paso County fair assistance, hailstorm debris cleanup, monitoring of irrigation system usage, native and irrigated turf mowing operations, herbicide applications, tree pruning, landscape bed maintenance, playground inspections, box blading trails and parking lots, and daily illegal camping checks were priorities during the reporting period.

A large hailstorm occurred in the area on July 6th. Thankfully there was limited damage to vehicles and structures, however, the flora around Bear Creek Regional Park was highly impacted. Almost all flowering plants and shrubs were beaten down, along with many tree limbs and leaves. The Central team spent multiple days cleaning up debris from this storm.

The Rainbow Falls Historic site is currently open to the public and staff have increased their monitoring visits to check for graffiti, remove trash, and provide any additional assistance or maintenance needed. Adventures Out West, a proud partner to the site, requested daily access to the park while construction from storm damage closed Cheyenne Canyon. These daily tours to the “Falls” have been well received and AOW was granted permission for continued use throughout the remainder of the tourist season.

The Downtown team’s priorities during the reporting period included irrigated and native turf mowing operations, bed maintenance, tree pruning, herbicide applications, and site preparations for the EPC employee appreciation picnic at Centennial Hall.

East District:

District Properties – El Paso County Fair and Events Center, Falcon Regional Park, Falcon Regional Dog Park, Homestead Ranch Regional Park, Paint Mines Interpretive Park, Rock Island Regional Trail, Drake Lake Open Space, Palmer Divide Trail at Wood Lake, Heritage Ranch Open Space, Latigo Trails Open Space, Falcon Vista Open Space, Peyton Pines Open Space, Forest Green Open Space

Monthly Summary – Both the parks team and the Fairgrounds team came together, with support from the other park maintenance districts, to staff the County Fair this year. The teams worked to finalize preparations during the beginning of the month, provided event support, and focused on cleanup operations in the two weeks following the Fair. Overall, it was another successful year, and the east district greatly appreciates the assistance provided by all Park Operations staff. It takes a team effort to support the County Fair, and we came together to make it happen. The Fairgrounds team will be working to get the Fairgrounds ready to resume normal rental and event operations.

Our primary focus for the park systems was to maintain continuity of mowing and cleaning operations while providing support for the Fair. We had one illegal dumping issue at Falcon Regional Dog Park that needed immediate attention. The team will now shift focus to completing tasks identified on our action plan.

North District:

District Properties - Fox Run Regional Park, Fox Run Regional Trail, Black Forest Regional Park, Black Forest Section 16, Pinerias Open Space, Palmer Lake Recreation Area, Santa Fe Open Space, New Santa Fe Regional Trail, Baptist Road Trailhead, Forest Lakes Regional Trail, Cherry Creek Regional Trail

Monthly Summary – The north district team has continued to work on non-selective herbicide applications, trail grading, and additional irrigation repairs. In addition, we were able to complete seeding all bare turf areas within the regional parks. Fair support was performed by all north district employees during the El Paso County Fair.

Several small projects were completed at Black Forest Regional Park. A failed culvert was replaced near the entrance to the park. The crew also cleaned up and rejuvenated the horseshoe pit area within the park. The tennis court practice wall was installed and offers visitors a new opportunity at the courts.

A large eagle scout project was completed at Fox Regional Park. The project provided the installation of twelve new water bars to control drainage on three steep sections of the trail. New trail material was also installed and compacted along these sections. Over thirty volunteers completed the project during two workdays.

The Black Forest Section 16 restroom holding tank was pumped this month, which helps maintain the function and cleanliness of the facility. Lastly, two new benches were installed on the Santa Fe Open Space trails. Both benches offer great views of Mount Herman and the Front Range.

South District:

District Properties - Fountain Creek Regional Park, Fountain Creek Dog Park, Fountain Creek Nature Center, Fountain Creek Regional Trail, Clear Springs Ranch, Christian Open Space, Willow Springs Park, John Ceresa Park, Crews Gulch Trail, Kane Ranch Open Space, Stratmoor Hills Park, Stratmoor Valley Park, Schreder Open Space, Widefield Community Park, Grinnell Boulevard

Monthly Summary – The South District team spent time performing trail maintenance, 5S cleaning practices, general parks cleaning, irrigation repairs, gate installation, and landscape maintenance. Native mowing operations are in full swing and will continue throughout the summer. Staff also devoted a significant amount of time to supporting the El Paso County Fair.

Our team had to fix and re-install a gate off Maxwell St. that was found damaged. The gate had to be straightened, welded, and a new footer installed. This gate closes off an area on the north side of Academy Blvd and has been a hot spot for illegal dumping.

Staff spent a significant amount of time working on irrigation repairs. There were several irrigation heads that were not working correctly, as well as valve issues throughout the park properties. We also worked on changing out nozzles on irrigation heads to ensure more consistent coverage. This will lead to more even watering across turf areas. A large amount of time has been spent at Widefield Park this month making adjustment to irrigation heads, replacing heads, adjusting run times, and flushing valves. Also, the team repaired a broken lateral supply line in John Ceresa Memorial Park. We continue to monitor and adjust heads on a routine basis.

Park Maintenance Technician 1 interviews were conducted to fill a vacant position in our maintenance district. There were several good applicants for the position, and the position was offered to Samuel Martinez, a seasonal employee currently working in the south district. He will be a great full-time addition to the team and has already proved himself to be an asset.

Our team was devoted to supporting the County Fair this month. We had staff supporting the set-up for the Fair, staff support during the Fair, and staff support for tear down and cleanup efforts. Some completed tasks included repairs of broken facilities, trash collecting, traffic control, equipment operation, and assisting the citizens of El Paso County with any issues or questions they may have had.