

PARK ADVISORY BOARD

Meeting Agenda

**Thursday, November 5, 2026, at 1:30 p.m.
Centennial Hall, 200 S. Cascade, Colorado Springs**

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
1.	Call Meeting to Order	Chair	
2.	Approval of the Agenda	Chair	Approval
3.	Approval of Minutes	Chair	Approval
4.	Introductions / Presentations		
	A. Nature Center Summer Camps Review	Jessica Miller	Information
5.	Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6.	Development Applications		
	A. Walden Preserve 2 Filing Nos. 5 & 6 Planned Unit Development (PUD) Amendment	Ross Williams	Endorsement
7.	Information / Action Items		
	A. 2027 Budget Proposal / Critical Needs Presentation	Janna Tidwell	Endorsement
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

*Minutes of the September 9, 2026
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Vincent Prins, Vice Chair
John Wallace, 2nd Vice Chair
Janna Blanter, 3rd Vice Chair
Jane Newman, Secretary
Bryan Williams
Andrew Dwyer
Abriana Cuvelier
Jill Sevits

Staff Present:

Janna Tidwell, Executive Director
Sabine Carter, Administrative Coordinator
Ross Williams, Senior Park Planner
Ashlyn Mathy, Park Planner
Brian Bobeck, Division Manager – Park Operations
Theresa Odello, Division Manager – Rec. & Cultural Services

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 Vincent Prins, Vice Chair.
2. Approval of Agenda: **Janna Blanter made a motion to approve the meeting agenda. Bryan Williams seconded the motion. The motion carried 8 - 0.**
3. Approval of Minutes: **Abriana Cuvelier made a motion to approve the meeting minutes of August 12, 2026. Janna Blanter seconded the motion. The motion carried 8 – 0.**
4. Introductions and Presentations:

A. **2026 Creek Week Summary**

Ashlyn Mathy introduced Alli Schuch, Executive Director, Fountain Creek Watershed District. Ms. Schuch provided an overview of Creek Week 2026. The event is an annual watershed community cleanup. She underscored the importance of volunteer stewardship in protecting the Fountain Creek Watershed. Ms. Schuck highlighted the history and growth of the program, the impact it is having as Colorado's largest watershed clean up event, the environmental importance and the positive community impact through partnerships with local governments, nonprofits, businesses and thousands of volunteers. Creek Week will take place from September 26 through October 4.

B. **Black Forest Section 16 Trailhead Parking Lot Expansion Project**

Ashlyn Mathy provided a PowerPoint presentation to update the board about the recently completed Black Forest Section 16 trailhead parking lot expansion. Ms. Mathy stated that the primary project objective was to provide dedicated equestrian parking while increasing the standard vehicle parking capacity. Major improvements included

construction of a newly gated, fenced equestrian parking area, reconfiguration and regrading of the existing vehicle parking lot. The project also included improvements to site drainage and connections to the existing trail network. Additional improvements also included equestrian-oriented site furnishings such as hitching posts, mounting blocks and wheel stops. The project was mindful to restore all areas that have been disturbed during construction, with an approved native seed mix. She also addressed questions by board members.

C. El Paso County Fair Post Event Report

Janna Tidwell presented a comprehensive report overview of the 2026 El Paso County Fair highlighting event performance, financial results, community reach, sponsorships, programming, and youth agricultural participation.

Ms. Tidwell's presentation covered operational lessons learned, stakeholder feedback, and also focused on opportunities for continued improvement for future years to include seeking feedback and direction regarding the 2027 Fair. Vice Chair Vincent Prins and several board members praised the reports unprecedented level of detail and expressed enthusiasm for its positive impact on future County Fairs. Andrew Dwyer inquired if social influencers will be included in future Fairs. Ms. Tidwell stated that she is in contact with the County's communications team for the inclusion of influencers since this has worked well for events she was a part of in the past. Ms. Tidwell addressed additional questions from the board.

5. Citizen Comments:

Commissioner Wysong thanked Janna Tidwell for joining the team last minute and for her commitment to the County Fair and being able to recognize Parks staff's talent and utilizing the team to make the County Fair a success this year. He also encouraged the board to participate in Creek Week and other County events. Commissioner Wysong also commented on Earth Day.

Chair Vincent Prins pointed out the tremendous community attendance and community engagement he and his family experienced at the Bear Creek Nature Center birthday celebration and he recognized Theresa Odello and her staff for a job well done.

Glen Carson, Trails and Open Space Coalition recognized Janna Tidwell for her outstanding County Fair report. He also promoted the upcoming Starlight Spectacular fundraiser event which will include a festival with live music. Mr. Carson stated that the City's parks masterplan is now available for public comment.

Cory Sutela, Medicine Wheel Trail Advocates, indicated that the organization is tied to Creek Week as a partner and Medicine Wheel Trail Advocates are excited to provide a trail work day on the start day of Creek Week at the Forest Lakes trail. Mr. Sutela stated that the proposed trail will be a creek saving and mouse (endangered Preble's meadow jumping mouse) saving trail. Mr. Sutela officially welcomed Janna Tidwell and stated the organization's board members have met with the new director, and he expressed his excitement for El Paso County Park's future.

6. Development Applications:

A. **Falcon Reserve Final Plat**

Ashlyn Mathy provided an overview of the Falcon Reserve Final Plat and addressed questions by a board member.

Jane Newman endorsed the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Falcon Reserve Final Plat: (1) Regional park fees in the amount of \$75,245 and urban park fees in the amount of \$45,147 shall be due at time of the recording of the Final Plat; (2) 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. Bryan Williams seconded the endorsement. The motion passed 8 – 0.

B. **Timbers of Black Forest Subdivision**

Ashly Mathy provided an overview of the Timbers of Black Forest Subdivision and addressed questions by board members regarding concerns about evacuation safety by future homeowners, flora and fauna species native to the area and stormwater run-off.

Bryan Williams endorsed the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Timbers of Black Forest Subdivision: (1) Regional park fees in the amount of \$10,605 shall be due at time of the recording of the final plat. Jill Sevits seconded the endorsement. The motion passed 8 – 0.

C. **Trinity Ranch Preliminary Plan**

Ashlyn Mathy provided an overview of the Trinity Ranch Preliminary Plan.

Jane Newman endorsed the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Trinity Ranch Preliminary Plan: (1) Regional park fees in the amount of \$17,675 shall be due at time of the recording of the Final Plat. (2) fees for commercial lots will be determined during subsequent preliminary plan or final plat filings. Janna Blanter seconded the endorsement. The motion passed 8 – 0.

D. **Schmidt PUDSP**

Ashlyn Mathy provided an overview of the Schmidt PUDSP and addressed questions by a board member.

Janna Blanter endorsed the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Schmidt PUDSP:

(1) Regional park fees in the amount of \$139,885 and urban parks fees in the amount of \$83,931 shall be due at time of the recording of the final plat. (2) a Park Lands Agreement may be acceptable alternatives to urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming Final Plat. (3) Request that the applicant coordinate with City of Colorado Springs staff to verify the potential for trail easements along the southern boundary of the property, extending from west to east. Jane Newman seconded the endorsement. The motion passed 8 – 0.

7. Information / Action Items:

N/A

8. Monthly Reports:

N/A

9. Board/Staff Comments:

Brian Bobeck invited the board to the Grand Opening celebration of the newly renovated Fox Run Regional Park Pond and Gazebo on October 15 at 2:00pm. The Fox Run renovations will continue next year with the replacement of the field irrigations infrastructure which is outdated and beyond repair.

Janna Tidwell addressed the board and asked for feedback on how to move forward with the monthly board meetings to better utilize everyone's time. She would like to meet with all Park Advisory Board members and report back to the board at the next meeting scheduled for November.

Theresa Odello encouraged board members to attend the many planned Nature Center events. The next exciting community event is the Outdoor Accessibility Day at Bear Creek Regional Park on September 26.

10. Adjournment:

Janna Blanter made a motion to adjourn. The meeting was adjourned at 15:14 pm.

Jane Newman, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Summer Camp Program Review

Agenda Date: November 5, 2026

Agenda Item Number: #4 - A

Presenter: Jessica Miller, Supervisor,
Fountain Creek Nature Center

Information: X

Endorsement:

Background Information:

El Paso County offered a variety of themed summer camps during the 2026 summer season. These camps offer a unique and enriching opportunity to connect children to the natural world and encourage them to become stewards of parks and our environment.

Staff will present an overview of the 2026 summer camps and share program success.

Recommended Action:

Information Only



El Paso County Summer Camps 2026

Jessica Miller



Bear Creek Nature Center

• Themes & Dates

- Bird is the Word June 1-5
- Ologies June 15-19
- H2Woah June 22-26
- Pollinator Power July 6-10
- Bird is the Word July 20-24

• Attendance

- All camps full – 150 spaces!

• Evaluations

- 4.94 / 5
- “My kids had a marvelous time. This is one of our favorite camps. Please offer more!”
- “[I learned] that bees see the world different than we do, they can see ultra-violet light.”
- “[What makes BCNC camp special?] Counselors clearly love the center, camp, and the kids!”





Fountain Creek Nature Center

• Themes & Dates

- Spring Break Survival March 23-27
- Nocturnal by Nature June 1-5
- Nocturnal by Nature at Fox Run June 8-12
- Gettin' Buggy With It June 22-26
- Wild Child Adventures July 6-10
- Cattail Kids July 27-31

• Attendance

- All camps full – 170 spaces!

• Evaluations

- 4.93 / 5
- "Dedicated, fabulous staff! Fun and educational programming, with lots of outdoor time and hands-on (screen free) activities. I love that there is always time set aside for the 'Magic Woods'."
- "Well run, cost effective, great activity for children's health, mind, and body."
- "FCNC is the perfect balance of education and fun. I love the focus on getting kids outdoors! Incredible value!"





Archery Camps

- **Locations:** Bear Creek Regional Park Archery Range & Archery School of the Rockies Indoor Range
- **Dates:** May 26-28, June 9-11, June 23-25, July 7-9, & July 21-23
- **Attendance**
 - 65 participants across the 5 weeks, filling the programs to 81.3%
- **Evaluations:**
 - 47.7% of participants submitted an evaluation
 - **Overall satisfaction reported 4.83 / 5**
 - Families frequently described the camp as fun, organized, and educational.
 - Comments highlighted skill development and interest in continued archery participation.
 - Four respondents expressed interest in longer days or additional camp days.





El Paso County Values in Action

- **Service focused**- Lowest cost among comparable camps in the region, scholarship available. Camp weeks for grades 1 – 8, with volunteer opportunities for high school students.
- **Accountable** – Schedule of the Day for parents. Evaluations ask for ideas from campers, and we implement what we can when planning new camps.
- **Transparent** – Communication with parents before, during, and after registration.
- **Collaborative** – Partnerships with Archery School of the Rockies, City Stormwater District, Pikes Peak State College SCAT Club, and Colorado Native Plants Society
- **Trustworthy** – “The staff is so professional and organized. I think they truly are educators in ways that you don’t find at other camps.” Many campers come back week after week, year after year.





Jessica Miller

Supervisor - El Paso County Parks

JessicaMiller@ElPasoCo.com | 719.520.6765

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Walden Preserve 2 Filing Nos. 5 & 6 Planned Unit Development (PUD) Amendment

Agenda Date: November 5, 2026

Agenda Item Number: #6 - A

Presenter: Ross Williams, Senior Parks Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Vertex Consulting Services, LLC, on behalf of Walden Holdings, LLC., for approval of Walden Preserve 2 Filing Nos. 5 & 6 Planned Unit Development (PUD) Amendment. The development is currently zoned PUD and RR-5 and is located in northern El Paso County, east of the Town of Monument, near the intersection of Highway 105 and Highway 83. The proposed 37.62-acre development will include 29 single-family residential lots, with an average lot size of 0.5 acres. This application serves as a concurrent rezoning request from RR-5 to PUD for Walden Preserve 2 Filing No. 6, as Filing No. 5 is currently zoned PUD.

The 2022 El Paso County Parks Master Plan shows Walden Preserve 2 Filing Nos. 5 & 6 impacting the existing Cherry Creek Secondary Regional Trail, which serves as a link between the Highway 105 / Walker Road and points southward, including the Fox Run Primary Regional Trail and its future southerly connections to Fox Run and Black Forest Regional Parks, respectively. The PUD Amendment proposes realigning a short section of the existing Cherry Creek Regional Trail and its previously dedicated trail easement. The realigned trail easement is shown on the submitted PUD Amendment.

While Walden Preserve 2 Filing No. 6 does not meet the 10% open space requirement in and of itself, this application includes the vacation and replat of Walden Preserve 2 Filing No. 5, Tract C, which when combined with other trail and landscaping tracts in Walden Preserve 2 Filing No. 6, will provide approximately 15.03 acres, or 39.9%, open space within the proposed development, thus far exceeding the required open space dedication. Furthermore, an extensive trail network exists within Walden Preserve 2, with a vast majority of the internal trails connecting to the Cherry Creek Regional Trail.

On March 20, 2014, the developer and the El Paso County Board of County Commissioners executed a Park Lands Agreement (Reception #214073311), which addressed credits against both regional and urban park fees based on the 116-lot Walden Preserve 2 PUD Development Plan. Regional park fees were waived in exchange for the construction of a 1.5-mile section of regional trail and dedication to El Paso County within 2 years of the execution of the Park Lands Agreement, which, after extension of the

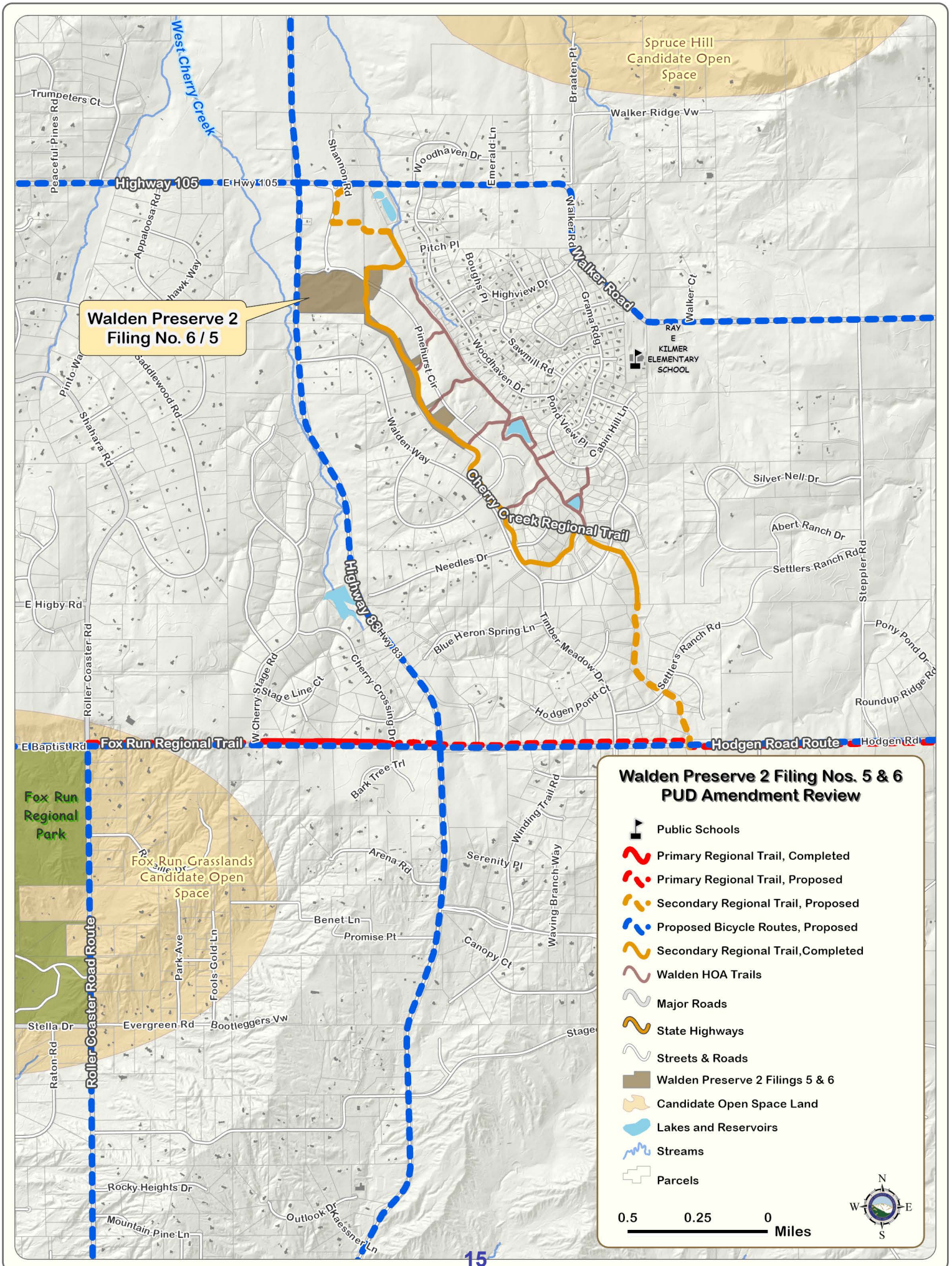
original Park Lands Agreement, was accepted by El Paso County Parks in January 2020 via Resolution #20-32, Reception #220012429.

El Paso County Parks staff has reviewed and accepted the proposed realignment of the Cherry Creek Regional Trail. However, due to the inclusion of the Regional Trail in a previously completed and accepted Park Lands Agreement, the realigned section shall be constructed by the applicant to El Paso County Parks Tier I regional trail standards, as shown in the included trail cross-section, and the realigned regional trail easement shall be shown on and dedicated to El Paso County Parks on all forthcoming final plat(s). Staff appreciates the applicant's inclusion of these trail elements in the submitted PUD Amendment application.

Furthermore, staff recommends regional and urban park fees for Walden Preserve 2 Filing No. 6. Resolution #20-32 regarding the acceptance of the aforementioned Park Lands Agreement states, *"...each future filing of residential lots within the Property will be subject to the Regional Park Fees as required at the time of recording of each final plat in accordance with the El Paso County Subdivision Regulations..."* As such, regional and urban park fees in the amount shown on the submitted Development Application Review Form shall be due at time of the recording of the forthcoming final plat(s).

Recommended Motion (PUD Amendment):

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Walden Preserve 2 Filing Nos. 5 & 6 Planned Unit Development (PUD) Amendment: (1) recommend the applicant designate and provide to El Paso County 25-foot public trail easement through the subject property as shown and located on the submitted PUD Amendment that allows for public access, as well as construction by the applicant of the Cherry Creek Secondary Regional Trail, and the easement be shown, noted, and dedicated to the County via the forthcoming Final Plat(s); 2) the applicant shall build the realigned trail to El Paso County Parks Tier I trail standards as shown and described on the trail profile and trail surface aggregate specifications included in this agency review packet; (3) fees in lieu of land dedication for regional park purposes in the amount of \$14,645 and urban park purposes in the amount of \$8,787 shall be due at time of the recording of the forthcoming Final Plat(s).



Development Application Review Form



EL PASO COUNTY PARKS DEPARTMENT

Park Planning - Park Operations

Recreation and Cultural Services - CSU Extension Office

November 5, 2026

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:	Walden Preserve 2 Filing Nos. 5 & 6 PUD Amendment	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUD-26-003	Total Acreage:	37.62
		Total # of Dwelling Units:	29
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.93
Vertex Consulting Services, LLC	Walden Holdings	Regional Park Area:	2
Nina Dossey	Randall Dunston	Urban Park Area:	1
5825 Delmonico Drive	1230 Scarbrook Court	Existing Zoning Code:	RR-5
Colorado Springs, CO 80919	Colorado Springs, CO 80132	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	YES
Regional Park Area: 2	Urban Park Area: 1	
0.0194 Acres x 29 Dwelling Units = 0.563	Neighborhood: 0.00375 Acres x 29 Dwelling Units = 0.11	
Total Regional Park Acres: 0.563	Community: 0.00625 Acres x 29 Dwelling Units = 0.18	
	Total Urban Park Acres: 0.29	

FEE REQUIREMENTS	Urban Park Area: 1
Regional Park Area: 2	
\$505 / Dwelling Unit x 29 Dwelling Units = \$14,645	Neighborhood: \$119 / Dwelling Unit x 29 Dwelling Units = \$3,451
Total Regional Park Fees: \$14,645	Community: \$184 / Dwelling Unit x 29 Dwelling Units = \$5,336
	Total Urban Park Fees: \$8,787

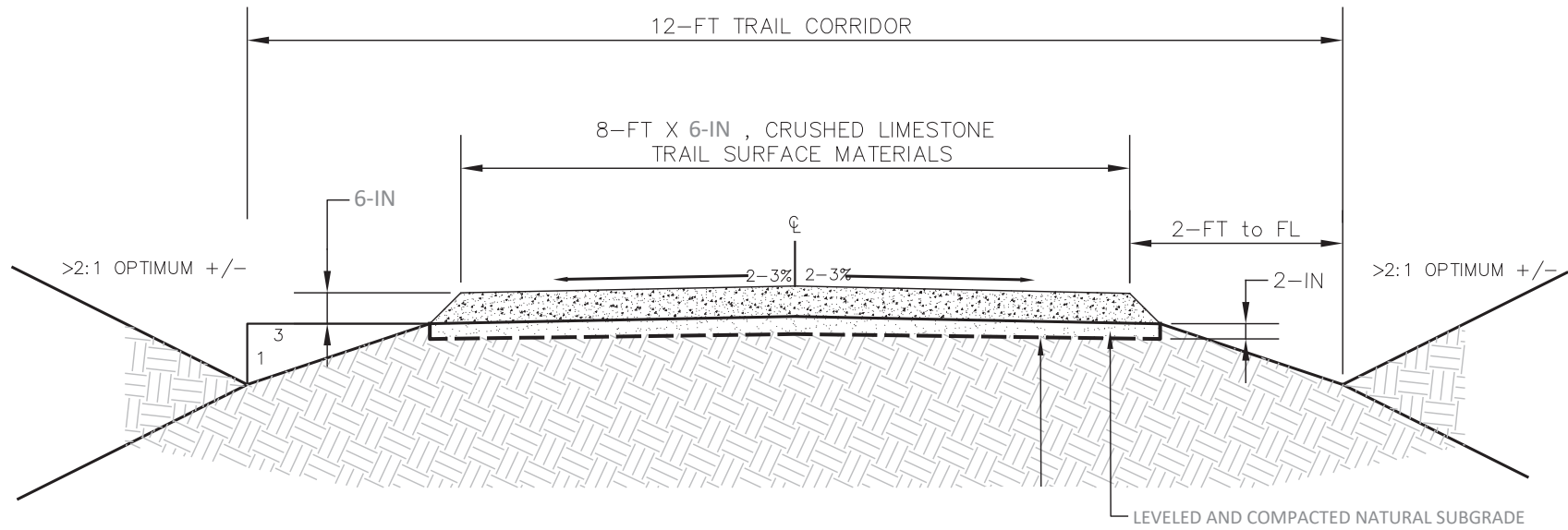
EL PASO COUNTY PARKS DEPARTMENT COMMENTS

The Park Advisory Board endorses the following El Paso County Parks Department comments, recommendations, and requirements as they relate to the Walden Preserve 2 Filing Nos. 5 & 6 Planned Unit Development (PUD) Amendment: (1) recommend the applicant designate and provide to El Paso County 25-foot public trail easement through the subject property as shown and located on the submitted PUD Amendment that allows for public access, as well as construction by the applicant of the Cherry Creek Secondary Regional Trail, and the easement be shown, noted, and dedicated to the County via the forthcoming Final Plat(s); (2) the applicant shall build the realigned trail to El Paso County Parks Tier I trail standards as shown and described on the trail profile and trail surface aggregate specifications included in this agency review packet; (3) fees in lieu of land dedication for regional park purposes in the amount of \$14,645 and urban park purposes in the amount of \$8,787 shall be due at time of the recording of the forthcoming Final Plat(s).

Park Advisory Board Action:

TIER I 8-FT DETAIL

NOT TO SCALE



DATE:	APRIL 19, 2017
JOB NO.:	****
DRAWN BY:	N/A
CHECKED BY:	N/A
REVISION:	
Tier I #/ Forbid:	
DATE:	4-19-2017

Crushed Limestone Trail Surfacing:

- a. This item consists of supplying, placing and compacting crushed limestone surfacing on the existing base material and/or newly placed base course trail platform as described in project specifications, or as directed by the Engineer. This material is sometimes labeled as “crushed limestone” or “breeze”. Color of crushed limestone material may be red, tan pinkish-white, but no white or grey color material allowed.
- b. Crushed limestone surfacing shall consist of 3/8” minus crushed limestone to a compacted depth of 4” and meeting the following grading requirements:
- | | |
|-----------------|-----------|
| • Sieve Size | % Passing |
| • Particle Size | % Passing |
| • 3/8" | 100% |
| • #4 | 70 - 100% |
| • #8 | 45 - 70% |
| • #16 | 30 - 55% |
| • #30 | 20 - 45% |
| • #200 | 7 - 15% |
- c. The rock must be crushed into irregular and angular particles to allow interlocking into a tight matrix. The crushed rock must have adequate fines and some natural binders in order to cement the particles together after the fines are moistened, compacted, and allowed to dry. The fines, when laid to a depth of 4 inches, should bind to each other in a consolidated slab which is porous yet resistant to water falling on the surface. If the gradation of crusher fines does not meet the 7% passing the #200, clay fines may be added and mixed with the aggregate.
- d. Crushed limestone surfacing shall be “dense grade” limestone. The material shall be uniform in quality and substantially free from extraneous material.
- e. Limestone shall be placed with a method that provides a finished surface of evenly mixed material free from large pockets of separated rock.
- f. Crushed limestone material shall be within +/- 2% of the optimum moisture content at time of compaction.
- g. Crushed limestone shall be compacted by mechanical methods to 95% of Standard Proctor maximum dry density (per ASTM D698 or AASHTO T-99).

**Walden Preserve 2- Filing 5 Amendment and Filing 6
Letter of Intent**

MA Infrastructure LLC
1230 Scarsbrook Ct
Monument, CO 80132

Owners: MA Infrastructure LLC
1230 Scarsbrook Ct
Monument, CO 80132

Walden Holdings I LLC
1230 Scarsbrook Ct
Colorado Springs, CO 80132

Randall Dunston
3956 Pinehurst Cir
Colorado Springs, CO 80908

Planner: Vertex Consulting Services, LLC
5825 Delmonico Drive
Colorado Springs, CO 80919
719-433-2018
Nina.dossey@vertexcsc.com

Tax Schedule No: 6115010031, 6115010030, 6115009031, 6115010029, 6115010024, 6115010025

Acreage: 37.62 Acres

Current Zoning: RR-5 (Residential Rural)/PUD (Planned Unit Development)

Requested Zoning: PUD (Planned Unit Development)

REQUEST:

Vertex Consulting Services, LLC, on behalf of the ownership, is respectfully submitting an application for approval of an amendment of portions of the Walden Preserve 2- Filing 5 and a request to rezone a parcel from RR-5 (Rural Residential) to the Walden Preserve 2 Planned Unit Development. The Planned Unit Development depicts a total of 29 lots of a minimum of 0.5 acres in size with a gross density of 1.76 dwelling units per acre. The PUD includes a minor realignment of the regional trail as well as the dedication of additional open space.

UTILITIES:

The Walden Corporation provides water and wastewater service to the area and have provided commitment to serve any new homes within the subdivision. Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area and have provided commitment to serve any new homes within the subdivision.

BACKGROUND:

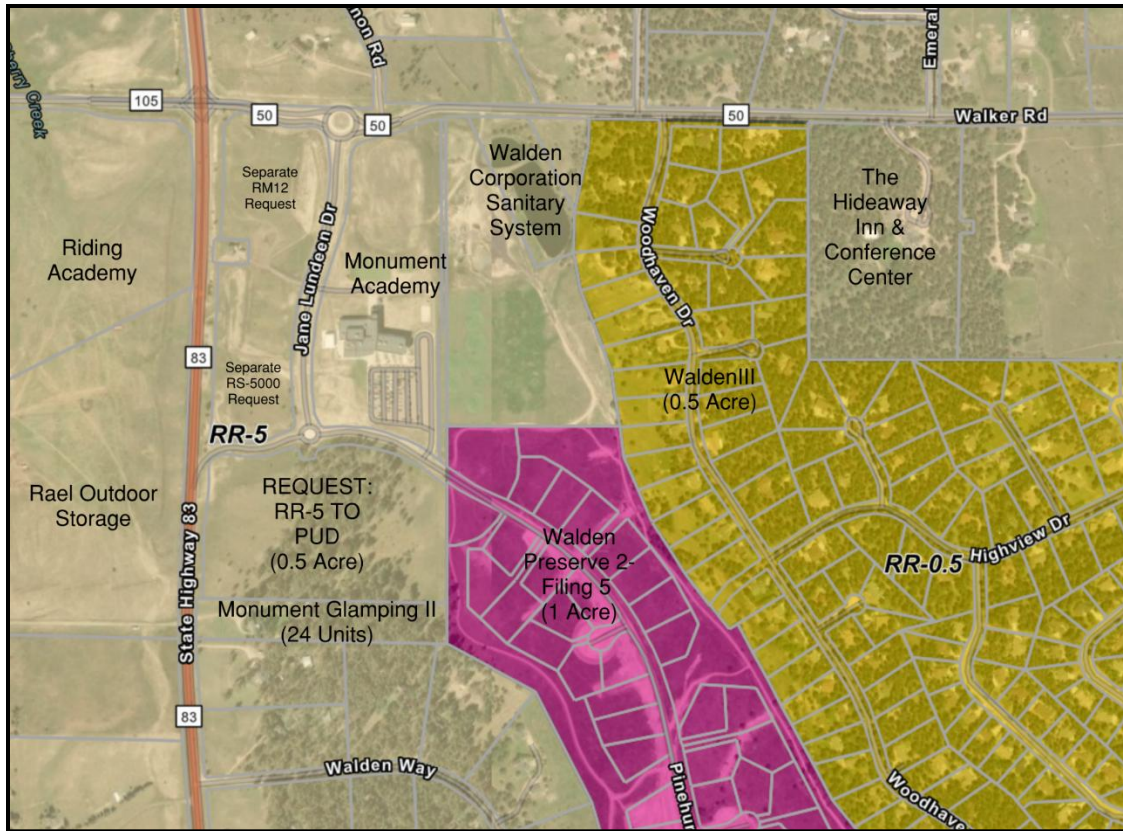
The Walden Preserve PUD was approved by the Board of County Commissioners on February 11, 2014. The Walden Preserve was an amendment to the existing Walden Development, which required a minimum lot size of 2.5 acre, to allow for 1-acre lots served by central water and wastewater.

Monument Academy combined middle and high school was approved by Approval of Location by the Planning Commission on May 7, 2019 (PCD File U191). The site development plan (PCD File PPR199) for the school was then administratively approved on June 1, 2020, subject to the Monument Academy Development Agreement (PCD File DA201). The development agreement required the construction of Jane Lundeen Drive to the County's Urban Collector roadway standard and Pinehurst Circle to the County's Urban Local roadway standard, in addition to requiring intersection improvements at Walker Road. The required urban cross-section was based upon comments by El Paso County and CDOT requiring the associated Traffic Impact Study to presume the land south and west of the school, now known as Tracts A and B, would be developed as a more intense mix of retail and office use based upon the Black Forest Preservation Plan, which is now obsolete.

The developer agreed to El Paso County's terms in the associated development agreement and constructed the required improvements to meet the urban cross-section, even though the land was zoned RR-5 at the time the obligation was put into place. Following construction of the necessary roadway improvements, the developer submitted a request for minor subdivision approval to create one lot, two future development tracts, and dedication of right-of-way (PCD File MS2110). The MA Subdivision was approved by the Board of County Commissioners on April 4, 2023. The property that is the primary subject of this rezoning request is Tract B of the MA Subdivision.

LAND USE COMPATIBILITY & TRANSITION:

In the context of the surrounding zonings, the site is in proximity to various lot sizes ranging from 35+ acres to 0.5 acres in size. The site is also in the vicinity to several residential and non-residential land uses.



The subject property is currently zoned RR-5 (Residential Rural) and is located west of the established Walden residential community near Highway 83 in northern El Paso County. The surrounding area reflects a transition from rural acreage development to low-density suburban residential neighborhoods. Adjacent to the east and northeast is Walden III, which consists of approximately 0.5-acre residential lots, while Walden Preserve 2 Filing 5 to the southeast contains lots averaging approximately one acre. To the west are a variety of institutional and rural uses, including Monument Academy, a riding academy, outdoor storage, and undeveloped land. The property also benefits from access to existing paved urban road infrastructure and proximity to the Walden Corporation Water and Sanitary System.

The El Paso County Land Development Code defines Rural Residential Development as “Land development and uses which are characterized by predominantly residential lots or parcels ranging from 2.5 to 10.0 acres in area. The areas are typically provided with a less-than-urban level of services (i.e. individual wells and septic systems, some unpaved roads) and allowing for only a limited amount of supporting commercial, office or industrial development. Designation in the rural residential category does not automatically imply the acceptability of lots as small as 2.5 acres” (Section 1.15 of LDC). Urban Density Development is defined as “Land development of higher density and intensity which is characteristically provided with services of an urban nature (i.e. central water and sewer, fire hydrants, paved roads often with curb and gutter, and shorter emergency service response times). This category of development ordinarily includes most commercial, office and industrial uses and residential uses with densities of more than 1 dwelling unit per 2.5 acres” (Section 1.15 of LDC). In contrast to Rural Development, Urban

Density Development is characterized by higher-density development served by urban-level infrastructure, including central water and sewer systems, paved roads, and other public services. While properties farther north, south, and west of the site retain a more rural character consistent with Rural Residential Development, the subject property is located immediately adjacent to the Walden community, which is already developed with urban infrastructure and residential densities that exceed one dwelling unit per 2.5 acres. As a result, the site functions as part of an existing urban-density development area rather than a rural residential area.

The proposed PUD with 0.5-acre lots is a logical extension of the established Walden development pattern. The requested density matches the adjacent Walden III neighborhood and is consistent with nearby RR-0.5 residential development, while providing an appropriate transition between the one-acre lots and the larger rural and institutional uses in the area. The proposal maintains a spacious residential character while recognizing the urban services and development pattern already present in the immediate area.

The requested rezoning supports several planning objectives by promoting orderly and contiguous growth adjacent to existing development, making efficient use of available infrastructure and utilities, and avoiding leapfrog development into more rural portions of the County. Because the property lies within an area already served by urban infrastructure and surrounded by developed residential neighborhoods, the proposed 0.5-acre lots represent an appropriate and compatible land use that is consistent with the existing character of the Walden community. Accordingly, the rezoning from RR-5 to PUD provides a reasonable, well-planned transition between surrounding land uses and represents a logical extension of urban-density residential development in this portion of northern El Paso County.

SUBDIVISION CIRCULATION & ACCESS POINTS:

Access to the development is provided via two full-movement access points onto Pinehurst Circle. Access A, located approximately 300 feet west of an existing residential lot. Access B, located approximately 500 feet east of Highway 83 at the existing Pinehurst roundabout. An internal public roadway will connect the two access points.

LSC Consultants prepared a Traffic Generation Analysis for the Walden Preserve 2- Filing 5 Amendment and Filing 6 PUD. The traffic generation analysis determined that site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network that cannot be mitigated by infrastructure improvements. Final determination and design of such improvements will be analyzed and reviewed at the time of the subdivision.

GEOLOGIC HAZARDS:

No geologic hazards were identified that would preclude development of the site. A Soils and Geologic Hazard Report was prepared by Entech for the PUD Development Plan and has been submitted with application.

DRAINAGE:

The drainage and water quality improvements associated with the PUD are consistent with the

Drainage Report. Water quality treatment is provided onsite using grass buffers and a detention pond to treat disturbed area of the project. This development will not adversely impact or deteriorate improvements or natural drainageways downstream of the property.

ECOLOGIC/WILDLIFE ANALYSIS:

That there are no significant wildlife or ecological constraints associated with the proposed development site. While the parcel is located within the ecologically diverse Palmer Divide region and supports common grassland, shrubland, and woodland habitat types, the site does not contain wetlands, riparian areas, protected habitats, or critical ecological resources. The property is used by common wildlife species typical of northern El Paso County, including mule deer, small mammals, songbirds, raptors, coyotes, and foxes, but these species are widespread throughout the region and do not represent a constraint to development.

There is no habitat for federally listed threatened or endangered species. There is no suitable habitat on the property for the federally threatened Preble's Meadow Jumping Mouse, and no critical habitat exists onsite for the federally endangered Whooping Crane. In addition, the parcel lacks the wetland, riparian, and wet meadow features that would be necessary to support these species. As a result, the property does not contain habitats protected under federal endangered species regulations.

Although the property may occasionally be used by raptors such as Ferruginous Hawks or Golden Eagles for foraging or seasonal movement, no nesting sites have been identified. Likewise, while Burrowing Owl habitat is generally associated with prairie dog colonies, no prairie dog colonies are present on the property. There may be a potential need for survey verification prior to development activities if required by regulatory agencies.

Overall, the parcel contains only common wildlife habitat and does not support wetlands, critical habitat, threatened or endangered species habitat, or other sensitive ecological resources.

PARKS & OPEN SPACE:

The Walden Preserve 2- Filing 5 Amendment and Filing 6 PUD has a total of 15.03 acres of open space located within its boundaries. This encompasses 39.4% of the land area within Walden Preserve 2- Filing 5 Amendment and Filing 6 PUD, which is substantially more land than the ten percent required for PUD Development Plans.

COMPLIANCE WITH Criteria of Approval

Per Chapter 4.2.6.D the following criteria listed below outline the approval process for a PUD Development Plan within El Paso County. The proposed PUD Development plan substantially complies with all approval criteria. The proposed development meets the criteria for approval included within Section 4.2.6 of the El Paso County Land Development Code as described below:

PUD REZONING CRITERIA #1: ***"The proposed PUD District zoning advances the stated purposes set forth in this Section."***

The purpose of the PUD zoning district is to encourage innovative and creative neighborhood design. While the RR-0.5 zoning district permits half-acre lot sizes, it does not require the preservation of open space for the benefit of the overall community and mandates larger setbacks between dwellings and property lines. The proposed PUD allows patio homes to be situated closer to front and side lot lines while maintaining larger-than-typical lot sizes. This design approach preserves open space and creates a neighborhood character with an estate-like feel.

PUD REZONING CRITERIA #2: ***“The application is in general conformity with the Master Plan.”***

Your El Paso County Master Plan

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan.

Chapter 3 Land Use

Key Area Analysis: “Tri-Lakes Key Area”

A portion of the property is located within the Tri-Lakes Key Area. The Plan describes the key area as follows:

“Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. **Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area.** It is also an activity and entertainment center with the three lakes (Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. **Future development in this area should align with the existing character and strengthen the residential,** commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.” (emphasis added)

The proposed Map Amendment (Rezoning) will help support the existing character of the Tri-Lakes Key Area by providing additional places of residence for those who commute to work in the Denver Metropolitan Area. The proposed rezoning will allow for a greater variety (mixture) of housing options in the area. Developing additional housing in the area will help strengthen the current residential market as well as generate increased sales for any existing and future commercial uses in the area.

Monument Academy serves as a transition between the existing Walden development, which consists predominantly of residential lots ranging from 0.5 to one acre in size, and the more urban MA Subdivision development. As discussed in the Background Section above, El Paso County has historically planned for the land included within the MA Subdivision to develop in an urban manner. Accordingly, the developer was required to construct urban public improvements based on El Paso County's and CDOT's longstanding vision for more intensive development on this site than within the remainder of Walden. The proposed rezonings are consistent with this historic planning framework and the PUD will serve as a transition area from the Walden 1-acre lots to the proposed residential development located north of the subject property and west of Monument Academy.

Area of Change Analysis: "Minimal Change: Developed"

The subject property is identified in the Areas of Change map within the Plan as being within the "Minimal Change: Developed" area of change. Page 21 of the Plan characterizes areas of "Minimal Change: Developed" by stating:

"These areas have undergone development and have an established character. **Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land.** These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. **Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.**" (emphasis added)

The subject property directly reflects the conditions contemplated by the Plan. While a portion of the site is located within an area designated "Minimal Change: Developed," the property itself remains vacant and undeveloped. As such, it represents one of the "isolated pockets of vacant or underutilized land" specifically identified by the Plan as appropriate for redevelopment and potential increases in intensity.

Rather than discouraging change, the Plan expressly recognizes that vacant sites within otherwise developed areas may experience more intensive infill development and redevelopment that differs from surrounding patterns, provided the resulting development responds to the broader context and preserves the area's overall character. Accordingly, the subject property should not be evaluated solely against nearby lower-density residential development, but rather within the context of the site's unique characteristics, surrounding land uses, and strategic location.

The proposed PUD with 0.5-acre lots is a logical extension of the established Walden development pattern. The requested density matches the Walden III neighborhood and is consistent with RR-0.5 residential development, while providing an appropriate transition

between the one-acre lots and the larger rural and institutional uses in the area. The proposal maintains a spacious residential character while recognizing the urban services and development pattern already present in the immediate area.

Placetype Analysis: “Suburban Residential”

The subject property is shown on the Placetypes map of Your El Paso Master Plan as being within the Suburban Residential Placetype.

Page 28 of the Plan identifies the following land uses as being Primary Land Uses within the Suburban Residential Placetype:

- Single-Family Detached Residential with lot sizes smaller than 2.5 acres per lot, up to 5 units per acre.

In addition, the Placetype includes the following Supporting Land Uses:

- Single-Family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Services
- Institutional

The Suburban Residential Placetype is described further on page 28 as follows:

“Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.” (emphasis added)

The Placetype recommends residential densities of up to 5 dwelling units per acre. The proposed PUD zone would result in lot sizes of half an acre. Additionally, the PUD depicts a curvilinear roadway pattern that preserves the natural topography of the site.

Chapter 4 Housing & Communities

In addition to supporting and being in compliance with the applicable Areas of Change, Key Area, and Placetype designations and policies in Chapter 3 of the Master Plan, the proposed rezonings are also in full alignment with the Residential Priority Development Area designation identified in Chapter 4 of the Plan.

The MA Subdivision property is located within a designated Priority Development Area. The Plan explains that Priority Development Areas were established to accommodate anticipated population growth while efficiently using existing infrastructure and resources:

“El Paso County is expecting significant growth over the next 20 years. While large expanses of undeveloped land exist throughout the County, particularly in the Rural Placetype, development should be prioritized elsewhere to efficiently utilize and extend existing infrastructure, conserve water resources, and strengthen established neighborhoods. **This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth. While some priority development areas may be made up of a mix of plactypes, each area is driven by a predominant plactype that defines most of the area.** The map shows some gaps between priority development areas and municipal boundaries. These areas are largely developed already and will continue to develop as necessary. In the following section, numbers are only intended to connect recommendations to the corresponding locations in the County. They are not a hierarchy of priority.” (emphasis added)

Accordingly, the Master Plan expressly identifies the subject property as being within an area that should receive priority consideration for future residential growth.

The subject property is further located within the Black Forest/North Central Priority Development Area, which is described by the Plan as follows:

“Black Forest is a community with one of the strongest and most well-established characters in El Paso County. **This area is built around protecting the forest and preserving its rural quality.** Due to this natural amenity, many new residents seek to live in this area when moving to the County.

Careful planning is required to promote health of natural areas, especially the forest, while accommodating new development for future residents.

The County should maintain existing and expand the Large-Lot Residential place type in this area in a development pattern that matches the existing character of the developed Black Forest community.

Commercial nodes should be considered where appropriately served by the transportation network in the northern area to provide commercial goods and services within closer proximity to the population in this area. This would reduce unnecessary travel to other parts of the County and establish key commercial areas within the communities that need them.” (emphasis added)

It should be noted the subject property, as it exists today, is only partially treed and it does not match the Black Forest character as described in the Master Plan. While the Priority Development Area map identifies portions of the area as Large-Lot Residential, that designation should not be determinative in evaluating Master Plan consistency for the subject property. The Large-Lot Residential Placetype is generally defined as lots of approximately 2.5 acres. However, all of the existing Walden and Walden Preserve developed areas are located within the same Black Forest/North Central Priority Development Area and, at the time of Master Plan adoption, already contained lots of approximately 0.5 acre and 1 acre in size. As such, the mapped Large-Lot Residential designation does not even accurately reflect the existing development pattern in this

portion of the Priority Development Area and appears to be a mapping inconsistency rather than an indication of the County's intended land use framework.

Not only does the Master Plan support the specific rezoning requests as proposed, but it also expressly identifies the subject property as being within a Priority Development Area where residential development is encouraged and prioritized to accommodate future growth within El Paso County.

Chapter 14 Implementation

The proposed rezoning is in conformance with all applicable aspects of the Master Plan, with the exception of the Black Forest/North Central Priority Development Area recommendation regarding Large-Lot Residential development. As discussed above, the designation likely reflects a mapping oversight associated with the preparation of the Master Plan. Nevertheless, the Implementation Chapter of the Master Plan provides clear guidance regarding how consistencies with the Plan should be considered.

The Plan expressly recognizes that a finding of consistency with the Plan does not equate to strict conformity with every single individual policy or recommendation:

“In making this finding, the Planning Commission and Board of County Commissioners are asked to weigh the merits of each individual land use application against all applicable components of the Master Plan. **Approval of a land use application does not necessarily require a finding that the application is fully consistent with each and every applicable component of the Master Plan, likewise,** denial of an application does not necessarily require a finding of inconsistency with all applicable components of the Master Plan. **Both hearing bodies have the discretion to give greater weight to individual components of the Master Plan compared to other components when taking a formal action to either approve, approve with conditions, or deny an application.**” (p.142) (emphasis added)

Here, almost every single one of the applicable Master Plan components support the proposed rezonings. The property is located within a designated Priority Development Area where the Plan specifically encourages residential growth, supports additional housing opportunities, and recognizes the need for a greater variety of housing types to meet future demand.

The Plan further acknowledges that development proposals may arise that were not specifically anticipated when the Master Plan was prepared:

“Some requests may include a proposed use that was not identified or otherwise anticipated within the respective Master Plan Placetype. In this instance, the proposal should not be immediately discounted as inconsistent with the Master Plan, but instead should be evaluated based upon the merits of the proposal for overall consistency with the Plan, compatibility with the surrounding land uses, and whether the use supports the overall character of the area.” (p. 143)

The proposed rezoning satisfies all of these considerations. It is largely consistent with the overall

goals and policies of the Plan, is compatible with the surrounding development pattern and built environment, and supports the continued transition of the area in a manner consistent with residential and institutional character of existing and planned development.

Finally, the Master Plan emphasizes that it was intended to be applied as a flexible policy document rather than a rigid regulatory framework:

“Recognizing that it is impossible to foresee or forecast all future land use or development requests and given the unpredictable nature of land use requests, this Plan was written with the intention of remaining open and flexible. Moving forward, while using the Master Plan as a foundational guide for decision-making, it will be the role of County officials to implement the Plan by making decisions on land use requests in a manner that best fits the needs and vision of El Paso County.” (p. 143)

Even if the Large-Lot Residential recommendation within the Black Forest/North Central Priority Development Area is viewed as inconsistent with the proposed rezoning, it must be noted that the Master Plan expressly states that individual applications need to be evaluated based on their overall consistency with the Plan, which is to say that the various provisions of the Master Plan should not be used as a checklist of sorts, but instead is a guiding document intended to help frame land use decisions for the respective hearing bodies based upon well-established County goals and land use policies.

El Paso County Water Master Plan

The subject property is located within Planning Region 2 of the Water Master Plan, pursuant to Figure 3-1 on page 25, which includes Walden Water and Sanitation District along with several other central water providers. Table 5-3 of the Plan identifies that Region 2 has a current demand of 7,532 acre-feet per year and a current supply of 13,607 acre-feet per year, which results in current excess water supplies in the amount of 6,075 acre-feet per year. Tables 5-4 and 5-5 project Region 2 as continuing to have excess water supplies at year 2040 and at full buildout (2060) in the amount of 1,894 acre-feet and 353 acre-feet, respectively. A Water Resources Report is not required with a rezone application and, therefore, has not been provided. A finding of water sufficiency will be required at the subdivision stage of development.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) does not depict any planned open space on, or adjacent to the subject property. The Plan depicts a planned bicycle route along Highway 83 and Walker Road. Land dedication, or fees in lieu of land dedication are not required at the rezoning stage of development, but will be required at the final plat stage of development.

2024 Major Transportation Corridors Plan (MTCP)

Map 14. The 2045 Roadway Plan (Classification and Lanes) exhibit of the 2024 El Paso County Major Transportation Corridors Plan (MTCP) identifies Highway 83 to the west of the project as a “Principal Arterial”.

Other Topical Elements of the County Master Plan

The proposed rezone is in compliance with the other topical elements of the County Master Plan, including the Master Plan for Mineral Extraction, and the El Paso County Wildlife Habitat Maps and Descriptors.

PUD REZONING CRITERIA #3: *“The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.”*

No elements within the proposed PUD will be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County.

PUD REZONING CRITERIA #4: *“The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area.”*

As noted previously in the discussion of the Transition and Compatibility as well as the El Paso County placetypes, the proposed PUD is fully consistent with the established character of the surrounding developed area. The development pattern, density, and intended residential use align with the existing neighborhood context and reflect the development trends in the surrounding area. The proposed lot sizes are comparable to, and compatible with, those found within adjacent PUD, RR-0.5, and RR-5 zoning districts, ensuring a seamless transition between the proposed development and neighboring properties. By maintaining similar scale, density, and residential character, the proposal supports neighborhood cohesion and is expected to enhance the long-term stability and value of the surrounding communities.

PUD REZONING CRITERIA #5: *“The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships.”*

The proposed PUD provides adequate consideration for potentially detrimental use-to-use relationships by creating a compatible transition between existing residential neighborhoods, institutional uses, and surrounding rural properties. The subject property is located immediately adjacent to the Walden III, which consists of approximately 0.5-acre residential lots, and Walden Preserve 2 Filing 5, which contains lots averaging approximately one acre in size. The proposed 0.5-acre residential lots represent a logical continuation of the existing Walden development pattern and establish an appropriate transition between the higher-density residential neighborhoods to the east and the larger rural and institutional properties located to the north, west and south, including Monument Academy, a riding academy, outdoor storage uses, and undeveloped land. By introducing a residential use consistent with surrounding residential development rather than a

more intensive commercial or mixed-use development, the PUD minimizes the potential for adverse land use conflicts.

The development further incorporates design elements that buffer differing land use intensities both on-site and off-site. Approximately 15.03 acres of open space, representing 39.4 percent of the total land area, are preserved within the PUD, substantially exceeding County open space requirements. These open space areas, together with the regional trail corridor and internal roadway layout, provide separation between development areas and neighboring properties while maintaining connectivity and community character. The curvilinear street design and lot arrangement respond to the site's existing conditions and create a gradual transition in scale from adjacent one-acre lots to the proposed residential development.

Additionally, the proposed PUD recognizes that the property is already served by urban-level infrastructure, including central water and wastewater service, paved roads, and other public facilities associated with the existing Walden community. As a result, the development pattern is consistent with the surrounding built environment and does not introduce a use or intensity that would be out of character with the area. The combination of compatible residential land uses, substantial open space preservation, existing infrastructure, and thoughtful site design ensures that the PUD provides an appropriate transition between differing land use intensities while effectively mitigating potential use-to-use conflicts.

PUD REZONING CRITERIA #6: “The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community.”

The proposed landscaping elements associated with the PUD area are in conformance with the LDC adopted landscape regulations and will provide a buffer from Highway 83. Additionally, an open space tract is being maintained between the existing Walden community and the proposed PUD and will serve as an additional buffer.

PUD REZONING CRITERIA #7: “Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project.”

There are no areas with unique or significant historical, cultural, recreational, aesthetic or natural features associated with the PUD.

PUD REZONING CRITERIA #8: “Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities.”

The recreational amenities included within the PUD include three pocket parks totaling 2.51 acres as well as a regional trail corridor. The existing Regional Trail will be realigned and extended north of Pinehurst Circle.

PUD REZONING CRITERIA #9: ***“The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed.”***

LSC Consultants prepared a Traffic Generation Analysis for the Walden Preserve 2 Filing 5 Amendment and Filing 6 PUD. The analysis concluded that site-generated traffic is not expected to adversely affect operations on the surrounding roadway network. Any potential impacts can be mitigated through future infrastructure improvements. The final determination and design of any required improvements will be evaluated and reviewed during the subdivision process.

All roadways will be public and will be designed to accommodate the required turning radii for fire apparatus. Fire hydrants will be extended throughout the proposed PUD area. The Walden Corporation will provide water and sanitation services to the proposed development and has submitted a will-serve letter confirming service availability.

PUD REZONING CRITERIA #10: ***“The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design.”***

Open space has been provided throughout the project and the roadway design allows for minimal disturbance of the natural grade and terrain.

PUD REZONING CRITERIA #11: ***“The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner.”***

Per the affidavit that was submitted with the application there are no mineral rights associated with this property.

PUD REZONING CRITERIA #12: ***“Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide.”***

The requested PUD modifications regarding intersection spacing and public road frontage for two lots are justified by the overall design of the development. The roadway alignment was carefully planned to follow the natural grade of the property, reduce environmental impacts, and provide two meaningful access points, thereby supporting the design objectives and amenities incorporated into the development plan.

PUD REZONING CRITERIA #13: ***“The owner has authorized the application.”***

Yes, the owner of the property has authorized this application.

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) AND THE EAST HALF (E1/2) OF SECTION 15, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

PURPOSE AND INTENT

AN AMENDMENT TO THE WALDEN PRESERVE 2 PLANNED UNIT DEVELOPMENT (PUD) FOR THE ADDITION OF 29 SINGLE-FAMILY DETACHED LOTS. THE TOTAL AREA INCLUDED IN THE PUD AMENDMENT IS 37.62 ACRES, INCLUDING TRACTS AND DEDICATED RIGHT OF WAY.

AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED. WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MORE RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

ADOPTION

THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR WALDEN PRESERVE 2 – FILING 5 AMENDMENT AND FILING 6 MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF WALDEN PRESERVE 2 – FILING 5 AMENDMENT AND FILING 6 MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT, PROVIDED, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE TO PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION OR ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW CONFLICT.

MAXIMUM OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL DENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT WALDEN HOLDINGS I LLC, A COLORADO LIMITED LIABILITY COMPANY IS OWNER OF PROPERTY DESCRIBED AS TRACT A WALDEN PRESERVE 2, FILING NO. 5 (PARCEL NUMBER 6115009031), WITHIN THE ACCOMPANYING LEGAL DESCRIPTIONS.

KNOW ALL MEN BY THESE PRESENTS THAT WALDEN HOLDINGS I LLC, A COLORADO LIMITED LIABILITY COMPANY IS OWNER OF PROPERTY DESCRIBED AS TRACT C WALDEN PRESERVE 2, FILING NO. 5 (PARCEL NUMBER 6115010029), WITHIN THE ACCOMPANYING LEGAL DESCRIPTIONS.

KNOW ALL MEN BY THESE PRESENTS THAT WALDEN HOLDINGS I LLC, A COLORADO LIMITED LIABILITY COMPANY IS OWNER OF PROPERTY DESCRIBED AS TRACT D WALDEN PRESERVE 2, FILING NO. 5 (PARCEL NUMBER 6115010030), WITHIN THE ACCOMPANYING LEGAL DESCRIPTIONS.

KNOW ALL MEN BY THESE PRESENTS THAT MA INFRASTRUCTURE LLC, A COLORADO LIMITED LIABILITY COMPANY IS OWNER OF PROPERTY DESCRIBED AS PARCEL NUMBER 6115010031, WITHIN THE ACCOMPANYING LEGAL DESCRIPTIONS.

PREVIOUS PUD DEVELOPMENT PLAN

WALDEN PRESERVE 2 FILING 5 AMENDMENT & FILING 6 REPLACES PORTIONS OF WALDEN PRESERVE 2 – FILINGS 4, 5, 6 & 7 AMENDED PUD DEVELOPMENT PLAN (PCD FILE NO. PUD-18-007).

SIGN, FENCING & PARKING STANDARDS

SIGNS, FENCES, LIGHTING & PARKING TO FOLLOW RESIDENTIAL STANDARDS OF THE LDR, AS AMENDED.

PERMITTED USES

LOTS – SINGLE FAMILY RESIDENTIAL & ACCESSORY LAND USES PER THE EL PASO COUNTY LAND DEVELOPMENT CODE.

OPEN SPACE TRACTS – NON-MOTORIZED TRAILS, RECREATIONAL FACILITIES, UTILITIES AND DRAINAGE FACILITIES.

FLOODPLAIN CERTIFICATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0285G EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE PARCEL OF LAND TO BE LOCATED IN ZONE X. ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 500 AR FLOODPLAIN.

DEVELOPMENT DATA & CRITERIA

RIGHT OF WAY – 3.05 AC (8.11%)
SINGLE FAMILY LOTS – 18.45 AC (49.04%)
OPEN SPACE TOTAL – 16.12 AC (42.85%)
OPEN SPACE: RECREATION – 14.95 AC (39.74%, TRACT A, B, C, D, E)
OPEN SPACE: DRAINAGE – 1.17 AC (3.11%, TRACT F)

TOTAL – 37.62 AC (100%)

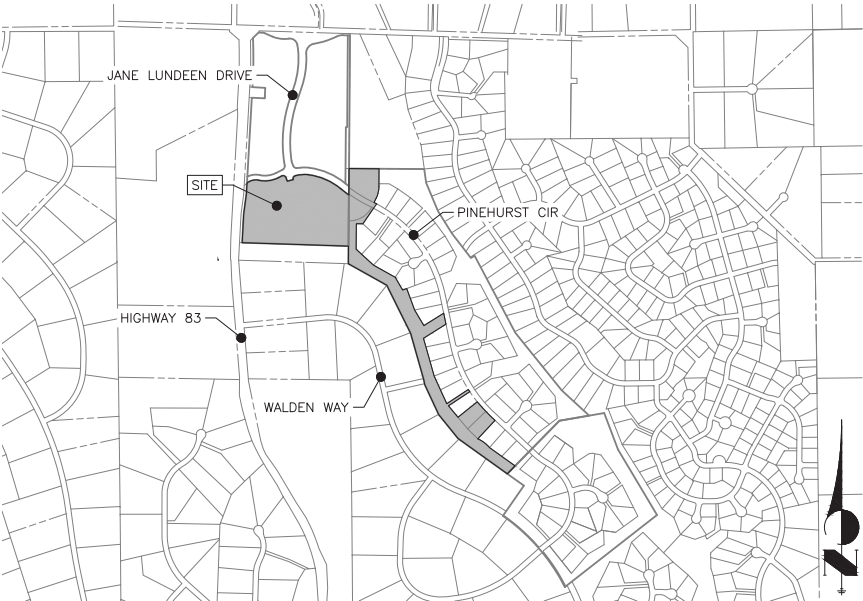
MINIMUM LOT SIZE – 0.5 AC
AVERAGE LOT SIZE – 0.57 AC
GROSS DENSITY – 1.76 DU/ACRE
LOT COVERAGE – NONE

MAXIMUM BUILDING HEIGHTS – 30’

BUILDING SETBACKS
FRONT – 10’
SIDE – 5’
REAR – 20’

STANDARD UTILITY & DRAINAGE EASEMENTS

FRONT – 15’
SIDE – 5’
REAR – 7’



VICINITY MAP

SCALE: 1"=1000'

STANDARD PCD PLAN NOTES

- PLAN FOR THIS PUD ZONE ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF 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 RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

TRACT USE TABLE				
TRACT NAME	ACREAGE	USE	OWNERSHIP	MAINTENANCE
A	0.61	OPEN SPACE & RECREATION	METRO DISTRICT	METRO DISTRICT
B	0.52	OPEN SPACE & RECREATION	METRO DISTRICT	METRO DISTRICT
C	12.18	OPEN SPACE & RECREATION	METRO DISTRICT	METRO DISTRICT
D	0.26	OPEN SPACE & RECREATION	METRO DISTRICT	METRO DISTRICT
E	1.38	OPEN SPACE & RECREATION	METRO DISTRICT	METRO DISTRICT
F	1.17	DRAINAGE	METRO DISTRICT	METRO DISTRICT
Total	16.12			
% Open Space of Total Area	39.74%			
% Drainage of Total Area	3.11%			

PUD MODIFICATION TABLE

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
ECM 2.3.2	ROADWAY	300' INTERSECTION SPACING	154'	Refer to Special Standard PUD Zoning District Deviation Request
LDC 8.4.3 B.2.e	FRONTAGE	30' LOT FRONTAGE TO PUBLIC ROAD	0'	Refer to Special Standard PUD Zoning District Deviation Request

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THE PLAT FOR WALDEN PRESERVE 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF ____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS AND RIGHT OF WAYS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

CONTACTS:

OWNER	WALDEN HOLDINGS I LLC/MA INFRASTRUCTURE LLC 1230 SCARBROOK CT MONUMENT, CO 80132-8487
DEVELOPER	WALDEN CORPORATION 1230 SCARBROOK CT MONUMENT, CO 80132-8487
ENGINEER	ALL TERRAIN ENGINEERING LLC 1004 W VAN BUREN ST COLORADO SPRINGS, CO 80907 ATTN: NICHOLAS JOKERST (530) 391-7635
SURVEYOR	RAMPART SURVEYS 1050 TAMARAC PKWY WOODLAND PARK CO 80863 (719) 687-0920
WATER & SEWER	WALDEN CORPORATION 18060 BAKERS FARM ROAD COLORADO SPRINGS, CO 80908
GAS	BLACK HILLS ENERGY 105 S VICTORIA AVE PUEBLO, CO 81003 (888) 890-5554
ELECTRIC	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E WOODMEN ROAD FALCON, CO 80831 (800) 388-9881
FIRE PROTECTION	BLACK FOREST FIRE PROTECTION DISTRICT 11445 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 (719) 495-4300

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS ____ DAY OF ____, 20____, AND WAS RECORDED AT RECEPTION NUMBER ____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

SURVEYORS CERTIFICATE

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

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

SURVEYOR'S NAME (SIGNATURE) _____ DATE _____

COLORADO REGISTERED PLS # _____

OWNERS CERTIFICATE

IN WITNESS WHEREOF: _____

HAS EXECUTED THESE PRESENTS THIS ____ DAY OF ____, 20____ A.D., A COLORADO

LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER (SIGNATURE) _____

BY: _____

TITLE: _____

PCD FILE NO: _____



PREPARED FOR:
WALDEN CORPORATION
1230 SCARBROOK CT
MONUMENT, CO 80132
ATTN: MATT DUNSTON
(719) 559-2229
MATTDUNSTON@HOTMAIL.COM

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

JOB NO: 25016	LOCATION: EPC	DATE
REV	DESCRIPTION	

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

COVER SHEET

DESIGN: NQJ
REVIEW: REB
DATE: 08/31/2026
(H-SCALE: 1" = 1000')
(V-SCALE: N/A)
SHEET
1 OF 11

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) AND THE EAST HALF (E1/2) OF SECTION 15, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

TRACT B, MA SUBDIVISION, RECORDED AT RECEPTION NO. 223715214 ON NOVEMBER 1, 2023, AND LOTS 46 AND 47, LOT A, LOT C AND LOT D OF WALDEN PRESERVE 2, FILING NO. 5 RECORDED AT RECEPTION NO. 222715042 ON OCTOBER 21, 2022, ALL IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) AND THE EAST HALF (E1/2) OF SECTION 15, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, ADDITIONALLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 15, AS MONUMENTED BY A 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED " RAMPART T11S R66W C1/4 S 15 2019 PLS 38560";

WHENCE THE WEST QUARTER CORNER OF SAID SECTION 15, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "CHRISTPHER-BREWER W1/4 COR NW 1/4 SEC 15 SW 1/4 T11S R66W RLS 13830" BEARS N88°08'01"W A DISTANCE OF 2636.22 FEET (BASIS OF BEARINGS – ASSUMED);

THENCE N00°25'27"E, COINCIDENT WITH THE N-S CENTERLINE OF SAID SECTION 15 AND THE WESTERLY LINE OF SAID WALDEN PRESERVE 2, FILING NO. 5, A DISTANCE OF 200.06 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B OF MA SUBDIVISION, AND THE POINT OF BEGINNING;

THENCE N88°08'01"W, COINCIDENT WITH THE SOUTHERLY LINE OF SAID TRACT B, A DISTANCE OF 1208.66 FEET;

THENCE THE FOLLOWING THREE (3) COURSES COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT B:

- 1)N03°05'24"E, A DISTANCE OF 327.06 FEET;
- 2)N07°38'52"E, A DISTANCE OF 222.47 FEET;
- 3)N03°16'20"E, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 128.70 FEET;

THENCE THE FOLLOWING TEN (10) COURSES COINCIDENT WITH THE NORTHERLY LINE OF SAID TRACT B:

- 1)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 52°05'45", A RADIUS OF 157.83 FEET, A CHORD BEARING OF N76°04'04"E A DISTANCE OF 138.61 FEET, AND AN ARC DISTANCE OF 143.51 FEET;
- 2)ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38°58'41", A RADIUS OF 335.00 FEET, A CHORD BEARING OF N82°37'36"E A DISTANCE OF 223.52 FEET, AND AN ARC DISTANCE OF 227.90 FEET;
- 3)N63°08'15"E, TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES, A DISTANCE OF 43.31 FEET;
- 4)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE 97°26'15", A RADIUS OF 35.00 FEET, A CHORD BEARING OF S68°08'37"E A DISTANCE OF 52.60 FEET, AND AN ARC DISANCE OF 59.52 FEET;
- 5)S19°25'29"E, TANGENT WITH THE LAST DESCRIBED CURVE, A DISTANCE OF 41.91 FEET;
- 6)N74°38'12"E, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 70.80 FEET;
- 7)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°40'15", A RADIUS OF 35.00 FEET, A CHORD DISTANCE OF N29°28'19"E A DISTANCE OF 49.36 FEET, AND AN ARC DISTANCE 54.78 FEET;
- 8)ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°59'33", A RADIUS OF 383.40 FEET, A CHORD BEARING OF N85°48'13" A DISTANCE OF 152.83 FEET, AND AN ARC DISTANCE OF 153.86 FEET;
- 9)ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°34'34", A RADIUS OF 709.71 FEET, A CHORD BEARING OF S66°24'44"E A DISTANCE OF 398.10 FEET, AND AN ARC DISTANCE OF 403.51 FEET;
- 10) ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°15'03", A RADIUS OF 1540.00 FEET, A CHORD BEARING OF S52°14'59"E A DISTANCE OF 114.23 FEET, AND AN ARC DISTANCE OF 114.25 FEET TO SAID N-S CENTERLINE;

THENCE N00°25'27"E, COINCIDENT WITH SAID N-S CENTERLINE AND THE WESTERLY LINE OF SAID TRACT D OF WALDEN PRESERVE 2, FILING NO. 5, NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES, A DISTANCE OF 12.28 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT D;

THENCE ALONG AN ARC OF A CURVE TO THE LEFT, COINCIDENT WITH THE NORTHEASTERLY LINE OF SAID TRACT D, HAVING A CENTRAL ANGLE OF 09°37'37", A RADIUS OF 1531.75 FEET, A CHORD BEARING OF S58°58'42"E A DISTANCE OF 257.06 FEET, AND AN ARC DISTANCE OF 257.37 FEET;

THENCE ALONG AN ARC OF A NON-TANGENT CURVE TO THE RIGHT, COINCIDENT WITH THE NORTHEASTERLY LINE OF SAID TRACT D AND SAID TRACT C OF WALDEN PRESERVE 2, FILING NO. 5, HAVING A CENTRAL ANGLE OF 02°38'43", A RADIUS OF 1470.00 FEET, A CHORD BEARING OF S63°39'17"E A DISTANCE OF 67.86 FEET, AND AN ARC DISTANCE OF 67.87 FEET;

THENCE THE FOLLOWING EIGHTEEN (18) COURSES COINCIDENT WITH THE EASTERLY LINE OF SAID TRACT C:

- 1)S34°39'21"W, A DISTANCE OF 214.24 FEET;
- 2)N89°34'57"W, A DISTANCE OF 74.67 FEET;
- 3)S00°25'03"W, A DISTANCE OF 290.08 FEET;
- 4)S47°21'44"E, A DISTANCE OF 266.86 FEET;
- 5)S60°50'09"E, A DISTANCE OF 284.11 FEET;
- 6)S30°01'12"E, A DISTANCE OF 167.58 FEET;
- 7)N69°45'07"E, A DISTANCE OF 49.79 FEET;
- 8)S20°06'04"E, A DISTANCE OF 259.12 FEET;
- 9)S30°45'48"E, A DISTANCE OF 207.11 FEET;
- 10) N57°51'40"E, A DISTANCE OF 265.70 FEET;
- 11) S11°47'32"E, A DISTANCE OF 126.84 FEET;
- 12) S57°51'40"W, A DISTANCEOF 302.18 FEET;
- 13) S15°50'20"E, A DISTANCE OF 446.40 FEET;
- 14) S24°32'12"E, A DISTANCE OF 345.22 FEET;
- 15) N56°32'46"E, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 293.61 FEET;
- 16) ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°07'27", A RADIUS OF 1530.00 FEET, A CHORD BEARING OF S32°53'19"E A DISTANCE OF 30.02 FEET, AND AN ARC DISTANCE OF 30.02 FEET TO THE NORTH CORNER OF SAID LOT 45 OF WALDEN PRESERVE 2, FILING ON. 5;
- 17) S56°32'58"W, NON-TANGENT WITH THE LAST DESCRIBED CURVE, COINCIDENT WITH THE NORTHWESTERLY LINE OF SAID LOT 45, A DISTANCE OF 290.17 FEET;
- 18) S 39°28'50"E, COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID LOT 45, A DISTANCE OF 169.86 FEET;

THENCE N51°12'54"E, COINCIDENT WITH THE NORTHWESTERLY LINE OF SAID LOT 46, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 280.22 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 46;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, COINCIDENT WITH THE NORTHEASTERLY LINE OF SAID LOT 46 AND SAID LOT 47, HAVING A CENTRAL ANGLE 08°01'40", A CHORD BEARING OF S42°49'21"E A DISTANCE OF 214.20 FEET, AND AN ARC DISTANCE OF 214.37 FEET;

THENCE S46°50'11"E, TANGENT WITH THE LAST DESCRIBED CURVE, COINCIDENT WITH THE NORTEASTERLY LINE FO SAID LOT 47, A DISTANCE OF 78.32 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 47;

THENCE S43°09'49"W, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, COINCIDENT WITH THE SOUTHEASTERLY LINE OF SAID 47, A DISTANCE OF 287.30 FEET TO SAID EASTERLY LINE OF TRACT C;

THENCE THE FOLLOWING TWO (2) COURSES OF SAID EASTERLY LINE:

- 1)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°14'29", A RADIUS OF 380.35 FEET, A CHORD BEARING OF S53°11'56"E A DISTANCE OF 166.21 FEET, AND AN ARC DISTANCE OF 167.56 FEET;
- 2)S54°31'54"E, A DISTANCE OF 358.00 FEET;

THENCE S44°28'12"W, COINCIDENT WITH THE SOUTHEASTERLY LINE OF SAID TRACT C, A DISTANCE OF 126.25 FEET;

THENCE THE FOLLOWING SEVEN (7) CORSES COINCIDENT WITH THE WESTERLY LINE OF SAID TRACT C:

- 1)N54°22'41"W, A DISTANCE OF 688.47 FEET;
- 2)N38°59'22"W, A DISTANCE OF 349.86 FEET;
- 3)N24°59'50"W, A DISTANCE OF 374.99 FEET;
- 4)N11°37'08"W, A DISTANCE OF 59.99 FEET;
- 5)N15°50'20"W, A DISTANCE OF 545.94 FEET;
- 6)N26°21'13"W, A DISANCE OF 609.82 FEET;
- 7)N60°50'09"W, A DISTANCE OF 499.91 FEET TO THE POINT OF BEGINNING.

CONTAINING: 35.20 ACRES OF LAND, MORE OR LESS.

AND

COMMENCING AT THE CENTER CORNER OF SAID SECTION 15, AS MONUMENTED BY A 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED " RAMPART T11S R66W C1/4 S 15 2019 PLS 38560";

THENCE N00°25'27"E, COINCIDENT WITH SAID N-S CENTERLINE OF SECTION 15, A DISTANCE OF 867.89 FEET TO THE SOUTHWESTERLY CORNER OF TRACT A OF SAID WALDEN PRESERVE 2, FILING NO. 5, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING SEVEN (7) COURSES COINCIDENT WITH THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID TRACT A;

- 1)CONTINUING N00°25'27"E, A DISTANCE OF 214.22 FEET;
- 2)S89°35'03"E, A DISTANCE OF 340.68 FEET;
- 3)S00°25'23"W, TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 204.14 FEET;
- 4)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26°12'21", A RADIUS OF 300.00 FEET, A CHORD BEARING OF S13°31'33"W, A DISTANCE OF 136.02 FEET, AND AN ARC DISTANCE OF 137.21 FEET;
- 5)S26°37'44"W, TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, A DISTANCE OF 52.91 FEET;
- 6)ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°36'40", A RADIUS OF 1530.00 FEET, A CHORD BEARING OF N64°07'19"W, A DISTANCE OF 43.02 FEET, AND AN ARC DISTANCE OF 43.02 FEET;
- 7)ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 1°19'49", A RADIUS OF 1470.00 FEET, A CHORD BEARING OF N58°08'48"W A DISANCE OF 290.22 FEET, AND AN ARC DISTANCE OF 290.69 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.42 ACRES±.

NET AREA: 37.62 ACRES±.



WILSON Q. ROBERT, PE
508.391.7435 - WQROBERT@ALLTERRAIN.COM

PAUL E. BURNS, PE
203.577.4466 - EBURNS@ALLTERRAIN.COM

PREPARED FOR:
WALDEN CORPORATION
1230 SCARSBROOK CT
MONUMENT, CO 80132
ATTN: MATT DUNSTON
(719) 559-2229
MATTDUNSTON@HOTMAIL.COM

UNTIL SUCH TIME AS THESE
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USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

JOB NO: 25016	REV	DESCRIPTION	LOCATION: EPC	DATE

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

LEGAL DESCRIPTION

DESIGN: NQJ
REVIEW: REB
DATE: 08/31/2026

(H-SCALE: N/A

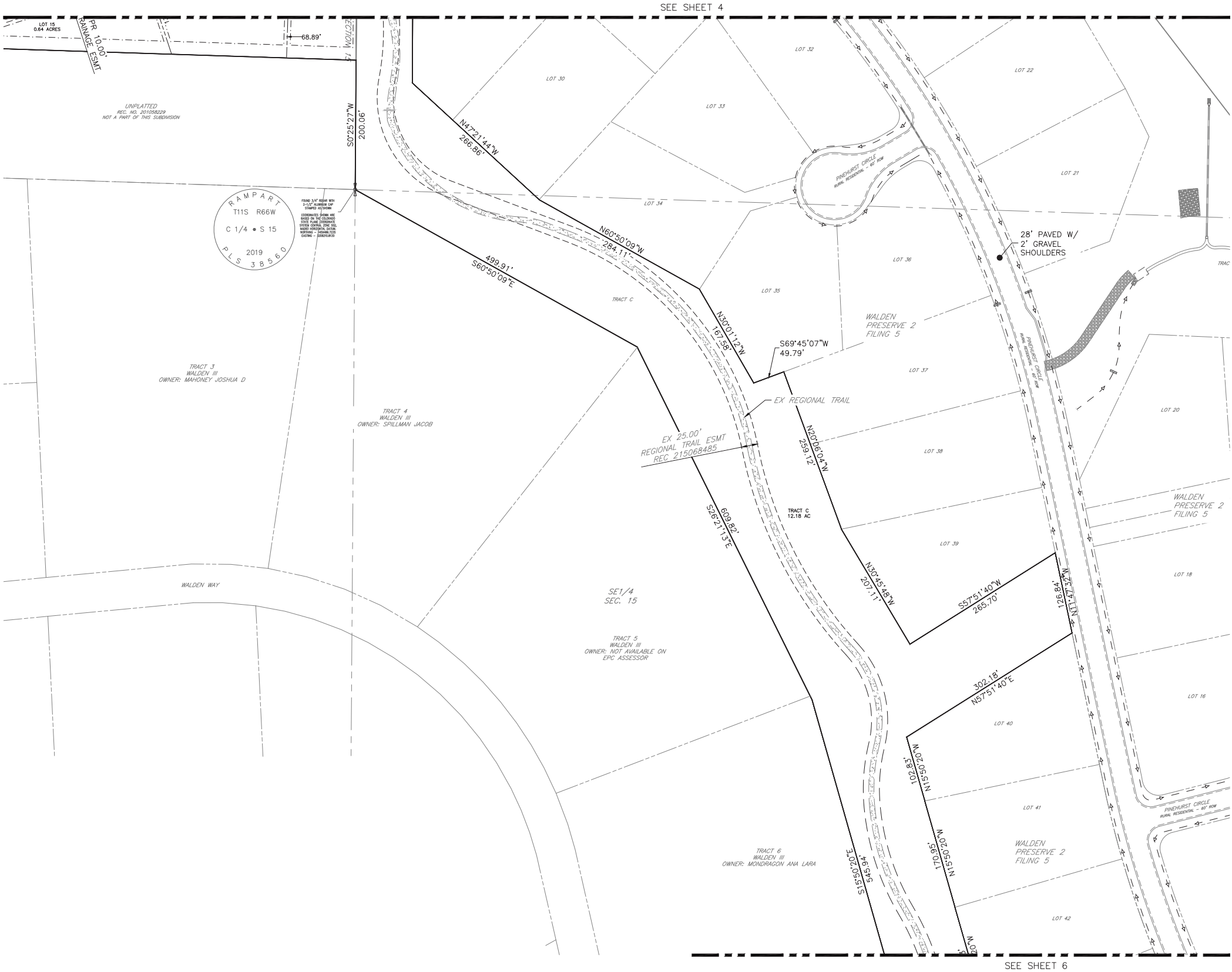
(V-SCALE: N/A

SHEET

2 OF 11

PCD FILE NO:

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6
COUNTY OF EL PASO, STATE OF COLORADO
MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT



- GENERAL NOTES:**
1. ACCORDING TO THE COLORADO STATE FOREST SERVICE - COLORADO WILDFIRE RISK VIEWER, THE SITE IS CLASSIFIED AS A LOW AND MODERATE FIRE INTENSITY.
 2. REFER TO SHEET 7 FOR EXISTING AND PROPOSED UTILITIES.
 3. ALL EXISTING ROADS WITHIN THE PUD ARE PAVED.
 4. ALL PROPOSED ROADS WITHIN THE PUD WILL BE PAVED.



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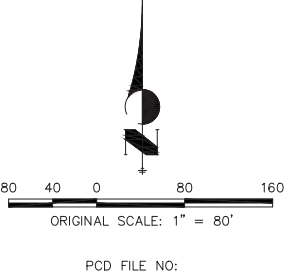
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REV	DESCRIPTION	LOCATION: ###	DATE

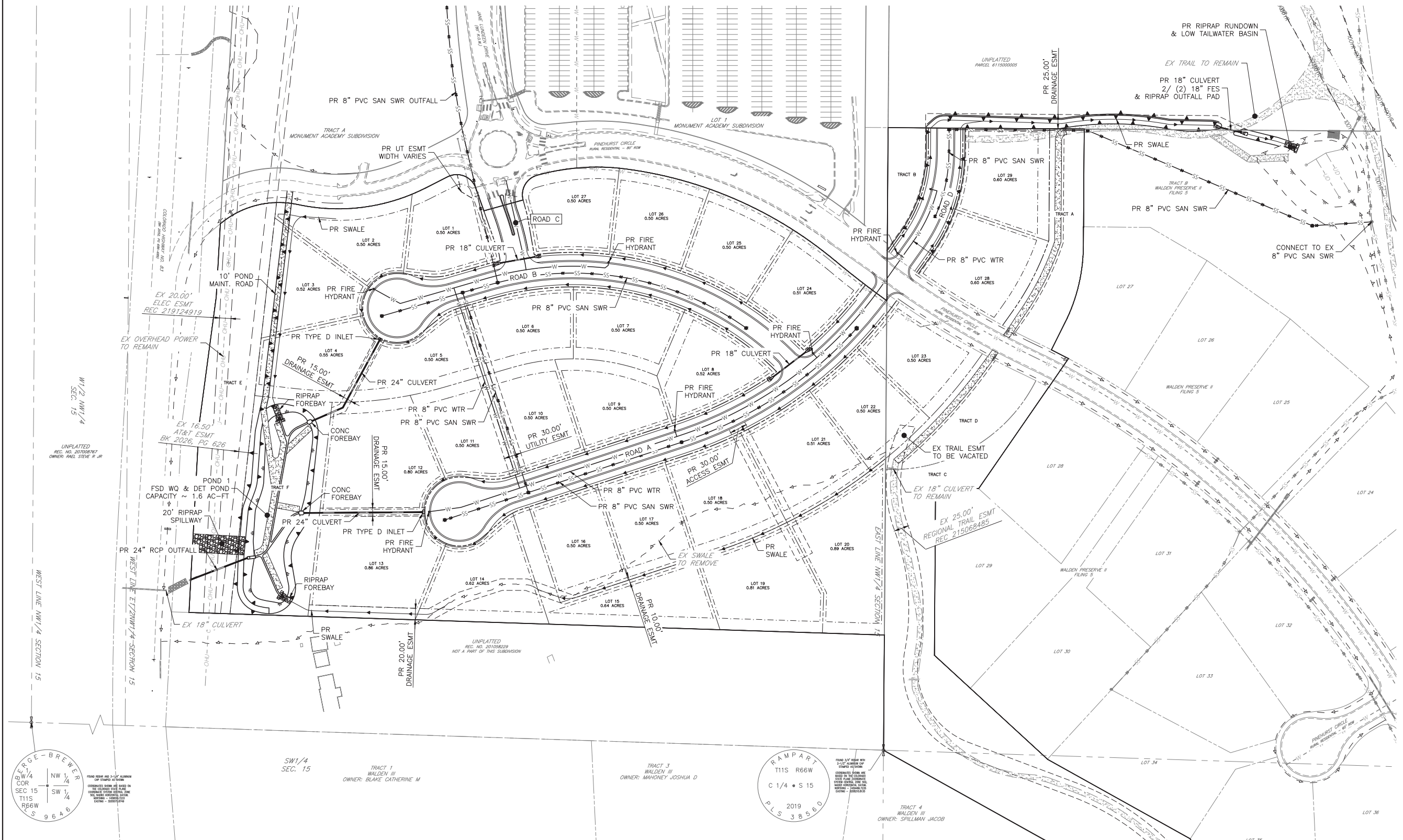
WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

PUD SITE PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 08/31/2026
(H-SCALE: 1" = 80'
(V-SCALE: N/A
SHEET
5 OF 11



WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6
COUNTY OF EL PASO, STATE OF COLORADO
MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT



40



PREPARED FOR:
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REV	DESCRIPTION	DATE

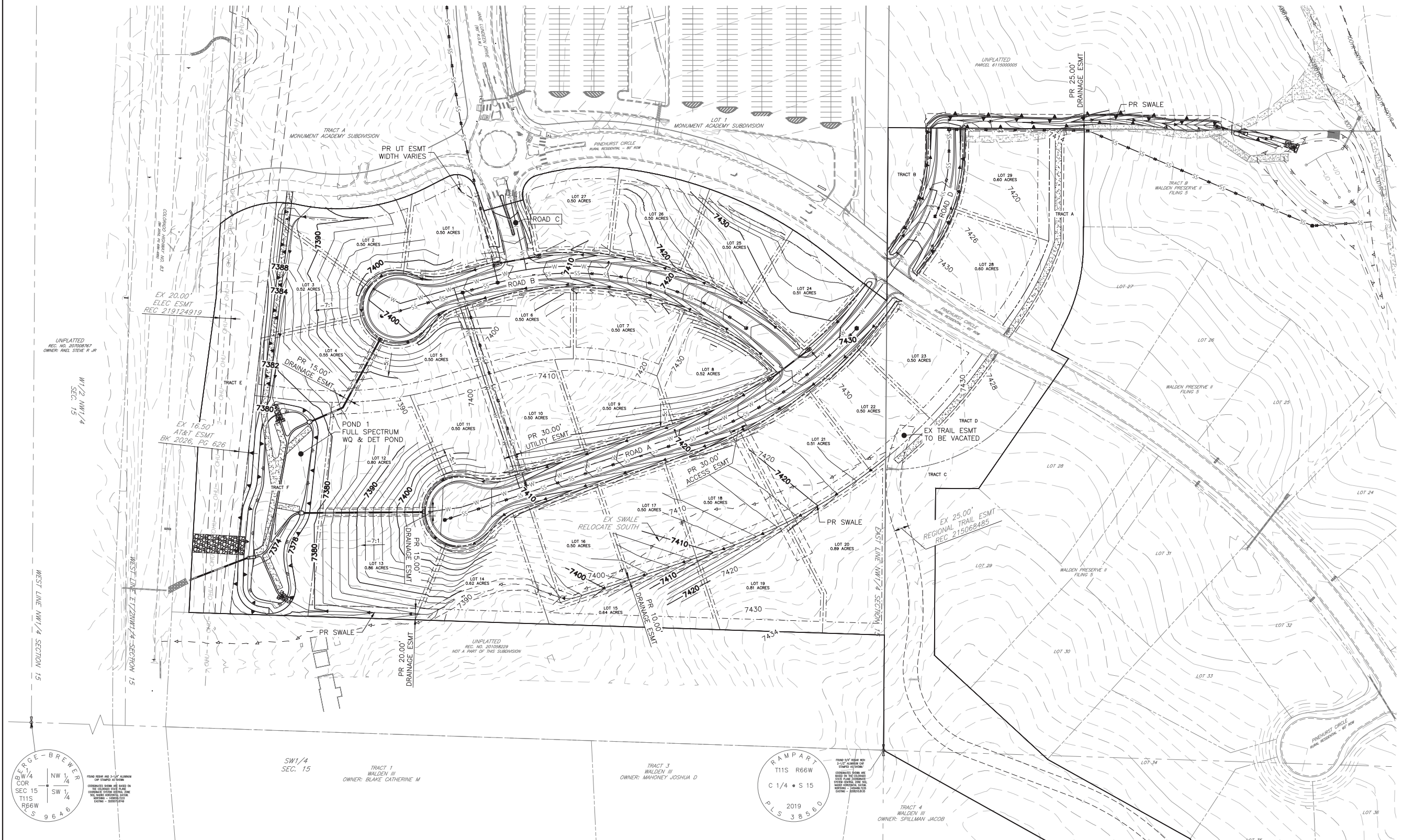
WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6
PRELIMINARY UTILITY PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 08/31/2026
(H-SCALE: 1" = 80'
(V-SCALE: N/A
SHEET
7 OF 11

80 40 0 80 160
ORIGINAL SCALE: 1" = 80'

PCD FILE NO:

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6
COUNTY OF EL PASO, STATE OF COLORADO
MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT



41



PREPARED FOR:
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DESIGNATED BY WRITTEN
AUTHORIZATION.

REV	DESCRIPTION	DATE

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6
PRELIMINARY GRADING PLAN

DESIGN: NQJ
REVIEW: REB
DATE: 08/31/2026
(H-SCALE: 1" = 80'
(V-SCALE: N/A
SHEET
8 OF 11

80 40 0 80 160
ORIGINAL SCALE: 1" = 80'

PCD FILE NO:

WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6

MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) AND THE EAST HALF (E1/2) OF SECTION 15, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

SHRUB/TREE PLANTING NOTES:

1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.

2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.

3. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.

4.PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 26, CRS 2009 (SEE LANDSCAPE THE NURSERY ACT).

5. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

6. PLANT SPECIES ARE TO BE SELECTED AT THE TIME OF FINAL PLAT.

SODDING & SEEDING:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.

2. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.

3. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.

4. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEING DATE.

LANDSCAPE REQUIREMENTS					
STREET NAME	STREET CLASSIFICATION	WIDTH (REQ./PROV)	LINEAR FOOTAGE	TREE/FEET REQ.	# OF TREES REQ/PROV.
HIGHWAY 83	PRINCIPAL ARTERIAL	20'/70'	680	1 PER 20'	34/34

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	WATER USE
DECIDUOUS TREES						
	AS	8	ACER SACCHARUM SUGAR MAPLE	1.5" CAL.	B&B	MED
	CO	8	CELTIS OCCIDENTALIS COMMON HACKBERRY	1.5" CAL.	B&B	LOW-MED
EVERGREEN TREES						
	PE	9	PINUS EDULIS PINYON PINE	6' HT.	B&B	MED
	PO	9	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	LOW

GROUND COVERS		
		NATIVE SEEDING

GENERAL NOTES

1. THIS LANDSCAPE PLAN SERVES AS A PRELIMINARY LANDSCAPE PLAN. THE FINAL LANDSCAPE PLAN SHALL BE SUBMITTED WITH THE FINAL PLAT APPLICATION.
2. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- 3.CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- 4.REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- 5.STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
6. ALL INTERNAL LANDSCAPE AND OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR THEIR ASSIGNS.
7. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF CURRENT OWNER OR OWNER'S REPRESENTATIVE.
8. TREES SHALL MAINTAIN A 15' MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6' MINIMUM SEPARATION FROM ELECTRICAL DISTRIBUTION LINES.

NO.	REVISION/ISSUE	DATE

VERTEX

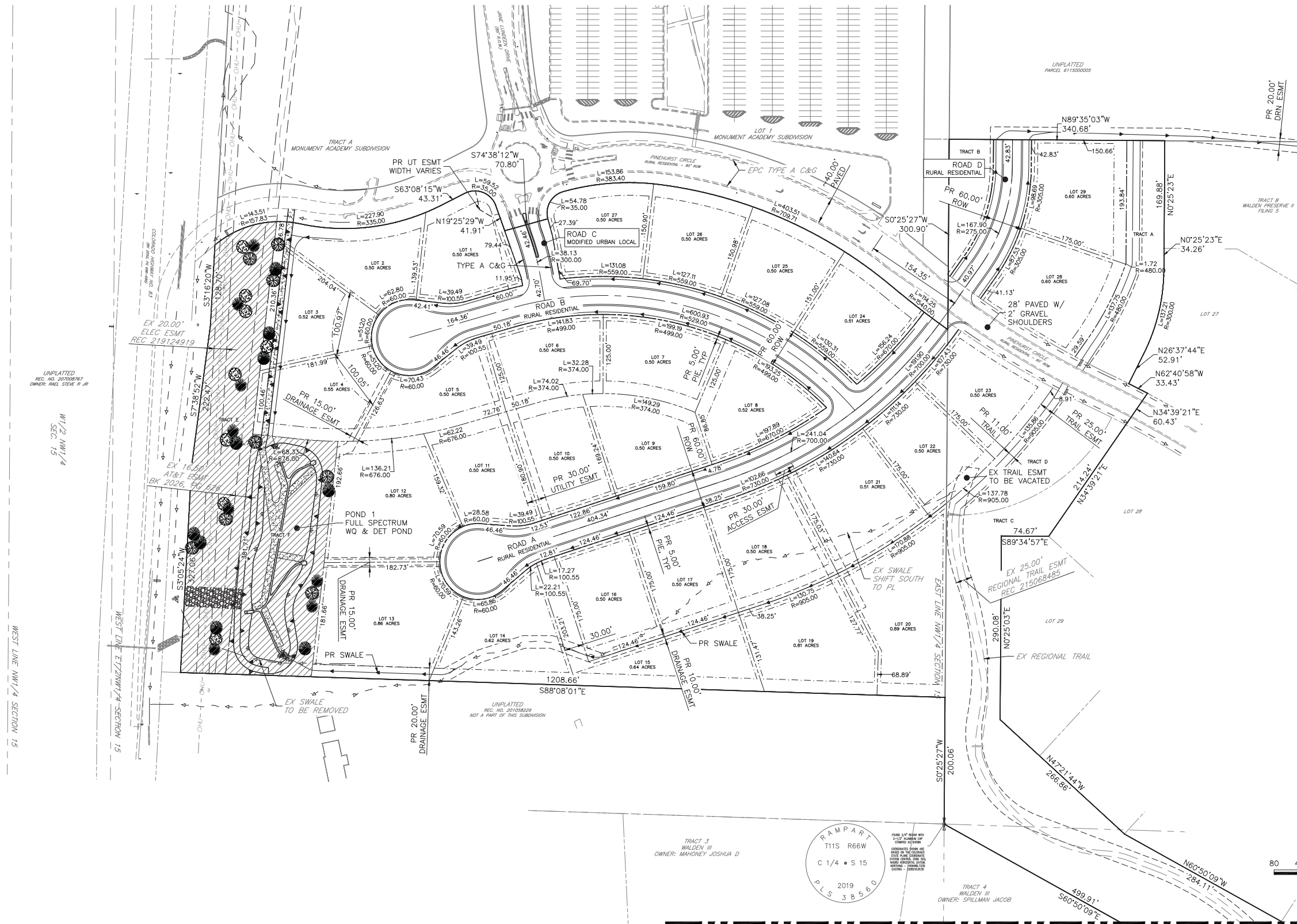
Consulting Services

5825 Delmonico Dr, Suite 320
Colorado Springs, CO 80919
(719) 433-2018

PROJECT NO.	
DATE	
PREPARED	
APPROVED	
CAD	

**WALDEN PRESERVE 2 - FILING 5 AMENDMENT AND FILING 6
MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT**

LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) AND THE EAST HALF (E1/2) OF SECTION 15, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



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NO.	REVISION/ISSUE	DATE

VERTEX
Consulting Services
5825 Delmonico Dr, Suite 320
Colorado Springs, CO 80919
(719) 433-2018

PROJECT NO.	SHEET
DATE	
PREPARED APPROVED CAD	

El Paso County Park Advisory Board

Agenda Item Summary

Agenda Item Title: 2027 Preliminary Budget Proposals / Base Budget & Critical Needs

Agenda Date: November 5, 2026

Agenda Item Number: #7 - A

Presenter: Janna Tidwell, Executive Director

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

Overview

The County Parks budget consists of two funds. The Conservation Trust Fund, which is used to support the maintenance and operation of the County's Park system, is funded through lottery proceeds. The Park Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and tax support.

We will present the 2027 Parks Department's Strategic Plan Goals, Base Budget & Critical Needs to include:

Infrastructure

Sustainably manage and improve park infrastructure through responsible funding and data-driven planning.

Growing community

Expand the regional park system and align services to meet the needs of a growing community.

Health and Safety

Strengthen community wellbeing by providing accessible parks and offering programs that support healthy living.

Recommended Action:

Move to endorse the 2027 El Paso County Parks Preliminary Budget.

2027 Critical Needs Parks Department

Janna Tidwell
Executive Director
Parks Department
October 20, 2026

Department's Strategic Plan Goals

1 Infrastructure

Sustainably manage and improve park infrastructure through responsible funding and data-driven planning.

2 Growing community

Expand the regional park system and align services to meet the needs of a growing community.

3 Health and Safety

Strengthen community wellbeing by providing accessible parks and offering programs that support healthy living.

Critical Needs and Justification

1: El Paso County Fair Improvements \$2,000,000

Planning costs, project descriptions and proposed measures

Justification		County Strategic Objective 1: Infrastructure	Department Strategic Goal 1: Infrastructure
Item	Cost range	Description	Proposed measure
1	\$600,000–\$750,000	Upgrade electrical service after panel trips and address code requirements.	Electrical assessment completed; required improvements installed.
2	\$150,000–\$225,000	Fiber, priority hardwired links and better Fair Wi-Fi.	Reliable links at the north gate and Junior Livestock Sale.
3	\$800,000–\$950,000	Replace the aging poultry barn for safer use, better ventilation and function.	Replacement barn completed and opened for use.
4	\$200,000–\$225,000	Plan facilities, year-round use, revenue and phased capital investment.	Master plan adopted with prioritized projects and phased costs.
5	\$150,000–\$200,000	Install concrete in the east wing of the Livestock Arena.	Arena east-wing concrete installed and usable.
6	\$100,000–\$150,000	Paint facilities; replace refrigerators, fencing and arena sound equipment.	Identified facility and equipment improvements completed.

Total planning range for Items 1–6: approximately \$2.0–\$2.5 million

Preliminary costs are shown as ranges based on rough-order-of-magnitude estimates.

Parks Department



Critical Needs and Justification

1: El Paso County Fair Improvements

49



Electrical Panel – Sheep Barn



Poultry Barn



Critical Needs and Justification

1: El Paso County Fair Improvements



Dirt Floors— Sheep Barn



Beer Dock Refrigerators

Critical Needs and Justification

2: Park Restroom Janitorial Services \$200,000

\$200,000 Ongoing Cost

Scope

- Expand services to provide 8 additional restrooms located in core regional parks with janitorial services.

Benefit

- Free up park operations staff to complete more technical work.

Justification

- County Strategic Objective 1 Infrastructure & Objective 2 Service Quality
- Department Goal 1 Infrastructure, Goal 2 Growing Community

Proposed Measure

- All 8 restrooms receive janitorial service on the contracted schedule. Track park staff hours redirected from restroom cleaning to technical maintenance



Critical Needs and Justification

2: Park Restroom Janitorial Services



Fox Run Regional Park – Pine Meadows Restroom Interior and Exterior



Base Budget & Critical Needs

Description	2027 Base Budget	2027 Critical Needs	2027 PBB
Parks Administration	3,150,568	200,000	3,350,568
Parks Planning	165,000		165,000
Interpretive Services	14,243		14,243
Parks MX District	1,547,116	2,000,000	3,547,116
CSU Administration	312,166		312,166
Community Services - GF	5,189,093	2,200,000	7,389,093
Community Svcs-Restricted*	679,000		1,240,000
Conservation Trust Fund	1,815,000		1,850,000

Funding Requests for 2027:

1. County Fair Improvements \$2,000,000 one-time
2. Janitorial Services \$ 200,000 ongoing

* Restricted increase due to underestimated revenues in 2026





Questions?

2026 ACTION PLAN

PARK OPERATIONS DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Brian Bobeck	Fox Run Regional Park Pond and Gazebo Renovation	Renovate ponds and gazebo per engineered design	Objective 1 - Infrastructure	Complete
Brian Bobeck	Fox Run Regional Park Irrigation Design	Assessment and design of new irrigation system to replace aging infrastructure	Objective 1 - Infrastructure	Design
Kyle Melvin	Homestead Ranch Regional Park Trail Improvements	Phase III trail improvements	Objective 1 - Infrastructure	Complete
Kyle Melvin	Park Pavilion Repair & Painting – Phase 1	Repair and paint park pavilions in Bear Creek Regional Park	Objective 1 - Infrastructure	
Adam Baker	Homestead Ranch Regional Park Restroom Improvements	Clean, seal, epoxy restroom floors	Objective 1 - Infrastructure	Complete
Adam Baker	Falcon Regional Park Dog Park Improvements	Install gravel and picnic tables in existing shade structure	Objective 1 - Infrastructure	Complete
Jamie Haas	Fountain Creek Nature Center Landscape Improvements	Install new irrigation and landscape	Objective 1 - Infrastructure	Complete
Jamie Haas	Fountain Creek Regional Park Improvements	Replace wood fence around Duckwood trailhead parking lot	Objective 1 - Infrastructure	Complete
Scott Myers	Fox Run Regional Park Irrigation Controllers	Relocate irrigation controllers from basements of Pine Meadows and Oak Meadows restrooms	Objective 1 - Infrastructure	Complete
Scott Myers	Playground Rules Signs	Install / Update playground rules signs at all County playgrounds	Objective 4 - Health and Safety	Complete
Adam Robertson	Pikes Peak Center Landscape Bed Renovation	Convert two existing landscape beds from wood mulch to gravel	Objective 1 - Infrastructure	Complete
Adam Robertson	Bear Creek Regional Park Landscape Improvements	Renovate the north landscape bed at the intersection of 21st Street and Argus	Objective 1 - Infrastructure	
Ben Dumakowski	Fox Run Regional Park Signage Improvements	Update and consolidate Stella Road entrance signage	Objective 1 - Infrastructure	Complete
Ben Dumakowski	Fox Run Regional Park Dog Park Improvements	Install double gates for utility vehicle access	Objective 1 - Infrastructure	Complete

2026 ACTION PLAN

PARK PLANNING DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Jason Meyer	Asset Management Plan	Park system facility condition index & assessment	Objective 1 - Infrastructure	Contract Signed
Ashlyn Mathy	Land Development Code Update	Participating in Land Development Code Update	Objective 1 - Infrastructure	In Progress
Jason Meyer	FEMA Project- Falcon & Fountain Creek Trail	Advance FEMA funded projects at Falcon Regional Park and Fountain Creek Regional Trail	Objective 1 - Infrastructure	Scoping
Jason Meyer	FEMA Project- Hanson Trailhead	Select concept and advance design of Hanson Trailhead	Objective 1 - Infrastructure	Design
Jason Meyer	Ute Pass Regional Trail Phase 2	Construction between Winnemucca Road and US 24	Objective 1 - Infrastructure	Project Kickoff 2/5
Jason Meyer	Bear Creek Regional Park Sport Courts	Renovate the Tennis courts, add pickleball courts, Replace the Archery Range, and expand the parking lot	Objective 1 - Infrastructure	Procurement
Ross Williams	Fountain Creek Regional Park Well Replacement & Pond	Well replacement, pond dredging, lining, new irrigation, sidewalks	Objective 1 - Infrastructure	Scoping
Ross Williams	Pineries Open Space Phase 2	Construction of equestrian parking lot	Objective 1 - Infrastructure	Scoping
Ashlyn Mathy	Black Forest Section 16 Trailhead	Complete expansion of the trailhead parking	Objective 1 - Infrastructure	Procurement
Ashlyn Mathy	Trail Counter Program	Install automated trail counters in six regional parks	Objective 1 - Infrastructure	In Progress
Ross Williams	Willow Springs Ponds Rehabilitation	Research water rights, start concept plan	Objective 1 - Infrastructure	Scoping
Ross Williams	Paint Mines Formation Protection	Installation of fencing, barriers, wayfinding, and trail improvements	Objective 1 - Infrastructure	Scoping
Ross Williams	E-Bike Policy Update	Update E-Bike Policy	Objective 1 – Service Quality	In Progress
Ashlyn Mathy	Fountain Creek Regional Trail at Southmoor Drive	Enhancements to the Fountain Creek Regional Trail at Southmoor Drive	Objective 1 - Infrastructure	In Progress
Jason Meyer	Ring the Peak Trail	Ring the Peak Trail Development	Objective 1 - Infrastructure	In Progress

2026 ACTION PLAN

RECREATION AND CULTURAL SERVICES DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Theresa Odello	Leave No Trace	Train 50% of staff and volunteers in LNT and explore steps toward Nature Center certification.	Objective 2: Respond to Growing Community	55%
Andy Talley	Native Plants Garden at FCNC	Design, purchase, and plant native plants in the ADA re-build area, with the help of volunteers and BGC Grant	Objective 1: Infrastructure	Completed
Jessica Miller	Wayfinding Signs at FCNC	Design and install wayfinding signs on trails surrounding FCNC.	Objective 1 & 3: Infrastructure & Health & Safety	Signs about to be installed.
Victoria Dinkel	Tiger Salamander Exhibit	Research, design, and install a permanent public exhibit of the Tiger Salamander.	Objective 2: Respond to Growing Community	Completed.
Kylee Taylor	50 th Anniversary	Work to plan, coordinate, and execute a year-long celebration of Bear Creek Nature Center's 50 th Anniversary.	Objective 2: Respond to Growing Community	Completed.
Mary Jo Lewis	Bear Creek Exhibit	Coordinate the design, creation, and installation of A Closer Peek at Bear Creek: new exhibit.	Objective 2: Respond to Growing Community	Completed.
Skyle Bogle	Fair Printed Material	Adjust Digital and Print communications timelines to allow for detailed review and editing across all communication channels.	Objective 2: Respond to Growing Community	Completed.
Skye Bogle	Fair Website Updates	Streamline fair website to create a user-friendly experience and increase accessibility.	Objective 2: Respond to Growing Community	Completed
Theresa Odello	Recreation Registration Software	Assist with ease of participant registration by rolling out a new registration module, to include staff training and implementation.	Objective 2: Respond to Growing Community	Completed.

PARKS DEPARTMENT								
October 2026 Monthly Report								
<u>Facility Revenue Totals To Date</u>		2026				2025	2024	
		Budget	Current	Balance		Totals to Date	Totals to Date	
Parks Facility Reservation Revenue		\$ 180,000	216,544	\$ (36,544)		\$ 202,699	\$ 211,845	
County Fair / Fairgrounds		\$ 301,000	\$ 450,288	\$ (149,288)		\$ 441,143	\$ 462,596	
Total		\$ 481,000	\$ 666,832	\$ (185,832)		\$ 643,842	\$ 674,441	
<u>Fundraising Revenue</u>		2026	2026			2025	2024	
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date	
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 116,000	\$ (36,000)		\$ 112,500	\$ 112,500	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 85,000	\$ (40,000)		\$ 92,500	\$ 92,500	
Trust for County Parks	Park Operations	\$ 10,000	\$ 135,370	\$ (125,370)		\$ 62,613	\$ 56,334	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 23,072	\$ 1,928		\$ 62,295	\$ 38,375	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 70,000	\$ 80,000	
Total		\$ 200,000	\$ 429,442	\$ (229,442)		\$ 399,908	\$ 379,709	
<u>Grant / 3rd Party Funding</u>		Awarded						
<u>Parks Division Reservations</u>	2026	2026	2026	2025	2025	2024	2024	
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>	
January	1	1000	N/A	10	1626	10	1072	
February	11	877	N/A	11	893	15	898	
March	59	2436	N/A	86	2997	15	292	
April	381	10619	4.86	325	10789	278	7613	
May	537	18209	4.53	482	17943	491	16030	
June	608	19605	4.85	614	20885	635	23181	
July	431	16144	4.91	579	19616	579	20387	
August	494	19379	4.74	442	19278	502	21409	
September	384	14463	4.88	356	14415	425	18891	
October	244	10305	4.73	187	7802	161	7734	
November								
December								
Total	3150	113037	4.78	3092	116244	3111	117507	

<u>Parks Facility Reservations</u>		2026	2026	2025	2025	2024	2024	
<u>October</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes				8	16			
Athletic Fields		23	1475	23	1095	27	1595	
Pavilions		43	2141	35	1500	39	1714	
Trails		4	1360	4	790	3	457	
Vendor		3	8	5	16	5	20	
Tennis Courts						1	2	
Pickleball Courts		54	224	5	93	3	21	
<u>Black Forest Regional Park</u>								
Athletic Fields		23	575	5	125			
Pavilions		8	265	7	270	8	308	
Vendor								
Tennis Courts / Pickleball Courts		6	19	1	4	11	42	
<u>Falcon Regional Park</u>								
Baseball Fields						1	30	
Athletic Field								
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields		8	400	8	305	2	150	
Pavilions		12	451	12	378	12	693	
Trails		1	400					
Disc Golf Course								
Vendor		4	12	2	8			
<u>Fox Run Regional Park</u>								
Athletic Fields		15	420	29	815	15	480	
Gazebo								
Warming Hut								
Pavilions		18	754	27	1052	16	516	
Vendor								
Trails		1	45	1	80	1	30	
<u>Homestead Ranch Regional Park</u>								
Pavilions		4	152	2	95	2	70	
Athletic Fields		13	585	1	50			
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail		1	1000	1	333	1	1000	
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail				1	333	1	500	
Baptist Road Santa Fe Trail				1	333			
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		3	19	7	81	12	76	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>						1	30	
<u>Rainbow Falls Historic Site</u>				2	30			
<u>Pineries Open Space</u>								
Total Park Facility Reservations		244	10305	187	7802	161	7734	

October								
Fairgrounds Facility Reservations		2026	2026	2026	2025	2025	2024	2024
Year to Date		Rentals	Attendance	Evaluation	Rentals	Attendance	Rentals	Attendance
January		48	1,393	n/a	40	1745	17	385
February		26	865	n/a	24	1165	19	770
March		17	798	n/a	18	1225	22	1000
April		32	1375	n/a	15	1360	26	6873
May		51	2684	n/a	20	1572	26	4657
June		48	1653	n/a	29	733	50	6639
July		26	199	n/a	18	890	8	415
August		16	745	n/a	26	363	10	685
September		20	1,997	n/a	38	1652	62	946
October		27	3360	n/a	40	2527	62	1095
November								
December								
Total		311	15,069	N/A	268	13,232	302	23,465
Fairgrounds Facility Reservations		2026	2026	2025	2025			
October		Rentals	Attendance	Rentals	Attendance			
Swink Hall - Fairgrounds								
Lion's Club Meeting		1	50	1	50			
Jr. Livestock Committee Meeting		1	20	1	20			
4-H Hitch'N'Post or Club Meeting		1	20	1	30			
Calhan Posse Mtg		1	20					
Wedding or Engagement Events		4	405	1	20			
Grand Stands Building				1	100			
Motorcycle Rodeo				1	30			
Cutting Horse Event				1	100			
Poultry Barn				6	48			
Grounds & Stable				4	16			
Dog Scent Event - Mountain Nose Works		4	470	3	375			
Fire Prairie Salsa				3	225			
Outlands Group		5	1500	2	4			
Livestock Arena				5	150			
CHS Float Build		5	100	3	3			
Cutting Horse practice				2	6			
Whittemore - Fairgrounds				2	600			
CHS HS Fundraiser		1	200					
Rummage Sale		3	375	1	200			
Small Animal Barn				2	550			
Arena		1	200					
Month Total Fair Facility Reservations		27	3,360	40	2,527			

Vandalism Report								
Graffiti removal, repainting	1/6/2026	Crew Gulch Tunnel	South District	\$500				
Graffiti removal, repainting	1/7/2026	Fontaine Tunnel	South District	\$500				
Graffiti removal, repainting	1/13/2026	Fontaine Tunnel	South District	\$500				
Graffiti removal, repainting	1/21/2026	Fontaine Tunnel	South District	\$500				
Graffiti removal, repainting	Reacurring issue	Fontaine Tunnel	South District	\$1,000				
Graffiti removal, repainting	Reacurring issue	Crews Gulch Tunnel	South District	\$1,750				
Carving, Graffiti removal on trees	2/16/2026	Willow Springs Park	South District	\$250				
Sink damaged, removal & replacement	10/1/2026	Fox Run Rollercoaster Restroom	North District	\$400				
			Total	\$5,400				
Volunteerism								
		2026		2025		2024		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		149	717	131	779	167	827	
February		118	570	149	813	272	1,259	
March		184	855	168	995	234	1,009	
April		395	1,318	187	1,123	421	1,724	
May		391	1,830	288	1,852	607	2,617	
June		393	2,005	525	4,490	669	2,831	
July		386	2,525	470	3,269	628	5,290	
August		391	1,614	278	1,369	392	1,870	
September		385	1,590	349	1,608	359	1,443	
October		306	1415	523	2787	569	2,815	
November								
December								
Totals		3098	14,439	3068	19,085	4318	21,685	
		2026						
October		Volunteers	Total Hours					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		5	10					
Fairgrounds Corporation		4	8					
Fair and Events Center		12	45					
Friends of the Nature Centers		87	550					
Adopt-A-Park / Trail / Volunteer Projects		198	802					
Total		306	1,415					
Programming								
		2026	2026	2026	2025	2025	2024	2024
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		43	1134	4.99	41	846	48	1434
February		49	1424	4.98	39	1032	49	1995
March		83	2772	4.97	95	2626	79	3920
April		164	13396	4.98	177	14160	172	4379
May		123	6409	4.97	183	10024	170	6313
June		90	8825	4.99	113	4655	98	8080
July		94	33201	4.97	147	34866	87	33789
August		46	2973	5.00	69	5929	76	6515
September		99	2961	4.98	108	7516	108	9116
October		120	5728	4.96	151	3631	141	5799
November								
December								
Totals	800 / 21,000	911	78823	4.98	1,123	85285	1028	81340

		2026	2026	2026				
October	Facility	Programs	Attendance	Evaluation				
Discover Bear Creek	BCNC	10	130	5.00				
Habitat	BCNC	14	161	5.00				
Incredible Insects	BCNC	3	44	5.00				
Colorado Wildlife Detectives	BCNC	9	120	5.00				
Foothills Field Experience	BCNC	3	62	5.00				
Restoration Crew Creek Week	BCNC	1	24					
Landlocked Hydrology	BCNC	1	14					
Group visit: Adventures Mobile Lab & Our House	BCNC	2	37					
Nature Explorers: Creature Feature	BCNC	2	50	5.00				
Foutreach: Fossil Brewing Bear Run Brew	BCNC	1	30					
Bear Den Rental: Judy Gellar Memorial	BCNC	1	75					
Boo at Bear Creek	BCNC	1	171					
Little Wonders: Pumpkins	BCNC	2	50					
Plein Air Art Class	BCNC	1	10					
Bear Den Rental: Birthday Party	BCNC	1	50					
Trailability Program	BCNC & FCNC	3	7	5.00				
Walk the Wetlands	FCNC	17	232	5.00				
Discover the Wetlands	FCNC	20	327	5.00				
Nature Adventures: Water Time!	FCNC	2	38	5.00				
2s & 3s Outdoors: Crawling Hopping Flying Swimming	FCNC	2	38	4.50				
Outreach: Cool Science Festival	FCNC	1	597					
Outreach: Chinook Trails Middle School Journalism	FCNC	2	40					
Pumpkin Carving Party	FCNC	1	250	4.95				
Jack-o-Lantern Trail	FCNC	1	574	5.00				
Creepy Colorado History	FCNC	1	17					
Birthday Party: Rad Reptiles	FCNC	1	45	5.00				
Birthday Party: Walk the Wetlands	FCNC	1	30	5.00				
Birthday Party: Nature Detectives	FCNC	1	20					
Program Room Rental	FCNC	3	60					
Group Visit: Fountain Fort Carson HS & Army Resilience	FCNC	2	43					
Group Visit: Cleanup Volunteers	FCNC	2	12					
Group Visit: Hiking Group	FCNC	1	18					
Group Visit: American Heritage Girls Group	FCNC	1	17					
Group Visit: Scout Group	FCNC	1	12					
Paint Mines Restoration Day	PMIP	1	11					
Outreach: Girl Scouts Expo	N/A	1	19					
Fall Fest	FEC	1	500					
Homesteading Group	FEC	1	20					
BST Auto Race Day	FEC	1	1773					
TOTALS		120	5728	4.96				
Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	786	821	0	0				
February	1030	1124	0	94				
March	1709	1495	0	0				
April	913	1175	911	0				
May	1757	1576	1721	239				
June	3151	1962	1210	2899				
July	2719	1841	1975	2548				
August	2017	1528	1718	1780				
September	1601	1190	1605	1370				
October	1750	1400	684	0				
November								
December								
Totals	17433	14112	9824	8930				

ADMINISTRATIVE SERVICES

MONTHLY REPORT – September/October 2026

General Updates:

Facility rentals have generated \$216,544, which exceeds the annual \$180,000 revenue goal by 20%.

Special Events:

Fall is running season at Bear Creek Regional Park:

- The 27th Annual Colorado Springs Down Syndrome Walk was held in September. This major community event features a scenic walk-through Bear Creek, family-friendly activities, and food to celebrate individuals with Down syndrome. The organization estimated 1,500 attendees. All proceeds raised stay local in Southern Colorado.



Annual “Buddy Walk” @ Bear Creek Regional Park - East trail system

- The annual “Creepy Crawl 5K” which also includes a Kids Monster Dash Fun Run was held at the Palmer Lake Recreation Area and the New Santa Fe Regional Trail. Over 1,000 runners registered for this fun event where costumes for adults, kids and pets were encouraged.
- The east trail system of Bear Creek Regional Park was host the 2026 Legacy Race 5K again. The event attracts several hundred runners and spectators each year. The Legacy Race 5K is a community celebration dedicated to fighting breast cancer with 100% of all proceeds staying local. All festivities were held at the Penrose Event Center and included a beer garden, event expos, a kids zone and food trucks.



Legacy Race @ Bear Creek Regional Park

- The Colorado XC State Championship was held on the east trail system of Bear Creek Regional Park. Approximately 1,200 kids were qualified to participate in the event. The Norris Penrose Event Center hosted the start and finish areas and other event activities.
- Bodies Race Company held another great family running event in Colorado Springs. The organization partnered with the Penrose Event Center and Bear Creek Regional Park to host this event. 400 runners chose from a 5K or 10K route. The event also included a kid's race.
- Another great community event: The Landsharks Running Club and the Pikes Peak Road Runners held large youth running events at Bear Creek Terrace. Several hundred kids ran the outlines of the multi-use fields learning and discovering the sport of running.
- The Monument Academy held a smaller High School XC event on the New Santa Fe Regional Trail.
- The Texas based "Texas Outlaw Running Company" held a larger run on the east trail system, counting approximately 500 participants.
- Several companies included bounce houses and food trucks in their events throughout the County Park system.
- 9 commercial photography permits for engagement photography have been issued for the Paint Mines Interpretive Park in September and October.

PARKS DEPARTMENT

2002 Creek Crossing Street | Colorado Springs, Colorado | 80905
www.elpasocountyparks.com | parks@elpasoco.com

COMMUNITY OUTREACH

MONTHLY REPORT – OCTOBER 2026

1. 2026 Creek Week Wrap-Up

What a difference a week—and a dedicated community—can make! This year, **85 cleanup crews tackled 90 sites across eight communities**, removing an estimated **23 tons of trash and litter** from the Fountain Creek Watershed and surrounding areas. The final impact may be even greater! Since Creek Week began in 2014, more than **26,000 volunteers have joined forces to remove over 211 tons of trash**.

El Paso County Parks is proud to support the Fountain Creek Watershed District throughout the year. We provide supply storage at the Bear Creek Maintenance Shop, serve as the delivery and pickup location for the District's rain barrel fundraiser, coordinate material pickup for Creek Week events, and host Crew Leader training. Our nature centers also help kick off and close out Creek Week with events on the first and final Saturdays.

Our partnership extends to leadership, with Parks Planner Ashlyn Mathy serving on the Technical Advisory Committee and Commissioner Wysong serving on the District's Board of Directors.

Thank you to the District, our volunteers, and every cleanup crew for helping keep our watershed healthy and beautiful!

2. Partners in the Park Program

Great parks grow stronger with great partners! Our Partners in the Park program invites organizations and individuals to help care for the regional parks, trails, open spaces, and nature centers our community loves.

As demand for outdoor recreation grows, these partnerships help keep our outdoor spaces welcoming, well-maintained, and accessible to all. With a commitment of **\$5,000 annually for three consecutive years**, partners receive custom recognition signage, complimentary pavilion rentals, and a featured spotlight on our social media channels.

We are currently seeking partners for **Fountain Creek Regional Trail, Crews Gulch, Santa Fe Regional Trail, and Santa Fe Open Space**.

We are grateful to our partners for investing in these treasured places and helping create memorable outdoor experiences for everyone who visits!

3. Friends Groups

A little Halloween spirit and a lot of community pride made this year's **Ghouls and Stools cleanup** a success! Staff teamed up with the Friends of Bear Creek Dog Park, Heuberger

Subaru, and the Fountain Creek Watershed District to bring together **more than 60 volunteers** for our annual event.

Thank you to our partners and volunteers for rolling up their sleeves and helping keep Bear Creek Dog Park clean and welcoming!

4. El Paso County Fair

Exciting plans are taking shape for the 2027 El Paso County Fair! We have reached out to all core sponsors and are thrilled to announce that **Ed Green Construction will be our 2027 Presenting Sponsor!**

We are grateful for their support and look forward to another year of community celebration at the Fair!

RECREATION & CULTURAL SERVICES DIVISION

MONTHLY REPORT - OCTOBER 2026

Programs & Special Events:

- On October 3, Bear Creek Nature Center hosted a **Creek Week Cleanup** event in conjunction with its **Restoration Crew** volunteer workdays. Over 20 volunteers pitched in to work on fire mitigation, invasive plant removal, and erosion control measures along the trails. Commissioner Wysong showed his support of our County Parks by helping to welcome the volunteers and working alongside them to improve Bear Creek Park. We appreciate the support from County Leadership and the community!
- Ever been serenaded by a coyote? Played “possum” after being spooked? Attendees at the **Boo! at Bear Creek** and **Lil Pumpkins** events did! Led down the trails by Bear Creek volunteers through the twilight, attendees met staff and volunteers dressed as traditionally spooky critters that busted myths and provided educational opportunities for all. Inside, candy, creepy crawly critters, a boneyard, and craft entertained all before and after their hike. The Lil Pumpkins Boo Bash, intended for younger children, takes the spookiness factor out of the acting and makes scary critters more inviting, fun, and age appropriate for children and their guardians. In total, 171 people attended the Halloween happenings at Bear Creek Nature Center!
- On October 10, El Paso County Parks hosted a **Volunteer Restoration Day at Paint Mines Interpretive Park**, bringing together 11 volunteers to support trail maintenance and invasive species removal. Volunteers worked alongside Parks staff to remove invasive mullein, filling eight large contractor bags with seed heads and removing numerous first-year plants to help protect the park’s native vegetation. Another group focused on trail restoration, installing two rock water bars and four drainage dips along a quarter-mile section of trail to improve drainage and reduce erosion. The event was a great success, demonstrating the community’s commitment to preserving the unique landscape of Paint Mines Interpretive Park.
- Fountain Creek Nature Center’s biggest event of the fall, the **Pumpkin Carving Party and Jack-o-Lantern Trail**, was a smashing success despite the rain! For the second year in a row all 200 pumpkins were reserved ahead of time to be carved for the evening event. Before the carvers arrived, Colorado Springs Utilities, Pikes Peak State College, and Friends of El Paso County Nature Centers volunteers scooped and organized the 200 pumpkins. That afternoon, Friends volunteers set the jack-o-lanterns along the Nature Trail in the rain and hoped for the best though the forecast was spooky. Amazingly, the weather held just enough for almost 600 participants to enjoy the trail, marshmallows, stories, crafts, and lessons of the evening event! We are incredibly thankful to our event sponsors Milberger Farms, Sunbelt Rentals, Mountain View Electric, Toyota, Tallgrass, and partners Colorado Springs Utilities, El Paso County Parks, Pikes Peak State College, and Aiken Audubon Society for their support!



Outreach Events and Other Items:

- When not being utilized for educational programming, Bear Creek Nature Center's '**Bear Den**' room serves a variety of uses, including birthday parties, baby showers, and rentals for groups. In October, the Bear Den hosted the Fountain Creek Watershed District, a memorial/celebration of life for long-time Parks' volunteer Judy Gellar, and a private birthday party rental. It is rare that a day goes by without the Bear Den being used for education or gatherings.
- **Rainbow Falls Historic Site** wrapped up another successful season in September, welcoming 8,826 visitors throughout the summer. Of those visitors, 4,984 (56%) utilized the off-site parking and shuttle service provided by Adventures Out West, highlighting the continued success of this important partnership. Visitor feedback was overwhelmingly positive, with many guests expressing appreciation for the unique opportunity to experience the waterfalls up close through staff-guided access. Constructive feedback focused primarily on expanding accessibility to the park, including requests for additional operating days and longer hours, demonstrating strong community interest in increased access to this special destination.
- Fountain Creek Nature Center took our pond water on the road to the **Cool Science Festival on the UCCS** campus! The "Pond Study" is an activity we lead during our popular Discover Wetlands field trip, and it's a hit with all ages. Hundreds of families examined the teeny tiny life that is in our local waterways to learn what begins our wetland wood webs and how we can use the pond life as a measurement of our water's health. You never outgrow the desire to play with microscopes and bugs
- October was a month full of activity at the **El Paso County Fair & Events Center**! We raced across the finish line with the final Auto Race of the season on October 10, enjoying beautiful weather and a great turnout. Our monthly Homesteading Group gathered on October 19, drawing an impressive crowd of more than 50 participants. The highlight of the month was our annual **Fall Fest on October 31**, bringing the community together for a fun-filled Halloween celebration! Food and indoor vendor spaces were at full capacity, and community participation was outstanding. A special thank-you goes to our 4-H and Future Farmers of America (FFA) volunteers, whose involvement helped make the event a tremendous success. It was a fantastic way to wrap up a busy October!





Special Events and Program Calendar

November 5 - December 9, 2026

Date	Day of Week	Program	Location	Target Audience	Notes*	PAB Attend?
November 6	Friday	Nature Adventures: Cavity Critters	Fountain Creek Nature Center	Children ages 3-6 with their families	9-10:30am, \$3/person	
November 6	Friday	Nature Adventures: Cavity Critters	Fountain Creek Nature Center	Children ages 3-6 with their families	2-3:30pm, \$3/person	
November 7	Saturday	Bear Creek Bear Run	Bear Creek Regional Park	All Ages	ElPasoCo.com/bearrun, 8am	
November 13	Friday	2s & 3s Outdoors: What a Squirrel Wants	Fountain Creek Nature Center	Children ages 2-3 with their families	9-10:15am, \$3/person	
November 13	Friday	2s & 3s Outdoors: What a Squirrel Wants	Fountain Creek Nature Center	Children ages 2-3 with their families	2-3:15am, \$3/person	
November 16	Monday	Homesteading Group	Fair & Events Center	All ages	1-3pm, Free https://tinyurl.com/homest26	
November 18	Wednesday	Nature Explorers: Stick Season	Bear Creek Nature Center	Children ages 4-5 with an adult	9-10:30am, \$3/person	
November 18	Wednesday	Nature Explorers: Stick Season	Bear Creek Nature Center	Children ages 4-5 with an adult	1-2:30 pm, \$3/person	
November 19	Thursday	Nature's Classroom - Homeschool Field Trip- Winter Adaptations	Bear Creek Nature Center	Ages 8+	10am-12pm, \$4/person	
November 21	Saturday	Holiday Craft & Artisan Fair	Fountain Creek Nature Center	All!	10am-3pm, FREE to attend and shop	
November 25	Wednesday	Little Wonders: Stop, Drop and Gobble	Bear Creek Nature Center	Children ages 2-3 with their families	9-10:15am, \$3/person	
November 25	Wednesday	Little Wonders: Stop, Drop and Gobble	Bear Creek Nature Center	Children ages 2-3 with their families	1-2:15pm, \$3/person	
December 4	Friday	Bear Creek by Candlelight	Bear Creek Nature Center	All ages	5-8pm, \$5/person	
December 9	Wednesday	Nature Explorers: Cozy Winter Campfire	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:30am, \$3/person	
December 9	Wednesday	Nature Explorers: Cozy Winter Campfire	Bear Creek Nature Center	Children ages 4-5 with an adult	1-2:30 pm, \$3/person	

* Nature Center Members may receive an additional discount

PARK PLANNING & PARK OPERATIONS DIVISIONS

MONTHLY REPORT – OCTOBER 2026

PARK PLANNING DIVISION

Bear Creek Regional Park Sports Courts – This project will revitalize a popular area of the park by addressing critical needs and improving public amenities. Of the four existing tennis courts, two are closed and the remaining two are in disrepair; these will be replaced with six new pickleball courts and two new tennis courts. The archery range will be refurbished within its current configuration, while the parking lot will be expanded and paved to improve access. Additionally, the plaza area will be upgraded with new site furnishings, creating a more welcoming and functional space for visitors. Final design plans and construction estimates were delivered in July and were reviewed by the project team. The plans are currently under review by the City of Colorado Springs Planning Department. Once approved, the County will move forward with construction.

Fountain Creek Regional Park Pond and Paving – The Duckwood pond serves as the main irrigation source for Fountain Creek Regional Park and is in need of improvement due to its age. This project will assess the pond liner, well pump, shoreline, and surrounding pathways for ADA accessibility. This project will start with a design phase to look at the pond and surrounding area, then proceed with a construction phase. This project is on hold pending results of the parks inventory and condition assessment project which was completed in support of the parks asset management program.

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 special event 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 prepare the design and construction documents. Final drawings and specifications were completed in May 2025. The RFP for construction was advertised, and proposals were received in August 2025. The project was awarded to Timberline Building Systems. Construction began in October 2025 and was completed August 2026. A grand opening was held on October 15.

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 for \$796,165. Concept plans were delivered and are currently being reviewed by the project team in late 2025. The team has chosen a preferred concept and is working towards a preliminary design. Once the preliminary design is completed a presentation will be given to the Park Advisory Board.

Homestead Ranch Regional Park Trails and Drainage – The Homestead Ranch Regional Park Master Plan (2022) identified the need to improve the condition of trails and site drainage. Since then, trail improvements have been completed in phases. Phase two was completed September 2025. The third, and final phase of trail improvements include grading, minor trail realignments, drainage improvements, and other stormwater improvements within the park. The third phase was awarded to Timberline Building Systems, project construction began July 2026 and completed September 2026.

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. The Woodlake Trail repairs were completed in August 2025. Repairs at Falcon Regional Park were completed in July. Repairs to the Fountain Creek Regional Trail were reevaluated following the completion of the Colorado Springs Utilities powerline replacement project. The updated assessment has reduced the total number of repair sites to eight, which include both culvert locations and creekbank stabilization areas. A request for proposal to complete repairs to the eight remaining sites is currently under development.

Paint Mines Interpretive Park Fencing Project – Following recommendations from the 2024 Paint Mines Interpretive Park Master Plan, over 4,800 linear feet of new post and dowel fencing was installed within the park in 2025. The next planned improvement includes construction of low-profile post and chain fencing along the trails within the formations themselves. The fencing will be designed and installed to ensure the trails are demarked while limiting visual impacts to the formations. The County is pursuing two funding partnerships which include a \$200,000 grant from Lyda Hill Philanthropies and a request seeking \$400,000 from Great Outdoors Colorado (decision anticipated in December).

Pineries Open Space – The Pineries Open Space Phase II Improvements Project includes development of an equestrian parking lot near the outbuildings at the main trailhead as outlined in the Pineries Open Space Master Plan. The current parking lot will be converted to accommodate standard vehicle parking only. Supporting site furnishings and necessary utilities will also be installed. If funding allows, improvements to the outbuildings will be completed to support maintenance operations. The Phase II Construction Document Update is under contract with Wilson and Company and progressing towards completion by end of 2026, while the project team is currently seeking a funding partnership with Scheels for \$250,000.

Ute Pass Regional Trail – El Paso County was previously awarded three federal grants between 2019-2022 to fund design and construction of a 1.5-mile segment of the Ute Pass Regional Trail from Winnemucca Road to Hwy 24. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting, regulatory approvals, and coordination with several agencies was completed in 2025. AA Construction was selected to construct the trail in 2026 with a budget of \$3.1 million. Construction started in March and is on track for completion by December. The remaining items include guardrail, handrail, and erosion control measures.

Black Forest Section 16 Trailhead Parking Lot Expansion- This project involves the expansion of an equestrian parking lot, including the addition of equine amenities, gates, and signage. State Land Board approval for the parking lot expansion has been obtained. Facilities Contracting was awarded a contract to complete construction. A separate contract was issued for fencing improvements. Work was initiated in July and Completed in August.

Trail Counter Program (2026) – As part of the new trail counter program, six trail counters have been purchased and installed across all districts by Parks Operations staff. Existing older-model counters have

been repurposed for use in Bear Creek Regional Park, resulting in a total of nine counters throughout the El Paso County Parks system. Planning staff presented an overview of the program to the Park Advisory Board in February. As of October, the counters have collected data that is helping staff better understand user activity across various parks, trails, and open spaces, with current counts exceeding 480,000 users.

Development Application Reviews – Staff reviewed 1 development application for endorsement at the November 2026 meeting and provided 20+ internal administrative comments for applications reviewed during September and October 2026.

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 and Matrix Design Group to perform a comprehensive inventory and condition assessment of the entire regional park system. This project was launched in February with completion by the end of year. A presentation was provided to the Park Advisory Board in March. The project team finalized data schema organization in May. Data collection began in June and will be completed by fall. The team is also assessing software and hardware needs in order to update and maintain asset management system. The team presented this project at the annual Colorado Open Space Alliance conference in October.

Fountain Creek Watershed District – Staff continue to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects. 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. This stretch of trail will be paved as a pilot project to see how hardened trails perform in areas prone to high water events.

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 – The Park Planning Division has been awarded a \$140,000 Community Development Block Grant to pave in concrete approximately 775 feet of the Crews Gulch Regional Trail from the Widefield Park primary entrance at Drury Lane to Bella Vista Lane. The project will take place in spring 2027. The Parks Department has also been awarded \$200,000 from the Colorado Parks and Wildlife Regional Partnership Initiative for the Ute Pass Regional Trail, and a \$200,000 grant from Lyda Hill Philanthropies for the Paint Mines Interpretive Park Stewardship & Access Enhancement Project. Furthermore, the Planning staff has submitted a \$400,000 grant request to Great Outdoors Colorado to supplement the same project. Lastly, the Park Planning and Community Outreach Divisions have been working closely with Scheels to secure a \$250,000 grant for 2027 implementation of the Pinerias Open Space Phase II Improvement Project.

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 and creekbank stabilization opportunities. These projects include the Vollmer and Shoup Road Roundabout Design, North Calhan Highway Expansion Design, Vollmer and Burgess Road Roundabout, Stapleton Road and East Highway 24 Intersection Improvements, Judge Orr Road and East Highway 24 Roundabout Design, Fountain Creek and Highway 85 Bridge Replacement, Colorado Springs Utilities Midway to Kelker Powerline Replacement, Colorado Springs Utilities North Monument Creek

Interceptor, Colorado Springs Utilities Stratmoor Valley Creekbank Stabilization, Colorado Springs Utilities Carson Bridge Creekbank Stabilization, 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 October. Irrigation audits and repairs, playground inspections, irrigated and native turf mowing and trimming operations, vegetation management, fertilization, landscape bed maintenance, trail maintenance, park projects, and daily illegal camping checks were priorities during the reporting period.

Although the Rainbow Falls Historic site has closed for the season, the Central team will continue their bi-weekly monitoring visits to check for trash and graffiti.

Park staff, along with assistance from EPC Public Works, completed a long overdue parking lot renovation project at the Bear Creek East trailhead. The project consisted of the removal of all perimeter fencing, sub-base preparations, one hundred and sixty tons of class 6 road base added, watered in, compacted, and graded, along with the installation of four hundred and seventy feet of new perimeter fencing, seventeen curb stops, and a bear proof trash can. An information kiosk will be added in the spring of 2027 to complete the project. I would like to thank EPC Public Works for their willingness to assist with the project. They provided a grader and operator for two days of dirt work, as well as a water truck and roller for our staff to utilize during the renovation.

The Bear Creek Maintenance Shop office renovation project kicked off during the reporting period. Ed Green Construction will be making renovations to the shop to increase office space. Two additional offices will be added under the mezzanine area, as well as renovations to the existing office and north restroom.

The Downtown team's priorities during the reporting period included irrigation audits and repairs, vegetation management, irrigated and native turf mowing and trimming operations, landscape bed maintenance, and winterization of irrigation systems at all properties.

RJ Gleeson Construction has been awarded the contract to complete a tree replacement project on the Vermijo Ave corridor, adjacent to EPC Courthouse. Twenty-two Accolade Elms, four hot wing Tartarian Maples, and five Greenspire Lindens will be added to the existing landscape area, replacing the previously planted and declining Honey Locusts. After recommendation from the local nursery, tree plantings will take place in late fall after tree dormancy, increasing the over-winter survival rate.

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

As summer transitions into fall, the County Fairgrounds are experiencing a corresponding shift in events and operational priorities. The Fairgrounds team supported the final auto race of the 2026 racing season, along with two other large events. The Scent Work Trials brought several hundred participants and their dogs to the Fairgrounds for a variety of trials. SCA Outlands also celebrated its 40th anniversary with a Renaissance-style event featuring fencing, horseback riding, and archery competitions. Each event required significant preparation and cleanup, and all were successfully hosted by the Fairgrounds.

The Fairgrounds team is now transitioning from event support to deep cleaning and winterization. Staff began winterizing areas without heat protection. Once this work is complete, the team will begin addressing its fall and winter task lists.

The Parks team has maintained its regular mowing and maintenance schedules while preparing for the seasonal transition. Staff completed fall aeration and fertilization of all active-use areas throughout the park system and will begin irrigation winterization by the end of the month. Following completion of fall maintenance, the team will shift its focus to winter priorities.

Two major projects at Homestead Ranch Regional Park reached substantial completion this month - trail resurfacing and the restroom remodel. The trail resurfacing is complete, and the restroom contractor is addressing a few remaining minor punch list items. These improvements reflect the coordinated efforts of County staff involved in planning and completing both projects.

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 – North district staff have been working diligently to prepare all our properties for winter. Fall aeration, soil amendment, fertilizer applications, and the final mowing for all active use areas have been completed. The domestic water systems have been winterized at Palmer Lake Recreation Area, Baptist Road Trailhead, Fox Run Regional Park, and Black Forest Regional Park.

We installed two new mounting blocks at Black Forest Section 16. These new additions were added to make the new equestrian parking area easier to access. The mounting blocks will assist horseback riders to safely mount and enjoy the trails at Black Forest Section 16. The entire trail loop was also box bladed for the fall.

The parking lot and trails at Pineries Open Space have also received some necessary repairs. Our team repaired and graded the parking lot, and all curb stops were reset. Trail repairs on the southeast corner were completed to correct damage caused by recent heavy rainfall.

The official grand opening and ribbon cutting ceremony took place on October 15th for the newly constructed lakes and special event gazebo at Fox Run Regional Park. The project's completion was appreciated by County Commissioners, Parks Department staff, contractors, and citizens. It has been very rewarding to renovate the centerpiece of Fox Run Regional Park.

We also filled the vacant Park Maintenance Technician I position this reporting period. Andrew Mouser has been selected as our new PMT I. He has worked in our district as a seasonal employee this summer and has done an outstanding job. We are thrilled to have him as a full-time crew member.

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 has been busy working to complete fall seasonal tasks. In addition to our daily maintenance, cleaning and safety related duties, our team completed turf aeration, fertilization and overseeding efforts on all active use turf areas in our district. Our attention shifted in mid-October to begin completing final mowing, trimming and vegetation management operations on both turf and native areas. As we finish out this reporting period, we will begin winterization efforts for all district property irrigation systems.

The South district team assisted volunteers with Creek Week cleanup efforts throughout this reporting period. The properties included in this cleanup effort were Fountain Creek Regional Park, the adjacent regional trail as well as Clear Springs Ranch.

Several large infrastructure improvements are in the initial phases for South district. A new water well site has been identified, and the site is prepared for test drilling by our contractor. Additionally, we have started the initial phases of upgrades to our irrigation system pump in Fountain Creek Regional Park.

Our team recently filled the vacant PMT-II vacancy. We are excited to welcome Savannah Garcia to her new role! She worked hard for us this year as a seasonal employee and brings an excellent skill set to the team.