

ASSET MANAGEMENT PLAN

2022



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Introduction

The El Paso County Parks (County Parks) Asset Management Plan (Plan) serves as a guide and implementation tool for the management of the County Park System. County Parks is developing and implementing a park asset management program to maintain a comprehensive inventory and evaluation of outdoor components in the park system. The park asset management program will establish baseline information needed to manage the County's assets. The focus of this Plan includes park evaluations to identify condition and life-cycles, predict the timing of restoration and replacement schedules, and estimate probable costs for standard components, amenities and park infrastructure. The Plan will assist with the prioritization of capital improvement funds and ensure that funding will be directed where it can have the most impact.

Asset Management Plan

An asset management plan is a long-range planning document that provides a framework for understanding the assets an organization owns and manages, services it provides, risks it assumes, and financial investments required to sustain the services. The management plan can help an organization move from reactive to proactive management of its physical and financial resources. The development of an asset management plan requires answers to the following questions:

- What is an asset? What is not an asset?
- Which assets need to be managed?
- What is the current state of the assets?
- What maintenance and capital work are required? When and how much?
- How long until the assets need to be renewed?
- Which assets are critical?
- What levels of service must be provided?
- What is the long-range investment needed to sustain the delivery of services?

The answers to these questions help in the development of an asset management plan. The key elements of the asset management plan development are:

- Asset inventory: What does the County own and manage?
- Condition assessment: What are the current conditions and needs of the assets?
- Work management: What work needs to be done? Where, when, and for how much?
- Life cycle cost assessment: What are the long-term financial needs

Asset Management Program

An asset management program encompasses the framework, goals, data, methodologies, processes, practices, and information systems used to support asset management decisions.

The main goal of the County's asset management program is to transition from reactive to proactive planning and management of its park assets. More specifically, the County's overarching goal is to achieve the following objectives:

- To understand the magnitude and timing of park asset reinvestment needs
- To understand existing health or safety issues
- To develop a data-backed justification to plan and prioritize park asset needs
- To understand the cost to provide services
- To develop a consistent and transparent decision-making process
- To develop a sound data-driven foundation for park asset management
- To better communicate the infrastructure story

Some of the major challenges to meeting that goal include the following:

- Old assets in need of maintenance, rehabilitation, or replacement
- Limited budget
- Limited work force
- Lack of public awareness regarding challenges facing County Parks

System Inventory & Assessment

In order to inform capital improvement needs, a system inventory and assessment was completed. The project team first prepared a preliminary list of existing site elements using aerial photography and GIS (Geographic Information System) data. Assets identified in aerial photos were located and labeled. Next, the consulting team conducted field visits to confirm or revise preliminary inventory data and made notes to better understand the system. An evaluation of various park asset in the system was conducted. Each element's evaluation ensures it is serving its intended function, noting any needs for refurbishment, replacement, or removal.

Approach

The following information was collected during field visits:

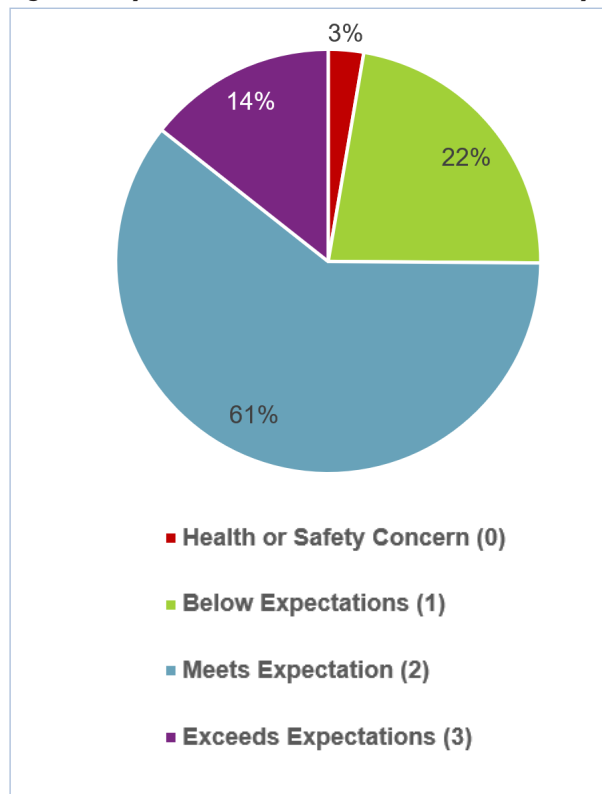
- Component type and geo-location
- Component quantity
- Component condition
- ¼ life-cycle timeframe
- Site photos
- General comments

Park elements were evaluated based on condition, size, site capacity, and overall quality, reflecting the user's expectations of recreational features. The inventory team used the following four-tier rating system to evaluate assets:

- 0 = Health or safety concerns
- 1 = Below Expectations
- 2 = Meets Expectations
- 3 = Exceeds Expectations

The inventory included the assessment of 223 components across the system. Components include amenities typically found in a park such as playgrounds, pavilions, athletic fields, and sport courts.

Figure 1: System Condition Assessment Summary



The assessment found 25% of components evaluated scored a "0" or a "1. While 75% of components are meeting or exceeding expectations. Based on the results of the inventory assessment Capital Improvements have been designated as:

- 0 or 1: Short-term (Critical 1 – 3 years)
- 2: Mid-term (4 – 7 years)
- 3: Long-term (8 – 10 years)

Rough Order of Magnitude Categories

Based on the inventory assessment, low scoring components were revisited for additional evaluation. The intent of these follow-up visits was to further examine these assets to better understand the capital improvement needs. Park line items were sorted according to three unique categories. These categories are intended to provide an organizational structure for Rough Order of Magnitude (ROM) estimate. ROM is an estimation of the cost and effort to complete a project. A ROM estimate is used early on in the development of a project. The ROM categories included:

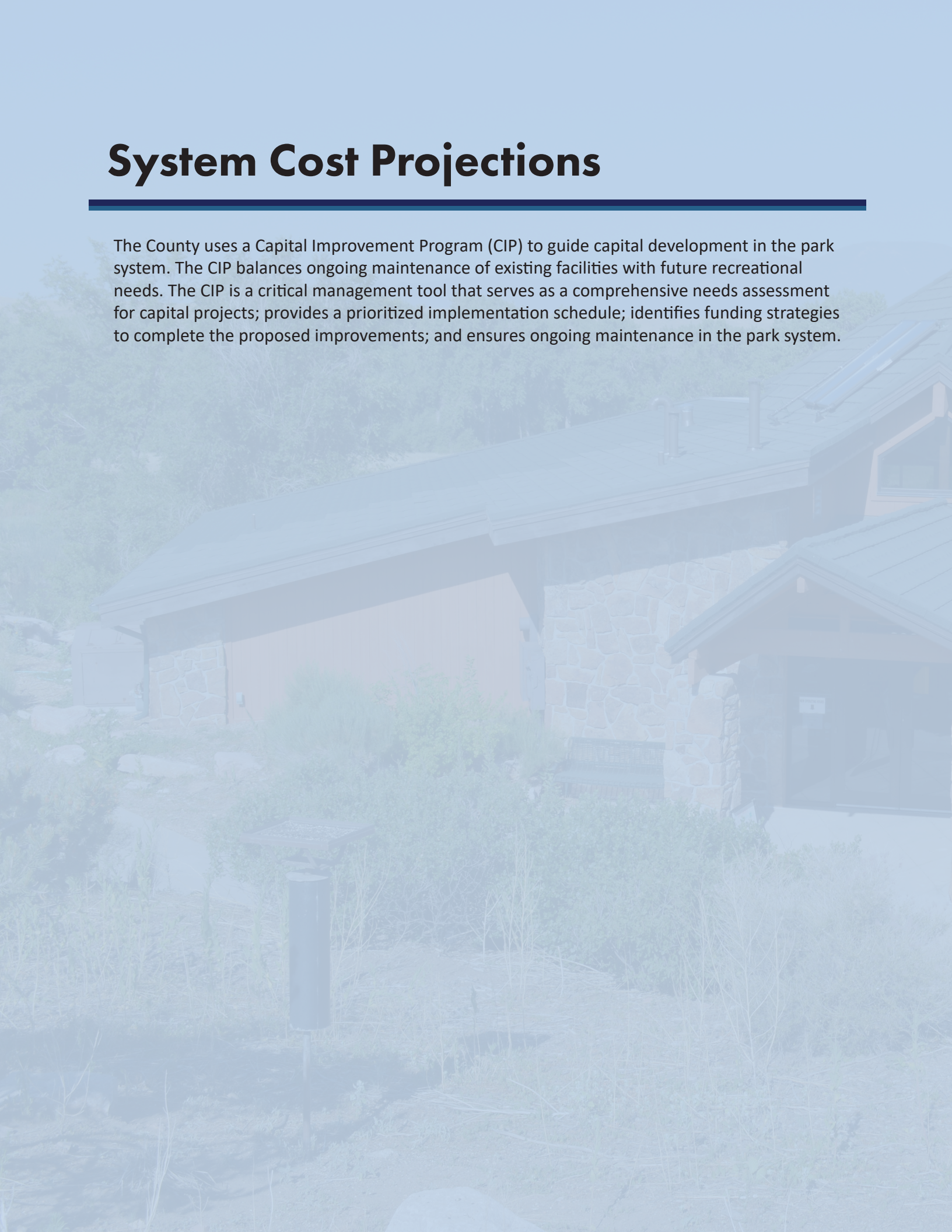
Park Components: Park Components refers to site elements related to recreational use. These may range from basic pieces of equipment to larger facilities or structural systems.

Irrigation: Retrofitting or replacing older irrigation systems is essential to achieving and maintaining the highest possible efficiency; lowest possible costs; and maximum user satisfaction regardless of turf type. Advances in sprinkler-head design; controller hardware and software, and sensor/controller communication have enabled distribution uniformities to increase efficiency.

Hardscape: Properly maintained parking lots and trails provide ADA accessibility and allow water to efficiently drain off of the paved surface. Parking lots that receive routine maintenance last longer and look better than parking lots where maintenance is ignored. Unmaintained trails pose many safety hazards to users. Surface degradation can lead to tripping hazards, and result in a surface that does not meet ADA standards.

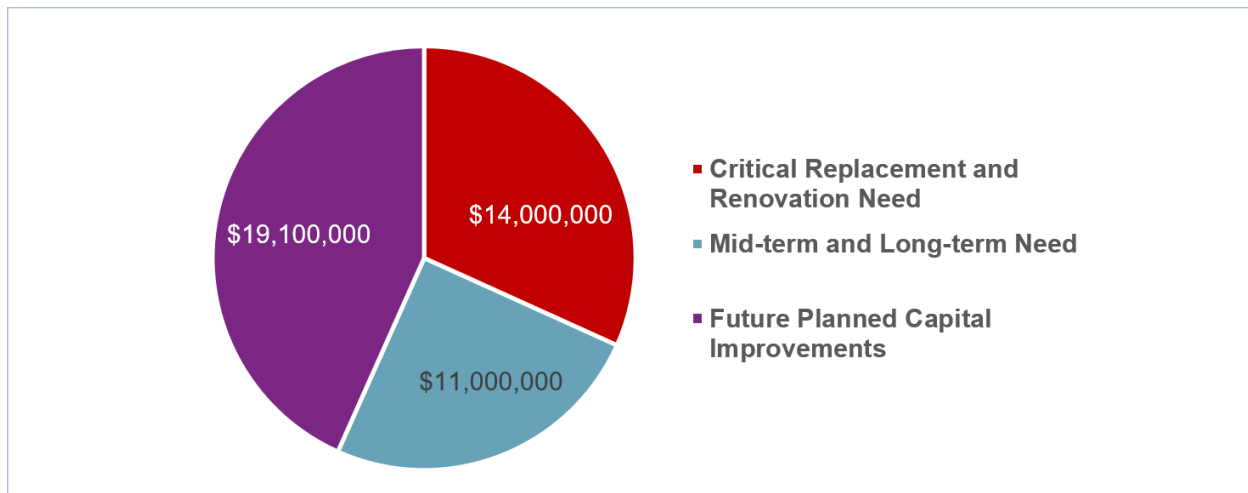
System Cost Projections

The County uses a Capital Improvement Program (CIP) to guide capital development in the park system. The CIP balances ongoing maintenance of existing facilities with future recreational needs. The CIP is a critical management tool that serves as a comprehensive needs assessment for capital projects; provides a prioritized implementation schedule; identifies funding strategies to complete the proposed improvements; and ensures ongoing maintenance in the park system.



A five-year capital planning horizon is employed during the County's annual budget process. A key priority identified in this Parks Master Plan is maintaining the integrity of the current infrastructure and facilities while balancing expanding and/or enhancing. The Asset Management Plan recommends as-yet unfunded improvements to current infrastructure and is distinct from the County's Capital Improvement Program. County Park's existing Capital Improvement Program includes funded, partially funded, and planned projects, which are not described in the Asset Management Plan. Based on the outcomes of this Plan, it is expected that the five-year capital plan will be adjusted in future years to include critical needs that have been identified through this planning effort.

Figure 2: System Cost Projections



Critical Replacement and Renovation Need

All cost estimates are in 2022 figures where applicable. Most costs are dependent on the extent of the enhancements and improvements determined or known at this time. Estimates of probable costs to maintain and increase current Level of Service (LOS) are shown in today's dollars and are a Rough Order of Magnitude (ROM) intended for general budget purposes. They are not detailed cost estimates and will require additional research as designs continue to be developed in the future. As a best practice, however, ROMs are derived from reputable databases, such as RSMeans Data Online. They are also based on "real world" numbers, including previous bid figures and/or direct communication with contractors, vendors, and manufacturers.

The short-term, or critical capital need (1-3 years) for County Parks is \$14 million.

- **Park Components: \$9,061,300**
 - **Irrigation: \$2,569,582**
 - **Hardscape: \$2,760,078**

Table 1: Critical Need: Components

Facility	Sum of Subtotal
Bear Creek Regional Park	\$1,795,390
Horseshoe Court, Backboard	\$1,200
Playground, Replacement	\$500,000
Playground, Resurfacing	\$169,290
Target Range, ADA Access	\$50,000
Tennis Court, Replacement	\$750,000
Tennis Court/Pickleball Court Lighting Upgrade	\$175,000
Volleyball Court, Court One Edging	\$5,875
Volleyball Court, Court Two Edging	\$7,075
Destination Playground, Resurfacing	\$136,950
Black Forest Regional Park	\$436,998
Turf Condition (High Need on Rectangular Field)	\$162,000
Tennis Court and Basketball Court Renovation	\$274,998
Ceresa Park	\$485,662
Existing Restroom Demolition	\$50,000
Playground, Replacement	\$105,000
Playground, Resurfacing	\$36,300
Restroom (Prefabricated)	\$250,000
Diamond Field (Overseeding/Soil Amendments)	\$4,362
Turf (Overseeding/Soil Amendments)	\$40,000
Clear Springs Ranch	\$250,000
Restroom (Renovation)	\$250,000
Fountain Creek Regional Park	\$1,921,925
Horseshoe Court, Backboard	\$1,200
Multipurpose Field (Overseeding/Soil Amendments)	\$80,000
Restroom, Willow Ponds (Prefabricated)	\$250,000
Destination Playground, Resurfacing	\$340,725
Destination Playground, Replacement	\$1,250,000
Fox Run Regional Park	\$3,250,000
Restroom, Oak Meadows (New Construction)	\$1,150,000
Restroom, Pine Meadows (New Construction)	\$1,150,000
Shelter, Pond Gazebo	\$950,000
Homestead Ranch Regional Park	\$75,000
Multipurpose Field (Overseeding/Soil Amendments)	\$60,000
Pond, Fishing Improvements	\$15,000
Palmer Lake Rec Area / New Santa Fe Trail	\$51,125
Volleyball Court, Edging	\$6,125
Trailhead, Ice Lake	\$45,000

Facility	Sum of Subtotal
Stratmoor Valley Community Park	\$461,700
Concrete Pathway (ADA)	\$6,300
Playground, Resurfacing	\$125,400
Playground	\$330,000
Widefield Community Park	\$328,500
Basketball Practice/Pickleball Court(s), Court Resurfacing	\$308,000
Basketball Practice/Pickleball Court(s), Goal Replacement	\$3,000
Basketball Practice/Pickleball Court(s), Restriping	\$3,500
Fitness Area	\$14,000
Black Forest Section 16	\$5,000
Picnic Area (Tables/Definition)	\$5,000
Grand Total	\$9,061,300

Table 2: Critical Need: Irrigation

Facility	Sum of Subtotal
Black Forest Regional Park	\$171,090
Turf (High Need on Rectangular Field)	\$162,000
Beds - Irrigation	\$9,090
Fountain Creek Regional Park	\$1,231,426
Turf	\$1,013,648
Turf, Willow Ponds	\$186,900
Beds - Irrigation	\$30,878
Fox Run Regional Park	\$1,167,066
Turf	\$1,142,702
Beds - Irrigation	\$24,364
Grand Total	\$2,569,582

Table 3: Critical Need: Hardscape

Facility	Sum of Subtotal
Black Forest Regional Park	\$15,000
Upper Parking lot Retaining Wall repair	\$15,000
Fox Run Regional Park	\$2,232,195
Main Road and Parking Lot Pavement	\$2,232,195
Palmer Lake Rec Area / New Santa Fe Trail	\$512,883
Trailhead, Baptist Road, Paving	\$208,495
Trailhead, Palmer Lake, Paving	\$304,388
Grand Total	\$2,760,078

Mid-term and Long-Term Need

While the focus of this Plan is short-term, or critical system need, additional forecasting has been prepared for large cost components in Mid-term (4-7 years) and Long-term (8-10 years). The projections primarily revolve around playground replacement, irrigation, and hardscape.

The mid-term and long-term large cost component forecast for County Parks is \$11.1 million.

- **Park Components: \$6,024,921**
- **Irrigation: \$3,652,006**
- **Hardscape: \$1,424,392**

Table 4: Mid-Term and Long-Term Forecast

Facility	Sum of Subtotal
Bear Creek Regional Park	\$3,653,798
Long-term	\$0
Mid-term	\$3,653,798
Turf	\$2,062,698
Destination Playground	\$1,500,000
Beds - Irrigation	\$91,100
Black Forest Regional Park	\$987,778
Long-term	\$0
Mid-term	\$987,778
Playground	\$500,000
Playground, Resurfacing	\$213,378
Upper Drive/Parking Lot Pavement	\$274,400
Ceresa Park	\$250,010
Long-term	\$0
Mid-term	\$250,010
Concrete Pathway (ADA)	\$76,500
Turf	\$173,510
Clear Springs Ranch	\$90,730
Long-term	\$90,730
Beds - Irrigation	\$90,730
Mid-term	\$0
Falcon Regional Park	\$28,322
Long-term	\$28,322
Dog Park Parking Lot Pavement	\$28,322
Fountain Creek Regional Park	\$832,118
Long-term	\$0
Mid-term	\$832,118
Dog Park Parking Lot Pavement	\$64,435
Fox Run Regional Park	\$1,935,643
Long-term	\$650,000
Restroom, Fallen Timbers (New Construction)	\$650,000
Mid-term	\$1,285,643
Dog Park	\$0
Horseshoe Court	\$0
Restroom, Rollercoaster (Renovation)	\$650,000

Facility	Sum of Subtotal
Fox Run Regional Park (cont.)	\$1,935,643
Volleyball (Renovation)	\$14,500
Playground, Oak Meadows, Replacement	\$500,000
Playground, Oak Meadows, Resurfacing	\$121,143
Homestead Ranch Regional Park	\$1,645,186
Long-term	\$0
Mid-term	\$1,645,186
Playground	\$800,000
Turf	\$541,362
Playground, Resurfacing	\$221,100
Playground, Swings, Resurfacing	\$66,000
Beds - Irrigation	\$16,724
Rock Island Regional Trail	\$169,883
Mid-term	\$169,883
Structure, Restroom	\$0
Trail Access Point	\$0
Turf Conditions (Picnic Area)	\$0
Entrance Road and Trailhead Paving	\$169,883
Stratmoor Valley Community Park	\$68,327
Long-term	\$0
Basketball Court	\$0
Mid-term	\$68,327
Rectangular Field	\$0
Shelter, Large	\$0
Trail Access Point	\$0
Turf	\$23,212
Entrance Road and Trailhead Paving	\$43,169
Beds - Irrigation	\$1,946
Widefield Community Park	\$1,434,524
Long-term	\$649,772
Turf	\$649,772
Mid-term	\$784,752
Playground, Replacement	\$500,000
Playground, Resurfacing	\$283,800
Beds - Irrigation	\$952
Black Forest Section 16	\$5,000
Mid-term	\$5,000
Kiosk	\$5,000
Restroom	\$0
Grand Total	\$11,101,319

Future Planned Capital Improvements

County Parks updates individual park master plans every 10 years or as the park or community need warrants an update. Regular updates provide guidance to long-term planning and capital budgeting. Currently there are several master plans that have been completed which include high-level cost estimate ranges to provide some insights into the level of effort and funding that may be required to implement the master plan. Currently completed master plans include:

- **Bear Creek Regional Park (2014): \$7.5 million**
This master plan balances preservation and recreation within the regional park through the establishment of a conservation easement with development zones. The plan outlines improvements to existing recreation facilities; enhancement of native areas and Bear Creek corridor; future expanded recreation facilities along Argus and Lower Gold Camp.
- **Black Forest Regional Park (2011): \$750,000**
Completed prior to the Black Forest Fire, this plan mainly identifies upgrades to the active use area and trail improvements. A minor update was completed post fire to guide trail improvements that were completed in 2018. The plan includes improvements to existing recreation facilities; restroom upgrades; trail improvements.
- **Falcon Regional Park (2015): \$5 million**
Secured through a land dedication, this master plan outlines the development of a regional park which will be surrounded by high density residential development. When completed, this park will feature the most athletic facilities in the county's park system. Improvements include baseball and multi-use fields; playgrounds; pavilions; court sports; maintenance facility; native areas; trail improvements.

The forecast to implement unfunded County Parks master plans is \$19.1 million.



- **Fountain Creek Regional Park (2016): \$2.2 million**

Located along Fountain Creek, this master plan focuses on upgrades to existing facilities, deferred maintenance, with some added recreation components. Items include expansion of playgrounds; enhancements to multi-use fields; disc golf; parking lot and roadway improvements; future amphitheater and community gardens.

- **Fox Run Regional Park (2006): \$550,000**

This master plan was completed over 16 years ago and focuses on minor improvements to restrooms and trails. This master plan is considered out of date and does not meet the current standard for a master plan.

- **Kane Ranch Open Space (2019): \$600,000**

Located east of Fountain, this master plan includes development of a trailhead, picnic area, and development of several trail loops. The first phase of the master plan was completed in 2021 with the opening of the trailhead and doubletrack trail. Future improvements will include development of a picnic area and construction of additional trails throughout the property.

- **Pineries Open Space (2010): \$500,000**

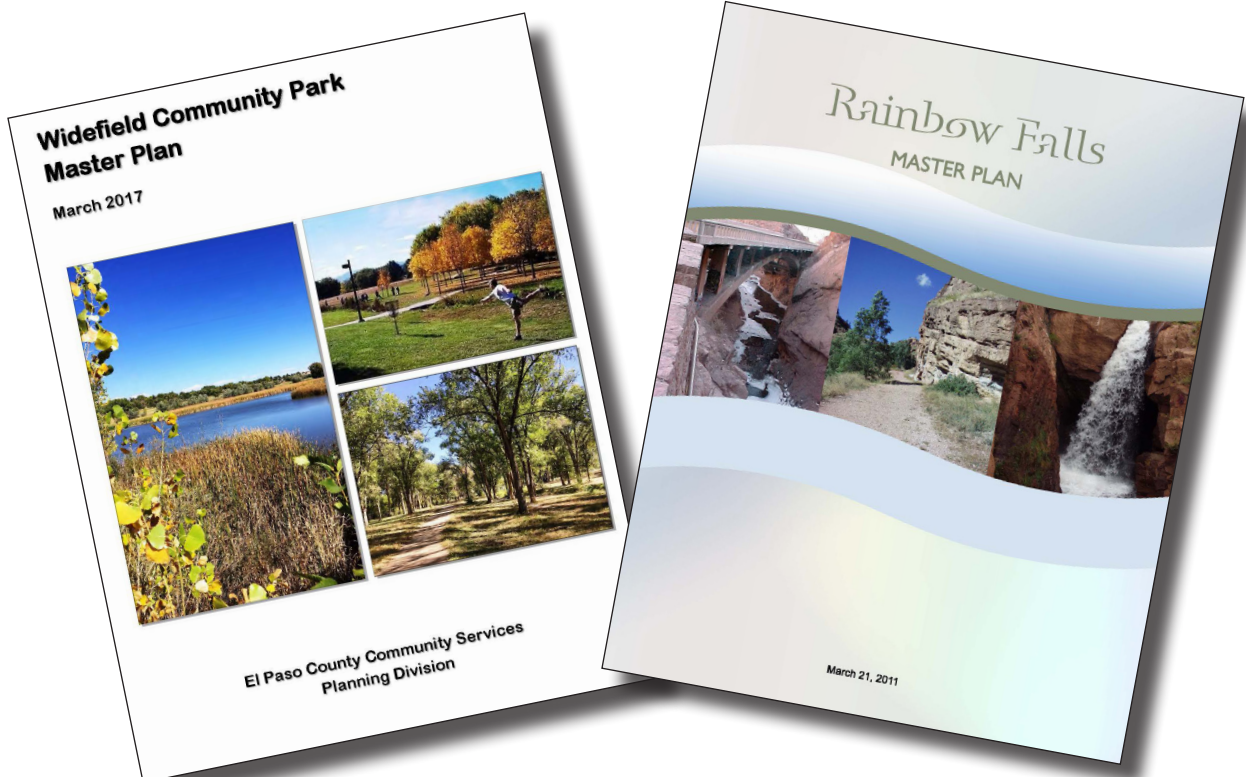
Prior to the Black Forest Fire, this master plan includes development of a large trailhead off Vollmer Road, picnic and equestrian area, trails, and smaller trailheads to provide local access along the southern border of the property. The plan also outlines continued forestry work to support a healthy forest.

- **Rainbow Falls (2011): \$1.5 million**

This master plan focuses on establishing public access to the waterfall and includes development of a trailhead and trail which have been completed. Future improvements include construction of a pedestrian bridge; plaza area upgrades; parking lot improvements.

- **Widefield Community Park (2017): \$500,000**

Since adoption of this master plan, County Parks has been implementing its recommendations on an annual basis. The playground, restroom, and trail improvements have been improved since 2017. Future work includes continued trail upgrades; playground improvements; amphitheater; sport courts.



The County Parks System

The County uses a Capital Improvement Program (CIP) to guide capital development in the park system. The CIP balances ongoing maintenance of existing facilities with future recreational needs. The CIP is a critical management tool that serves as a comprehensive needs assessment for capital projects; provides a prioritized implementation schedule; identifies funding strategies to complete the proposed improvements; and ensures ongoing maintenance in the park system.

A five-year capital planning horizon is employed during the County's annual budget process. A key priority identified in this Parks Master Plan is maintaining the integrity of the current infrastructure and facilities while balancing expanding and/or enhancing. The Asset Management Plan recommends as-yet unfunded improvements to current infrastructure and is distinct from the County's Capital Improvement Program. County Park's existing Capital Improvement Program includes funded, partially funded, and planned projects, which are not described in the Asset Management Plan. Based on the outcomes of this Plan, it is expected that the five-year capital plan will be adjusted in future years to include critical needs that have been identified through this planning effort.

REGIONAL PARKS

Regional parks provide a large area, typically 200 acres or more, with recreation resource values of regional and community significance. The level of development will vary based on resource values, location, and public need. Facilities are designed and developed to accommodate individuals and large and small groups.



Recreational Activities

- Picnicking
- Field sports and other selected sports activities
- Hiking, walking, jogging
- Mountain biking
- Horseback riding
- Fishing
- Non-motorized boating
- Pet exercise
- Nature study and observation
- Cultural and historic resources interpretation

Common Amenities

- Parking
- Picnic tables/Group picnic pavilions
- Benches
- Fire grates/grills
- Potable water
- Restrooms
- Identification, wayfinding, interpretive and regulatory signage
- Archery range
- Sports courts
- Play equipment
- Horseshoe pits
- Exercise courses
- Dog parks
- Trails/Trailheads
- Multi-purpose sports fields
- Lighting
- Nature centers
- Water bodies or features
- Boat access



Bear Creek Regional Park is located in the western portion of Colorado Springs in the foothills plant life zone. It is one of the most frequently used county parks. The Park incorporates nearly three miles of Bear Creek and covers a total of 545 acres, 24 acres of which are developed for active recreation. The Park is divided into three different areas linked by non-motorized, multi-purpose trails. Bear Creek East is located east of 21st Street and is home to the County Parks' administrative offices. A community garden, picnic pavilions, playground, a volleyball court, and horseshoe pits are available to users. Bear Creek Terrace, the most developed portion of Bear Creek Park, includes three playfields covering about 20 acres, an archery range, tennis and pickleball courts, an off-leash dog park, and numerous picnic pavilions.

- The west end of Bear Creek Regional Park is adjacent to the City of Colorado Springs' Bear Creek Canyon Park and Red Rock Canyon Open Space which incorporates the properties previously known as Manitou Section 16 and White Acres. One of the highlights of this area is the Bear Creek Nature Center. The original nature center was destroyed by fire in 2000. Through significant community support, a new nature center was constructed that features hundreds of programs and services in the areas of conservation and nature studies.

What Assets are at this Park?

The following table summarizes the various types of park assets located at Bear Creek Regional Park.

Table 5: Bear Creek Regional Park Inventory

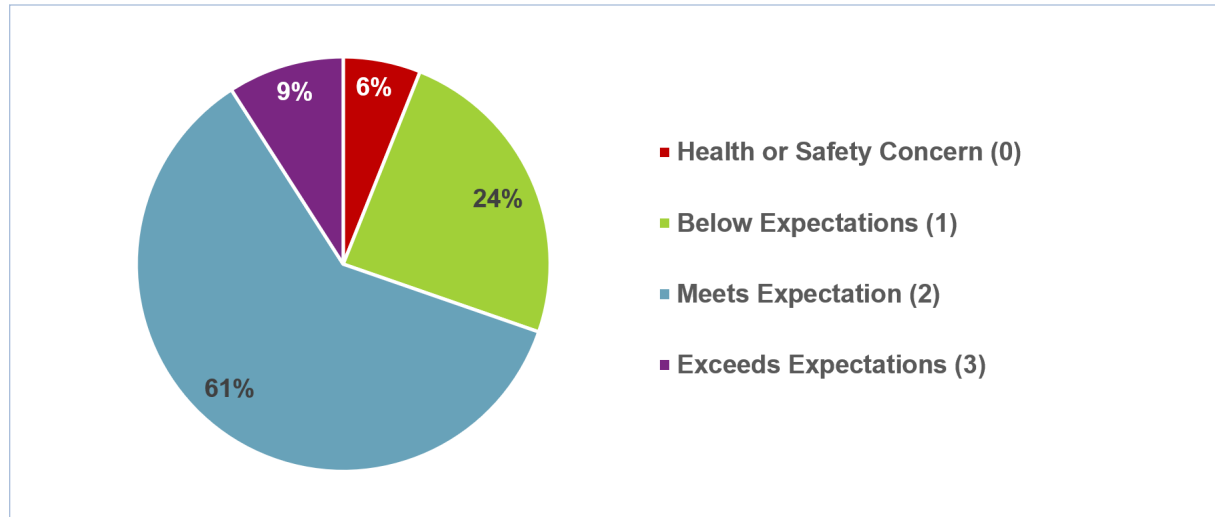
Bear Creek Regional Park	
Unique Map ID	Component
C122	Basketball Court
C065	Garden, Community
C026	Historic Feature
C162	Horseshoe Court
C163	Horseshoe Court
C574	Other
C119	Pickleball Court
C705	Pickleball Court
C706	Pickleball Court
C707	Pickleball Court
C708	Pickleball Court
C709	Pickleball Court
C710	Pickleball Court
C711	Pickleball Court
C712	Pickleball Court
C713	Pickleball Court
C714	Pickleball Court
C715	Pickleball Court
C081	Playground, Destination
C082	Playground, Destination
C083	Playground, Destination

Unique Map ID	Component
C044	Playground, Local
C175	Rectangular Field, Large
C176	Rectangular Field, Large
C177	Rectangular Field, Large
C105	Shelter, Large
C106	Shelter, Large
C107	Shelter, Large
C108	Shelter, Large
C109	Shelter, Large
C156	Shelter, Large
C048	Shelter, Small
C102	Shelter, Small
C103	Shelter, Small
C104	Shelter, Small
C254	Structure, Restroom
C384	Structure, Restroom
C576	Structure, Restroom
C066	Target Range
C043	Tennis Court
C120	Tennis Court
C703	Tennis Court
C704	Tennis Court
C042	Trail Access Point
C046	Trail Access Point
C166	Volleyball Court
C167	Volleyball Court

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 3: Bear Creek Regional Park Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 33 assets located within Bear Creek Regional Park. The sum of all Capital Improvement needs is estimated, in 2022 dollars, to be approximately \$5.4 million. This estimate accounts for component replacement or repair, irrigation upgrades and hardscape need in the next 10 years. Short-term Capital Improvements are considered "Critical Need". These include Health or **Safety Concerns** and components identified as being **Below Expectations**.

Table 6: Bear Creek Regional Park Capital Improvement Estimates

Facility	Sum of Subtotal
Long-term	\$0
Mid-term	\$3,653,798
Turf	\$2,062,698
Destination Playground	\$1,500,000
Beds - Irrigation	\$91,100
Short-term	\$1,795,390
Horseshoe Court, Backboard	\$1,200
Playground, Replacement	\$500,000
Playground, Resurfacing	\$169,290
Target Range, ADA Access	\$50,000
Tennis Court, Replacement	\$750,000
Tennis Court/Pickleball Court Lighting Upgrade	\$175,000
Volleyball Court, Court One Edging	\$5,875
Volleyball Court, Court Two Edging	\$7,075
Destination Playground, Resurfacing	\$136,950
Grand Total	\$5,449,188

- The Playgrounds at Bear Creek are still functional but should be incorporated into a replacement schedule (this will alleviate the financial burden of having to replace multiple playgrounds at one time in the future).
- As a Regional Park, Bear Creek maintains a great opportunity to replace the main playground with a customized destination playground.
- The Tennis Courts are in significant need of upgrade (repair, resurfacing, and lighting).
- The main pavilions need significant concrete repairs. Given the extent of cracked and upheaval conditions, figures were not included in the ROM table and will require a separate, more extensive evaluation.





Black Forest Regional Park includes 382 acres and is located in the Black Forest, approximately four miles east of Interstate 25 on Shoup Road. The Black Forest Fire in 2013 burned over 74 percent of the park destroying the forested canopy and leaving behind flood-prone soils. In 2019 dead-standing trees were removed, drainage improvements were completed, and a new stacked loop trail system was constructed. The developed area was not significantly impacted by the fire, and consists of turf playfields, tennis courts, and two picnic pavilions. A 14- mile, loop trail system (used for non- motorized recreation) winds through the park.

What Assets are at this Park?

The following table summarizes the various types of park assets located at Black Forest Regional Park.

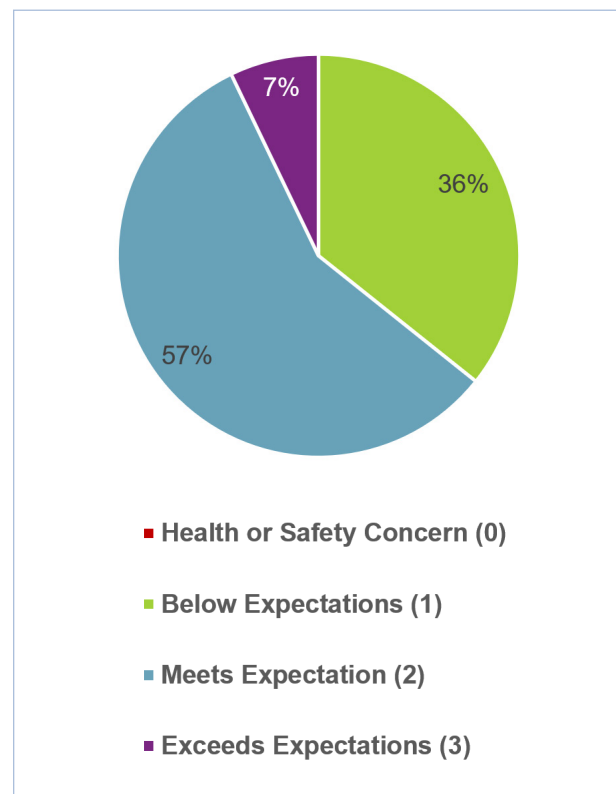
Table 7: Black Forest Regional Park Inventory

Black Forest Regional Park	
Unique Map ID	Component
C060	Basketball, Practice
C057	Horseshoe Court
C084	Playground
C072	Rectangular Field, Large
C110	Shelter, Large
C111	Shelter, Large
C701	Structure, Kiosk
C387	Structure, Restroom
C058	Tennis Court
C059	Tennis Court
C056	Trailhead

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 4: Black Forest Regional Park Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 14 assets located within Black Forest Regional Park. The sum of all Capital Improvement needs is estimated, in 2022 dollars, to be approximately \$1.6 million. This estimate accounts for component replacement or repair, irrigation upgrades and hardscape need in the next 10 years. Short-term Capital Improvements are considered “Critical Need”. These include Health or **Safety Concerns** and components identified as being **Below Expectations**.

Table 8: Black Forest Regional Park Capital Improvement Estimates

Facility	Sum of Subtotal
Mid-term	\$987,778
Playground	\$500,000
Playground, Resurfacing	\$213,378
Upper Drive/Parking Lot Pavement	\$274,400
Short-term	\$623,088
Turf (High Need on Rectangular Field)	\$162,000
Turf Condition (High Need on Rectangular Field)	\$162,000
Upper Parking Lot Retaining Wall repair	\$15,000
Tennis Court and Basketball Court Renovation	\$274,998
Beds - Irrigation	\$9,090
Grand Total	\$1,610,866

- The playground is still functional but should be incorporated into a replacement schedule (this will alleviate the financial burden of having to replace multiple playgrounds at one time in the future).
- Tennis court surfacing is in significant need of repair.
- Basketball backboards are awkwardly located on tennis courts and should be considered for relocation.
- The gravel drive to the upper parking lot is in significant need of repair and should be paved for improved accessibility.





Falcon Regional Park covers 225 acres and includes active recreation areas, baseball fields and open space. The park site is located east of the Meridian Ranch Development, adjacent with Eastonville Road, and north of Falcon High School. One of El Paso County’s newest parks, Falcon Regional Park opened in the summer of 2016. As of 2021 the park features three baseball fields, multi-use field, dog park, and trails. When all phases are completed, the park will feature six baseball/softball fields, four multi-purpose fields, several pavilions, a playground, restrooms, and trails.

What Assets are at this Park?

The following table summarizes the various types of park assets located at Falcon Regional Park.

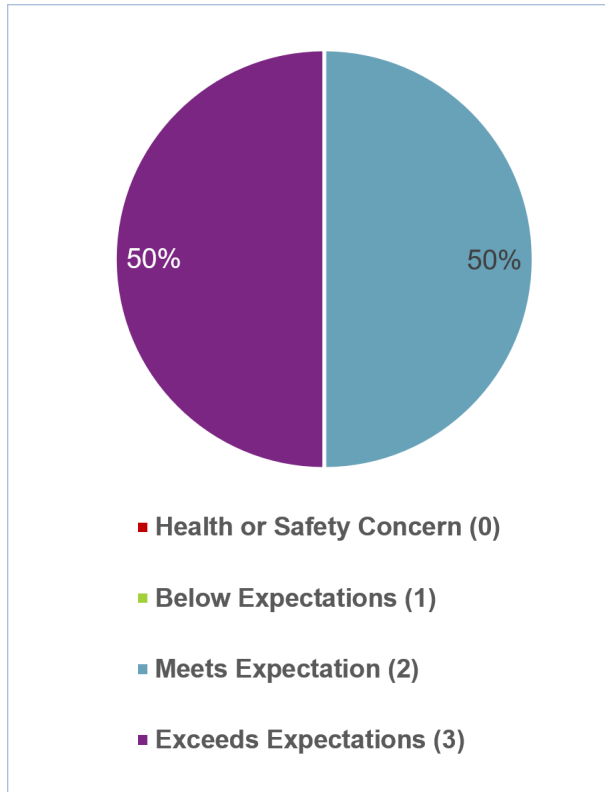
Table 9: Falcon Regional Park Inventory

Falcon Regional Park	
Unique Map ID	Component
C008	Diamond Field
C733	Diamond Field
C734	Diamond Field
C247	Shelter, Large
C009	Dog Park
C735	Dog Park
C245	Rectangular Field, Large

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 5: Falcon Regional Park Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 8 assets located within Falcon Regional Park. The sum of all Capital Improvement needs is estimated, in 2022 dollars, to be approximately \$28,000. This estimate accounts for component replacement or repair, irrigation upgrades and hardscape need in the next 10 years.

Table 10: Falcon Regional Park Capital Improvement Estimates

Facility	Sum of Subtotal
Long-term	\$28,322
Dog Park Parking Lot Pavement	\$28,322
Grand Total	\$28,322

- Given the openness of the location, furnishings (shade structures, windbreaks) should be considered to assist visitors in combating natural elements (high winds, sun).





Fountain Creek Regional Park is a 388-acre linear park situated along Fountain Creek between the cities of Colorado Springs and Fountain. The Park includes a creek-side trail, Willow Springs Ponds, and the Hanson Nature Park. The ponds are stocked on a regular basis, and fishing is allowed in the Willow Springs Ponds with a consumption advisory due to PCE contamination from the Schlage Lock plant located north of the park.

Downstream of the ponds, the Fountain Creek Nature Center serves as the focal point for learning about Fountain Creek, the watershed, and riparian ecology. An internal nature trail winds through the Cattail Marsh Wildlife Area and is limited to pedestrian use. Further south, the Duckwood active play area consists of a 12-acre site with multi-purpose fields, picnic shelters, and a playground. Fountain Creek Dog Park opened Summer of 2019. It hosts a 3-acre fenced in off-leash area with a trail.

What Assets are at this Park?

The following table summarizes the various types of park assets located at Fountain Creek Regional Park.

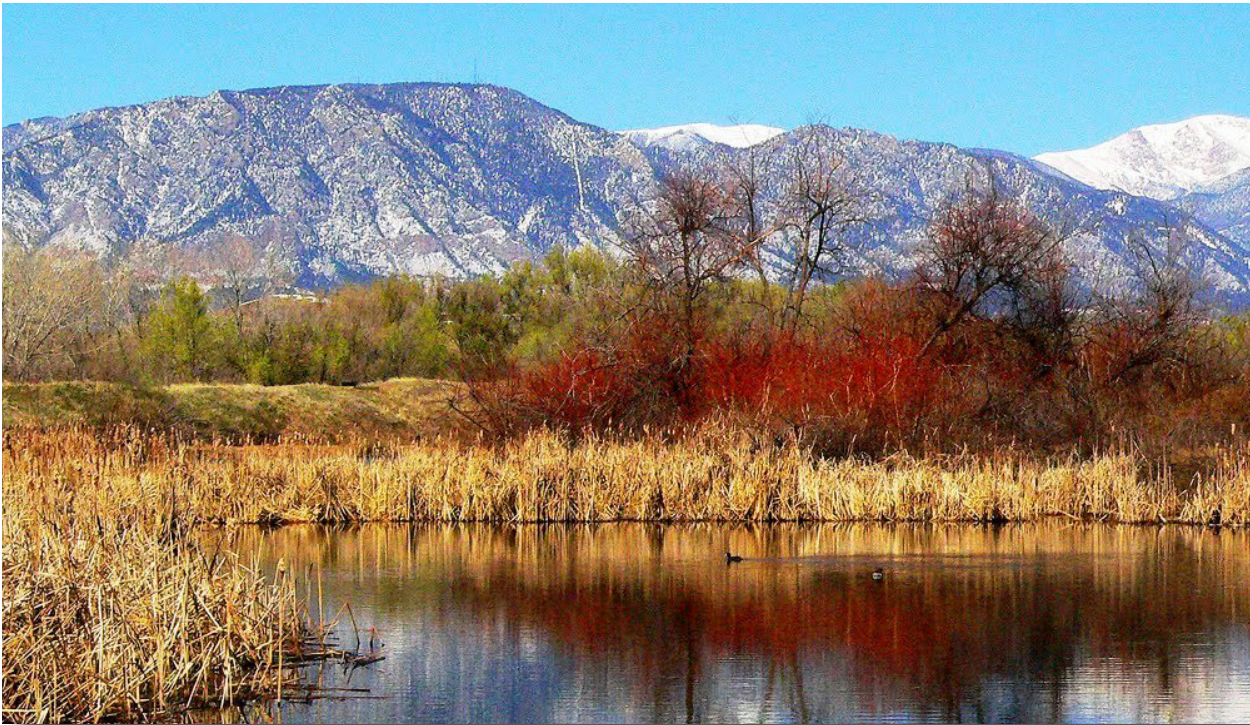
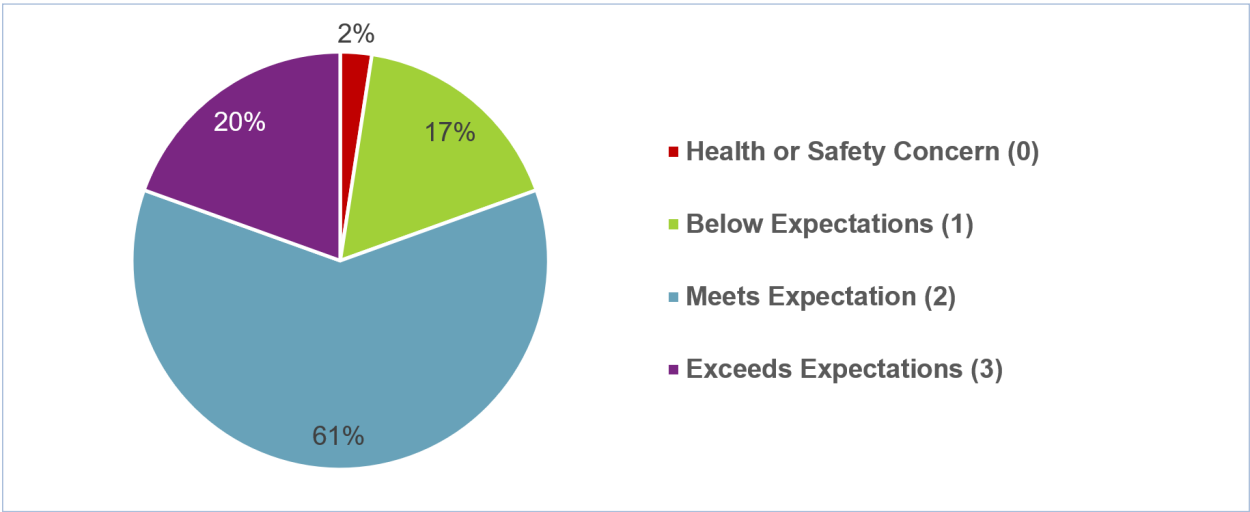
Table 11: Fountain Creek Regional Park Inventory

Fountain Creek Regional Park		Unique Map ID	Component
Unique Map ID	Component		
C010	Dog Park	C207	Shelter, Small
C195	Garden, Community	C238	Shelter, Small
C219	Garden, Display	C241	Shelter, Small
C220	Playground, Local	C635	Structure, Restroom
C240	Playground, Local	C032	Trail Access Point
C100	Shelter, Large	C029	Trailhead
C128	Shelter, Large	C210	Volleyball Court
C130	Shelter, Large	C030	Water Access, Developed
C131	Shelter, Large	C031	Water Access, Developed
C201	Shelter, Large	C161	Horseshoe Court
C203	Shelter, Large	C200	Playground, Destination
C206	Shelter, Large	C674	Structure, Restroom
C239	Shelter, Large	C211	Basketball Court
C047	Shelter, Small	C208	Horseshoe Court
C101	Shelter, Small	C209	Horseshoe Court
C129	Shelter, Small	C178	Rectangular Field, Large
C202	Shelter, Small	C179	Rectangular Field, Large
C204	Shelter, Small	C117	Volleyball Court
C205	Shelter, Small	C159	Shelter, Large

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 6: Fountain Creek Regional Park Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 41 assets located within Fountain Creek Regional Park. The sum of all Capital Improvement needs is estimated, in 2022 dollars, to be approximately \$4 million. This estimate accounts for component replacement or repair, irrigation upgrades and hardscape need in the next 10 years. Short-term Capital Improvements are considered “Critical Need”. These include Health or **Safety Concerns** and components identified as being **Below Expectations**.

Table 12: Fountain Creek Regional Park Capital Improvement Estimates

Facility	Sum of Subtotal
Long-term	\$0
Mid-term	\$832,118
Dog Park Parking Lot Pavement	\$64,435
Main Parking Lot, Repave	\$767,683
Short-term	\$3,153,351
Horseshoe Court, Backboard	\$1,200
Multipurpose Field (Overseeding/Soil Amendments)	\$80,000
Restroom, Willow Ponds (Prefabricated)	\$250,000
Turf	\$1,013,648
Destination Playground, Resurfacing	\$340,725
Destination Playground, Replacement	\$1,250,000
Turf, Willow Ponds	\$186,900
Beds - Irrigation	\$30,878
Grand Total	\$3,985,469



- Playgrounds are still functional but should be incorporated into a replacement schedule (this will alleviate the financial burden of having to replace multiple playgrounds at one time in the future).
- Drives and parking lots were observed to maintain periodic cracking, upheaval, and potholes that may be spot repaired or repaved in their entirety to maintain consistency (as the more costly of the two options, the latter was included in the ROM tables).



Fox Run Regional Park is located in the Black Forest, approximately three miles east of Interstate 25 on Baptist Road. Opened in 1986, the 410-acre park has experienced steadily increasing use. Fox Run Regional Park is one of the most used County parks in terms of facility reservations.

Two ponds, trails through the Fallen Timbers Area, playfields, and playground equipment, and five group picnic pavilions attract many people on a daily basis: from individual hikers and cross-country skiers to daycare providers and families. The Fox Run Dog Park opened in 2013. The five-acre off-leash park is in a fenced area in the southeast corner of Fox Run Regional Park. A park maintenance facility for the north district is also located at this park site.

What Assets are at this Park?

The following table summarizes the various types of park assets located at Fox Run Regional Park.

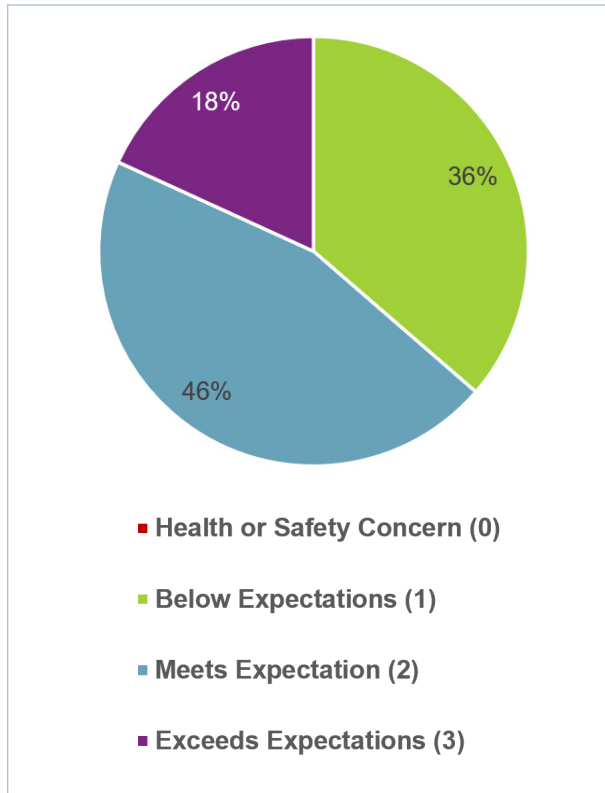
Table 13: Fox Run Regional Park Inventory

Fox Run Regional Park	
Unique Map ID	Component
C049	Dog Park
C164	Horseshoe Court
C112	Playground, Local
C113	Playground, Local
C073	Rectangular Field, Large
C181	Rectangular Field, Large
C183	Rectangular Field, Large
C736	Rectangular Field, Small
C180	Rectangular Field, Small
C097	Shelter, Large
C098	Shelter, Large
C099	Shelter, Large
C126	Shelter, Large
C067	Shelter, Small
C389	Structure, Restroom
C390	Structure, Restroom
C391	Structure, Restroom
C392	Structure, Restroom
C400	Structure, Restroom
C050	Trail Access Point
C117	Volleyball Court
C159	Shelter, Large

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 7: Fox Run Regional Park Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 26 assets located within Fox Run Regional Park. The sum of all Capital Improvement needs is estimated, in 2022 dollars, to be approximately \$8.6 million. This estimate accounts for component replacement or repair, irrigation upgrades and hardscape need in the next 10 years. Short-term Capital Improvements are considered “Critical Need”. These include Health or **Safety Concerns** and components identified as being **Below Expectations**.



Table 14: Fox Run Regional Park Capital Improvement Estimates

Facility	Sum of Subtotal
Long-term	\$650,000
Restroom, Fallen Timbers (New Construction)	\$650,000
Mid-term	\$1,285,643
Restroom, Rollercoaster (Renovation)	\$650,000
Volleyball (Renovation)	\$14,500
Playground, Oak Meadows, Replacement	\$500,000
Playground, Oak Meadows, Resurfacing	\$121,143
Short-term	\$6,649,261
Main Road and Parking Lot Pavement	\$2,232,195
Restroom, Oak Meadows (New Construction)	\$1,150,000
Restroom, Pine Meadows (New Construction)	\$1,150,000
Turf	\$1,142,702
Shelter, Pond Gazebo	\$950,000
Beds - Irrigation	\$24,364
Grand Total	\$8,584,904

- The Oak Meadow playground is still functional but should be incorporated into a replacement schedule (this will alleviate the financial burden of having to replace multiple playgrounds at one time in the future).
- Gravel drives and parking lots need repair/ maintenance and given their proneness to washout should be considered for pavement.
- The irrigation system needs a separate, more extensive evaluation.
- The Pond Gazebo requires stabilizing.
- The Pine Meadows restroom has a vault toilet and leach field. The restroom should be connected to sewer and requires ADA updates.
- The Oak Meadow restroom has a vault toilet and leach field. The restroom should be connected to sewer and requires ADA updates. It is currently closed.
- The Fallen Timbers restroom has a vault toilet and leach field. The restroom should be connected to sewer and requires ADA updates.
- The Roller Coaster restroom has a vault toilet and leach field. The restroom should be connected to sewer and requires ADA updates.



El Paso County Parks acquired this 455-acre site located approximately 3.5 miles northwest of Peyton in 1987-88. Located at the edge of Black Forest this regional park has diverse topography ranging from rolling, open meadows to tree-covered bluffs running the length of the park. A pond and creek in the central valley of the park attracts deer, coyotes, foxes, and over 35 types of waterfowl and birds. The Park includes a playground, fishing dock, a playing field and picnic pavilions. Equestrian riders can water their horses at the trough while enjoying the three miles of trails throughout the park.

What Assets are at this Park?

The following table summarizes the various types of park assets located at Homestead Ranch Regional Park.

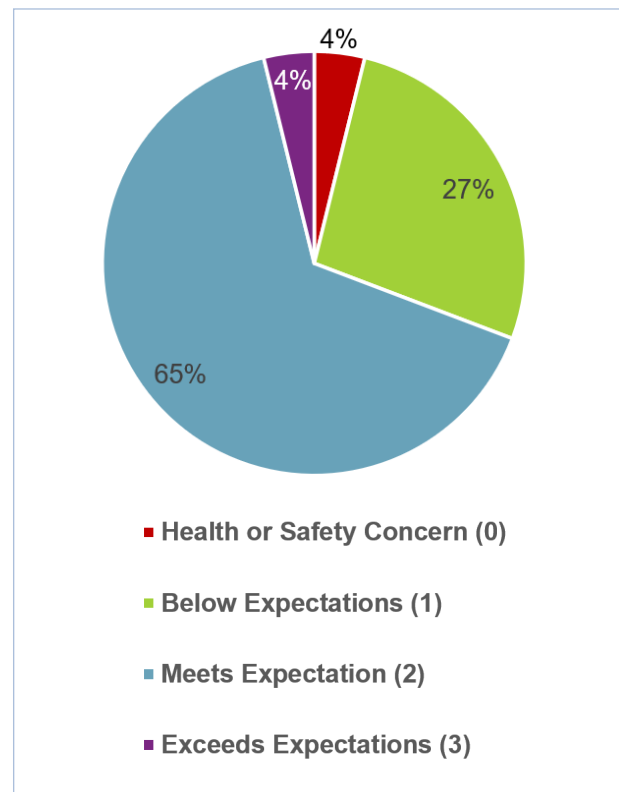
Table 15: Homestead Ranch Regional Park Inventory

Homestead Ranch Regional Park	
Unique Map ID	Component
C114	Playground
C115	Playground
C023	Shelter, Large
C022	Shelter, Small
C582	Structure, Restroom
C024	Water Access, Developed
C194	Water, Open
C127	Rectangular Field, Large

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 8: Homestead Ranch Regional Park Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 21 assets located within Homestead Ranch Regional Park. The sum of all Capital Improvement needs is estimated, in 2022 dollars, to be approximately \$1.7 million. This estimate accounts for component replacement or repair, irrigation upgrades and hardscape need in the next 10 years. Short-term Capital Improvements are considered “Critical Need”. These include **Health or Safety Concerns** and components identified as being **Below Expectations**.

Table 16: Homestead Ranch Regional Park Capital Improvement Estimates

Facility	Sum of Subtotal
Long-term	\$0
Shelter, Large	\$0
Shelter, Small	\$0
Mid-term	\$1,645,186
Playground	\$800,000
Structure, Restroom	\$0
Turf	\$541,362
Water Access, Developed	\$0
Playground, Resurfacing	\$221,100
Playground, Swings, Resurfacing	\$66,000
Beds - Irrigation	\$16,724
Short-term	\$75,000
Multipurpose Field (Overseeding/Soil Amendments)	\$60,000
Pond, Fishing Improvements	\$15,000
Grand Total	\$1,720,186

- Playgrounds are still functional but should be incorporated into a replacement schedule (this will alleviate the financial burden of having to replace multiple playgrounds at one time in the future).



COMMUNITY, NEIGHBORHOOD, AND POCKET PARKS

Community Parks and Neighborhood Parks provide a medium to small area that supports a variety of outdoor recreation experiences at a local level. The level of development will vary based on resources, location, and public need. Developers, special districts, or other local governments are the primary provider of these smaller parks. However, County Parks is responsible for two Community Parks, one Neighborhood Park and one Pocket Park.

Community Parks vary in size, but are typically around 24 acres, Neighborhood Parks are commonly 3-acre parcels and Pocket Parks are generally less than an acre.

Recreational Activities

- Picnicking
- Field sports and other selected sports activities
- Hiking, walking, jogging
- Mountain biking
- Horseback riding
- Pet exercise
- Nature study and observation
- Cultural and historic resources interpretation

Common Amenities

- Parking
- Picnic tables/sites
- Benches Fire grates/grills
- Potable water
- Restrooms
- Identification, wayfinding, interpretive and regulatory signage
- Sports courts
- Play equipment
- Horseshoe pits
- Exercise courses
- Dog parks
- Trails/Trailheads
- Group picnic pavilions
- Multi-purpose sports fields
- Lighting
- Water bodies or features



Pocket Parks provide a small area within a development that provides limited outdoor recreation experiences, mostly for nearby residents. Pocket parks are primarily provided by developers, special districts, and homeowners' associations. Locations are within walking distance of the residences it is intended to serve.

Recreational Activities

- Picnicking
- Selected sports activities
- Hiking, walking, jogging
- Pet exercise
- Nature study and observation

Common Amenities

- Picnic tables
- Benches
- Identification, interpretive and regulatory signage
- Play equipment
- Sports courts
- Horseshoe pits
- Trails or walkway



Stratmoor Valley Park/Trailhead is located south of Colorado Springs on the east side of Interstate 25 and is adjacent to Fountain Creek. This 17.8-acre park includes playfields, a multi-use court, a playground, a volleyball court, and a picnic shelter. This Park also provides access to the Fountain Creek Regional Trail from Glenwood Drive.

What Assets are at this Park?

The following table summarizes the various types of park assets located at Statmoor Valley Park.

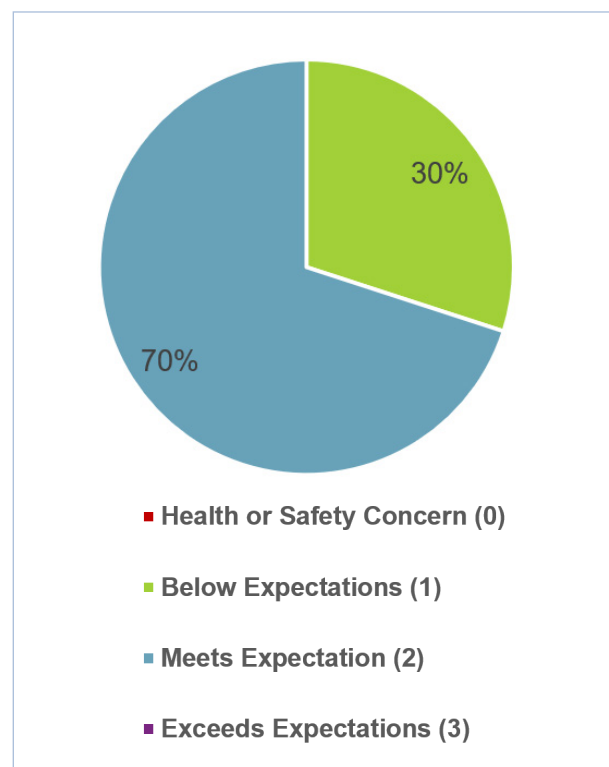
Table 17: Stratmoor Valley Park Inventory

Stratmoor Valley Park
Component
Open Turf
Playground, Local
Shelter, Large
Basketball Court
Rectangular Field
Trail Access Point

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 9: Stratmoor Valley Park Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 19 assets located within Stratmoor Valley Park. The sum of all Capital Improvement needs is estimated, in 2022 dollars, to be approximately \$530,000. This estimate accounts for component replacement or repair, irrigation upgrades and hardscape need in the next 10 years. Short-term Capital Improvements are considered “Critical Need”. These include Health or Safety Concerns and components identified as being Below Expectations.

Table 18: Stratmoor Valley Park Capital Improvement Estimates

Facility	Sum of Subtotal
Long-term	\$0
Mid-term	\$68,327
Turf	\$23,212
Entrance Road and Trailhead Paving	\$43,169
Beds - Irrigation	\$1,946
Short-term	\$461,700
Concrete Pathway (ADA)	\$6,300
Playground, Resurfacing	\$125,400
Playground	\$330,000
Grand Total	\$530,027

- The Playgrounds is still functioning but should be incorporated into a replacement schedule in the next 3 years. It is not ADA compliant and there are missing and damaged elements.





Widefield Community Park is a 50-acre site located just to the south of McCrae Reservoir. The Park hosts a playground, basketball court, baseball backstop, an 18-hole disc golf course and memorial sitting area. Improvements identified in the Widefield Community Park Master plan were completed between 2017 and 2021. The results of these projects included an expansion of the existing playground, basketball court renovation, installation of two pickleball courts, an exercise zone, trail upgrades, and the installation of additional park lighting, two pavilions, benches, trash cans, and picnic tables. The disc golf course will also benefit from upgrades, including better signage, trails, benches, and trash cans.

The McCrae Reservoir, which is located north of Widefield Community Park, features a pedestrian bridge, natural trail, and wildlife viewing area.

What Assets are at this Park?

The following table summarizes the various types of park assets located at Widefield Community Park.

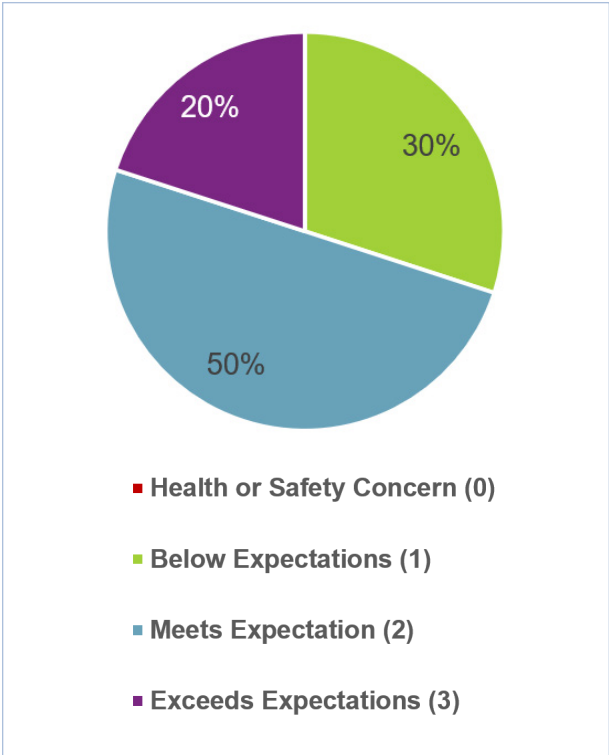
Table 19: Widefield Community Park Inventory

Widefield Community Park	
Unique Map ID	Component
C015	Basketball Court
C037	Disc Golf
C036	Fitness Area
C223	Open Turf
C038	Pickleball Court
C039	Pickleball Court
C225	Playground
C224	Shelter, Small
C226	Shelter, Small
C236	Shelter, Small
C652	Structure, Restroom
C722	Trail Access Point
C723	Trail Access Point
C724	Trail Access Point
C727	Trail Access Point
C013	Water, Open
C235	Shelter, Small
C228	Basketball, Practice
C229	Diamond Field, Practice

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 10: Widefield Community Park Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 20 assets located within Widefield Park. The sum of all Capital Improvement needs is estimated, in 2022 dollars, to be approximately \$1.8 million. This estimate accounts for component replacement or repair, irrigation upgrades and hardscape need in the next 10 years. Short-term Capital Improvements are considered “Critical Need”. These include Health or Safety Concerns and components identified as being Below Expectations.

Table 20: Widefield Park Capital Improvement Estimates

Facility	Sum of Subtotal
Long-term	\$649,772
Turf	\$649,772
Mid-term	\$784,752
Playground, Replacement	\$500,000
Playground, Resurfacing	\$283,800
Beds - Irrigation	\$952
Short-term	\$328,500
Basketball Practice/Pickleball Court(s), Court Resurfacing	\$308,000
Basketball Practice/Pickleball Court(s), Goal Replacement	\$3,000
Basketball Practice/Pickleball Court(s), Restriping	\$3,500
Fitness Area	\$14,000
Grand Total	\$1,763,024

- Playgrounds are still functional but should be incorporated into a replacement schedule (this will alleviate the financial burden of having to replace multiple playgrounds at one time in the future).



Ceresa Park serves as a neighborhood park and is a natural grass area with trees and park improvements including a playground, picnic tables, barbeque grills, and trails. The Crews Gulch Trail goes through a portion of the park. The Park is comprised of three parcels totaling 10 acres located adjacent to the east side of Fountain Creek Regional Park. Access is via Southmoor Drive or Carson Drive.

What Assets are at this Park?

The following table summarizes the various types of park assets located at Ceresa Park.

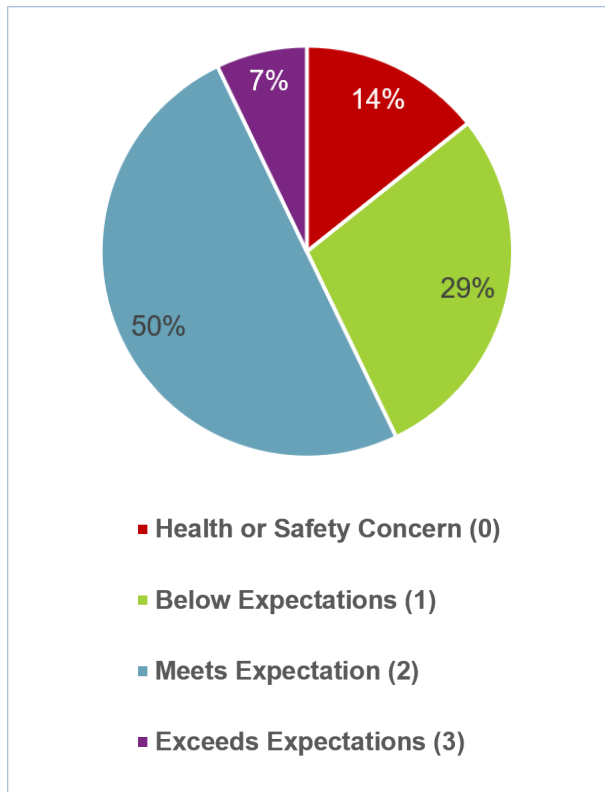
Table 21: Ceresa Park Inventory

Ceresa Park	
Unique Map ID	Component
C005	Basketball, Practice
C002	Diamond Field, Practice
C003	Open Turf
C033	Playground, Local
C004	Playground, Local
C034	Shelter, Small
C035	Shelter, Small
C699	Structure, Restroom
C731	Trail Access Point
C732	Trail Access Point

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 11: Ceresa Park Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 21 assets located within Ceresa Park. The sum of all Capital Improvement needs is estimated, in 2022 dollars, to be approximately \$750,000. This estimate accounts for component replacement or repair, irrigation upgrades and hardscape need in the next 10 years. Short-term Capital Improvements are considered "Critical Need". These include Health or Safety Concerns and components identified as being Below Expectations.

Table 22: Ceresa Park Capital Improvement Estimates

Facility	Sum of Subtotal
Long-term	\$0
Mid-term	\$250,010
Concrete Pathway (ADA)	\$76,500
Turf	\$173,510
Short-term	\$485,662
Existing Restroom Demolition	\$50,000
Playground, Replacement	\$105,000
Playground, Resurfacing	\$36,300
Restroom (Prefabricated)	\$250,000
Diamond Field (Overseeding/Soil Amendments)	\$4,362
Turf (Overseeding/Soil Amendments)	\$40,000
Grand Total	\$735,672

- The existing restroom is significantly dated/ worn and in need of replacement.
- The Playgrounds is still functioning but should be incorporated into a replacement schedule in the next 3 years. It is not ADA compliant and there are missing and damaged elements.
- The diamond field is in significant need of upgrade and maintenance (pending Parks' evaluation of demand and overall use).





A small park of 1.15 acres, Stratmoor Hills Park is located south of Colorado Springs on the west side of Interstate 25, south of the World Arena, near the B-Street entrance to Fort Carson. A picnic pavilion, picnic tables, playground, and a basketball court are available to the public at this neighborhood park.

What Assets are at this Park?

The following table summarizes the various types of park assets located at Stratmoor Hills Park.

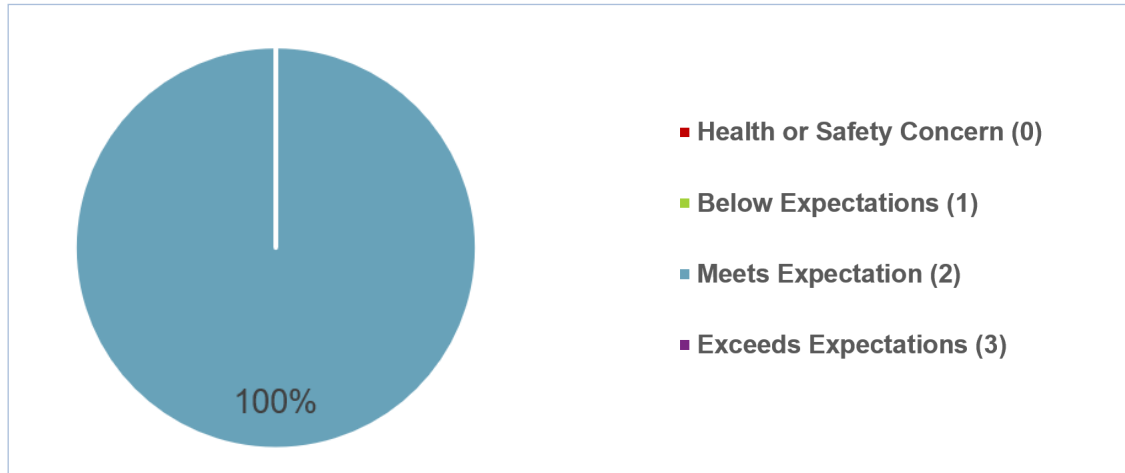
Table 23: Stratmoor Hills Park Inventory

Stratmoor Hills Community Park	
Unique Map ID	Component
C132	Open Turf
C079	Playground
C155	Shelter, Large
C121	Basketball Court
C149	Rectangular Field, Small
C150	Shelter, Large
C480	Trail Access Point
C148	Basketball Court
C151	Playground, Local
C041	Volleyball Court

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 12: Stratmoor Hills Park Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 7 assets located within Stratmoor Hills Park. All components at the park were found to meet expectations. There are no Capital Improvement estimates for the park at this time.





REGIONAL RECREATION AREAS

Regional Recreation Areas provide an area with recreation opportunities and dominant natural and/or cultural resource values. These areas provide special use recreation facilities or serve a particular area of the county. Location and level of development determined by the presence and size of natural or cultural features or by special use needs.

RECREATIONAL ACTIVITIES

- Picnicking
- Field sports and other selected sports activities
- Hiking, walking, jogging
- Mountain biking
- Horseback riding
- Fishing
- Non-motorized boating
- Nature study and observation
- Cultural and historic resources interpretation



COMMON AMENITIES

- Special viewing or access areas featuring natural or cultural resources
- Parking
- Picnic tables/sites
- Benches
- Fire grates/grills
- Potable water
- Restrooms
- Identification, wayfinding, interpretive and regulatory signage
- Archery range
- Play equipment
- Horseshoe pits
- Exercise courses
- Trails/Trailheads
- Group picnic pavilions
- Lighting
- Nature centers
- Water bodies or features
- Boat access



The Town of Palmer Lake and El Paso County jointly own and manage the recreation area located in Palmer Lake, Colorado. The County is responsible for the New Santa Fe Trail that links to the site, parking area, and restroom. The Town is responsible for managing the active park area and facilities, which include a picnic pavilion, volleyball court, playground, horseshoe pit, and fishing dock. The Town of Palmer Lake is working to develop long-term solutions for restoring the lake. The park is bordered on the east by Ben Lomond Mountain, a highly visible and scenic natural landform.

What Assets are at this Park?

The following table summarizes the various types of park assets located and managed by County Parks at Palmer Lake Recreation Area. Bear Creek Regional Park.

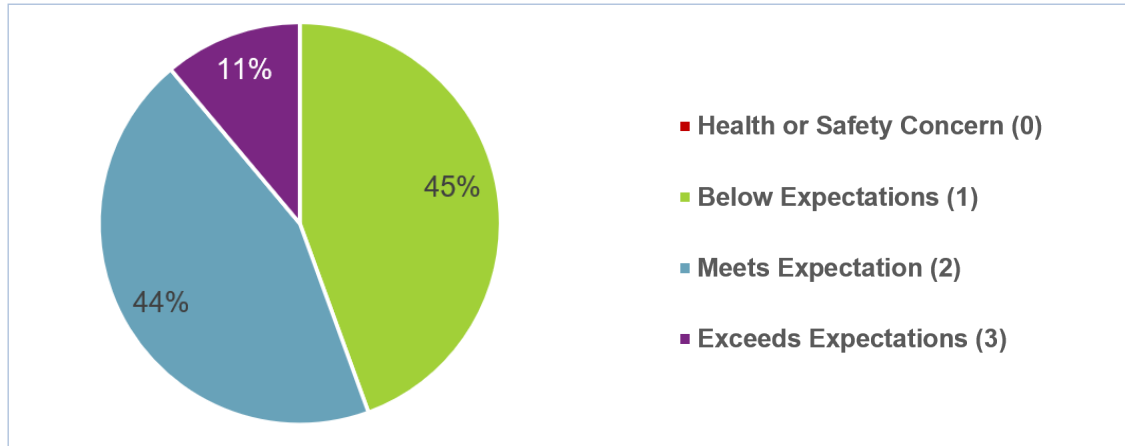
Table 24: Palmer Lake Recreation Area Inventory

Palmer Lake Recreation Area	
Unique Map ID	Component
C394	Structure, Restroom
C250	Trail Access Point
C251	Trailhead
C269	Trailhead
C388	Structure, Restroom
C266	Trail Access Point
C118	Volleyball Court

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The following figure summarizes the results of the condition assessment.

Figure 13: Palmer Lake Recreation Area Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 9 assets located within Palmer Lake Recreation Area. The sum of all Capital Improvement needs is estimated, in 2022 dollars, to be approximately \$565,000. This estimate accounts for component replacement or repair, irrigation upgrades and hardscape need in the next 10 years. Short-term Capital Improvements are considered “Critical Need”. These include **Health or Safety Concerns** and components identified as being **Below Expectations**.

Table 25: Palmer Lake Recreation Area Capital Improvement Estimates

Facility	Sum of Subtotal
Long-term	\$0
Structure, Restroom, Palmer Lake	\$0
Mid-term	\$0
Trailhead, Hwy 105	\$0
Trailhead, Palmer Lake	\$0
Trailhead, Baptist Road	\$0
Structure, Restroom, Baptist Road	\$0
Short-term	\$564,008
Volleyball Court, Edging	\$6,125
Trailhead, Ice Lake	\$45,000
Trailhead, Baptist Road, Paving	\$208,495
Trailhead, Palmer Lake, Paving	\$304,388
Grand Total	\$564,008

Paint Mines Interpretive Park is located in the northeast section of the County near Calhan with approximately 781



acres of which 547 acres is open to the public. The Paint Mines have evidence of human life as far back as 9,000 years ago. The park features fantastic geological formations including spires and hoodoos that form through erosive action that creates incised gullies and exposed layers of selenite clay and jasper. The Park includes a restroom facility, four miles of trails, interpretive signage, and many natural wonders.

The adjacent 234-acre open space, to the west, preserves additional open space in eastern El Paso County. The Palmer Land Trust holds a conservation easement on 275 acres of the property.

What Assets are at this Park?

The following table summarizes the various types of park assets located at Paint Mines Interpretive Park.

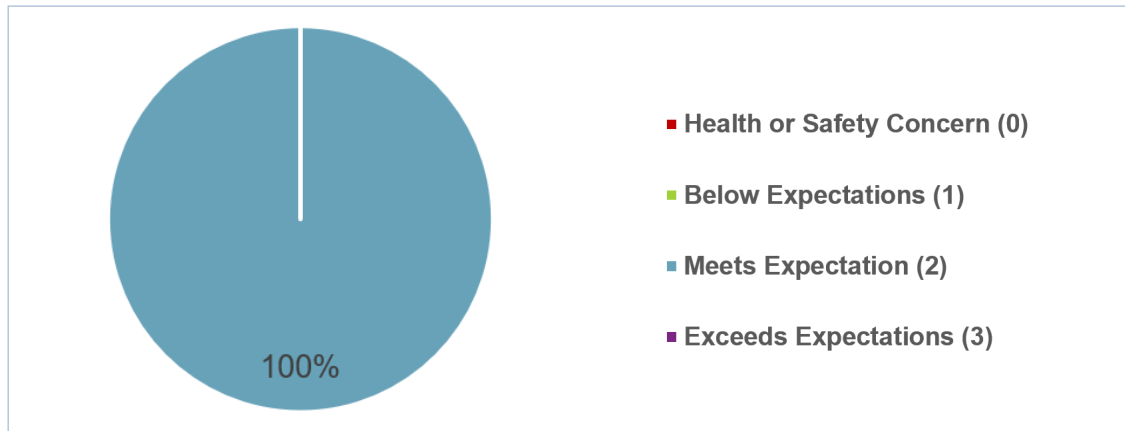
Table 26: Paint Mines Interpretive Park Inventory

Paint Mines Open Space	
Unique Map ID	Component
C397	Structure, Restroom
C702	Structure, Utility/Storage
C740	Trailhead
C398	Trailhead
C399	Trailhead

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 14: Paint Mines Interpretive Park Condition Assessment Summary



What Actions Need to be Taken?

In total, there are 5 assets located within Paint Mines Interpretive Park. All components at the facility were found to meet expectations. There are no Capital Improvement estimates at this time. A master plan of the park is planned which will outline future improvements.



HISTORIC SITES

Historic Sites provide an area with historical, cultural, or archaeological values with limited special use recreation and educational opportunities.

Historic Sites provide and protect areas with historical, cultural, or archaeological values. These areas provide limited special use recreation and educational opportunities. Level of development and use determined by the presence and size of natural, historic, cultural features or by special use needs.

Recreational Activities

- Picnicking
- Hiking
- Passive use
- Nature study and observation
- Cultural and historic resources interpretation

Common Amenities

- Picnic tables
- Benches
- Identification, interpretive and regulatory signage
- Trails or walkways



The recreation area consists of the namesake Rainbow Falls and a small series of waterfalls downstream. The five acres are developed with a parking area, trailhead, covered kiosk with historical and geological interpretive information, picnic benches and tables, a 0.15-mile trail from the parking area to the Falls, and secondary trails along Fountain Creek and viewing overlooks.



What Assets are at this Park?

The following table summarizes the various types of park assets located at Rainbow Falls Recreation Area.

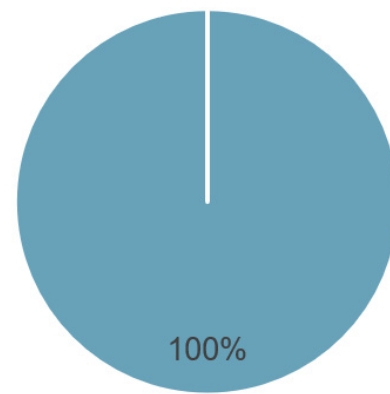
Table 27: Rainbow Falls Recreation Area Inventory

Rainbow Falls Historic Site	
Component	
Entrance Gate	
Kiosk	
Amphitheater	
Trail Access Point	

What is the Condition of the Assets?

During the asset inventory field visit, each asset was assessed and given a condition rating. The figure below summarizes the results of the condition assessment.

Figure 15: Rainbow Falls Recreation Area Condition Assessment Summary



- Health or Safety Concern (0)
- Below Expectations (1)
- Meets Expectation (2)
- Exceeds Expectations (3)

What Actions Need to be Taken?

In total, there are 4 assets located within the Rainbow Falls Historic Site. All components at the facility were found to meet expectations. There are no Capital Improvement estimates at this time.