

PARK ADVISORY BOARD

Meeting Agenda

Wednesday, September 10, 2025 – 1:30 p.m. Centennial Hall, 200 S. Cascade, Colorado Springs

<u>ltem</u>			<u>Presenter</u>	Recommended Action				
1.	Call Meeting to Order		Chair					
2.	Approval of the Agenda		Chair	Approval				
3.	Appr	oval of Minutes	Chair	Approval				
4.	Introductions / Presentations							
	Α	2025 County Fair Review	Andschana Aljets	Information				
	B.	Paint Mines Interpretive Park Fencing Project	Ross Williams	Information				
	C.	2025 Creek Week Summary	Dana Nordstrom	Information				
5.	Citizen Comments / Correspondence Chair on items not on the agenda (limited to three (3) minutes unless extended by Chair)							
6.	Development Applications							
	A.	The Commons at Falcon Field Filing No. 3 – Final Plat	Ashlyn Mathy	Endorsement				
7.	Information / Action Items							
	A.	Joint City / County Park Advisory Board Luncheon	Todd Marts	Information				
	B.	2026 Capital Improvement Program	Todd Marts	Endorsement				

 Item
 Presenter
 Recommended Action

 8. Monthly Reports
 Staff
 Information

 9. Board / Staff Comments

10.

Adjournment

Minutes of the August 13, 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

Theresa Odello, Division Manager – Rec. & Cultural Services

Jason Meyer, Division Manager – Park Planning

Ross Williams, Senior Parks Planner

Ashlyn Mathy, Parks Planner

MaryJo Lewis, Bear Creek Nature Center Supervisor

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. <u>Approval of Agenda:</u> Vincent Prins made a motion to approve the meeting agenda. Janna Blanter seconded the motion. The motion carried 7 0. The board members received a handout of two public email comments submitted by citizen Carol Beckman and Cory Sutela, Medicine Wheel Trail Advocates. Comments attached.
- 3. Approval of Minutes: Jane Newman made a motion to approve June 11, 2025, meeting minutes. Vincent Prins seconded the motion. The motion carried. 7 0. (The board approved the June meeting minutes due to the board not meeting in July).
- 4. Introductions and Presentations:

A. Outdoor Pikes Peak Initiative Vision Plan

Becky Leinweber provided a PowerPoint presentation of the Draft of the Outdoor Pikes Peak Initiative Vision Plan. The mission of the organization is: To strengthen the outdoor recreation industry for the Pikes Peak region through leadership and collaboration. The final vision plan will be released at the State of the Outdoors on August 19, 2025. Chair Thomas Lachocki stated that our community is very fortunate to have you and your organization pulling all these people together. This has and will have a profound impact on the quality of life here for generations to come. Todd Marts also highlighted the Pikes Peak Outdoor Recreation Alliance and the Outdoor Pikes Peak Initiative. He stated that 'Ring the Peak' and the 'Outdoor Pikes Peak Initiative' are going to be transformational for our community.

B. Happy Trails Fundraiser Event

Mary Jo Lewis presented the upcoming Happy Trails Fundraiser Event. Happy Trails is the annual signature fundraising event benefiting the El Paso County Nature Centers. 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. This year's event will be held at Bear Creek Nature Center on Friday, September 12, 2025, from 6:00p.m.–9:00 p.m. Themed as "*The Hoot-enanny*", guests are encouraged to wear western attire with a bird-themed twist.

5. Citizen Comments:

6. Development Applications:

A. The Retreat at Prairie Ridge Filing No. 4 Final Plat

Ross Williams presented The Retreat at Prairie Ridge Filing No. 4 Final Plat.

Vincent Prins endorsed 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. Janna Planter seconded the endorsement. The motion passed 7-0.

7. Information / Action Items:

A. Santa Fe Open Space Phase II Trail Construction Project Summary

Ross Williams presented the Santa Fe Open Space and addressed questions by board members. The Santa Fe Open Space features 1.75 miles of singletrack trail contained within the 60-acre property, leaving only 0.30 miles of the 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.

B. Electrical Assisted Bicycles

Todd Marts stated that today's meeting is the first step in the official kick-off to a County e-bike policy. Today's presentation is very similar to what was presented to the County Commissioners at an informal meeting. The next steps will be the public input process, consider all public input, review proposed rules and revise. Present the final rules to the

Park Advisory Board for endorsement/consideration followed by a presentation to the Board of County Commissioners for consideration for approval.

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 trials that are in Palmer Land Conservancy Conservation Easements where e-bikes are not allowed. Mr. Marts presented the following proposals:

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.

Vincent Prins asked if the City's stands on e-bikes align with El Paso County. Mr. Marts stated that it is close. The city will not allow e-bikes on certain trails, but the ideal outcome is to allow Class 1 e-bikes on all trails that currently allow bicycles. Janna Blanter asked what the Palmer Land Conservancy's position on e-bikes is. Todd Marts stated that they expressed to him that they consider e-bikes motorized. Certain State statutes are argumentative to that position.

Public Comments:

Jeff Cooper spoke in support of Todd Marts' presentation to allow Class 1 e-bikes where bicycles are currently allowed. Mr. Coopers position is that a ban on Class 1 e-bikes is a ban on seniors. Seniors are buying e-bikes at a rate of 2:1. Mr. Cooper stated that Class 1

e-bikes are regulated in the federal government under the Consumer Product Safety Division as a bicycle.

Keith Thompson, executive director with the Colorado Springs Mountain Bike Association stated that a Class 1 e-bike is a bicycle and is in full support of the County's approach to allow Class 1 e-bikes on trails where bicycles are allowed. A Class 1 e-bike is only 5 to 10 lbs. heavier than a regular bike and does not present any additional safety concerns for any other user than a normal bike would. The organization cares deeply about the conservation easements held by the Palmer Land Trust. Data put forth by the USDA, the US Forest Service and the National Park Service shows that a Class 1 e-bike shows no more impact than a normal bike would.

Alan Beauchamp, community engagement coordinator with Trails and Open Space Coalition, also expressed his support on the County's position to allow Class 1 e-bikes on all trails where bicycles are allowed and expressed his support to align the City and County e-bike policies. This will minimize the confusion for users, ensure consistent enforcement, promotion safe and responsible usage and support multi-jurisdictional trail networks.

Becky Leinweber, executive director, Pikes Peak Outdoor Recreation Alliance spoke to the alignment with the City's new e-bike policy and the importance of a regional approach and the tourism and economic opportunities this creates. Her position is to make our regional trail systems work better for everyone. A consistent e-bike policy across jurisdictions paired with user education.

Kent Drummond also expressed his support for the County's position to allow Class 1 ebikes on all trails where bicycles are allowed. He stated that e-bikes are a technological innovation to propel the rider forward a bit easier. He shared a photo showing himself, his son and his granddaughter on top of Pikes Peak finishing the recent 'Cycle to the Summit' event together.

Vincent Prins stated that he appreciates Todd Marts' leadership and the consensus on the e-bike topic from all groups speaking today during this first phase. John Wallace brought up that Class 1, 2 and 3 are almost indistinguishable and legislating the differences in machinery is not enforceable. Thomas Lachocki asked Mr. Marts if he could talk about what the position of City Parks and other organizations is regarding Class 2 bikes. Mr. Marts stated that there will be an Open House where this discussion would be more suited due to the complexity of the issue. Andrew Dyer asked if under the current rule other electric vehicles like one-wheels or electric skateboards are prohibited in parks. Mr. Marts confirmed that they are prohibited.

8. Monthly Reports:

John Wallace inquired about the construction barriers at the Black Forest Regional Park restrooms. Brian Bobeck stated that there have been interior improvements made to the restroom and there has been a delay with a few fixtures which kept the bathrooms closed a little longer than anticipated. Vincent Prins congratulated staff on reaching 92% revenue in facility rentals.

9. Board/Staff Comments:

Theresa Odello stated that her staff will bring a Fair presentation to the board next month.

She encouraged the board to attend the upcoming Happy Trails fundraiser event and highlighted the Paint Mines guided field hikes which will take place twice per month. She also highlighted an event educating the public on the history of Fountain Creek which will be held at the Fountain Creek Nature Center and the Honey Harvest Day being held at the Bear Creek Nature Center featuring honey harvest demonstrations.

10. Adjournment:

Janna Blanter made a motion to adjour	ı. Jane	Newman	seconded	the	motion.	The					
meeting was adjourned at 3:04 p.m.											

Jane Newman, Secretary

Sabine Carter

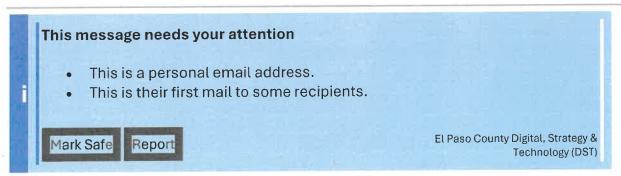
From: Carol Beckman <quibus42@gmail.com>
Sent: Tuesday, August 12, 2025 11:43 AM
To: Parks: Sabine Carter; Todd Marts

Subject: e-bikes on trails

CAUTION: This email originated from outside the El Paso County technology network.

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Please forward to the county parks board members. Thanks.

Hi, county parks board,

I want to comment on the proposal for e-bikes on trails.

For park and open space trails (typically dirt, single-track), it is important to note that Colorado Springs Parks does not allow e-bikes on park and open space trails.

https://coloradosprings.gov/Ebikes

" E-bikes of all classes are not permitted on City of Colorado Springs open space properties. "

CS Parks has opened up the possibility, but have provided no timeline on when they might actually allow e-bikes on open space and park trails. If the goal is to match policies with city parks, then county parks should not allow any e-bikes on park and open space trails. Jones Park is obviously an exception since it allows dirt bikes on some trails, so allowing all e-bikes on all county trails that allow motorcycles would make sense. It should also be noted that Forest Service classifies all e-bikes as motorized, so e-bikes are allowed on all Forest Service motorized trails, but not on nonmotorized trails. Jones Park is completely surrounded by Forest Service land.

For regional trails, changing to only class 1 e-bikes is a step backward. Class 2 e-bikes are currently allowed on county regional trails.

https://epc-assets.elpasoco.com/wp-content/uploads/sites/10/Parks/Park-Rules-and-Regulation-Update-Sept.-2024-B.pdf

"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."

Regional trails are important not just for recreation, but also for commuting. Bikers feel safer on trails vs roads. Encouraging people to bike to work, and for other needs, like going out to a restaurant or store, reduces car traffic and congestion, reduces pollution, and improves health for the riders. Class 2 bikes can be more practical for commuting (people arrive at work less sweaty, for instance), so allowing class 2 bikes on regional trails is important. Class 3 bikes should also be allowed on regional trails. They also are good commuter bikes. The presentation says:

"The rider is the cause of conflict on the trails not the device (e-bike / mountain bike/road bike/bmx/etc.)."

If that is true for class 1 riders, it is true for class 2 and class 3 riders.

The presentation also says:

"Class 1 E-bikes require the user to pedal and therefore do not classify as motorized."

This is also true for class 3 e-bikes. Just because class 3 can go 28 mph does not mean the rider will go that fast. Again, if it is the rider, not the equipment, then class 3 e-bikes should be allowed on regional trails.

At this point, e-bikes should not be allowed on park and open space trails, except for motorized trails in Jones Park. Please keep class 2 e-bikes on regional trails, and allow class 3 on regional trails, also.

Thanks, Carol Beckman

Sabine Carter

From: Cory Sutela <csutela@medwheel.org>
Sent: Wednesday, August 13, 2025 8:53 AM

To: Parks

Cc: Todd Marts; Steven Klaffky; MedWheel AdvocacyTeam; MedWheel Board President;

Ross Williams: Thomas Lachocki

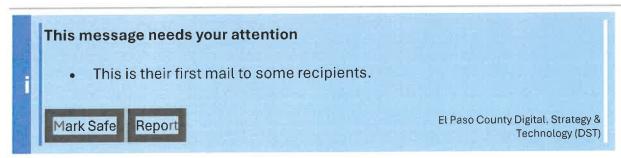
Subject: medwheel comments on el paso county parks ebike changes

Attachments: 2025-08-12 MW statement to El Paso County Parks about ebike policy.pdf

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Hi Todd and team,

I'm sorry I can't join today's conversation about ebikes due to a conflicting appointment. Please accept the attached comments and suggestions, and confirm that you will share them with the parks board. We look forward to ongoing conversations on this topic.

I would like to specifically ask for the county's legal team opinion on the point about 'motor vehicles' vs motorized use. This is a commonly misunderstood point that leads to confusion on this topic. "Motor vehicle" is a specific term referring to devices that are registered and licensed. Clearly ebikes are not 'motor vehicles', but they are 'motorized' and hence cannot be used where motorized use is prohibited (and is the reason why a modification to Conservation Easements is required if ebikes are allowed on certain properties). This is the nuance I shared with you by phone on Monday and I apologize if it wasn't clear at that time.

Since this is an item in the staff presentation, I would appreciate it if you can share the legal opinion from the county on this with me and with the parks board prior to today's discussion - is that possible?

Thank you for your attention, respectfully, Cory



MEDICINE WHEEL TRAIL ADVOCATES Cory Sutela, Executive Director csutela@medwheel.org

1,719,204,3445 he/him

www.medwheel.org Facebook Instagram YouTube Strava

MedWheel is a chapter of IMBA Local, and a member of the Colorado MTB Coalition
501(c)3 charity E.I.N 20-5765291 PO Box 2543, Colorado Springs, CO, 80901

Building and maintaining trails in the Pikes Peak Region since 1991



Recommendations for Thoughtful E-Bike Integration on El Paso County Trails

On behalf of Medicine Wheel Trail Advocates, we are grateful for the opportunity to continue our long-standing partnership with El Paso County. Since 1991, our mission has been to **build**, **share**, **and protect inspiring trail experiences** in the Pikes Peak region. We are excited to work together to help shape a thoughtful e-bike policy that expands access and enhances the trails that heal and connect our community.

MedWheel sees e-bikes as a powerful tool for connecting more people to the restorative power of our trails. For years, we have advocated for the responsible expansion of e-bike access, and we are thrilled to support this positive step forward.

As we craft this new policy, **clear and consistent language is essential** for public understanding. We want to offer our support in clarifying a common point of confusion surrounding e-bike classifications.

- While state and federal laws correctly distinguish e-bikes from "motor vehicles" (a legal term related to registration, licensing, and safety testing), it's important for our policy to acknowledge they are "motorized" by definition, as they contain a small electric motor. This distinction is critical, particularly when considering trails protected by Conservation Easements that prohibit motorized use.
- All three classes of e-bikes use a motor limited to 750W. Class 1 and 3 both require
 pedaling to engage the motor (with cutoff speeds of 20 and 28mph respectively), while
 Class 2 has a throttle option. Recognizing these nuances helps create a policy that is
 both accurate and easy for trail users to understand.

For over six years, our community has successfully integrated Class 1 and 2 e-bikes on regional trails like the Bear Creek regional trail. Both classes limit the motor speed to 20mph. This shared-use model has been a positive example of expanding access, without documented issues. We see this as a foundation to build upon and **encourage continuing this successful shared-use model**, which provides vital transportation and recreation connections for so many.

To ensure a smooth and successful expansion of e-bike access, Medicine Wheel Trail Advocates suggests the following approach:

- 1. Adopt the clear, standard e-bike class definitions shown on page 69, to create consistency for all users.
- 2. **Establish** clear trail categories (e.g., Regional, Primary, Secondary) so the public can easily understand where different uses are permitted. Note that some county trails also allow motorcycle use we need to improve clarity on which uses are allowed, where.
- 3. **Create** a supportive framework of education and enforcement to foster a culture of responsible riding.



- 4. **Explore** trail use modifications, such as directional routes in key areas like The Pineries, to enhance flow and minimize user conflict.
- 5. **Maintain** Class 1 <u>and 2</u> e-bike access on regional trails, building on years of successful shared use.
- 6. **Honor** all Conservation Easements by ensuring e-bike access is only permitted where these legal agreements have been specifically updated to allow for it.
- 7. **Provide** a clear, accessible, and consistently updated map showing which uses are allowed on all county trails.
- 8. **Commit** to ongoing monitoring and data gathering, building in the flexibility to adapt trail access in the future to best serve the community and protect our natural resources.

Medicine Wheel Trail Advocates is committed to working alongside El Paso County to create a trail system that is welcoming, sustainable, and inspiring for everyone. By embracing a thoughtful, clear, and phased approach to e-bike integration, we can protect our precious natural spaces while opening the door to adventure and well-being for more of our neighbors.

Thank you for your consideration and partnership.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 County Fair Review

Agenda Date: September 10, 2025

Agenda Item Number: #4 - A

Presenters: And schana Aljets, Fair & Events Center Supervisor

Information: X Endorsement:

Background Information:

The 2025 El Paso County Fair celebrated our 120 year Spudtacular Journey. From our humble beginning as a Potato Festival, to the county fair we know today the El Paso County Fair is the county's largest event that celebrates our history and heritage and is an opportunity to celebrate community and achievements of youth in our County. Each year the Fair staff provide a post fair report to the Fair Advisory Board, the Fairgrounds Corporation, the Board of County Commissioners, and to the Park Advisory Board.

The attached presentation highlights the efforts and successes of this year's El Paso County Fair.

Recommended Action:

Information Only

EL PASO COUNTY











JULY 12 - 19 | CALHAN, CO

A SPUDTACULAR JOURNEY
Celebrating 120 Years of Fair



WWW.ELPASOCOUNTYFAIR.COM

2025 FAIR OVERVIEW

In 2025, we proudly celebrated **120 years of the El Paso County Fair** with the theme *A Spudtacular Journey*. Through a comprehensive and strategic marketing communications plan, we maximized our available resources to generate strong awareness, community engagement, and partner visibility.







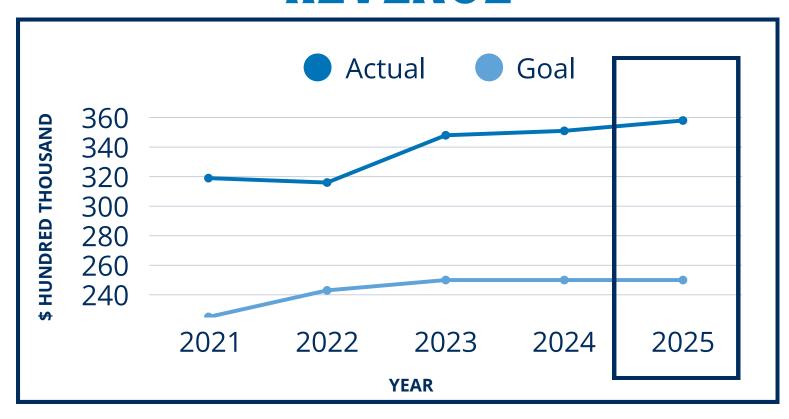
2025 FAIR COMPARISON Data Driven Decisions

We are committed to being accountable by being good stewards of County resources. Our marketing initiatives maximize our budget and ensure we are doing what we can to raise event awareness and participation.

ATTENDANCE



REVENUE



2025 FAIR IMPACT

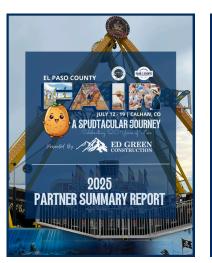
Once again, we are proud to report measurable success. Our efforts reached thousands of residents and visitors, amplifying the impact of the Fair and demonstrating the value of public events that celebrate culture, connection, and service.

63.7 Million Impressions \$1.7 Million Publicity Value

2025 FAIR PARTNERSHIPS

We proudly partner with over **50 local businesses and organizations** to make our Fair successful. In 2025, we gained **5 new partners** and captured over **\$112,500 in cash sponsorships** and over **\$150,280 of in-kind value**.

We honor our partnerships by providing transparency in reporting through a event partner summary report capturing an overview of the event and specifics on our goals and achievements.



















2025 FAIR PARTNERSHIPS Onelary & In- Value Partners

























































































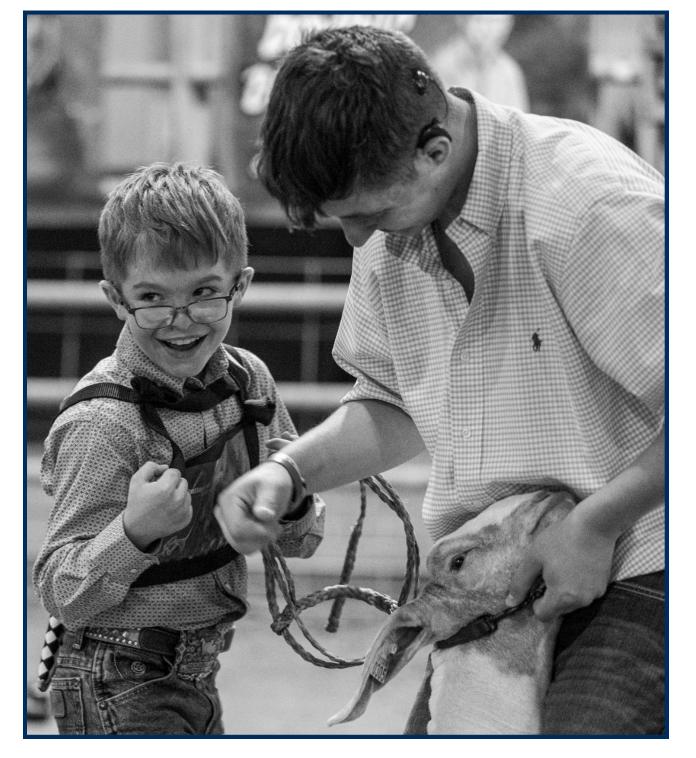








2025 FAIR PROGRAMMING Youth Development & Agriculture



273 Exhibitors1595 Fair Entries656 Animals



A survey of 111 4-H youth showed that over 92% believe 4-H is a place where you get to teach others what you learned, you get to do things, you are encouraged to plan for your future, you get a chance to be a leader, and help your community.







2025 FAIR PROGRAMMING Jouth Development & Agriculture

Youth participating in market livestock projects facilitated through the 4-H program and FFA had the opportunity to sell at the **El Paso County Junior Livestock Sale.**

119 Lots Sold for a Total of \$402,350 6,011 Pounds of Protein Donated

62 LOTS WERE DONATED TO THE SPRINGS RESCUE MISSION THROUGH PROTEIN 4 HELPING OTHERS (P4HO)

EQUATING TO NEARLY \$32,000 IN RETAIL VALUE





We appreciate your continued support and advocacy of the largest, longest-running El Paso County-produced event.

EL PASO COUNTY











JULY 12 - 19 | CALHAN, CO

A SPUDTACULAR JOURNEY
Celebrating 120 Years of Fair



WWW.ELPASOCOUNTYFAIR.COM

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Paint Mines Interpretive Park Fencing Project

Summary

Agenda Date: September 10, 2025

Agenda Item Number: #4 - B

Presenter: Ross Williams, Senior Parks Planner

Information: X **Endorsement:**

Background Information:

In recent years, through the power of social media and online travel websites, the number of visitors to Paint Mines Interpretive Park increased dramatically, leading to several management challenges which include vandalism, vehicle congestion, user-created social trails, climbing on the formations, and overall site degradation. Approved by the El Paso County Board of County Commissioners in December 2024, the Paint Mines Interpretive Park Master Plan contained final recommendations to construct new fencing within the park in a continuing effort to provide guidance to visitors, while providing an extra layer of protection for the fragile formations and surrounding prairie environment. In preparation for the final phases of fencing and formation protection, this phase of the project involved the installation of 2- and 3-rail wooden post and dowel fencing, as well as the modification of existing 3-rail fencing.

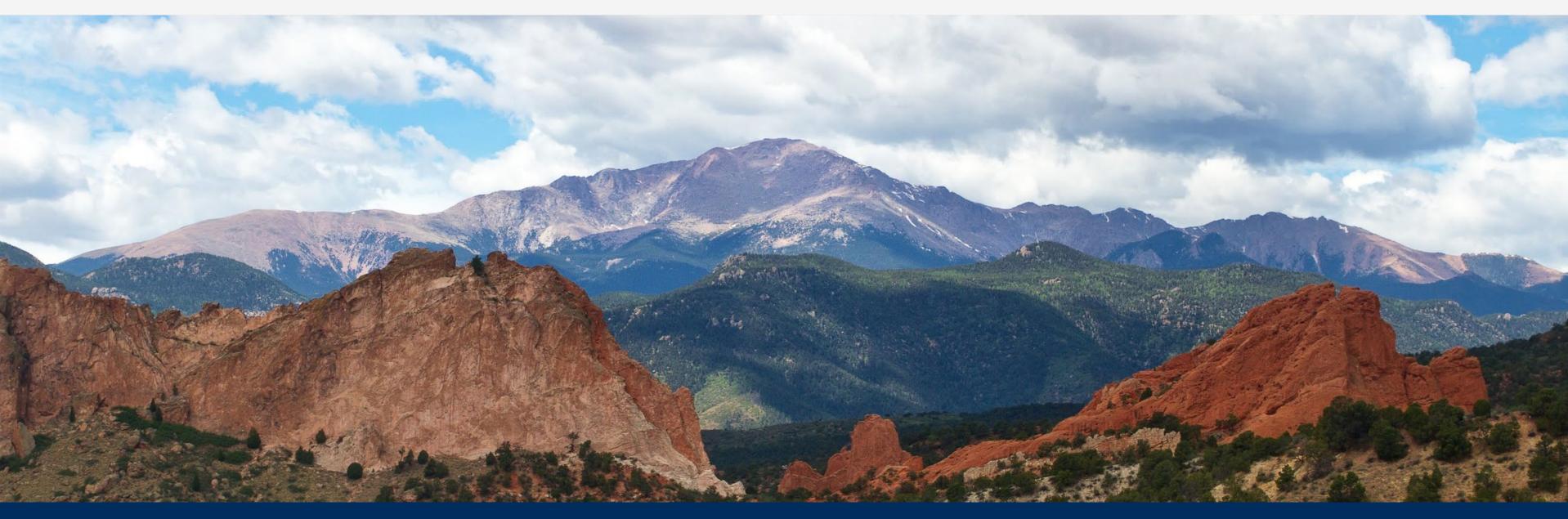
Attachment:

Paint Mines Interpretive Park Fencing Project Presentation

Recommended Action:

Information Only





PAINT MINES INTERPRETIVE PARK PHASE II FENCING PROJECT



Project Overview

PROJECT DESIGN

- December 2024: Paint Mines Interpretive Park Master Plan was officially adopted by the El Paso County Board of County Commissioners.
- The Master Plan included additions and modifications to the existing post and dowel fencing as preparation for future fencing and formation protection.

PROJECT FUNDING

- Lida Hill Grant
- Trust for County Parks Funds

PROJECT CONSTRUCTION

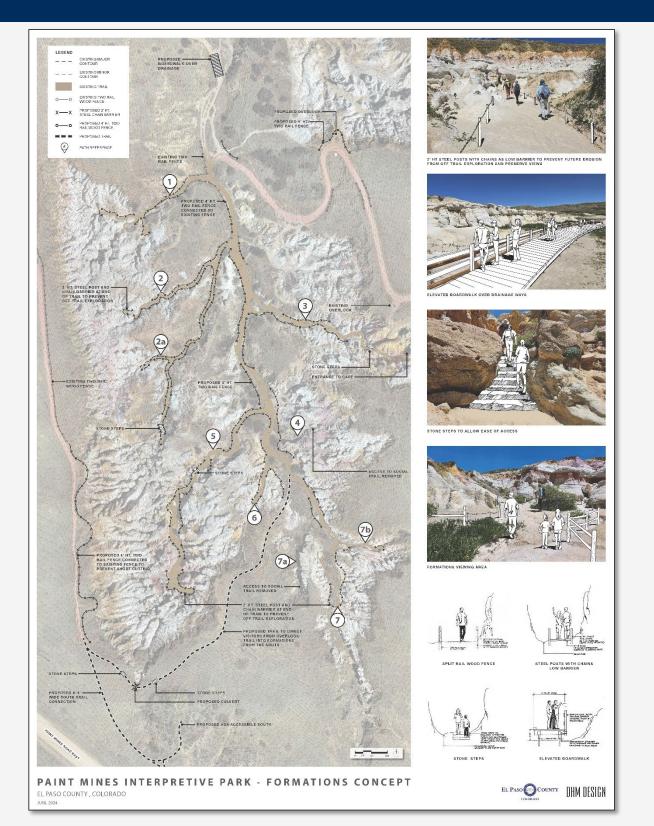
- July-August 2025: Contract Equipment Operators (CEO) awarded \$64,000 contract for the modification of the original post and dowel fencing and construction of additional fencing sections.
- The site is now ready for the final "bollard and chain" fencing that will designate pedestrian paths within the formations themselves.



Paint Mines Master Plan

PAINT MINES MASTER PLAN

- The Paint Mines Interpretive Park Master Plan identified numerous areas for the installation of new fencing, whether 2- or 3-rail wooden post and dowel fencing, or steel bollard and chain sections.
- Post and dowel is used for visitor safety and guidance along major trails and pathways, as well as social trail prevention.
- Bollard and chain sections will be used for visitor guidance and preservation of the fragile formations.

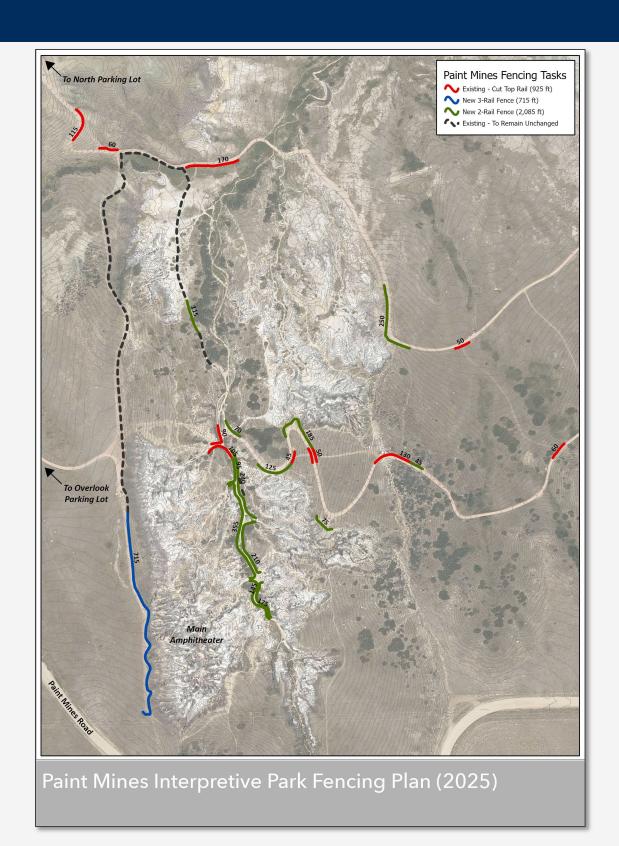




Paint Mines Fencing Plan

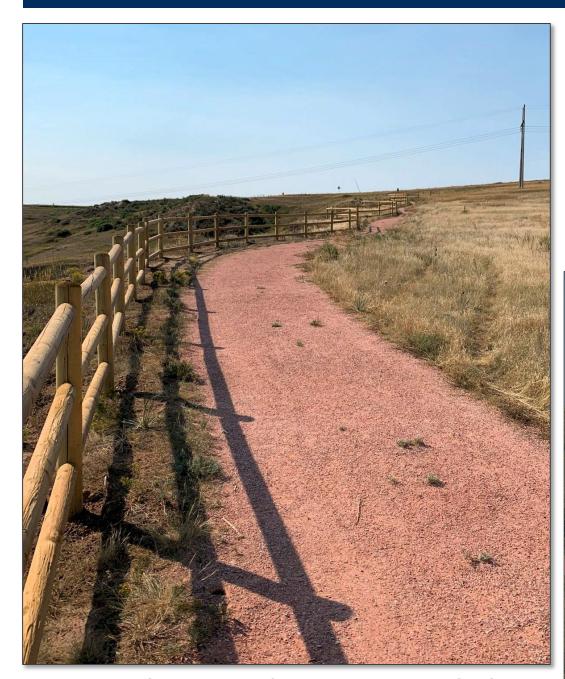
FENCING PLAN

- Blue lines (715 ft) indicate new 3-rail post and dowel fencing, which was focused on the western ridgeline above the formations.
- Red lines (925 ft) indicate existing 3-rail post and dowel fencing that was modified to 2-rail.
- Green lines (2,085 ft) indicate new 2-rail post and dowel fencing.
- Top rails removed from existing 3-rail fencing were retained and used as rails in the new 2-rail fencing sections.



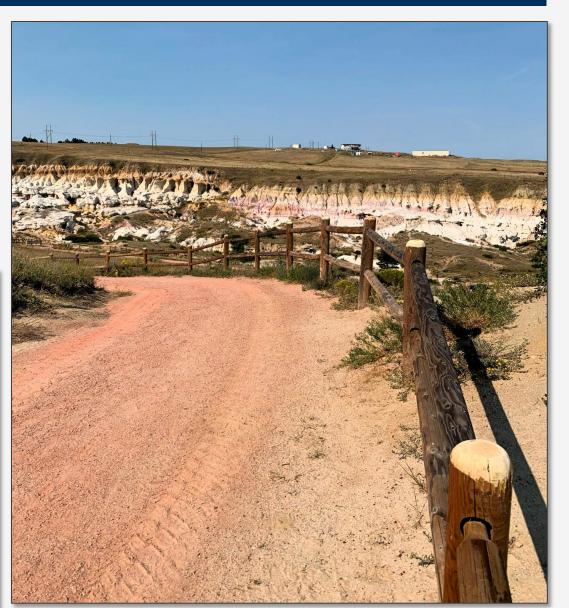


New 3-Rail & Modified Fencing



New 3-Rail Fencing Along Western Ridgeline





Modified Fencing at the "Pass"



New 2-Rail Fencing

New 2-Rail Fencing at Eastern Overlook





New 2-Rail Fencing at Eastern Overlook



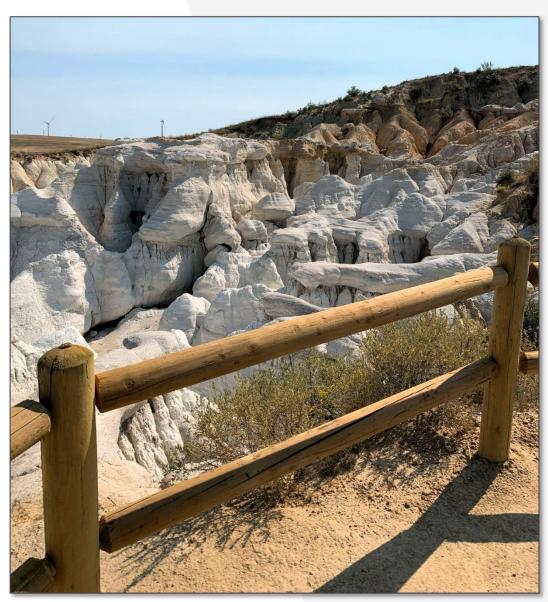
New 2-Rail Fencing at Central Overlook



Overlook Protection

New 2-Rail Fencing at Central Overlook





New 2-Rail Fencing at Central Overlook



Family at Central Overlook



Side Canyon Entrances



Side-Canyon Entrance Along The Boulevard



Side-Canyon Entrance Along The Boulevard



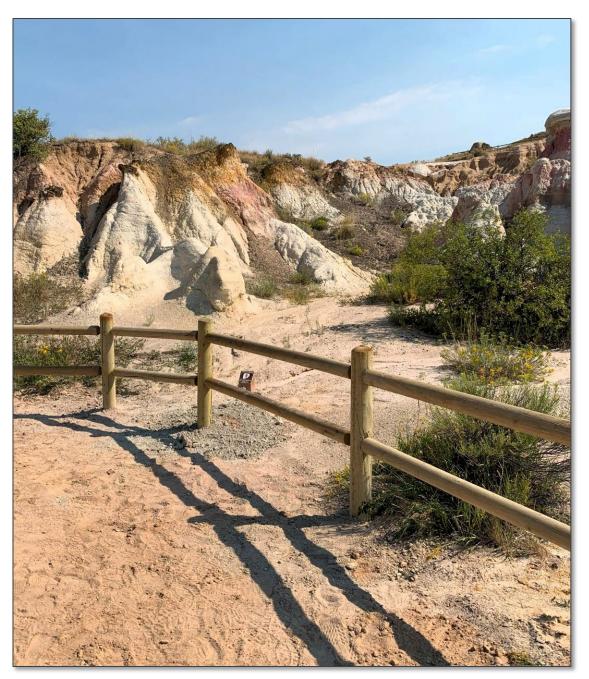
Amphitheater Entrance Along The Boulevard



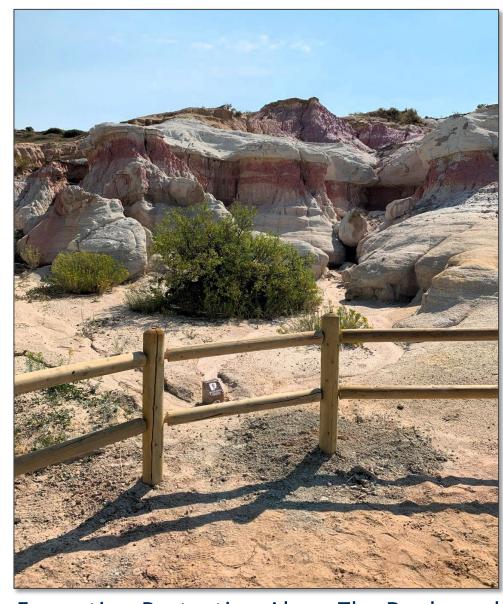
Boulevard Fencing



New 2-Rail Along The Boulevard



Formation Protection Along The Boulevard



Formation Protection Along The Boulevard





ROSS WILLIAMS

Senior Parks Planner – El Paso County Parks RossWilliams@ElPasoCo.com | 719.520.6984

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2025 Creek Week Summary

Agenda Date: September 10, 2025

Agenda Item Number: #4 - C

Presenters: Dana Nordstrom, Community Outreach

Specialist

Information: X Endorsement:

The Fountain Creek Watershed District, in partnership with many community organizations—including El Paso County Parks—announces the 12th Annual Creek Week Cleanup, taking place September 27 – October 5, 2025.

Creek Week is Colorado's largest cleanup event, giving volunteers the chance to take part in activities, programs, and events that reduce litter and debris in our waterways. Together, we can protect our creeks, safeguard drinking water, and enhance wildlife habitat.

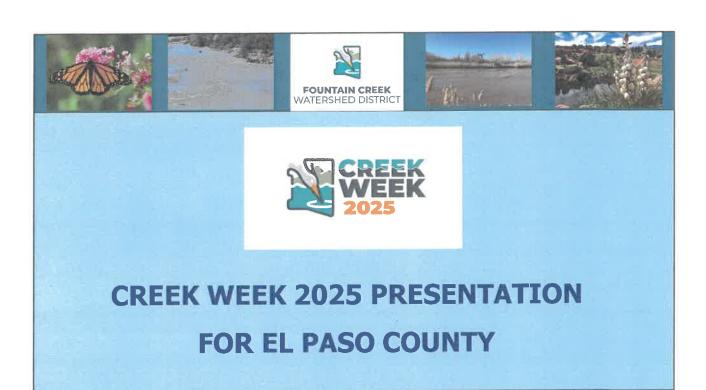
We invite community members of all ages to volunteer their time and energy to help make a difference. Your support is essential in continuing this valuable effort that inspires stewardship and strengthens our connection to the natural world.

This year's Creek Week Kick-Off will be held on September 27 at Fountain Creek Nature Center, with the closing celebration at Bear Creek Nature Center. Cleanup opportunities are also available at Fox Run Regional Park, Bear Creek Dog Park, the Santa Fe Regional Trail, and many other watershed locations.

Pick a Date. Pick a Location. Pick it Up.

Recommended Motion:

Information item

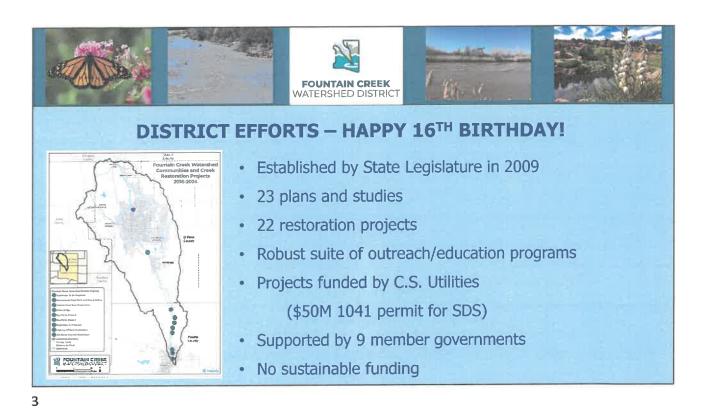




FCWD Mission

To serve as stewards of the Fountain Creek Watershed, working collaboratively to protect, restore, and sustain its health. Through innovative watershed management, inclusive engagement, and partnership-driven solutions, we strive to inspire a shared commitment to the long-term resilience and vitality of our watershed and its diverse communities.

Protect and enhance the health of the Fountain Creek Watershed



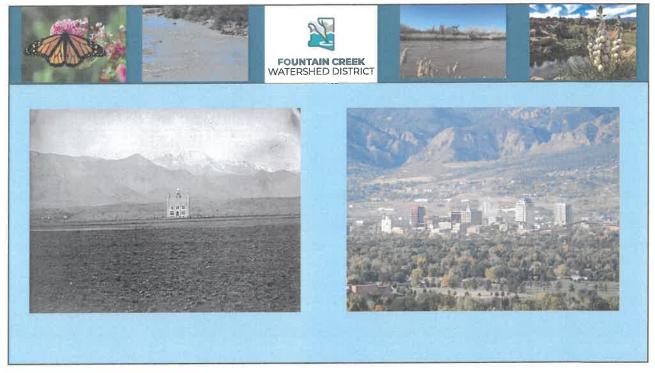
Snapshot of the Fountain Creek Watershed

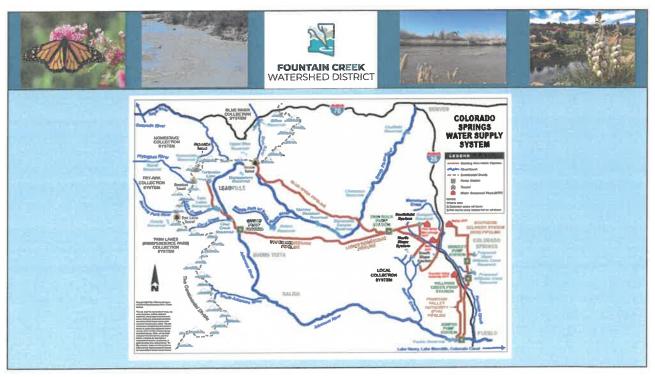


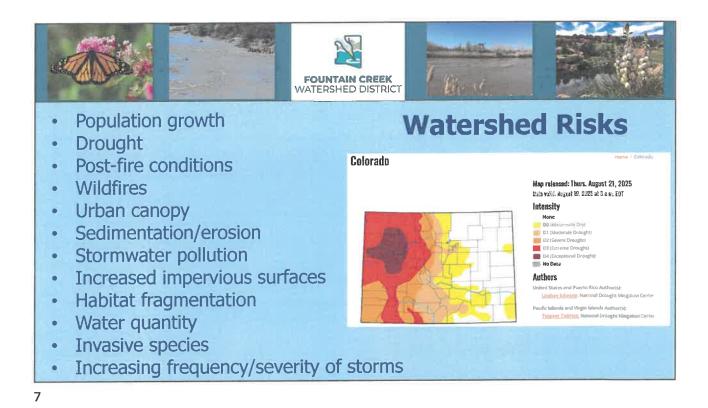


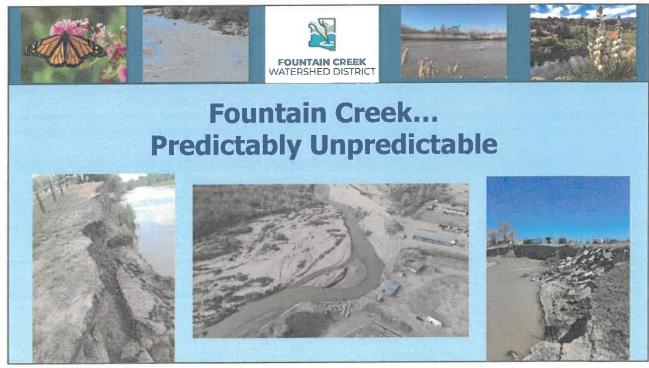


- > 927 square miles of land and water
- > Two counties, eight municipalities
- ➤ Elevation change from 14,115′ to 4,695′ over 71 miles
- >Extremes in slopes, soil types, temperature, precipitation, ecosystems and multitudes of water uses
- > Second most studied watershed in the US
- > One of the most erratic in the country



















District Management

Board of Directors – all Jurisdictions Represented
 Member governments contribute General Fund \$ based on population size

 Terry Hart, Chair
 Jessica Mills, Lower Arkansas Water Conservancy District, Vice Chair

o Tamara Estes, City of Fountain, Secretary

o Miles Lucero, Pueblo County

Nancy Henjum, City of Colorado SpringsBill Wysong, El Paso County

Mark Aliff, City of Pueblo
 TBD, Small Municipalities (Monument, Palmer Lake, Green Mountain Falls, and Manitou Springs)

o Dr. Barr, Pueblo County Landowner

- Monetary Mitigation Fund Advisory Committee
- **Technical Advisory Committee**
- Citizen Advisory Group

9













OUTREACH AND EDUCATION

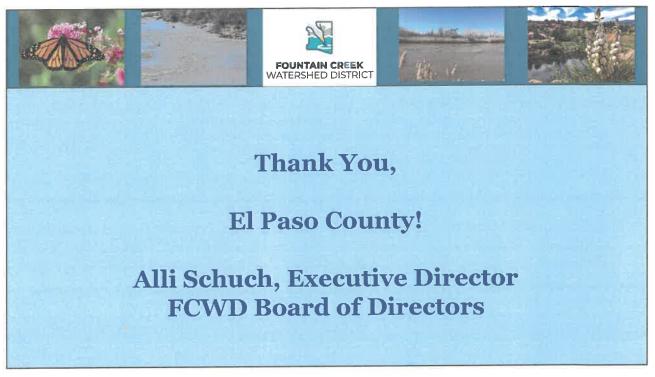
- Creek Week: 11 years, 24K+ participants, 175+ tons removed
- **Great American Cleanup**
- FC Brewshed Alliance: Liquid Lectures, Special Brews
- **Children's Water Festival**
- **Scoop the Poop Events**
- **Fishing Derbys**
- **Native Plant Promotion**
- Wild and Scenic Film Festival
- **Pollinator Parties**
- **Rain Barrel Sale**
- **Presentations**



FOUNTAIN CREEK BREWSHED* ALLIANCE







El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Commons at Falcon Field Filing No. 3 – Final Plat

Agenda Date: September 10, 2025

Agenda Item Number: #6 - A

Presenter: Ashlyn Mathy, Parks Planner

Information: Endorsement: X

Background Information:

The Commons at Falcon Field Filing No. 3 consists of 89 single- family lots totaling 17.7acres, with lots ranging from 3,515 to 4,690 square feet. These lots are zoned RM-12 (Residential Multi-Dwelling) for moderate density single-family attached and detached and low-density multi-dwelling development. The property is located at the southeast of the Judge Orr Road and U.S. Highway 24 intersection, in the Northeast part of El Paso County. This project is linked to the previously approved Preliminary Plan, The Commons at Falcon Field, in September of 2024. This project is proposing the replatting Tract G of The Commons at Falcon Field Filing No. 1 final plat, which is still under review by El Paso County Planning and Community Development Department. Once this final plat is approved, subsequent filings of The Commons at Falcon Field can move forward in the standard review and hearing process.

The 2022 El Paso County Parks Master Plan shows no parks, trails, or open space directly impacted by the proposed subdivision. The nearest major park or open space facilities are Drake Lake Natural Area (1.81 miles northeast) and Falcon Regional Park (3.65 miles northeast), and the nearest trails are the Rock Island Trail (0.25 miles southwest).

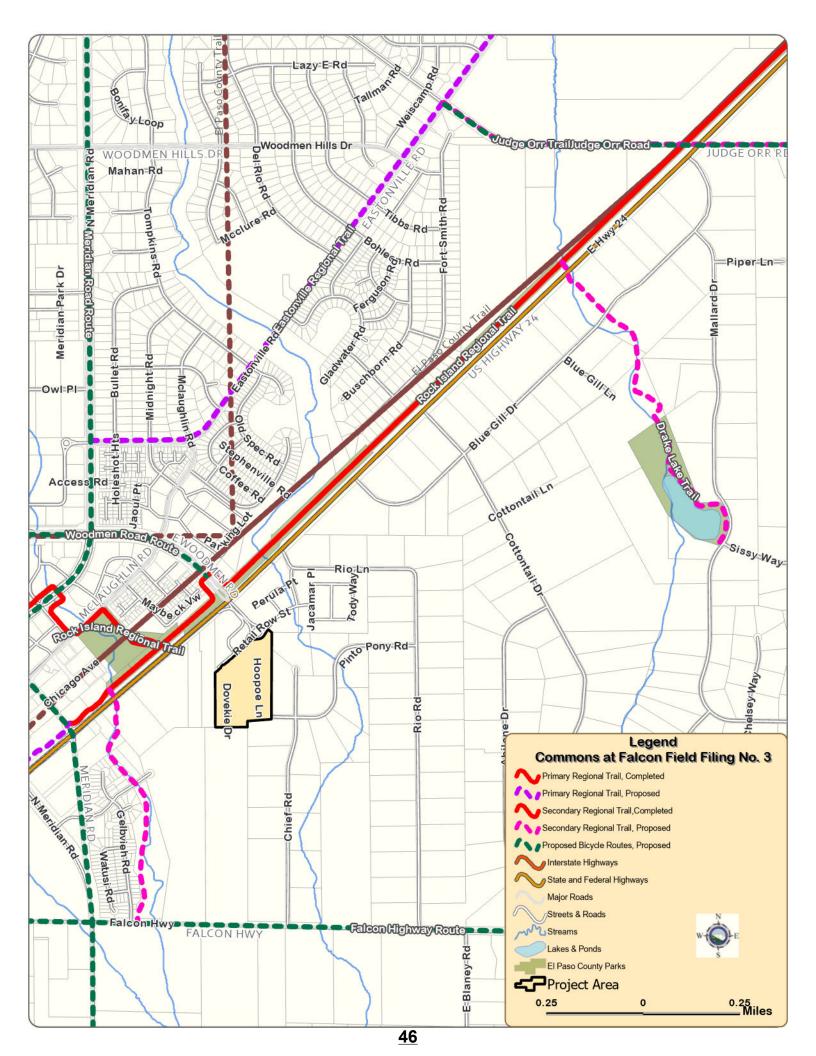
The proposed plan proposes 89 residential lots with tracts proposed for various uses including utilities, open space, and drainage. El Paso County Parks staff strongly encourages and recommends that one of the tracts is used for an active use park space. The nearest active use parks are Falcon Regional Park (open to the public), which is 3.65 miles away, a park located in Sterling Ranch being 4.09 miles away (Sterling Ranch Rd and Laguana Niguel Way), and a park provided by Woodmen Hills within a neighborhood being 2.05 miles away (Lambert Rd and Kingston Heath Rd).

Various parks located in other neighborhoods are typically provided by HOA's or Metro Districts and may limit who can use the parks. Due to this, Parks staff encourages an active use park with a playground to be included in this filing because it is beneficial to include amenities for families and children who will live within this neighborhood.

Staff Recommendation:

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Commons at Falcon Field Filing No. 2 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$44,945, and urban park purposes in the amount of \$26,967. (2) El Paso County Parks Department Staff strongly encourages an active use park to be placed within one of the tracts to

benefit the proposed residential lots. 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 this Final Plat.



Development Application Review **Form**

Proterra Properties



EL PASO COUNTY PARKS DEPARTMENT

Parks Planning - Park Operations Recreation and Cultural Services - CSU Extension Office

August 26, 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: The Commons at Falcon Field Filing No. 3 Application Type: Final Plat

SF-25-024 Total Acreage: 17.70 PCD Reference #:

Total # of Dwelling Units: 89

Urban Park Area: 3

Dwelling Units Per 2.5 Acres: 12.57 Applicant / Owner: **Owner's Representative:**

Falcon Field, LLC Drexel, Barrell & Co. Regional Park Area: 4 Mr. Tim McConnell, P.E., President

1864 Woodmoor Drive, Suite 100 101 Sahwatch Street, Suite 100 Existing Zoning Code: RM-12

Monument, CO 80132 Colorado Springs, CO 80903 Proposed Zoning Code: RM-12

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: 4 **Urban Park Area: 3**

> 0.00375 Acres x 89 Dwelling Units = Neighborhood: 0.33

> 0.0194 Acres x 89 Dwelling Units = 1.727 Community: 0.00625 Acres x 89 Dwelling Units = 0.56

Total Regional Park Acres: 1.727 **Total Urban Park Acres:** 0.89

FEE REQUIREMENTS

Urban Park Area: 3 Regional Park Area: 4

Neighborhood: \$119 / Dwelling Unit x 89 Dwelling Units = \$10,591

\$505 / Dwelling Unit x 89 Dwelling Units = \$44,945 Community: \$184 / Dwelling Unit x 89 Dwelling Units = \$16,376

> Total Regional Park Fees: \$44,945 **Total Urban Park Fees:** \$26,967

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 Commons at Falcon Field Filing No. 2 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$44,945, and urban park purposes in the amount of \$26,967. (2) El Paso County Parks Department Staff strongly encourages an active use park to be placed within one of the tracts to benefit the proposed residential lots. 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 this Final Plat.

Park Advisory Board Action:	



Engineers/Surveyors

Colorado Springs Lafayette

101 Sahwatch St, Suite 100 Colorado Springs, CO 80903

719 260-0887 719 260-8352 Fax

Drexel, Barrell & Co.

August 3, 2025

El Paso County Planning & Community Development **Attn: Ryan Howser** 2880 International Circle Colorado Springs, CO 80910

RE: Letter of Intent - The Commons at Falcon Field Filing No. 3
PCD File No: SF

Mr. Howser

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Final Plat submittal for The Commons at Falcon Field Filing 3, on behalf of PT Falcon Field, LLC and Proterra Properties.

Project Location & Description

The property is located directly southeast of the Woodmen Road and U.S. Highway 24 intersection. The property covers two parcels 4307000001 (33.14-acres) and 4307200015 (24.53 acres), both currently zoned CR (Commercial Regional), RS-5000 and RM-12 (Residential). With the exception of one single-family residence, accessed off Rio Lane to the north the property is currently vacant. The existing topography slopes generally from north to south and southwest. The northernmost parcel (4307000001) contains an area of Zone A Floodplain designation. A CLOMR has been approved to modify the floodplain and a LOMR application will address the revision after construction.

The Commons at Falcon Field is a proposed mixed use commercial and residential development. A final plat for the entire property – Filing No. 1 – is currently in the review process with El Paso County. Tracts F&G are identified on the Filing No. 1 Final Plat for future residential use. Filing No. 2 is a replat of Tract F of Filing No. 1 and is specifically related to the RS-5000 residential area with 74 lots proposed over 18.9-acres. Filing No. 3 will replat Tract G as the RM-12 residential area with 89 lots proposed over 17.7-acres.

The site is currently bounded to the north and northwest by commercial uses. The properties to the east and south are generally large lot residential area, including the area to the north of Rio Lane. The proposed residential uses to the east and south will provide for appropriate buffers and transitional uses along the edges of the property.

Preliminary Plan

The preliminary plan for The Commons at Falcon Field was approved for 169 residential lots and 8 commercial lots on September 12, 2024. The proposed 95 residential lots, approved with the Preliminary Plan for Filing No. 3 has been reduced to 87 lots with this submittal.

Site Drainage

The site will be overlot graded as part of The Commons at Falcon Field Filing No. 1 development. Development of this filing will include roadway construction and utility installation along with upgrade of the full-spectrum extended detention facility along the southern boundary to its ultimate developed condition. The detention facility will provide for detention and water quality for the majority of the site runoff prior to discharge to the south following historic drainage patterns. Runoff not conveyed to the detention facility will be treated for water quality prior to discharge from the site by a proposed grass-lined swale along the eastern boundary. The detention facility and the swale will be owned and maintained by the Falcon Field Residential Metropolitan District No. 2.

Site Traffic

Traffic will access the subdivision primarily via the new E. Woodmen Road extension, to be installed as part of The Commons at Falcon Field Filing No.1 development. This traffic will be directed southwest along Retail Row Street to the main subdivision access point, and additional access point will be provided at Pinto Pony Road in the southeast corner of the site.

Project Justification

The proposed application is supportive of future development and considerate of the effects on the general health, welfare and safety of neighborhoods in the immediate and downstream neighborhoods that have impact from growth in the area. Supportive development reports and land use applications have been provided to address the proper mitigation of any impacts the development may have in the area. These studies in addition, look at the capacities of existing streets, public facilities and the like, to lessen the potential burden of the proposed development moving forward.

Land Development Criteria for Approval

Per section 7.2.1.D.3.f in the Land Development Code, this project meets the following criteria:

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

This request is in general conformance with goals, objectives and policies of the County's Master Plan Vision for creating strategic areas for development that create complete communities with necessary housing and commercial opportunities. The preliminary plan was found to be within general compliance and this Final Plat is consistent with that plan.

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

This subdivision is in substantial conformance with the approved preliminary plan. The overall Commons at Falcon Field development is planned to be subdivided into multiple filings to improve the economics of developing the site in its entirety. At

this time three separate filings are proposed for the commercial area and separate residential areas.

This area of Falcon, specifically the Highway 24 corridor is identified in the Your El Paso Master Plan as a suburban residential priority development area. This Final Plat is in conformance with the goals of the Plan and the approved Preliminary Plan to meet corridor improvement plans for growth and access to goods and services in the area. The proposed use addresses a development intent envisioned to be a strong growth node for good and services east of Highway 24. Proper buffering and transitional uses aim to preserve, protect and enhance the adjacent rural character in the area.

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.

This subdivision has been designed to meet all County planning, engineering, and surveying requirements, ensuring it supports responsible development, protects public safety and infrastructure, and maintains consistency with County design standards and regulations.

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 proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development with water and sanitary sewer service in an efficient manner with the current infrastructure has been provided. A finding of sufficiency was found with the approved preliminary plan.

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

The proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development with water and sanitary sewer service in an efficient manner with the current infrastructure has been provided.

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

A geotechnical study has been completed and included with this submittal. Geological hazards present at the site include: artificial fill; hydrocompaction; potentially expansive soils; seasonal and potentially seasonal shallow groundwater; areas of ponded water; springs; unstable slopes and floodplain.

Groundwater monitoring is underway and potential mitigation measures will be incorporated into the final design.

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

Efforts are underway to address a floodplain map revision and formal CLOMR/LOMR to address channel improvements. A full-spectrum extended detention facility will be located at the south boundary of the subdivision to provide for detention and water quality for the majority of the site runoff prior to discharge to the south via historic drainage patterns. Runoff not conveyed to the detention facility will be treated for water quality prior to discharge from the site by a proposed grass-lined swale along the eastern boundary. The detention facility and the swale will be owned and maintained by the Falcon Field Residential Metropolitan District No. 2.

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

The final plat(s) for each of the proposed phases will establish legal and physical access to all parcels. Legal access to the development will be provided off Highway 24 at the Woodmen Road intersection. Access to this subdivision will be via the Filing No. 1 Retail Row Street and by connection to the existing Pinto Pony right-ofway to the southeast.

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

Water and Sanitary Sewer service will be provided by Woodmen Hills Metropolitan District. Mountain View Electric Association Inc., and Colorado Springs Utilities will provide electric and natural gas service to the subdivision respectively. All have provided will-serve letters for the subdivision.

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

Falcon Fire Protection District will provide fire protection and emergency services and have provided a will-serve letter for the property.

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

Offsite impacts are anticipated to be minimal, and have been discussed with adjacent affected landowners. Utility connections and drainage improvements will be constructed within established easements.

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

The Subdivision Improvements Agreement (SIA) and related Financial Assurance Estimate (FAE) addresses all concerns related to financial guarantees/construction of infrastructure and public facilities.

Common spaces in this subdivision, including the proposed detention facility will be owned and maintained by the Falcon Field Residential Metropolitan District No. 2.

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

This subdivision meets the noted sections.

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.]

A Notice to Mineral Estate Owners has been provided to the County, attesting that no mineral estate owners were found.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

Owner/Developer:

Falcon Field, LLC Proterra Properties 1864 Woodmoor Drive, Suite 100 Monument, CO 80132

Consultant:

Drexel, Barrell & Co. Mr. Tim McConnell, P.E., President 101 Sahwatch Street, Suite 100 Colorado Springs, CO 80903 719-260-0887 phone tmcconnell@drexelbarrell.com We trust you find our application for the Commons at Falcon Field Final Plat acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.

Tim D. McConnell, P.E.

Tim OM Enemel

President

<u>л</u>

KNOW ALL MEN BY THESE PRESENTS:

RECORDS OF EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION: (See Survey Note 3)

CONTAINING 770,630 SQUARE FEET OR 17.691 ACRES, MORE OR LESS.

DESCRIBED TRACTS OF LAND:

OWNERS CERTIFICATE:

LINES AND RELATED FACILITIES.

IN WITNESS THEREOF:

STATE OF ______) ,ss

WITNESS MY HAND AND OFFICIAL SEAL:

ACKNOWLEDGMENT

COUNTY OF _____

NOTARY PUBLIC

THAT FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING

TRACT G, THE COMMONS AT FALCON FIELD FILING NO. 1, AS RECORDED UNDER RECEPTION NO. XXXXXXXXX OF THE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER

SUBDIVISION OF "THE COMMONS AT FALCON FIELD FILING NO. 3". 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

FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE

MY COMMISSION EXPIRES:

EXECUTED THIS ______ DAY OF _______, 2025.

BY: PJ ANDERSON, FALCON FIELD LLC. A COLORADO LIMITED LIABILITY COMPANY

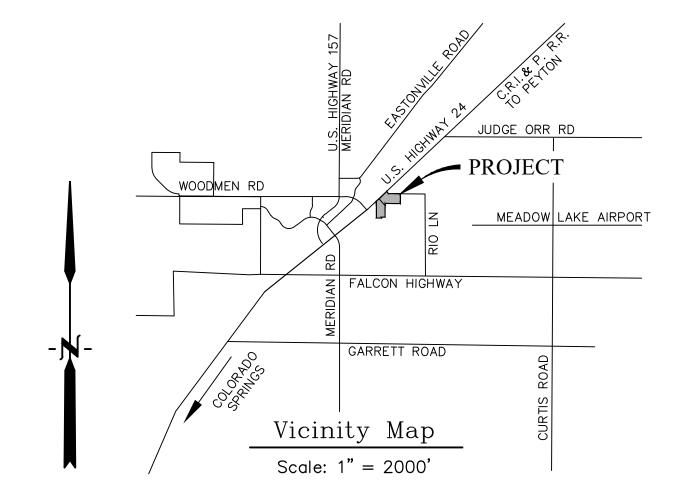
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF ____

BY: PJ ANDERSON, FALCON FIELD LLC, A COLORADO LIMITED LIABILITY COMPANY

INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOTS, TRACTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND

THE COMMONS AT FALCON FIELD FILING NO. 3

A REPLAT OF TRACT G, THE COMMONS AT FALCON FIELD FILING NO. 1, LOCATED IN THE NORTH ONE—HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



PLAT NOTES:

- 1. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF 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 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 DOCUMENTS ON ALL SALES DOCUMENTS AND PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPPERTY.
- THERE SHALL BE NO DIRECT ACCESS TO RIO LANE. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 3. A PORTION OF TRACT C IS LOCATED WITHIN ZONE A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOODPLAIN, AND ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0553G & 08041C0561G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN APPROVED FOR THE SITE PER FEMA CASE NO. 23-08-0708R, DATED JULY 23, 2024. TRACT C WILL BE DESIGNATED AS NO BUILD WITH NO STORAGE OF ANY MATERIALS, UNTIL AN EFFECTIVE LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED REMOVING THE FLOODPLAIN FROM THE TRACT. MAINTENANCE OF TRACT C WILL BE THE RESPONSIBILITY OF THE FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
- 4. THE NUMBER OF LOTS HEREBY PLATTED IS 87. THERE ARE 18 TRACTS.

EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

5. TRACT DESIGNATION:

TRACTS A—J WILL BE UTILIZED AS OPEN SPACE, LANDSCAPE, AND DRAINAGE. OWNERSHIP AND MAINTENANCE OF TRACT A—J SHALL BE VESTED TO FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.

TRACTS K—R SHALL BE UTILIZED AS PRIVATE ACCESS AND PUBLIC UTILITY TRACTS. OWNERSHIP AND MAINTENANCE OF TRACTS K—R SHALL BE VESTED TO FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.

6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT 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; NATURAL FEATURES REPORT.

 7. 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. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE
- 8. 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.
- 9. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (e.g., PREBLE'S MEADOW JUMPING MOUSE).
- 10. GAS AND ELECTRIC: THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. GAS AND ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES AND MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- 11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS. ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 12. 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.
- 13. THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- 14. LOTS 1-87 HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE 'SOILS AND GEOLOGY STUDY, THE COMMONS AT FALCON FIELD, PARCEL NOS. 43070-00-001 AND 430720-00-015', BY JOSEPH C. GOODE JR., P.E., REVISED JULY 21, 2023 IN PCD NO: SP-232, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. DUE TO HIGH GROUNDWATER IN THE AREA, BASEMENTS SHALL BE PROHIBITED ON ALL LOTS AND ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. SAID UNDERDRAIN SYSTEM TO OWNED AND MAINTAINED BY FALCON FIELD METROPOLITAN DISTRICT, ITS SUCCESSORS OR ASSIGNS.
- 15. THE SUBJECT PROPERTY IS INCLUDED IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT.
- 16. THE SUBJECT PROPERTY IS INCLUDED IN THE FALCON FIRE PROTECTION DISTRICT.
- 17. ACREAGE NOTE: TOTAL GROSS ACREAGE (AS-MEASURED) = 17.691 ACRES +/-.

 NET ACREAGE OF SUBDIVISION LOTS 1-87 = 7.388 ACRES. +/-.

 NET ACREAGE OF TRACTS A-J = 6.357 ACRES +/
 NET ACREAGE OF TRACTS K-R = 1.404

 NET ACREAGE OF LAND DEDICATED FOR PUBLIC RIGHT OF WAY:

 NUNBIRD COURT, DOVEKIE DRIVE, AND HOOPOE LANE = 2.542 ACRES +/-.

SURVEY NOTES:

- 1. THE BEARINGS AS SHOWN HEREON ARE BASED UPON A PORTION OF THE NORTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN RECEPTION NO. 212078214 OF THE EL PASO COUNTY RECORDS. SAID PORTION OF THE NORTH LINE BEARS N89*29'48"W, 430.53 FEET AND IS MONUMENTED AS SHOWN HEREON. THE BEARINGS ARE GRID BEARINGS BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011), (EPOCH:2010.0000), REFERENCE GEOID 2018.
- 2. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL DIMENSIONS AS SHOWN HEREON ARE MEASURED, UNLESS NOTED OTHERWISE. ALL MONUMENTS SET OR FOUND ARE WITHIN 0.10' +/- OF THE GROUND SURFACE. NOTE: BASIS OF BEARINGS AND ACTUAL DIMENSIONS MAY VARY FROM LEGAL DESCRIPTION DUE TO ROTATIONAL ANALYSIS OF BOUNDARY LINES AND ACCEPTED FOUND MONUMENTS FROM PREVIOUS SURVEYS.
- 3. THE UNDERSIGNED HAS RELIED UPON ALTA COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SCHEDULE A, ORDER NUMBER SC55098948.1—2 WITH AN EFFECTIVE DATE OF 11/12/2024 AT 5:00 P.M. FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS—OF—WAY ACROSS SAID PREMISES. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD. DISTRIBUTED BY LAND TITLE GUARANTEE COMPANY DATED 11/22/2024.
- 4. SURVEY FIELD WORK COMPLETED IN MAY, 2023.
- 5. "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".
- 6. 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.

SURVEYOR'S CERTIFICATION:

I, PETER VAN STEENBURGH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY COMPLETED MAY, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT THE MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS LAND SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ATTEST THE ABOVE ON THIS	DAY OF	20	
TTER VAN STEENBURGH	DATE:		
S NUMBER 37913 OR AND BEHALF OF DREXEL BARRELI	L & CO.		
LANNING AND COMMUNITY	DEVELOPMENT DIRECT	TOR CERTIFICATE:	
HIS PLAT FOR "THE COMMONS AT FAL	CON FIELD FILING NO. 3" WAS	S APPROVED FOR FILING BY THE E	L PASO COUNTY,
LANNING AND COMMUNITY DEVELOPMEND 25,	NT DEPARTMENT DIRECTOR ON	N THE DAY OF	,
JBJECT TO ANY NOTES OR CONDITION:	S SPECIFIED HEREON.		
RECTOR, PLANNING AND COMMUNITY [DEVELOPMENT DEPARTMENT		
EES:			
RAINAGE FEE: RIDGE FEE: ARK (URBAN) FEE: ARK (REGIONAL) FEE:	 		

STATE OF COLORADO	
COUNTY OF EL PASO	
I HEREBY CERTIFY THIS INSTRUMENT	WAS FILED IN MY OFFICE ON
THIS DAY OF	, 2025 AND WAS RECORDED AT
RECEPTION NUMBER	OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

PCD FILE NUMBER: SF255

SCHOOL FEE:

Sheet 1 — Description, Dedication, Notes and Certificates

Sheet 2 — Plat Graphic, Currently Existing

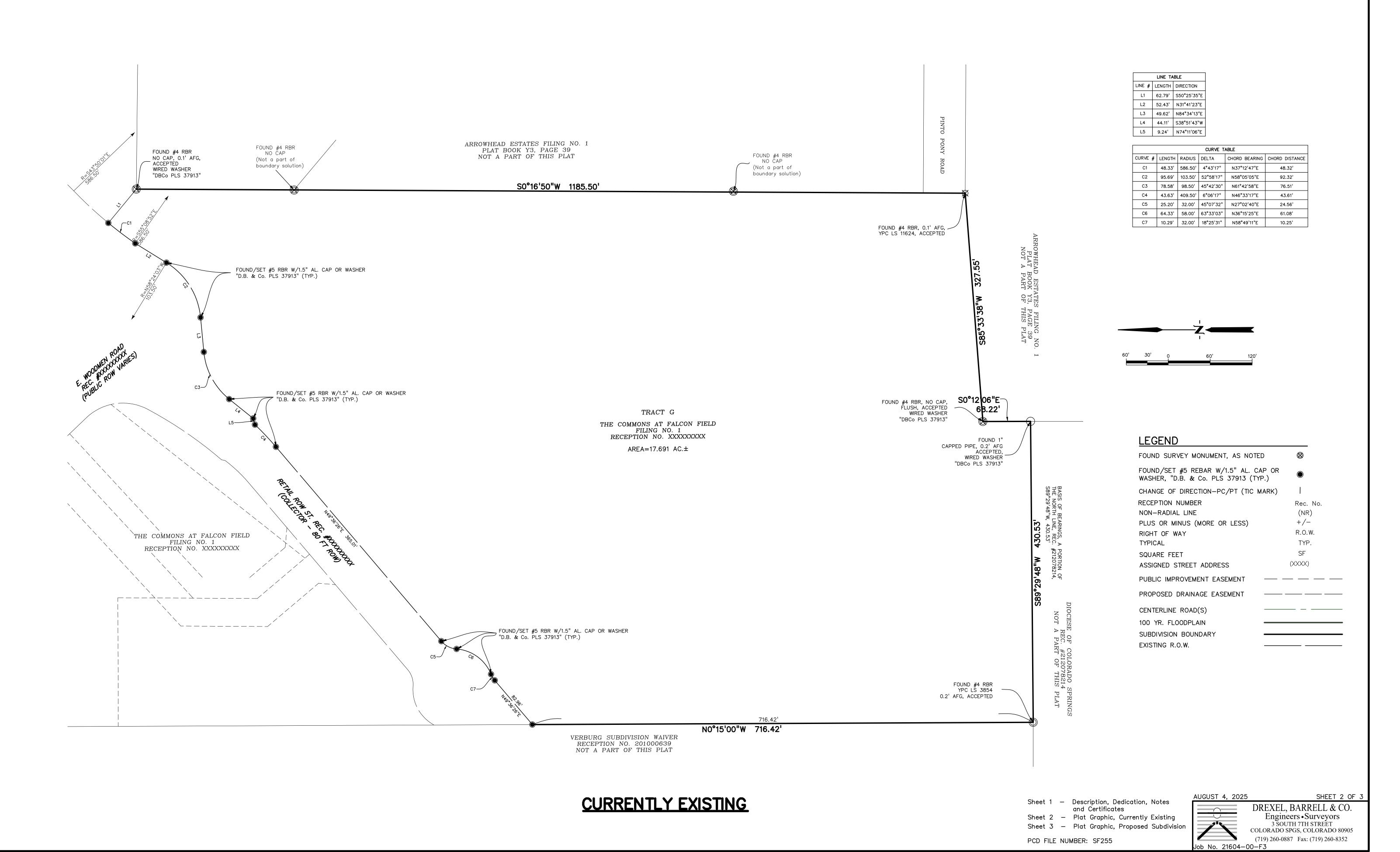
Sheet 3 — Plat Graphic, Proposed Subdivision

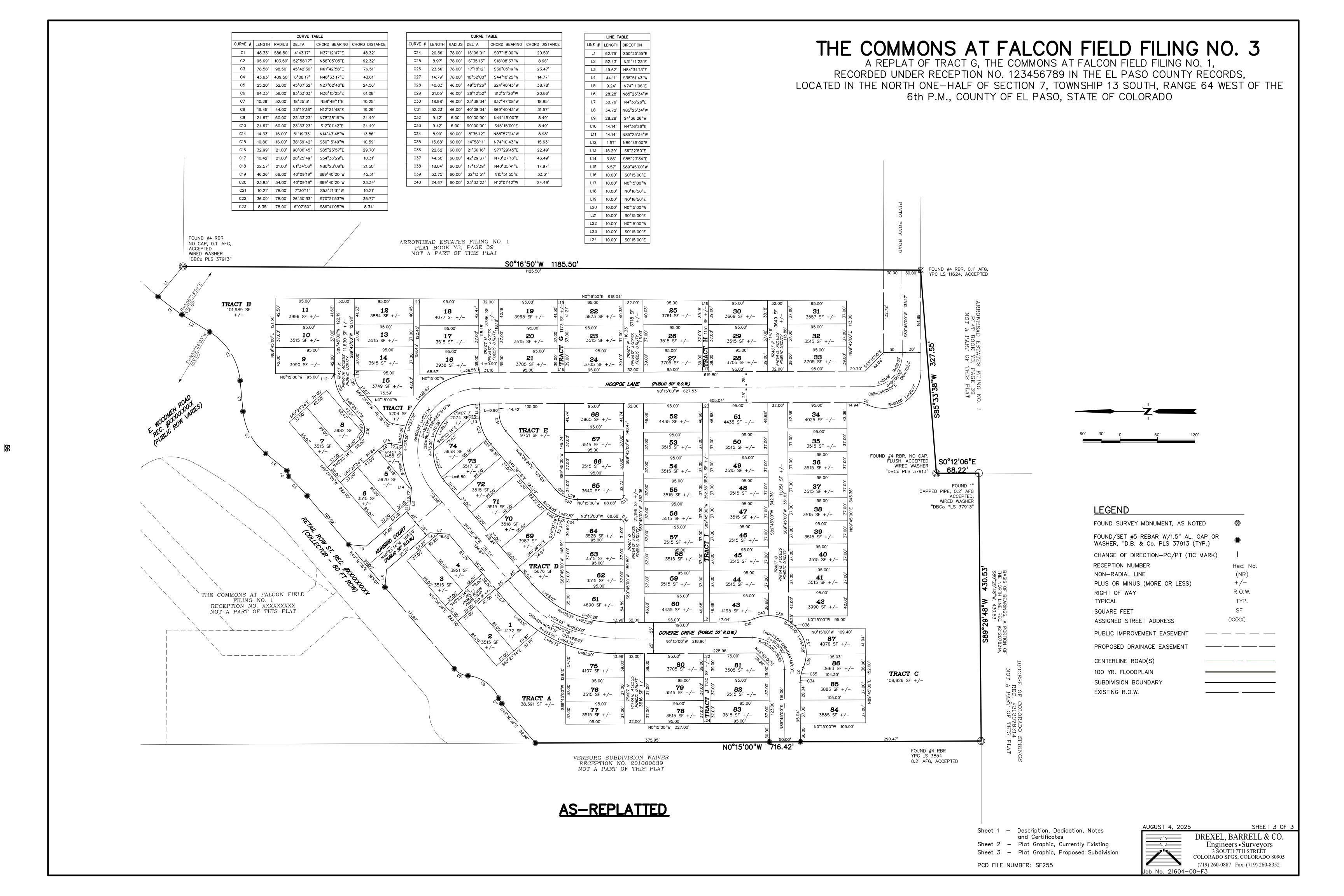
DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352

Job No. 21604-00-F3

THE COMMONS AT FALCON FIELD FILING NO. 3

A REPLAT OF TRACT G, THE COMMONS AT FALCON FIELD FILING NO. 1, RECORDED UNDER RECEPTION NO. 123456789 IN THE EL PASO COUNTY RECORDS, LOCATED IN THE NORTH ONE—HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6th P.M., COUNTY OF EL PASO, STATE OF COLORADO





- 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- 4. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN LOCAL CITY STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- 5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- 6. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
- 8. THE CONTRACTOR SHALL PROTECT ALL SITE ELEMENTS DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: CONCRETE FLATWORK, CURB & GUTTER, PAVING, SIGNS, TREES, UTILITIES, ETC. ANY DAMAGE TO INFRASTRUCTURE SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR AND/OR REPLACE IN EQUAL OR BETTER CONDITION. ANY DAMAGE SHALL BE DOCUMENTED THE DAY IT OCCURS AND REPORTED TO THE CLIENT WITHIN 12 HOURS. COORDINATE WITH GENERAL CONTRACTOR.
- 9. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING LANDSCAPE AND IRRIGATION SUBMITTALS FOR APPROVAL PRIOR TO START OF ANY WORK.

LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

TREE AND SITE PROTECTION

CONTRACTOR TO PROVIDE PROTECTION FOR EXISTING AND/OR RELOCATED TREES TO BE PROTECTED AS SHOWN PER PLAN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DAMAGE TO PROTECTED TREES AND/OR ADJACENT LANDSCAPE. CONTRACTOR SHALL PROVIDE 4' HIGH RIGID TREE PROTECTION FENCING. EACH TREE TO BE PROTECTED SHALL BE MARKED-SEE

CONTRACTOR SHALL COORDINATE EXISTING TREE / LANDSCAPE REMOVAL AND PROTECTION PER PLAN WITH GENERAL CONTRACTOR.

AREA B AREA D AREA C NOT A PART THE STATE OF THE STAT

CODE REQUIREMENTS - COMMERCIAL

TREET NAME OR STREET CLASSIFICATION WIDTH (FT.) LINEAR TREE/FEET NO. OF TREES ONE BOUNDARY (ELEV.) REQ./PROV. FOOTAGE REQUIRED REQ./PROVIDED
IGHWAY 24 EXPRESSWAY 25/25 FT 1,267 LF 1/20 FT 64/64

MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(6)	2/3 LENGTH OF FRONTAGE (FT)		
Ø	010	NA			
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.				
Ø/Ø	0/0				

INTERNAL LANDSCAPING (IL)					
			ACKS, BUFFERS OR MOTOR VEHICLE ISLANDS. SOE REQUIRED TREES MAY BE SUBSTITUTED WITH 10 SHRUBS		
NET SITE AREA (SF) (LESS PUBLIC ROW.)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)		
NΔ	NON-RESIDENTIAL	0/0	0/0		
SHRUB SUBSTITUTES REQ/PROV.		INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
0/0		IL	50%/50%		

LANDSCAPE BUFFERS A	ND SCREENS (LB)			
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER (15') REQ. / PROV.	BUFFER TREES (1/25') REQ./PROV.	EVERGREEN 50% MIN. REQ./PROV.
WEST BOUNDARY	1,109 LF	15/15 LF	45/45	23/3Ø

NOTE: LANDSCAPE SETBACK, INTERNAL LANDSCAPE, AND MOTOR VEHICLE LANDSCAPE WILL BE PROVIDED WITH EACH DEVELOPMENT PLAN FOR EACH INDIVIDUAL LOT.

CODE REQUIREMENTS - RESIDENTIAL

LANDSCAPE SETBACKS	(LS)				
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
RIO LANE	NON ARTERIAL	10/10 FT	1299 LF	1/3Ø FT	34/34

MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT)		
0	0/0	NA			
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.				
Ø/Ø	Ø/Ø				

INTERNAL LANDSCAPING (IL)

<u>INTERNAL LANDSCAPE /</u>	AREA IS CALCULATED USING THI	<u>F FNTIRE LOT MAXIMUM OF 500</u>	% OF REQUIRED TREES MAY BE SUBSTITUTED WITH 10 SI
NET SITE AREA (SF)	PERCENT MINIMUM	INTERNAL AREA (SF)	INTERNAL TREES (1/500 SF)
(LESS PUBLIC ROW.)	INTERNAL AREA (5%)	REQ./PROV.	(EXCLUDING DRIVEWAYS)
NA	NON-RESIDENTIAL	0/0	0/0
SHRUB SUBSTITUTES		INTERNAL PLANT ABBR.	PERCENT GROUND PLANE
REQ/PROV.		DENOTED ON PLAN	VEG. REQ/PROV.

STREET NAME OR	LINEAR	SETBACK BUFFER (15')	BUFFER TREES (1/25')	EVERGREEN 50% MIN
PROPERTY LINE (ELEV.)	FOOTAGE	REQ. / PROV.	REQ./PROV.	REQ./PROV.

FINAL LANDSCAPE PLAN

ALL PLANT MATERIAL, INCLUDING SHRUBS, ORNAMENTAL GRASS, AND PERENNIALS, WILL BE SHOWN ON THE FINAL LANDSCAPE

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

REVISIONS

REVISIONS

ORIGINAL DATE 11-13-24

DRAWN BY JM

DESCRIPTION

LANDSCAPE PLAN

L1.1

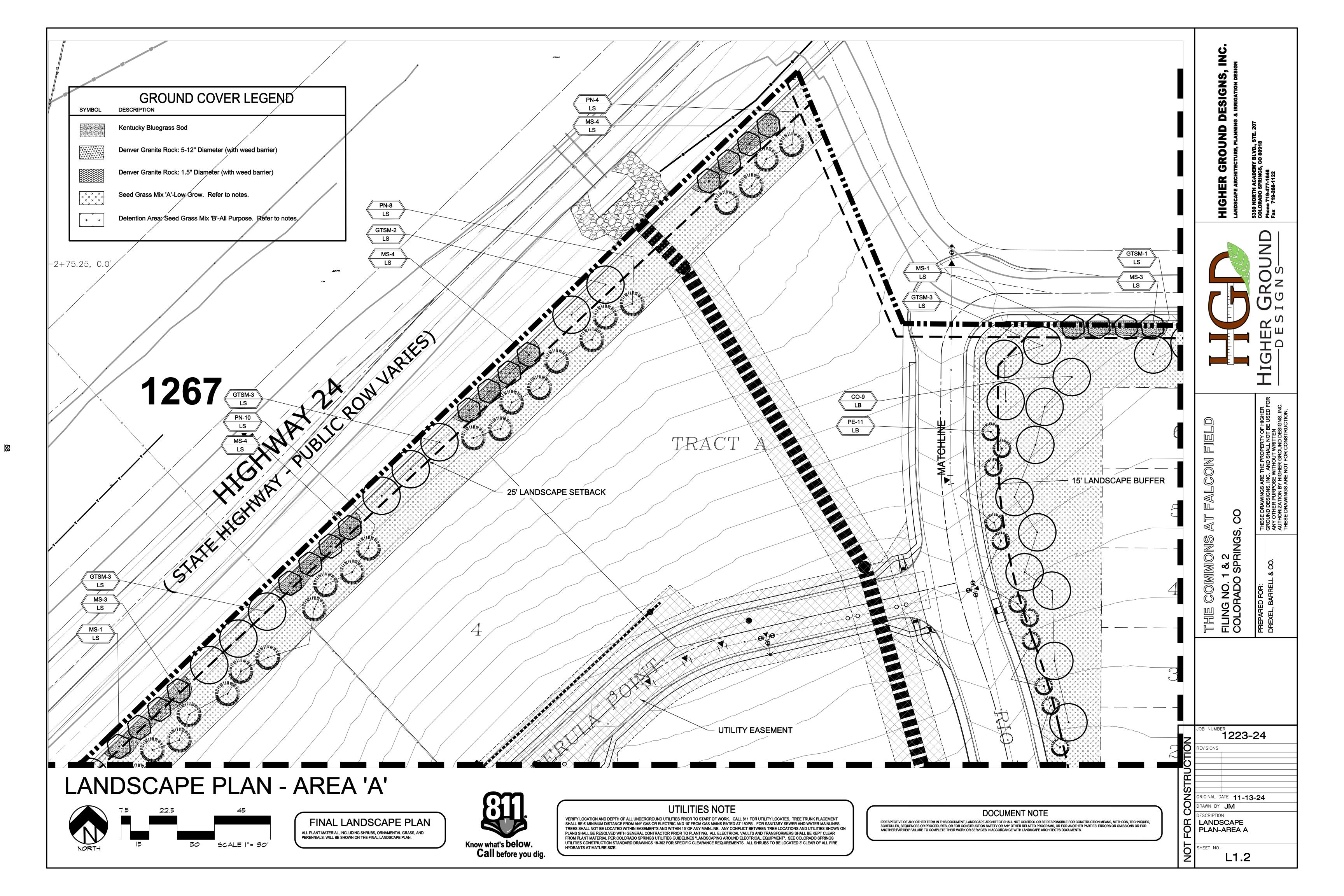
COMMONS

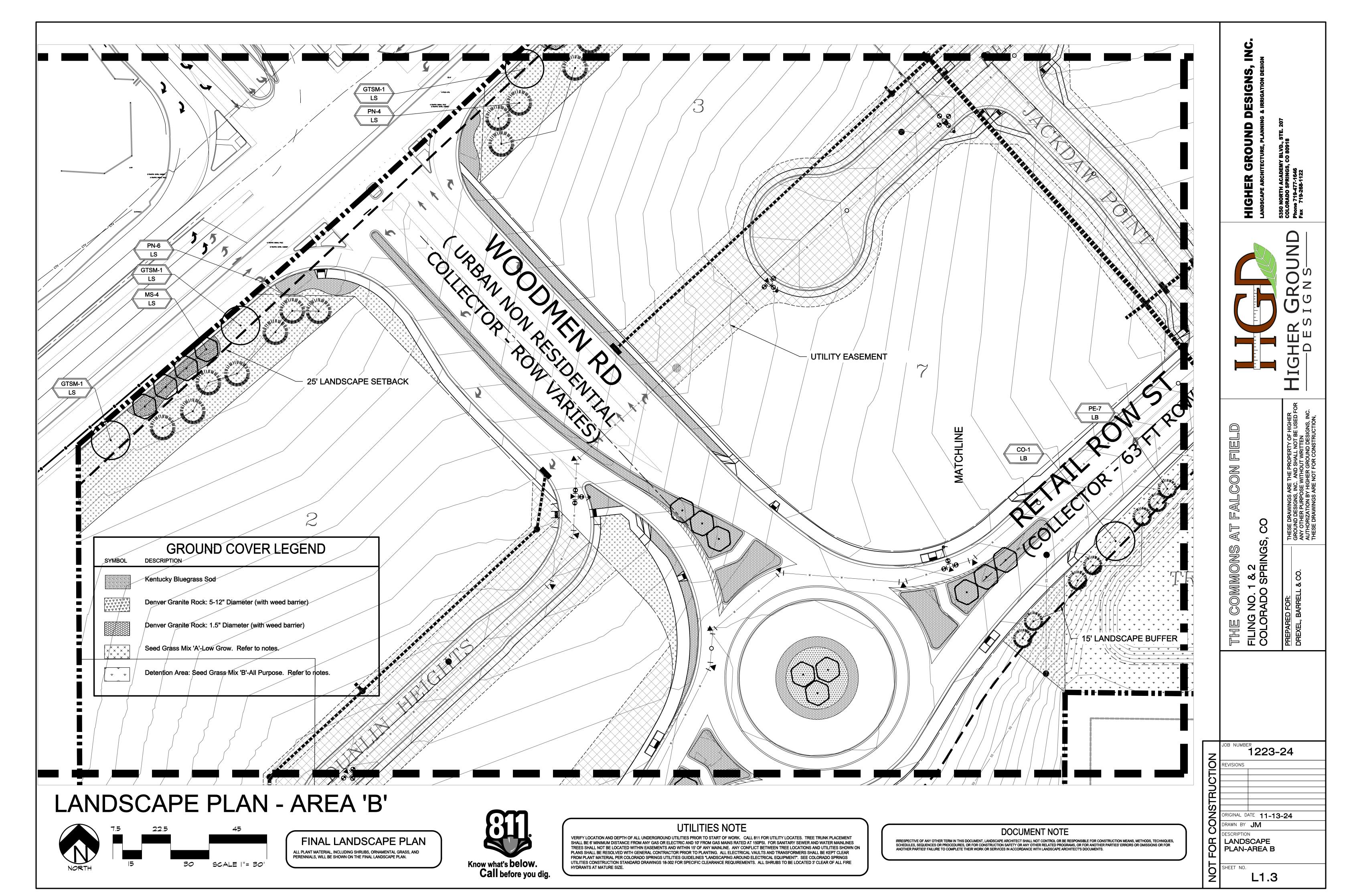
OVERALL LANDSCAPE PLAN

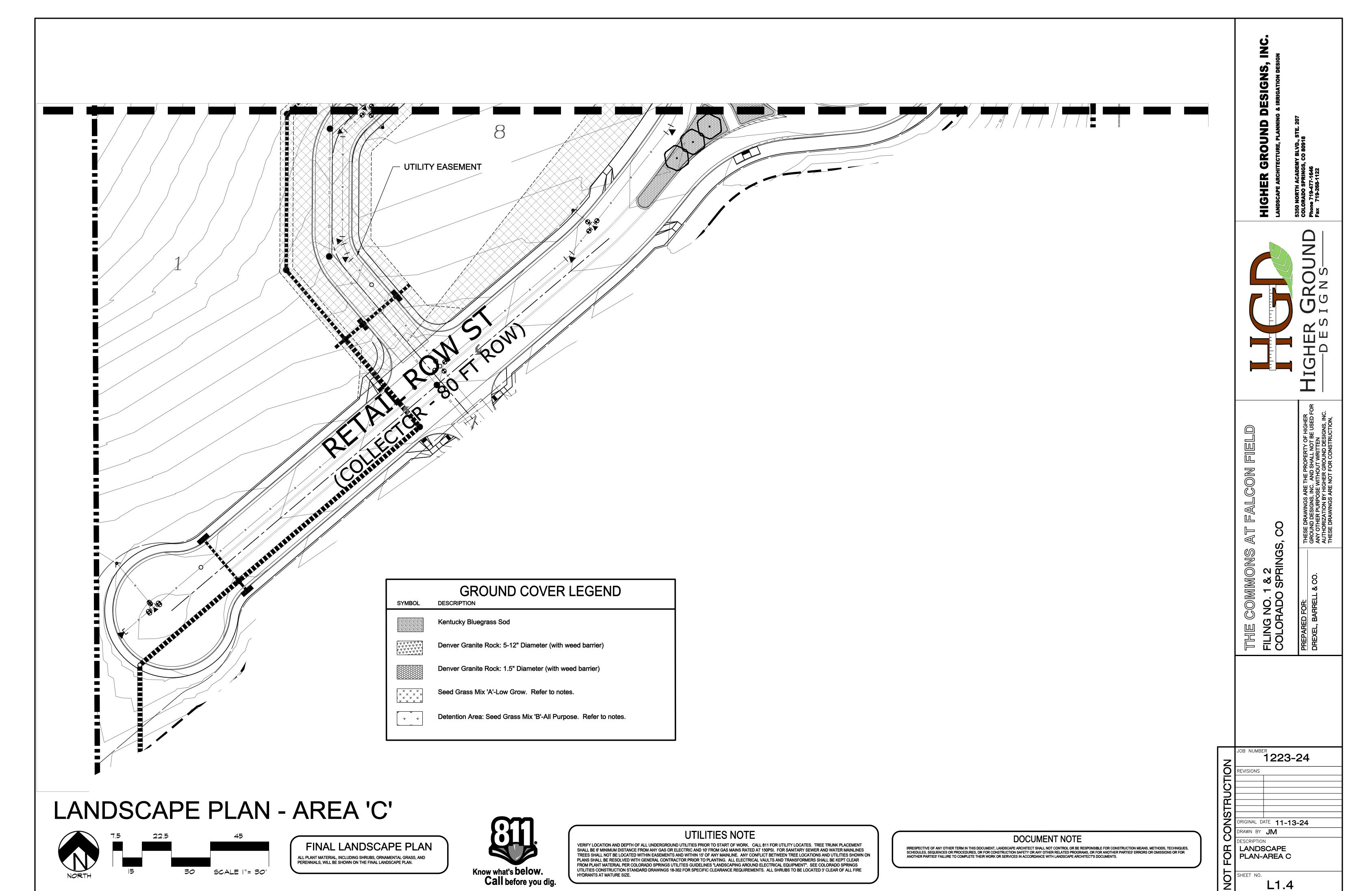


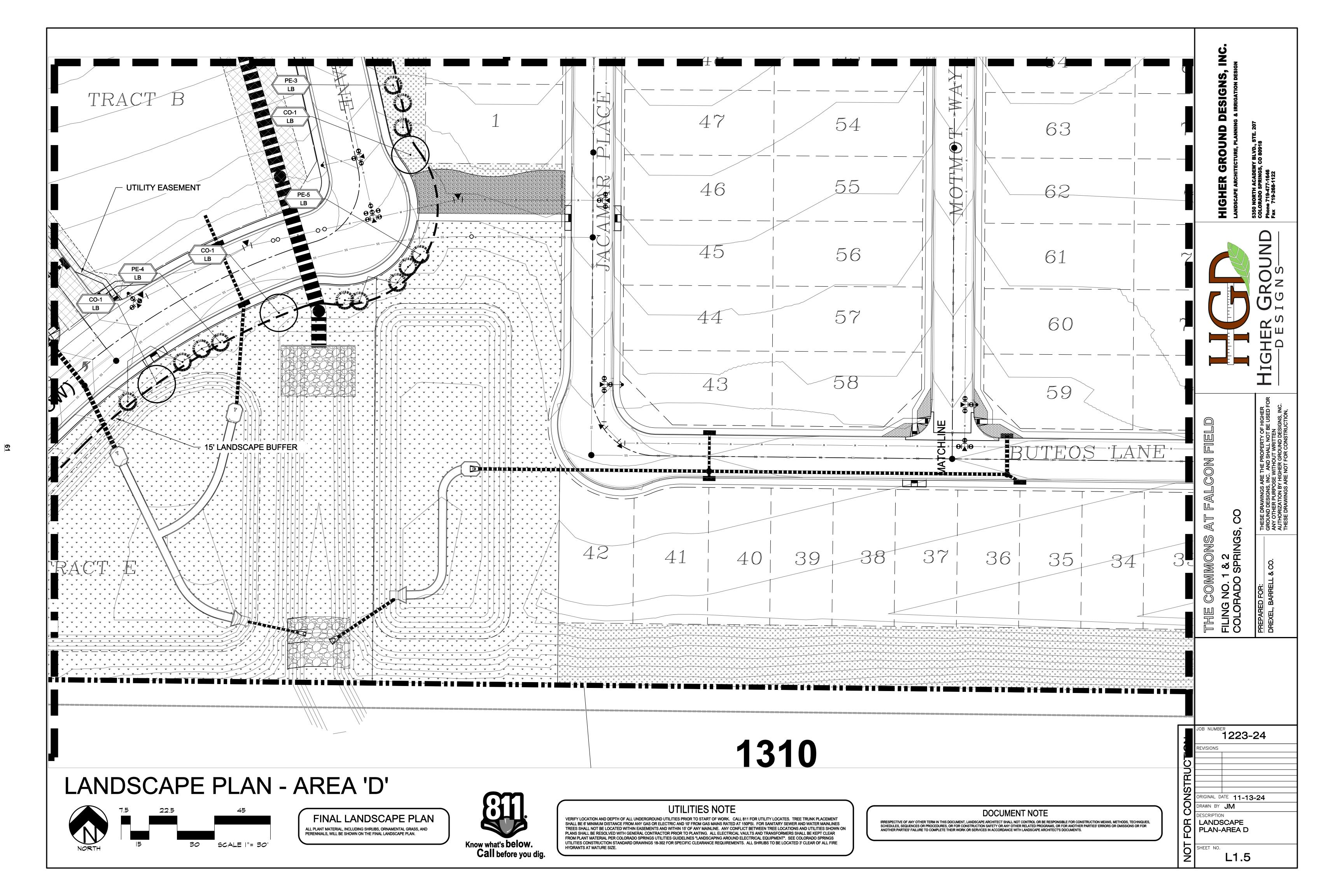
UTILITIES NOTE

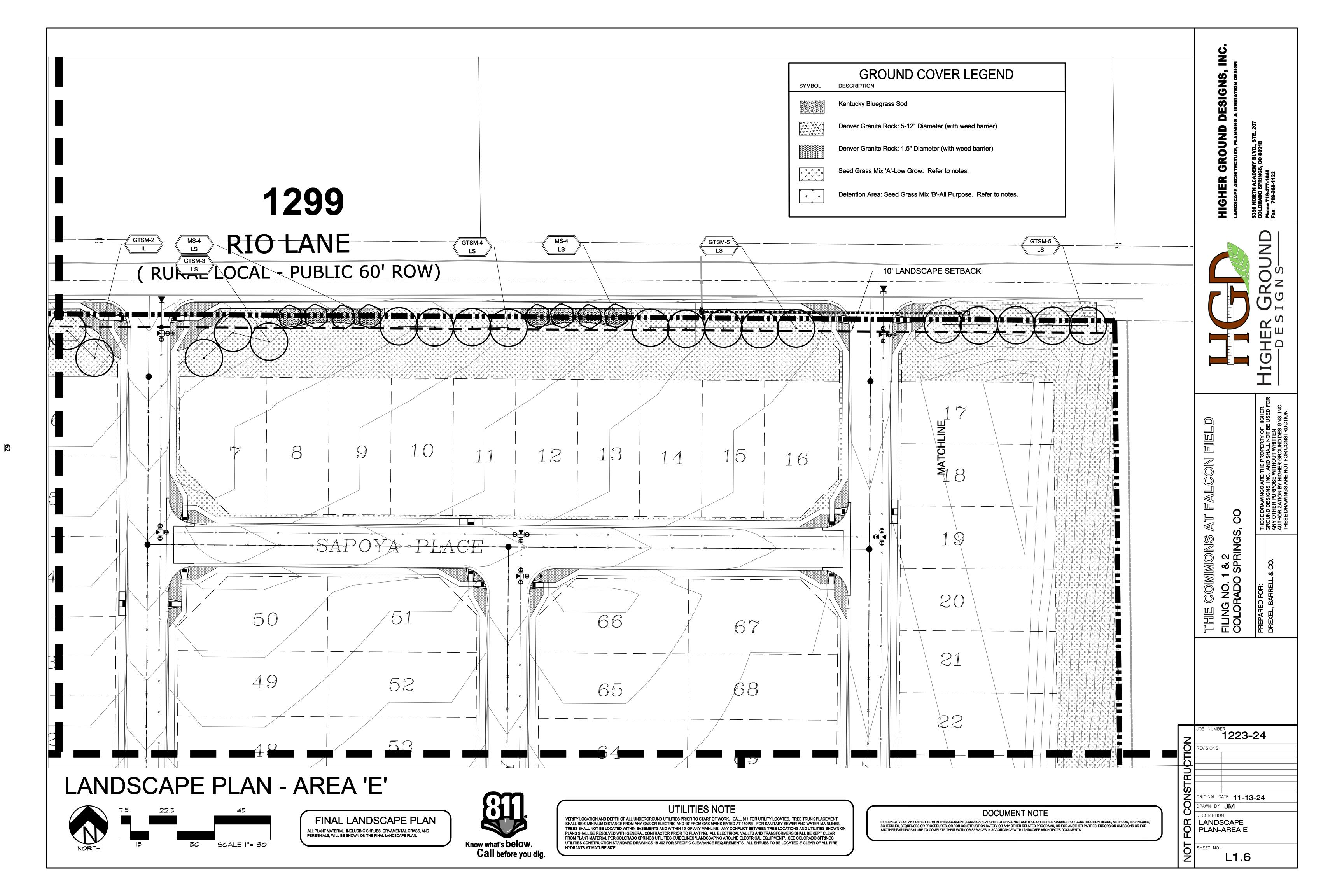
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE











Size

B&B

APPROX. SF

0 SF

0 SF

0 SF

0 SF

ON FIELD

THE COMMONS AT

1223-24

REVISIONS

REVISIONS

ORIGINAL DATE 11

DRAWN BY JM

DESCRIPTION ORIGINAL DATE 11-13-24 LANDSCAPE
PLAN-AREA F

L1.7

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

			PLANT SC	HEDULE
Symbol	Abbr. (Quanity	Botanical Name	Common Name
DECIDA	JOUS TREES CO MS GTSM	13 32 34	Celtis occidentalis Malus 'Spring Snow' Gleditsia triacanthos 'Shademaster'	Hackberry Spring Snow Crabapple Shademaster Honeylocust
EVERG	REEN TREES PE PN	30 33	Pinus edulis Pinus nigra	Pinyon Pine Austrian Pine
		SYMI		COVER LEGEND
			Kentucky Bluegrass Sod	

Denver Granite Rock: 5-12" Diameter (with weed barrier) Submit sample to owner prior to ordering material

Denver Granite Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material

Detention Area: Seed Grass Mix 'B'-All Purpose. Refer to notes. Submit spec to owner prior to ordering material

Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material

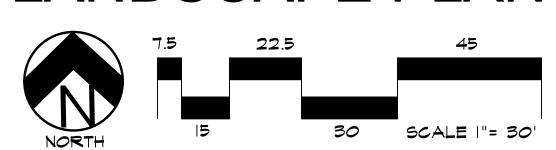
Protect Existing Tree

Remove Existing Tree

Steel Edger. See notes

	2 2 3 4 5 6 7 8 8 9 1 2 2 1 2 2 2 2 2 2 2 2 2 2
	$\bigvee $
	28
W W W W W W W W W W W W W W W W W W W	
3	30

LANDSCAPE PLAN - AREA 'F'



FINAL LANDSCAPE PLAN ALL PLANT MATERIAL, INCLUDING SHRUBS, ORNAMENTAL GRASS, AND PERENNIALS, WILL BE SHOWN ON THE FINAL LANDSCAPE PLAN.



UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES
TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON
PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR
FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFTS OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

ALL EDGING SEPARATING GRASS AND ROCK/MULCH AREAS TO BE GREEN PRO-STEEL OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. NO EDGING BETWEEN ROCK MULCHES.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS. ORGANIC MULCH TO BE 'CASCADE SHREDDED CEDAR' WITH NO LANDSCAPE FABRIC AND 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. www.preen.com

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED PLANTING AREAS:

- A. IF UNDISTURBED RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
- REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

SLOPE STABILIZATION

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES.

EROSION CONTROL BLANKET SHALL CONSIST OF 100% AGRICULTURAL STRAW BLANKET WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY LOW GROW MIX. REFER TO CHART. SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS MINIMUM OR PER EL PASO GUIDELINES. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. REFER TO CHART 5-2 FOR IRRIGATED MIX.

SEED MIX 'B': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE SEED MIX. REFER TO CHART. SEED TO BE APPLIED AT 4LBS/1.000 SF USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS MINIMUM OR PER EL PASO GUIDELINES. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. REFER TO CHART 5-1 FOR IRRIGATED MIX.

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS. DEPTH BANDS. PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 1/2" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

NATIVE GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE

- 1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
- 2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED. ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

AS AGREED WITH OWNER, CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES

REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

SOD INSTALLATION NOTE

SOIL PREPARATION FOR SODDED AREAS

- A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY
- B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.
- C. APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS 1 BREW GROW BIO-COMP MATERIAL AT A RATE OF 4 CUBIC YARDS PER 1000 SQ.FT. OF SOIL AREA. DISK (TILL) COMPOST SOIL TO A DEPTH OF 6" (INCHES).

BLUEGRASS SOD

- A. PROVIDE HEALTHY, FIELD GROWN SOD, FREE FROM OTHER GRASSES, WEEDS, INSECTS AND THEIR EGGS, DISEASES. STONES AND DEBRIS, AND A MINIMUM OF ONE (1) YEAR OLD. FURNISH FROM A SOD FARM WHERE IT HAS RECEIVED REGULAR WATERING, MOWING, FERTILIZING, WEED CONTROL AND SPRAYING
- B. MOW SOD TO 11/2" TO 2" HEIGHT PRIOR TO CUTTING AND CUT TO A UNIFORM THICKNESS OF 3/4" TO 1". DELIVER IN ROLLS 6' LONG AND 18" WIDE. SMALL. IRREGULAR OR BROKEN PIECES OF SOD WILL NOT BE ACCEPTED. DO NOT CUT MORE SOD THAN CAN BE PUT IN PLACE AT THE SITE THE SAME DAY.
- C. DELIVER SOD TO THE SITE WITHIN 24 HOURS OF HARVESTING, AND PROTECT FROM DRYING OUT, EXPOSURE OF ROOTS TO THE SUN AND OTHER INJURY.

SOD INSTALLATION

- A. AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED. REMOVE HARD AND SOFT AREAS. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
- B. LAY SOD SMOOTHLY, EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY. LAY WITHIN EIGHT (8) HOURS
- AFTER DELIVERY. C. WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
- D. ROLL SOD WITH A LIGHT ROLLER DIAGONALLY, LEVELING IRREGULARITIES AND SEALING JOINTS. E. KEEP THE SOIL BED MOIST DURING LAYING OF SOD.
- F. NEWLY INSTALLED SOD SHALL BE WATERED WITH 1/2 INCH OF WATER PER DAY FOR THE FIRST 3 DAYS, FILLING THE WATER
- HOLDING CAPACITY OF THE TOP 4-6 INCHES OF THE SOIL. TOTAL AMOUNT OF WATER SHOULD BE SPLIT UP OVER 2 OR 3 WATERING PERIODS EACH DAY.
- G. WEEK 1: AFTER INSTALLATION, WATER NEW TURF 3/4" TO 1-1/4" OF WATER PER DAY FOR THE FIRST 7 DAYS SPLIT UP OVER 4 OR 5 WATERING PERIODS EACH DAY. THE WARMER THE TEMPERATURE, THE MORE WATER YOU NEED TO APPLY.
- H. WEEK 2: AFTER THE FIRST 7 DAYS, WATER AT THE RATE OF 1/2" PER DAY FOR 7 DAYS; SPLIT UP OVER 2-3 WATERING PERIODS EACH DAY. I. WEEK 3: IF WATERING RESTRICTIONS ALLOW, WATER 1/4" PER DAY EVERY OTHER DAY FOR 7 DAYS. AFTER THE FIRST TWO
- OR THREE WEEKS, REVERT TO WATERING 1-2 TIMES PER WEEK AS LOCAL WATERING RESTRICTIONS ALLOW. J. KENTUCKY BLUEGRASS TURF: 3.1 LBS NITROGEN PER 1,000 SF: APPLY ABOUT 1 LB OF RECOMMENDED NITROGEN IN LATE SUMMER. APPLY HALF OF REMAINING NITROGEN REQUIREDIN MID-FALL, HALF IN MID SPRING. FOR HIGH

MAINTENANCE TURF, APPLY ABOUT 1 LB OF THE RECOMMENDED NITROGEN IN EARLY SUMMER. TO OBTAIN 1 LB OF ACTUAL NITROGEN, APPLY 3 TO 4 LB OF 34-0-0, 5 LB OF 20-0-0, 10 LB OF 10-0-0, OR SIMILAR FERTILIZERS.

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SOD BLUEGRASS LAWN

WELL ESTABLISHED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

MOW SODDED LAWN AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT 3" HEIGHT. DO NOT CUT MORE THAN 1/3 LENGTH OF THE GRASS BLADE AT ANY ONE MOWING. DO NOT MOW LESS THAN 3" OFF WHEN GRASS IS WET. REMOVE ALL HEAVY GRASS CLIPPING IMMEDIATELY AFTER MOWING.

Know what's below. Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSL. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN FASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

RRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

COMMONS

FILING NO.

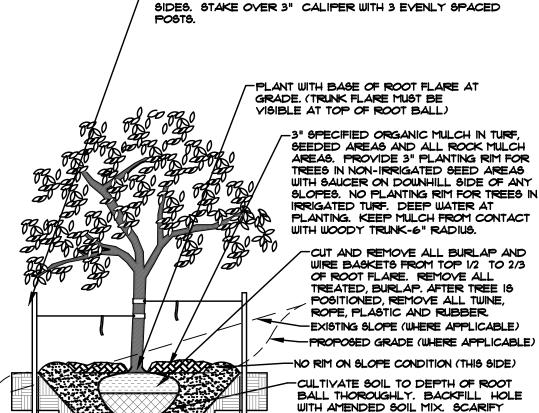
1223-24 ORIGINAL DATE 11-13-24 RAWN BY **JM LANDSCAPE** NOTES

SHEET NO.

L1.8

- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS)
 REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE. · AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL • WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK USE ELECTRICAL TAPE, NOT TWINE.
- WRAP OCTOBER IS AND REMOVE BY MARCH 31.

• DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON. • COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING. -SET TREE PLUMB, STAKE AND TIE 15" CALIPER TREES, AND GREATER WITH TWO POSTS ON THE WINDWARD AND LEEWARD SIDES. STAKE OVER 3" CALIPER WITH 3 EVENLY SPACED -PLANT WITH BASE OF ROOT FLARE AT GRADE. (TRUNK FLARE MUST BE



DECIDUOUS TREE PLANTING DETAIL

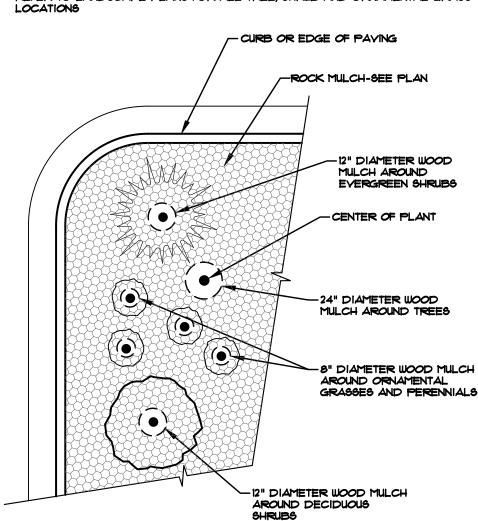
PLANTING PIT AND ROOTBALL. ROOT

BALL SHALL REST ON FIRM,

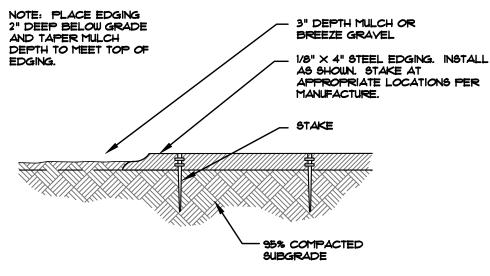
UNDISTURBED SOIL.

NOTES: CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCESS.

REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS



TYPICAL PLANT MATERIAL TREATMENT

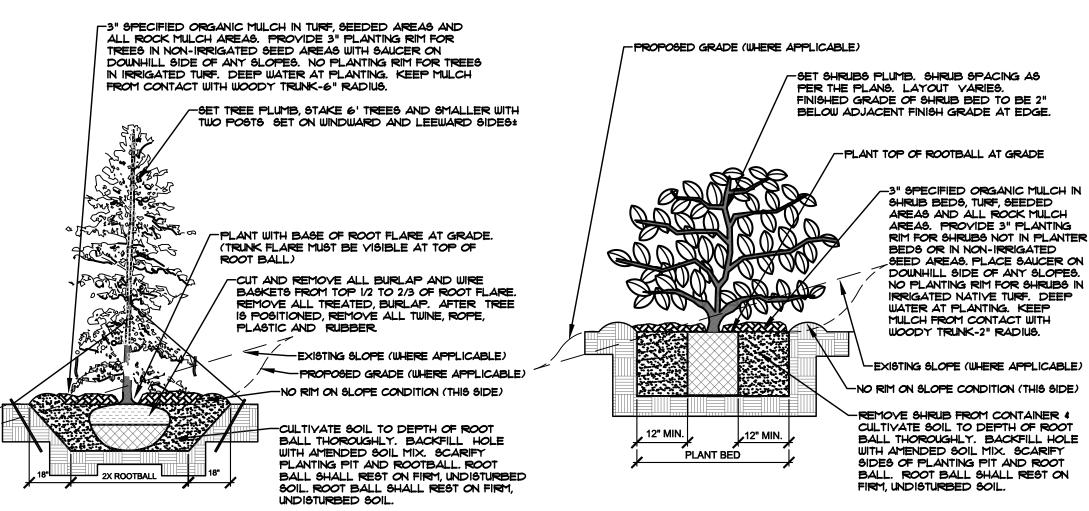


 MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING. DO NOT REMOVE OR CUT LEADER. PRINE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.

REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

• AYOID FALL PLANTING IF POSSIBLE. • AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



EVERGREEN TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

• PRINE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.

TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.

AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.

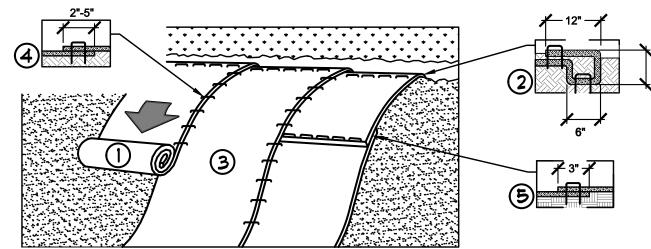
FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY

• FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL I" DEEP. PLANT

KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

IMMEDIATELY.

• DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.



- 1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (IS CM) DEEP X 6" (IS CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
- 3, ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN. 4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING
- 5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (1,5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (IS CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.

EROSION CONTROL

ON RECP'S TYPE.

SEED MIX 'B'

Chapter 5 Native Vegetation Requirements and Guidelines

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent **Control Measure Areas**

				Pounds PLS				
Common Name	Scientific Name	Growth Season / Form	% of Mix	Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled		
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft		
Bluestem, big	Andropogon gerardii	Warm, sod	20	4.4	2.2	1.1		
Grama, blue	Bouteloua gracilis	Warm, bunch	10	0.5	0.25	0.13		
Green needlegrass ²	Nassella viridula	Cool, bunch	10	2	1	0.5		
Wheatgrass, western ²	Pascopyrum smithii	Cool, sod	20	6.4	3.2	1.6		
Grama, sideoats	Bouteloua curtipendula	Warm, bunch	10	2	1	0.5		
Switchgrass ²	Panicum virgatum	Warm, bunch/sod	10	0.8	0.4	0.2		
Prairie sandreed	Calimovilfa longifolia	Warm, sod	10	1.2 0.6		0.3		
Yellow indiangrass ²	Sorghastrum nutans	Warm, sod	10	2	1	0.5		
Seed rate (lbs PLS/acre)				19.3	9.7	4.8		

¹For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

²Species that will do well in the bottom of pond areas

SEED MIX 'A

Chapter 5

Native Vegetation Requirements and Guidelines

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

	Scientific Name	Growth Season / Form		Pounds PLS				
Common Name			% of Mix	Irrigated broadcastIrrigated hydroseeded	 Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled 	Non-irrigated drilled		
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft		
Buffalograss	Buchloe dactyloides	Warm, sod	25	9.6	4.8	2.4		
Grama, blue	Bouteloua gracilis	Warm, bunch	20	10.8	5.4	2.7		
Grama, sideoats	Bouteloua curtipendula	Warm, bunch	29	5.6	2.8	1.4		
Green needlegrass	Nassella viridula	Cool, bunch	5	3.2	1.6	0.8		
Wheatgrass, western	Pascopyrum smithii	Cool, sod	20	12	6	3		
Dropseed, sand	Sporobolus cryptandrus	Warm, bunch	1	0.8	0.4	0.2		
	•	Seed rate (I	bs PLS/acre)	42	21	10.3		

Know what's below. Call before you dig.

HYDRANTS AT MATURE SIZE.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE

DOCUMENT NOTE

RRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

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1223-24 DRIGINAL DATE 11-13-24 DRAWN BY **JM** ESCRIPTION LANDSCAPE

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Joint City / County Park Advisory Board Luncheon

Agenda Date: September 10, 2025

Agenda Item Number: #7 - A

Presenter: Todd Marts, Executive Director

Information: X **Endorsement:**

Background Information:

The City of Colorado Springs and El Paso County 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 from Noon – 1:30 p.m.** at the Fountain Creek Nature Center, 320 Pepper Grass Lane, Fountain, CO 80817. A light lunch will be provided.

Recommended motion:

Information item

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2026 Capital Improvement Program

Agenda Date: September 10, 2025

Agenda Item Number: #7 - B

Presenter: Todd Marts, Executive Director

Information: Endorsement: X

Background Information:

The Park Advisory Board annually considers and / or endorses the upcoming Capital Improvement Program (CIP). The CIP includes proposed capital improvement projects for the upcoming year. Final determination of the projects may vary based on the final adopted budget.

Please find enclosed the 2026 CIP for consideration and / or endorsement.

Recommended motion:

Move to endorse the 2026 Capital Improvement Program.







EL PASO COUNTY PARKS

2026

CAPITAL IMPROVEMENT PROGRAM (CIP)

Introduction

El Paso County Parks (EPC Parks) currently manages a multimillion-dollar park system that includes approximately 8,000 acres of parkland, 145 miles of trails, 33 pavilions, 15 playgrounds, 23 restroom facilities, 2 nature centers, 2,500 acres of conservation easements, and numerous athletic facilities. EPC Parks also manages the El Paso County Fairgrounds and landscape maintenance at numerous County facilities.

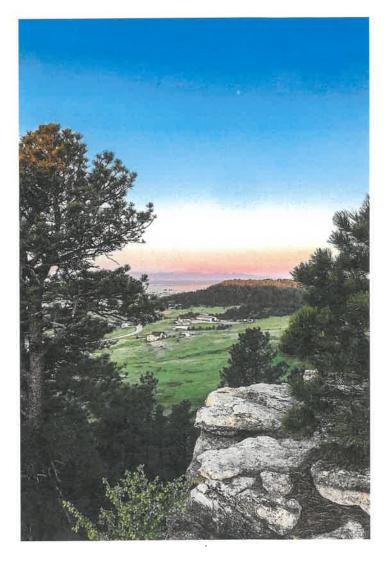
It is critical that EPC Parks utilizes a systematic approach to ensure all facilities are well-maintained and that we make every effort to meet the parks and recreation needs of our community within our available resources.

The CIP is key for physical improvements and development of parks, trails, open space, and public facilities throughout the park system. The motives behind the CIP are to improve safety, accessibility, and the quality of life through continuous maintenance and upkeep of current assets, parkland acquisition, and ongoing development of new park properties and facilities as our community grows.

To achieve the above goals, EPC Parks develops a Capital Improvement Program (CIP) which identifies available funding and needs. The CIP is a fluid document, updated annually, to reflect changes in priorities, opportunities, and circumstances. A general guideline for EPC Parks capital improvement is having a useful life of more than five years with a value more than \$25,000. The final CIP will be determined with the 2026 Adopted Budget.











Project Prioritization Methods

County Parks utilizes the following criteria to determine the timeline and funding priorities for the respective Park projects:

Risk management

Project will reduce the potential of injury to facility users.

Citizen needs

Project has received high rankings on citizen surveys or other demonstrated citizen input processes.

Funding

Project that can be completed from available funding sources will be given a higher priority.

Timing

Project that are part of a phased improvement program that requires the phases be completed in sequence.

Critical function

Projects that must be completed for a critical function within a respective facility (American with Disabilities Act issues, irrigation, restrooms) will be given priority over non-critical function projects.

Manpower reduction

Project will reduce the manpower to maintain the respective facility.

Aesthetics

Project will improve the overall aesthetics of the facility.

Long-term stability

The project will improve the long-term stability of the respective facility which will in turn, reduce ongoing maintenance.

Address overall county goals

Project addresses County objectives in the County's Strategic Plan.

Funding Sources

Regional and Urban Park Fees

Regional and urban park fees are paid by developers during the land development process to support new or enhanced park and recreation facilities to address population growth in respective areas of the County. Please see Appendix B and C for additional information on regional and urban park fee funds.

County Capital Improvement Funds

El Paso County secured \$750,000 annually beginning in 2021 to support park projects.

Conservation Trust Funds

El Paso County receives approximately \$1.4 million annually to maintain the County's Park system. Most of the funds are used to support employee salaries and ongoing maintenance efforts. Any remaining funds are used to support capital projects.

Grants / Fundraising

El Paso County Parks aggressively pursues funding from federal, state and local funding sources and collaborative efforts between other governmental jurisdictions, private organizations, and citizens.



2026 CIP Timeline

June - August: CIP review and funding

August: Finalize CIP list for Park Advisory Board presentation

September: Present proposed CIP to Park Advisory Board for review and endorsement as

recommendations to Board of County Commissioners (BoCC) / County Administration.

Funding for CIP projects are included in the upcoming County budget.

December BoCC approves budget for upcoming year

El Paso County Parks 2026 Capital Improvement Program (CIP)

Projects - New & Ongoing	Description / Comments	Ongoing / New	Park District	Funding Sources	2025 Funds	2026 Funds	Funding Amount
Fox Run Regional Park- Pond Improvements	Pond and Gazebo Improvements	Ongoing	North	UPF, GF, CTF	\$ 1,760,000	\$ -	\$ 1,760,000
Fox Run Regional Park- Irrigation Improvements	Irrigation Design & Construction	New	North	RPF	\$ -	\$ 150,000	\$ 150,000
Bear Creek Regional Park-Tennis Courts & Archery Range Design	Tennis, Pickleball, Archery, Parking	New	Central	CIP	\$ -	\$ 250,000	\$ 250,000
Bear Creek Regional Park- Tennis Courts & Archery Range Construction	Tennis, Pickleball, Archery, Parking, Construction Mgmt.	New	Central	GF, CTF	\$ -	\$ 1,800,000	\$ 1,800,000
Fountain Creek Regional Park - A-1 Well Replacement & Pond Design	Pond Dredging, Lining, New Irrigation Well, Sidewalks	Ongoing	South	UPF	\$ 260,000	\$	\$ 260,000
Ute Pass Regional Trail - Phase 2 Construction	Winnemucca to US 24	Ongoing	Central	CTF	\$ 500,000	\$ 200,000	\$ 700,000
FEMA Projects - Falcon & Fountain Creek	Design / Construction	Ongoing / New	East, South	TPF, EF	\$ 1,005,185	\$ -	\$ 1,005,185
FEMA Projects - Hanson Trailhead	Design / Construction	Ongoing	South	TPF, EF	\$ 1,178,636	\$ -	\$ 1,178,636
*Willow Springs Ponds Rehabilitation - Discovery Phase	Water Rights	New	South	UPF	\$ -	\$ 100,000	\$ 100,000
Paint Mines Interpretive Park - Formation Protection	Fencing / Signage	New	East	RPF	\$ -	\$ 200,000	\$ 200,000
Black Forest Section 16 Trailhead - Equestrian Expansion	Design / Construction	Ongoing	North	UPF	\$ 100,000	\$ =	\$ 100,000
Homestead Ranch Regional Park - Trail Improvements	Trail Surfacing	New	East	RPF	\$ -	\$ 200,000	\$ 200,000
Fountain Creek Regional Trail - Southmoor Drive	Trail Hardening	New	South	RFP	\$ -	\$ 200,000	\$ 200,000
Bear Creek Nature Center - Bear Den	Design / Construction	New	Central	GF/TPF	\$ -	\$ 60,000	\$ 60,000
Parks Asset Management	Condition Index and Assessment	New	All	GF	\$ -	\$ 500,000	\$ 500,000
Playgrounds	Upgrades			CIP	\$ 250,000	\$ 250,000	\$ 500,000
Irrigation	Upgrades			CIP	\$ 250,000	\$ 100,000	\$ 350,000
Project Design	Engineering and Design Support			CIP	\$ 250,000	\$ 150,000	\$ 400,000
Planning / Professional Services	Engineering and Design Support			Planning	\$ 150,000	\$ 150,000	\$ 300,000
TOTA					\$5,553,821	\$4,160,000	

Funding Sources	
RPF - Regional Park Fees	
UPF - Urban Park Fees	
GF - El Paso County Capital Improvement Funds	
CTF - Conservation Trust Funds	
CIP- Capital Improvement Funds	
TPF - Third Party Funds (Grants, Fundraising, Donations, etc.)	
EF - El Paso County Emergency Funds	

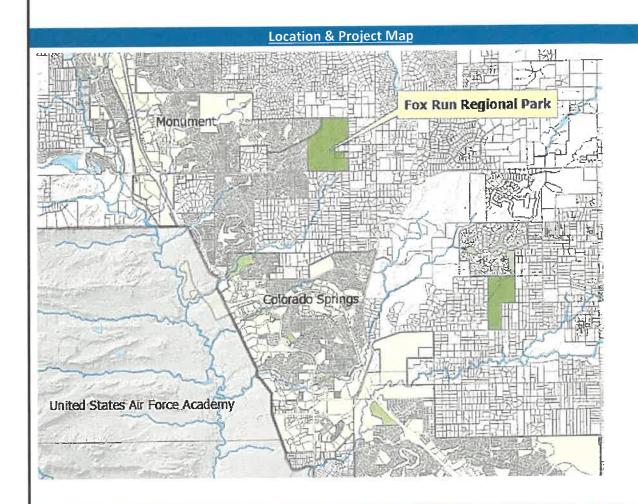


Project Name: Fox Run Regional Park- Ponds and Gazebo

Project Stage: Design / Construction

Project Purpose and Scope

The Fox Run Regional Park Improvements projects include improvements to the recreational ponds and wedding gazebo. The two recreational ponds need to be dredged, the pond liners replaced, and pump upgrades installed. The gazebo and boardwalk have been deemed beyond its useful life and the artificial island is settling. Work includes removing the island, constructing a new waterfront plaza, pond dredging, new liner, and pump upgrades. ADA parking, paths, and improvements will also be constructed to ensure the new waterfront plaza is accessible.



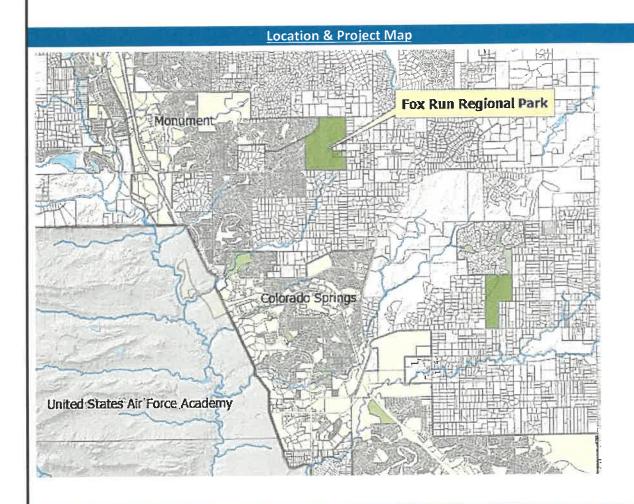
Estimated Costs				
Conservation Trust Fund	\$800,000			
Urban Park Fees	\$100,000			
General Fund	\$860,000			
TOTAL	\$1,760,000			

Project Name: Fox Run Regional Park- Irrigation Improvements

Project Stage: Design

Project Purpose and Scope

In the past several years, the aging irrigation systems at Fox Run Regional Park - particularly at the Oak Meadows section of the park - have been experiencing numerous line breaks and valve failures. Over the past couple seasons, North District crews have repaired over 42 separate breaks. This project will allow for numerous system upgrades and long-term fixes.



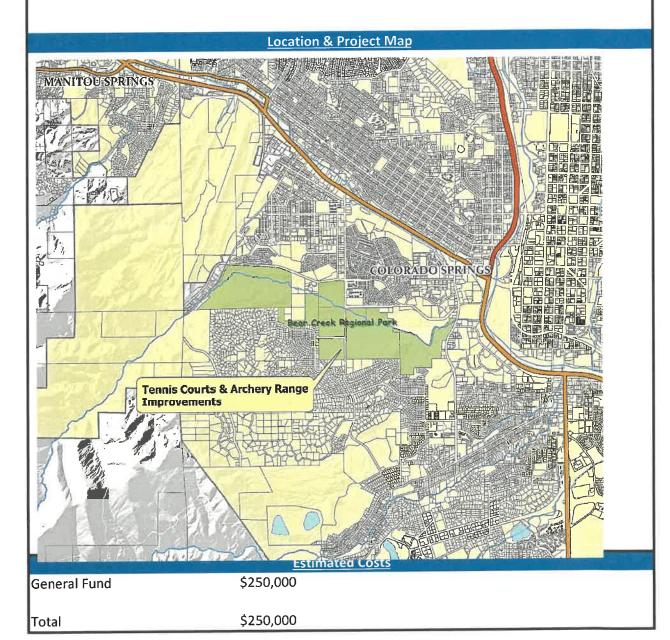
	<u>Estimated Costs</u>	
Regional Park Fees	\$150,000	
TOTAL	\$150,000	

Project Name: BCRP Tennis Courts and Archery Range Improvements

Project Stage: Design

Project Purpose and Scope

The tennis courts and archery range in Bear Creek Regional Park are in need of repairs and improvements. The archery range is in need of new structures, targets, and vestibule. The tennis courts are not playable and are in need of resurfacing or reconstruction. This phase of the project would include the design of the new courts and archery range facilities.

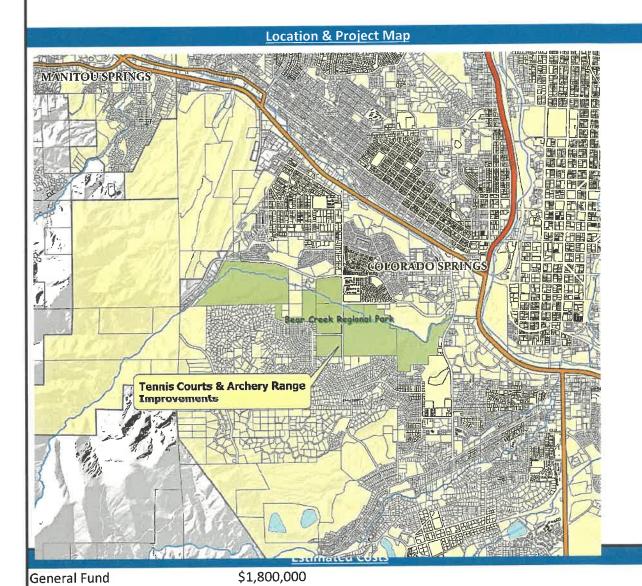


Project Name: BCRP Tennis Courts and Archery Range Improvements

Project Stage: Construction

Project Purpose and Scope

The tennis courts and archery range in Bear Creek Regional Park are in need of repairs and improvements. The archery range is in need of new structures, targets, and vestibule. The tennis courts are not playable and are in need of resurfacing or reconstruction. This phase of the project would include the construction of the new courts and archery range facilities.



\$1,800,000

Total

Project Name: Ftn. Creek Reg. Park - Duckwood Pond and Irrigation Well Improvements

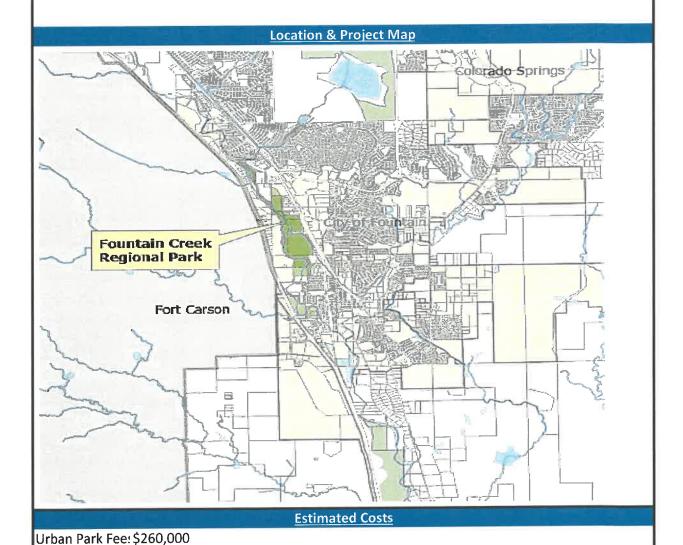
Project Stage: Design

\$260,000

Total

Project Purpose and Scope

The Duckwood pond and irrigation well needs rehabilitation. The pond has a large amount of sediment collection that is negatively impacting water quality and operation of the pump system. The shoreline is also in need of rehabilitation. EPC Parks intends to drain, dredge, repair, and enhance the Duckwood Pond. The perimeter sidewalk will be addressed in conjunction with this project. EPC Parks intends to contract with an engineering firm to assess, make recommendations, and design the renovation of Duckwood Pond.

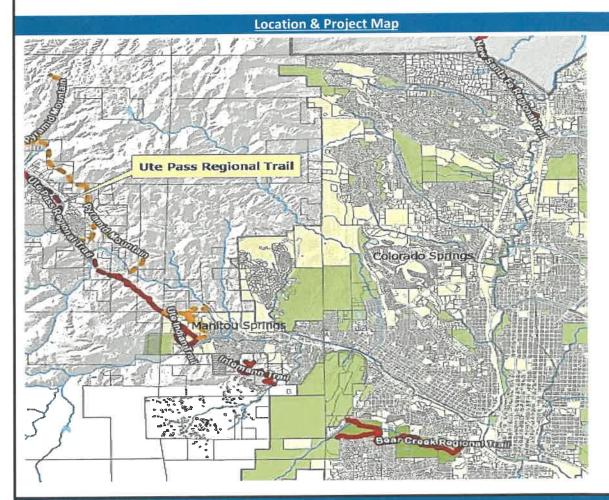


Project Name: Ute Pass Regional Trail - Phase 2 Trail Construction

Project Stage: Design / Construction

Project Purpose and Scope

The Ute Pass Regional Trail is a planned 11-mile trail corridor between Manitou Springs and the El Paso / Teller County Line. This project includes construction of a 1.5-mile segment of trail in Cascade - Chipita Park. The trail will start at Winnemucca Road and end at a trailhead off Spring Street. El Paso County secured Federal Highway monies from the Colorado Department of Transportation (CDOT) through the Transportation Alternatives Program (TAP) and Transportation Improvement Programs (TIP) to fund the final design and construction. Design was initiated in 2022 with construction starting in 2025. Construction must be completed by December 2026.



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Estimated	LLASTS
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Capital Improvement Funds \$500,000

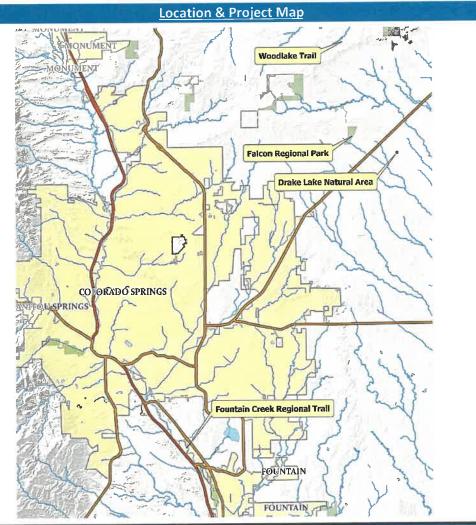
Total \$500,000

Project Name: FEMA Projects

Project Stage: Design / Construction

Project Purpose and Scope

Several Regional Parks and Regional Trails sustained significant damage from 2023 flooding. El Paso County received funding from the Federal Emergency Management Agency to complete repairs at these locations. Project scoping and grant agreements were finalized in 2024. Project design, permitting, and construction will be initiated in 2025. Repairs at Drake Lake and Woodlake have been completed. Repairs at Falcon Regional Park and Fountain Creek Regional Trail will be completed in 2025-2026.



Estimated Costs

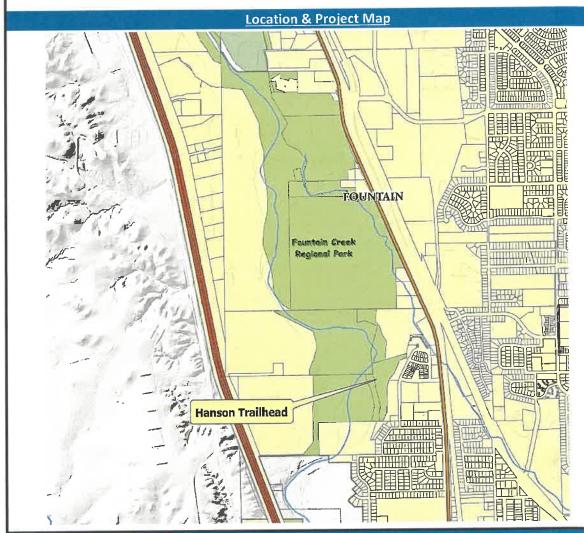
County Recovery Funds (25%) \$251,297 FEMA Matching Funds (75%) \$753,889

Total \$1,005,185

Project Name: FEMA Hanson Trailhead
Project Stage: Design / Construction

Project Purpose and Scope

The Hanson Trailhead located in Fountain Creek Regional Park sustained significant damage from 2023 flooding. El Paso County received funding from the Federal Emergency Management Agency to complete repairs at this locations. Project scoping and grant agreements were finalized in 2024. Project design will launch in 2025 and include design scenarios to mitigate future damage. Due to the complexity of this project, this is anticipated to be a multi-year project. The initial grant agreement is for architect and engineering services. Upon completion of this task, a separate grant agreement will be executed for construction services.



Estimated Costs

County Recovery Funds (25%) \$294,659 FEMA Matching Funds (75%) \$883,977

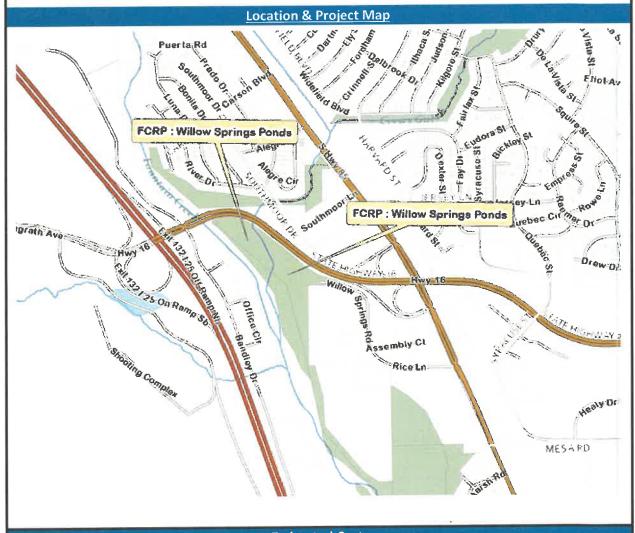
Total \$1,178,636

Project Name: Willow Springs Ponds Rehabilitation

Project Stage: Discovery - Water Rights

Project Purpose and Scope

In recent years, the Willow Springs Ponds, located in the northernmost section of Fountain Creek Regional Park, are experiencing lower water levels, particularly in the southern pond. This pond is fed by water from the northern pond, but it's water levels fall below the point at which this is possible. The discovery phase of the Willow Springs Ponds Rehabilitation Project will investigate possible alternate water sources available in order to bolster the ponds' levels. These sources may include new wells or even water from nearby Crews Gulch. Discovery will include water rights investigations as well as cost analysis of said sources.



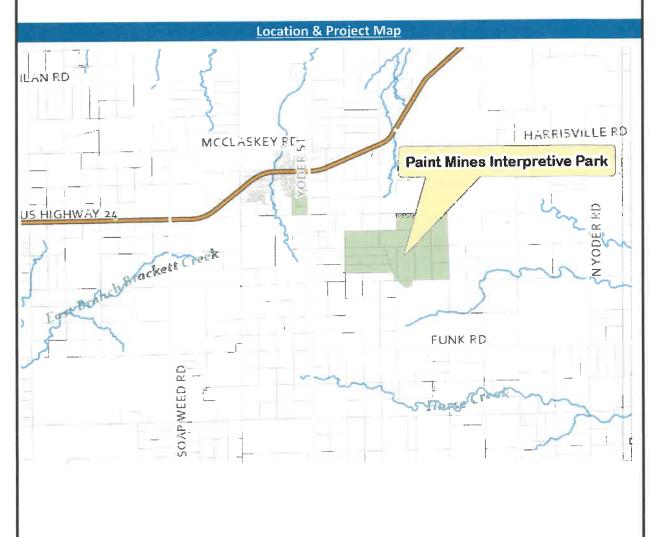
Estimated Costs		
Urban Park Fees	\$100,000	
Total	\$100,000	

Project Name: Paint Mines Interpretive Park Formation Protection

Project Stage: Design / Construction

Project Purpose and Scope

In 2025, the second phase of fencing was completed at Paint Mines Interpretive Park, which included the installation of post-and-dowel fencing along the park's major pedestrian corridors and trails as a means to direct visitor traffic and further strengthen the protection of the park's fragile geologic formations. The final fencing phase will include the design and installation of weathered steel bollards connected by chains, to be located within the formations themselves as a means to outline the "official" trails and observation areas. Standing approximately 2 1/2 feet tall, these simple but effective fences will guide the park visitor and delineate those areas that are closed to pedestrian traffic.



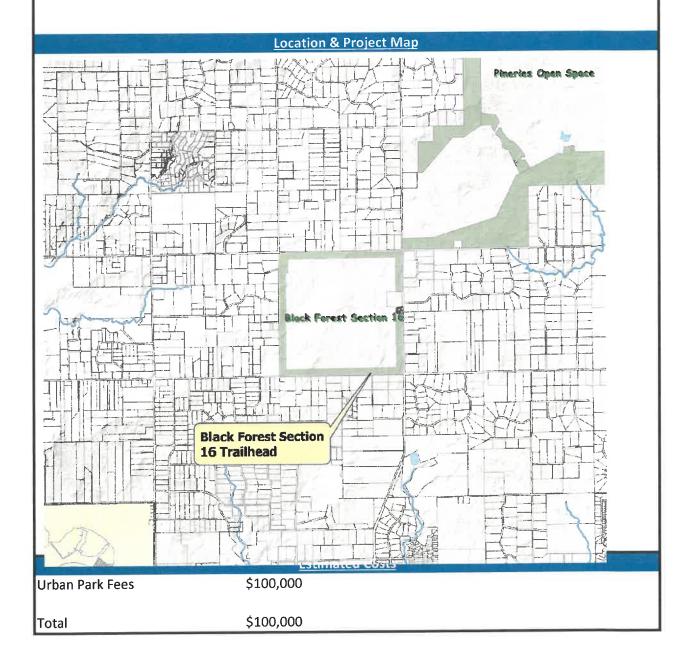
	Estimated Costs	
Regional Park Fees	\$200,000	
Total	\$200,000	

Project Name: Black Forest Section 16 Trailhead

Project Stage: Design / Construction

Project Purpose and Scope

Black Forest Section 16 continues to see increased use as the City of Colorado Springs develops further into Black Forest. Parking at the trailhead as been at capacity for several years. Additionally, steps to preserve equestrian parking has become more of an emergent need as use of the trail increases. This project includes expansion of the main trailhead parking area to include a separated equestrian parking area, and expanded standard vehicle parking area. This project will require coordination with the State Land Board as the property and trail use managed under a recreational easement granted to El Paso County.



Project Name:

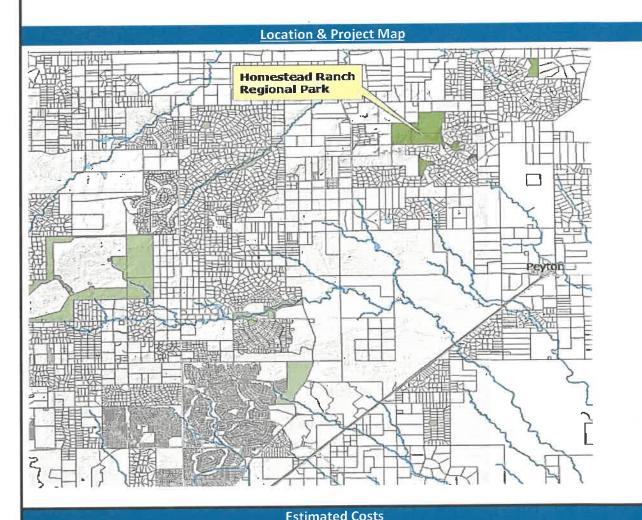
Homestead Ranch Regional Park-Trails and Drainage

Project Stage:

Design / Construction

Project Purpose and Scope

The Homestead Ranch Regional Park master plan includes various trail and drainage improvements. This project is the second phase of planned trail and drainage improvement and will complete the resurfacing of all internal park trails. This project includes grading of poor-condition trails, improvements to several climbing turns, resurfacing of existing trails, and construction of drainage structures. Site grading around the building and stormwater improvements to the main access road will also be completed.



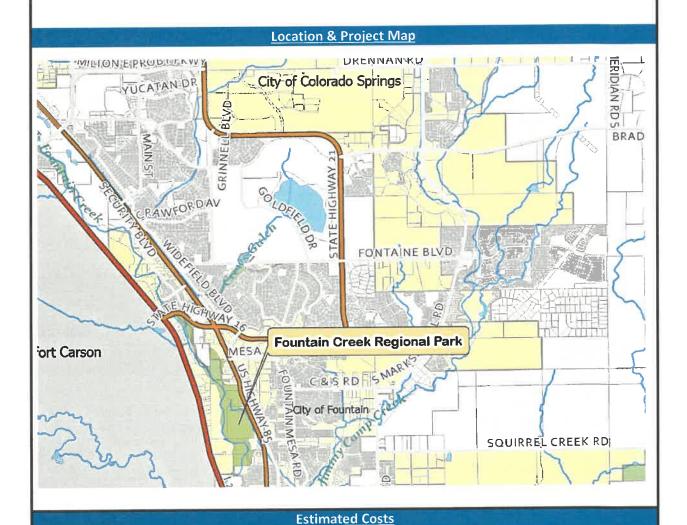
	<u>Latinated costs</u>	
Regional Park Fees	\$200,000	
Total	\$200,000	

Project Name: Fountain Creek Regional Trail - Southmoor Drive Hardening

Project Stage: Construction

Project Purpose and Scope

The Fountain Creek Regional Trail near Southmoor Drive has been experiencing extreme degradation due to the repetitive flooding from adjacent Fountain Creek. The trail cannot continue to be repaired in its current state due to high costs and repetitive damage. This project will focus on the design and construction of a hardened and sustainable trail surface, such as concrete, that will be able to withstand frequent flooding while draining away flood water and debris in an efficient manner.



\$200,000

\$200,000

Regional Park Fees

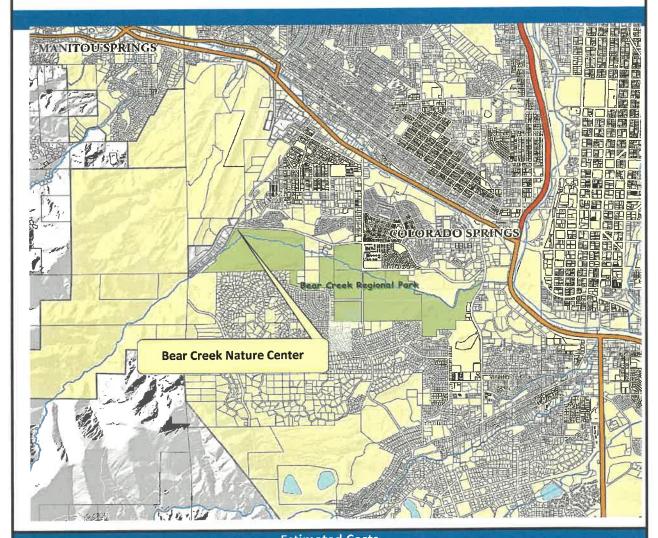
Total

Project Name: Bear Creek Nature Center Bear Den

Project Stage: Construction

Project Purpose and Scope

The Bear Den audio visual equipment is from 2002 and needs to be updated. The staff and guests use this equipment to provide educational and informational programs. It is often used for mandatory public information meetings.



		Estimated Costs	
General Fund	\$60,000		
Total	\$60,000		

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	Construction Contract Award
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	On-Hold
Adam Baker	Homestead Ranch Regional Park Trail Resurfacing	Resurface northeast loop of regional trail, tie into trail segment completed in 2024	Objective 1 - Infrastructure	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	
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 Actuve 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 Wiliams	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

7
6

December

Total

Community Services Department Parks / Recreation & Cultural Services Divisions **August 2025 Monthly Report** 2024 2023 **Facility Revenue Totals To Date** 2025 <u>Budget</u> Current **Balance** Totals to Date | Totals to Date Parks Facility Reservation Revenue 180,000 188,995 \$ 229,719 \$ \$ 187,412 | \$ (7,412)County Fair / Fairgrounds \$ 301,000 \$ 228,570 \$ 72,430 408,139 \$ 268,650 \$ 65,018 498,369 481,000 \$ 415,982 \$ 597,134 \$ Total Fundraising Revenue 2025 2025 2023 2024 **Purpose** Goal **Amount Balance** Totals to Date | Totals to Date Fair Operations 80,000 112,500 \$ County Fair Sponsorships \$ 112,500 \$ (32,500)100,500 Partners in the Park Program Park Operations \$ 45,000 \$ 70,000 \$ (25,000)\$ 92,500 \$ 75,000 10,000 \$ Trust for County Parks Park Operations 55,942 \$ (45,942)48,083 \$ 22,165 \$ 11,965 Nature Center Fundraising **Nature Center Support** \$ 25,000 | \$ 13,035 | \$ \$ 17,808 \$ 15,885 County Fairgrounds Support (Fairgrounds Corp) Programming/Facility Support \$ 40,000 \$ 70,000 \$ (30,000)\$ 80,000 \$ 70,000 200,000 \$ 321,477 \$ (121,477) 283,550 Total \$ 350,891 \$ **Grant / 3rd Party Funding Awarded Parks Division Reservations** 2025 2025 2025 2024 2024 2023 2023 **Evaluation** Year to Date **Rentals Attendance Rentals Attendance Rental** <u>Attendance</u> 10 1626 N/A 10 1072 11 966 January 893 N/A 15 898 15 778 11 **February** March 86 2997 N/A 15 292 51 1306 325 10789 278 7613 299 10619 April 4.3 482 17943 4.1 491 16030 448 16919 May 20929 4.5 635 23181 552 20087 June 614 579 19616 4.32 579 20387 594 22852 July 442 19278 4.67 502 21409 445 22024 August September October November

94071

4.378

2525

90882

2415

95551

2549

Parks Facility Reservations	2025	2025	2024	2024	2023	2023	
August	Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
Bear Creek Regional Park	Kentais	Attenuance	Kentais	Attendance	ixemais	Attendance	
	8	16	1	10			
Archery Lanes			46	10	51	3170	
Athletic Fields	45 113	2460		2665		_	
Pavilions	113	5843	124	6930	122	6561	
Trails	4	960	2	850	2	650	
Vendor	4	16	14	36	10	44	
Tennis Courts		00	1	2	1	4	
Pickleball Courts	14	98	30	216	17	77	
Vita Course	10						
Meeting Room	10	57	5	32	6	53	
Black Forest Regional Park							
Athletic Fields	2	200	1	100	5	320	
Pavilions	28	1127	28	1104	24	1086	
Vendor							
Tennis Courts / Pickleball Courts	17	60	12	45	4	16	
<u>Falcon Regional Park</u>							
Baseball Fields	13	510	14	450	3	60	
Athletic Field							
Vendor							
Fountain Creek Regional Park							
Athletic Fields	6	450			2	200	
Pavilions	47	2048	40	2009	43	2001	
Trails							
Disc Golf Course	2	132	4	405	1	95	
Vendor	7	26	2	8	1	4	
Fox Run Regional Park							
Athletic Fields	19	590	20	700	32	1384	
Gazebo			13	1561	13	1895	
Warming Hut			8	137	10	121	
Pavilions	83	3985	76	3557	75	3729	
Vendor					2	6	
Trails							
Homestead Ranch Regional Park							
Pavilions	16	636	55	533	12	345	
Athletic Fields					· <u> </u>	1	
Trails							
Palmer Lake Recreational Area				1		1	
Palmer Lake Santa Fe Trail				+		+	
New Santa Fe Trail	 			+		+	
Monument Trail Head New Santa Fe Trail				+		+	
Baptist Road Santa Fe Trail				+			
AFA Santa Fe Trail				+		+	
Vendor - Santa Fe Trailheads	+			+		+	
	4	64	6	59	9	203	
Paint Mines Trail	4	04	U	38	<u> </u>	203	
Rock Island Trail	 			1			
Black Forest Section 16				1			
Rainbow Falls Historic Site				1			
Pineries Open Space				1			
Total Park Facility Reservations	442	19278	502	21409	445	22024	

Fairgrounds Facility Reservations	2025	2025	2025	2024	2024	2023	2023
Year to Date	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	Rentals	<u>Attendance</u>	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	26	363	N/A	10	685	12	3689
September							
October							
November							
December							
Total	190	9,053	N/A	178	21,424	117	21,838
Fairgrounds Facility Reservations	2025	2025	2024	2024			
August	Rentals	<u>Attendance</u>	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	1	20			
Fair Advisory Board Meeting	1	30	1	20			
4-H Hitch'N'Post Mtg.	1	20	1	20			
Grand Stands Building			1	250			
North Kitchen - Paradise Café	6	20					
South Kitchen - Cluckin Chicken	4	16					
South Kitchen - Fire Prairie Salsa	5	13					
Track							
Grounds & Stable							
Camping & Horse Stalls	1	4	2	150			
Livestock Arena							
4-H Mini Horse Arena Workout	2	20	1	15			
Whittemore - Fairgrounds			1	170			
FSB Pavilion	2	100					
Calhan Ranch Club 4-H Club	1	50					
Arena							
Month Total Fair Facility Reservations	26	363	10	685			

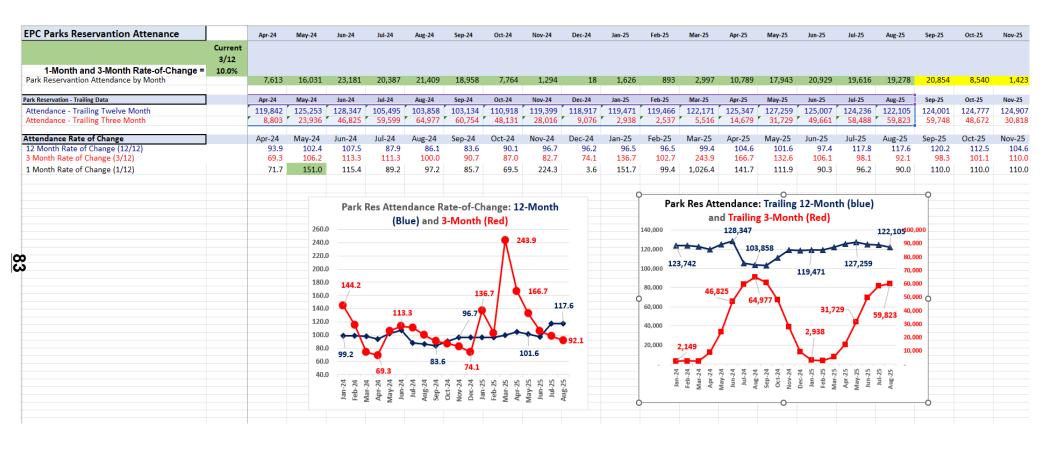
Vandalism Report					
Incident	<u>Date</u>	<u>Location</u>	<u>Area</u>	Cost	
Rear tires on County trucks units 902, 904 punctured	12/27/2024	Park HQ Parking Lot	Central	\$600	
Restroom mirror broken	2/1/2025	Warming Hut Restroom	North	\$250	
Graffiti removal	2/1, 2/17, 3/6	Carp Lake Tunnel	South	\$600	
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	

<u>Volunteerism</u>		202) <i>5</i>	202	24	20	23	
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
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		278	1,369	392	1,870	470	2,296	
September								
October								
November								
December								
Totals		2196	14,690	3390	17,427	3,145	16,647	
		202	25					
<u>August</u>		Volunteers	Total Hours					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		13	46					
Fairgrounds Corporation		5	10					
Fair and Events Center		0	0					
Friends of the Nature Centers		35	307.5					
Adopt-A-Park / Trail / Volunteer Projects		225	1,005					
Total		278	1,369					
Programming		2025	2025	2025	2024	2024	2023	2023
Totals for Year		<u>Programs</u>	<u>Attendance</u>	Evaluation	<u>Programs</u>	<u>Attendance</u>	<u>Programs</u>	<u>Attendance</u>
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		69	5929	4.97	76	6515	54	5058
September						·		
October								
November								
December								
Totals	800 / 21,000	864	74138	4.97	779	66425	748	59335

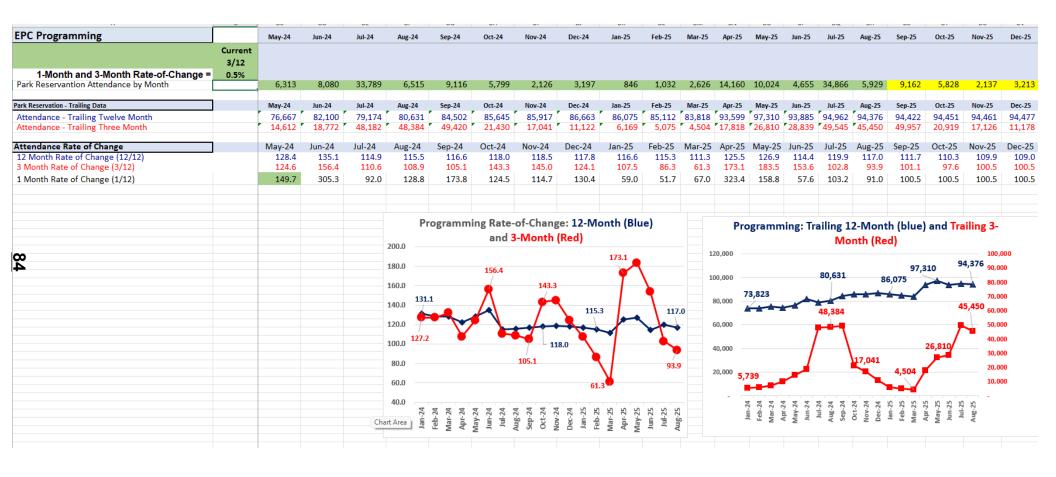
		2025	2025	2025		
August	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Fire Mitigation and Preparedness	FRRP	1	35	4.75		
Paint Mines Guided Hike	PMIP	2	29			
Bunco	BCRP	1	14	4.92		
Nature Adventures: Becoming Invisible	FCNC	2	64	5.00		
2s & 3s Outdoors: Jump Around	FCNC	2	33	5.00		
Outreach: Rocky Mountain Dinosaur Research Center	FCNC	1	250			
Program Room Rental	FCNC	5	155			
Nature After Dark	FCNC	1	25	5.00		
Adult Birding Club: Class & Field Trip	FCNC	2	28	5.00		
Arc Girls' Night Out	FCNC	1	30	5.00		
Monarch Magic	FCNC	1	37	5.00		
Trailability Program	FCNC	9	24	5.00		
Nature Camp: Cattail Kids	FCNC	1	30	5.00		
Group Visit: Adult Care Group	FCNC	3	36			
Awesome Arthropods	FCNC	3	33	5.00		
Discover the Wetlands	FCNC	2	31	5.00		
Bear Den Rental: One Year Old Birthday Party	BCNC	1	30			
Trailability	BCNC	5	8			
Group Visit: Foundations for Successful Living	BCNC	1	12			
Kids Night Out: Summer Celebration	BCNC	1	22			
Nature Explorers: Weather	BCNC	2	50	4.90		
Sustainability Series: Natural Dyes w Flying Pig	BCNC	2	12			
Group Visit: Our House	BCNC	1	20			
Outreach: Cheyenne Mountain Run	BCNC	1	106			
Scout: Brownie Bug Badge	BCNC	1	10	5.00		
Litte Wonders: Dragonflies	BCNC	2	50	5.00		
Honey Harvest & Pollinator Day	BCNC	1	300	4.90		
Discover Bear Creek	BCNC	2	25	4.90		
Habitat	BCNC	2	30	5.00		
Incredible Insects	BCNC	2	30	5.00		
Colorado Wildlife Detectives	BCNC	2	48	5.00		
Cornhole League	FEC	2	30			
BST Auto Races	FEC	2	4197			
Homesteading Group	FEC	1	20			
80's Trivia & Musical Bingo with Cluckin Chicken	FEC	1	75			
TOTALS		69	5929	4.97		

		Fountain Creek	Paint Mines Interpretive	Rainbow Falls		
Visitor Contacts (does not include programs)	Bear Creek Nature Center	Nature Center	Park	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	2290	1450	3773	3238		
September						
October						
November						
December						
Totals	13047	9865	13660	9687		

Rate of Change & Trailing Data – Park Reservations



Rate of Change & Trailing Data - Programming



Rate of Change & Trailing Data – Fairgrounds Reservations Attendance





ADMINISTRATIVE SERVICES MONTHLY REPORT

AUGUST 2025

General Updates:

❖ Facility rentals have generated \$187,412 which exceeded our annual \$180,000 goal by 4.1%.

Special Events:

- 1. The 14th annual 'HEARS 5K Race/Walk' took place on the east trail system of Bear Creek Regional Park. 150 people attended this year's fundraiser. HEARS is a 30+ year old all-volunteer non-profit that provides new hearing aids to low-income residents of El Paso County.
- 2. The Cheyenne Mountain Stampede (Pre-State) XC race was held in August. 46 teams from across Colorado started. Start and finish, as well as all event festivities were held on the Penrose Event Center grounds. This is the Pre-Race to the XC State Championship. The events draw several thousand people each year and are a large contributor to local tourism.



Cheyenne Mountain Stampede (Pre-State) XC race

- 3. The US Taekwondo Center invited members and the public to their annual club celebration at Black Forest Regional Park. Several hundred people enjoyed self-defense demonstrations, field games, soccer and volleyball tournaments.
- 4. 6 commercial photograph permits for commercial/engagement photography were issued for the Paint Mines Interpretive Park.
- 5. Several permits were issued to local businesses and organizations to include bounce houses and other inflatables at their events. Several food trucks also received vendor permits to sell at our regional parks.



COMMUNITY OUTREACH Monthly Report – August 2025

Happy Trails BBQ Fundraiser: The Hoot-enanny!

Friday, September 12 | 6:00-9:00 PM

Bear Creek Nature Center | 245 Bear Creek Road, Colorado Springs, CO 80906

Join us for the 16th Annual Happy Trails BBQ Fundraiser in support of the Friends of El Paso County Nature Centers. This lively western-themed evening features:

- Santa Maria-style tri-tip from Buffalo Gals Catering
- Fine wine, craft beer & spirits
- Decadent desserts from local businesses
- Live music & dancing under the stars
- Owl encounters with our wildlife ambassadors
- Interactive stations hosted by Nature Camp leaders

All proceeds benefit nature center programs and camp scholarships—helping us connect more children, families, and underserved communities to the wonders of the outdoors. Your participation matters. This fundraiser is critical to sustaining these programs, and we can't do it without you. Please secure your spot today! Contact Mary Jo Lewis at 719-520-6388 for reservations.

El Paso County Fair: Celebrating 120 Years of Tradition!

We are excited to share some wonderful news from this year's County Fair! Not only did we surpass both our revenue and attendance goals, but we also expanded our community impact through a new partnership with

4-H, FFA, and the nonprofit **Protein 4 Helping Others**. Highlights include:

- 119 lots sold at the El Paso County Junior Livestock Sale, totaling \$402,350.00
- **6,011 pounds of protein donated** to the Springs Rescue Mission, valued at nearly **\$32.000.00** in retail value

These achievements show that the County Fair is not just an event—it's a powerful force for good, supporting youth, strengthening community partnerships, and making a meaningful difference across our region.

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.



PARKS DEPARTMENT

RECREATION & CULTURAL SERVICES DIVISION

MONTHLY REPORT: AUGUST 2025

Programs & Special Events:

candle.

It was a sweet day on August 23rd at our annual Honey Harvest & Pollinator Celebration Day! Over 300 folks buzzed around to enjoy honey products from The Honey Cottage and ice-cream from Josh and John's, learn about bugs of all types from Cronk Art and the Xerces Society, and gather information about pollinator gardens from The Broadmoor Garden Society. The Pikes Peak Beekeeping Association, as always, made this event what it is by demonstrating honey extraction throughout the day and giving visitors the ability to get hands-on (and a bit sticky!) by trying the process themselves. Thanks, too, to Toyota for being one of our sponsors.



Bear Creek Nature Center forged a new programming partnership in August, offering a Sustainability Series Natural Dyes and Paper Making Workshop with Flying Pig Farm in Manitou Springs. Participants met at Flying Pig Farm to gather plant materials that are grown there and make their own paper, then wrapped up the multi-day workshop at Bear Creek Nature Center by pressing plant materials into their homemade paper. This was an opportunity to support Friends of El Paso County Nature Centers and Flying Pig Farm while offering a unique program that combined nature and arts.



Our events are typically during regular business hours, and are very popular. but one program shakes things up while maintaining popularity is Kid's Night Out. Parents drop children off after hours for a night of fun. The kids always have a blast - games, hikes, food, and maybe just a bit of sugar. Our most recent event theme was **Summer Celebration**, enjoying all things summer. We discussed how and why seasons happen, and why the days are longer and warmer in summer. Participants then enjoyed cooking hot dogs, summer fruits, and of course, roasting marshmallows for s'mores. The kids then visit the creek to learn about life in the creek and play in the water. The evening ended with calming stargazing.



- On August 29th, Bunco Night was held at Bear Creek Nature Center. Players gathered for five lively rounds of Bunco. As always, players included a mix of returning participants and new faces, creating a fun and welcoming atmosphere. Prizes for the highest score, lowest score, and most Buncos were awarded at the end of the evening. This time, the winners were delighted to choose from a fun card game, a themed snack box, or the traditional seasonal
- Fountain Creek Nature Center's wetlands are a serene, beautiful place at dusk, and the wildlife changes at night. Guests of the Nature After Dark program learned about the nocturnal and crepuscular animals of the park and what adaptations they have that help them excel at in-the-dark activities. When the sun had

set, they took a guided hike around the trail watching bats, listening to cicadas, and finding so many spiders! Everyone loved the evening serenity and appreciated the unique creatures that hide in the darkness and were inspired to help them by turning lights out at night.

Fountain Creek Nature Center hosted The Arc of the Pikes Peak Region recently for a 'Girls' Night Out'. Teens and young adults with developmental disabilities gather once a month for an evening of socializing and skill building to help with the transition into adulthood. In August, they met at FCNC to learn more about nocturnal animals and enjoy an evening walk around the nature loop. One participant enjoyed the use of our Terrain Hopper, and all families enjoyed spending time in nature together.



Fountain Creek Nature Center's **Monarch Magic** program was at full capacity this year, enjoyed by all ages from toddlers to seniors. Before the outdoor activities we all learned about the life cycle of the monarch, how we can help in conservation, and their cultural significance through the time and space of North America while also making Day of the Dead inspired monarch masks. Outside, the group combed through milkweed meadow where we were able to find 4 large monarch caterpillars giving the opportunity to teach about the rearing and tagging efforts we and others perform for the endangered species.

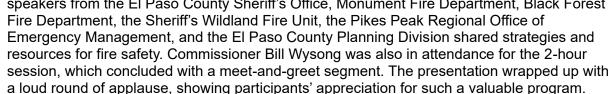


Outreach Events and Other Items:

On July 31, the El Paso County Guided hikes at Paint Mines Interpretive Park continue to grow in popularity. This month, two guided hikes were held, with a total of 29 participants enjoying the formations and prairie ecosystem. Interpreters led engaging discussions and answered participant questions throughout the hikes about the local flora, fauna, and geology while also showcasing historic artifacts. Several of these artifacts were recently placed into Riker mounts, marking the first time they have been available for public viewing. The program series will continue through October, offering visitors more opportunities to explore and learn about this special park resource.



On a late summer evening at Fox Run Regional Park, 35 attendees gathered for a community presentation on fire mitigation and preparedness. Representatives and speakers from the El Paso County Sheriff's Office, Monument Fire Department, Black Forest Fire Department, the Sheriff's Wildland Fire Unit, the Pikes Peak Regional Office of Emergency Management, and the El Paso County Planning Division shared strategies and





August was a lively month at the El Paso County Fair & Events Center, filled with community connection and exciting activities. Auto Races returned to the track, while weekly cornhole and community meetings kept the grounds buzzing with regular gatherings. We also saw an increase in vendors utilizing our commercial kitchens to prepare their products for sale, a great boost for local entrepreneurs. Fair Staff hosted a Musical Bingo and Trivia Night, complete with a food truck, laughter, and plenty of community fun. During our monthly Fair Advisory Board meeting, the Jr. Livestock Sale Committee proudly reported another record-breaking year for the 2025 Fair Jr. Livestock Sale, showcasing the dedication of our youth and strong community support. The month also included the Fair Advisory Board Workshop, where members came together to review successes and identify opportunities for improvement to make future fairs even better.







Special Events and Program Calendar September 10 - October 8, 2025

September 10 - October 8, 2025									
Date	Day of Week	Program	Location	Target Audience	Notes*				
September 6	Saturday	Restoration Crew	Bear Creek Nature Center	Adults or ages 14 and up with adult	9am-12pm, Free				
September 9	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person				
September 11	Thursday	2s & 3s Outdoors: Bye Bye Birdie	Fountain Creek Nature Center	Children ages 2-3 with an adult	2-3:15pm, \$3 per person				
September 12	Friday	2s & 3s Outdoors: Bye Bye Birdie	Fountain Creek Nature Center	Children ages 2-3 with an adult	9-10:15am, \$3 per person				
September 13	Saturday	Fall Bird Count	Fountain Creek Nature Center	Best for adults	7:30-11:00am				
September 13	Saturday	Paint Mines Guided Hike	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/person				
September 15	Monday	Homesteading Group	Fair & Events Center	All Ages	1-3pm, Free				
September 16	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person				
September 17	Wednesday	Nature Explorers - Birding for Tots	Bear Creek Nature Center	Children ages 4-5 with an adult	9-10:30am or 1-2:30 pm, \$3/person				
September 20	Saturday	Sustainability Fair	Fountain Creek Nature Center	All	Free! 10am-2pm				
September 20	Saturday	Fall Harvest Festival at Gold Hill Mesa	Bear Creek Nature Center	All ages	11am-2pm/ Free to attend, children's activity wristbands avaiable for purcahse				
September 20	Saturday	Auto Races	Fair & Events Center	All Ages	5-10 pm, www.bstpromotions.com				
September 23	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person				
September 24	Wednesday	Little Wonders - An Apple a Day	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am or 1-2:15 pm, \$3/person				
September 25	Thursday	Nature's Classroom Homeschool Field Trip- Foothills Field Experience /	Bear Creek Nature Center	Ages 5-11	1-3pm, \$4 per person				
September 26	Friday	Homeschool Fridays: Awesome Arthropods	Fountain Creek Nature Center	Children grades Pre-k - 2nd with an adult	\$4 per person, 2-4pm				
September 26	Friday	Kid's Night Out - Cosmic Quest	Bear Creek Nature Center	Ages 7-11	5-9pm, \$25/person				
September 27	Saturday	Creek Week Cleanup	Fountain Creek Nature Center	All	Free! 9am-12pm				
September 27	Saturday	Birds & Beans - Beginner Birding Class	Bear Creek Nature Center	All ages	7:30-9am, \$5/person				
September 27	Saturday	Paint Mines Guided Hike	Paint Mines Interpretive Park	All Ages	9:30-11:30am, \$5/person				
September 27	Saturday	Bear Creek Dog Park Clean Up	Bear Creek Regional Park	All ages	9-11am, Free				
September 27	Saturday	Fall Demolition Derby	Fair & Events Center	All Ages	3-8pm, \$15/person, Pit Pass \$25/person www.elpasocountyfair.com				
September 30	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person				
October 2	Thursday	Nature Adventures: Predators in the Park	Fountain Creek Nature Center	Children ages 3-6 with an adult	2-3:30pm, \$3 per person				
October 3	Friday	Nature Adventures: Predators in the Park	Fountain Creek Nature Center	Children ages 3-6 with an adult	9-10:30am, \$3/ person				
October 3	Friday	Rummage Sale	Fair & Events Center	All Ages	10-4pm, Free				
October 4	Saturday	Late Bloomers	Fountain Creek Nature Center	All, best for Adults	\$5 per person, 10am-12pm				
October 4	Saturday	Rummage Sale	Fair & Events Center	All Ages	10-4pm, Free				
October 4	Saturday	Restoration Crew	Bear Creek Nature Center	Adults or ages 14 and up with adult	9am-12pm, Free				
October 4	Saturday	Rocky Mountain Women's Film Festival Film Screening	Bear Creek Nature Center	All ages	1-3pm, Free, donations accepted				
October 7	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person				
				* Nature Center Membe	rs may receive an additional discount				



COMMISSIONERS: CARRIE GEITNER (CHAIR) HOLLY WILLIAMS (VICE-CHAIR) BILL WYSONG COREY APPLEGATE LAUREN NELSON

EL PASO COUNTY PARKS DEPARTMENT

PARK OPERATIONS ~ PARK PLANNING ~ RECREATION & CULTURAL SERVICES

PARK PLANNING DIVISION & PARK OPERATIONS DIVISION

MONTHLY REPORT AUGUST 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 was awarded a 2024 \$195,000 Community Development Block Grant to complete the second phase of the paving project in 2025. Elite Surface Infrastructure has completed constructing the 8' concrete trail, ADA accessible pedestrian ramps, curb, gutter, and bench access. The project was completed in late August 2025.

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 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 and responses received in August 2025. Project award and contract are in-process.

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 is 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. Timberline Trailcraft was contracted for the trial improvements with anticipated completion September 2025.

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 completed the project in August at a cost of \$140,001.

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) was awarded the contract, and the fencing project was completed in late 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 two development applications for endorsement at the September 2025 meeting and provided internal administrative comments for an additional three applications during August 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. Great Outdoors Colorado informed the County that the \$1.5M request for the nature center would not be considered in this current grant cycle.

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 August. 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.

The Central team bid farewell to PMT I Corbin Crowder. Corbin was part of the team for five years and recently moved on to other life ventures. We wish him the best; he will be missed by our staff. In his absence, along with a vacated seasonal position, the short-staffed Park team have been busy fulfilling the necessary day-to-day operations during the reporting period.

Jordan Rowe, the weekend PMT-Part Time employee within the Central District was selected by panel members to take over as the new PMT I. Jordan provides a strong work ethic and great attention to detail and we all look forward to having him on our full-time staff.

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. Recreation and Park Operations staff collaborated in their efforts to construct a new tent providing patrons with a means to get out of the elements while visiting the park.

The Downtown team's priorities during the reporting period included irrigated and native turf mowing operations, bed maintenance, tree pruning, and non-selective herbicide applications.

The Metro Jail north entrance landscape bed is being renovated by the Downtown team and is close to completion. MowCo LLC was contracted to remove all existing plant material and six inches of soil and amend in four inches of new class A topsoil. The Downtown team added boulders, pruned trees, installed new drip irrigation and plants, and will be adding decorative rock mulch in the coming weeks.

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 – The Fairgrounds team resumed normal operations following the County Fair. The team's focus this month was getting back to supporting rentals and Fairgrounds events. Our team assisted with support for two auto races, several community meetings and a few smaller rentals.

The Fairgrounds team worked on a few minor repairs following the County Fair. We had some damage to one of the walls in Swink Hall and a couple of broken floor tiles. The team was able to patch the wall and replace the floor tiles. This team continues to work on the summer tasks list as we move towards cooler weather.

The Parks team was able to focus more on the details of getting our parks back into top form following the Fair. We are set to begin aeration and fertilization in the coming weeks.

The team noticed damage to the handrail on the floating dock at Homestead Ranch Regional Park and removed it for repairs. The dock is temporarily closed while repairs are made.

The Parks team spent a few days working on cleanup operations of a drainage tunnel that goes under Woodmen Rd. The team had to cut back vegetation and reestablish proper storm drainage flow. The area has been cleaned up for now as we are determining a long-term solution to this problem area.

Two projects that kicked off this month were the resurfacing project at the Palmer Divide Trail at Woodlake (FEMA) and a trail resurfacing project at Homestead Ranch Regional Park. The Woodlake project is complete, and the Homestead Project has moved into the surfacing phase as the drainage work is now finished. We look forward to having the Homestead project completed soon. Both projects will improve the safety and function of the trail system.

North District:

District Properties - Fox Run Regional Park, Fox Run Regional Trail, Black Forest Regional Park, Black Forest Section 16, Pineries 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 focused on irrigation audits, drainage maintenance, road repairs, and landscape bed maintenance during this reporting period. We have conducted three irrigation audits this month and have identified several issues before they became a problem. The north district crew has replaced all irrigation heads that were not functioning properly. The multi-use fields at both Fox Run Regional Park and Black Forest Regional Park have never looked better due to diligent repairs and high-quality fertilizer applications.

North district staff performed several repairs to drainage structures and roads throughout all properties. There was a large storm event that impacted most of the drains, roads, parking lots, trails, and pavilions. The clean-up process has been ongoing with continued precipitation, but all properties are being maintained with safety and function in mind.

The team also addressed a large section of the New Santa Fe Trail in Monument that was impacting a senior living center. Trail material was brought in, the slope of the trail was adjusted, and we installed erosion control to prevent potential flooding to their facility.

The restroom remodel was completed at Black Forest Regional Park. The bathroom remodel features new interior/exterior paint, toilets, countertops, mirrors, flooring, partitions, roofing, and gutters. It is a nice addition to the park and blends in with the natural setting.

The restroom holding tanks at the Pineries Open Space, Fox Run trailhead, and Fallen Timbers at Fox Run were all pumped this month. This routine maintenance helps improve the function and cleanliness of the facilities

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 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 Community 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.

Our team dedicated time to fine tune John Ceresa Park following a playground project and ADA accessibility project. Trees were trimmed, mowing, vegetation management, as well as many other tasks. Also, the weeds were removed from the ballfield, and the infield material was graded. A new rock bed was installed between the basketball court and the new ADA sidewalk to eliminate inefficient irrigation and unnecessary mowing. The restroom facility was painted to cover multiple graffiti tags. There have been significant improvements made to the park over the last several months with more improvements coming soon.

The team accomplished multiple projects focused on trail improvements. Efforts include general trail maintenance, trail clearing, trail rebuilding, trial reinforcement, and tree clearing. Crews worked hard to trim trees throughout the trail corridor to improve visibility and to provide clear passage.