

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

Park Advisory Board

Meeting Agenda

Wednesday, April 10, 2024 – 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		
N/A		
5. Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Peerless Farms Final Plat	Ross Williams	Endorsement
B. Bull Hill and Rolling Meadows Sketch Plan	Ross Williams	Endorsement
C. Silverado Ranch Filing No. 2 Final Plat	Ross Williams	Endorsement
7. Information / Action Items		
A. Urban Park Lands Agreement – Sterling Ranch Metropolitan District No. 2 / Sterling Ranch Filing No. 4	Ross Williams	Endorsement

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
B. Urban Park Lands Agreement – Sterling Ranch Metropolitan District No. 2 / Sterling Ranch Filing No. 5	Ross Williams	Endorsement
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

*Minutes of the March 13, 2024
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Thomas Lachocki, Chair
Terry Martinez, Vice Chair via TEAMS
John Wallace, 2nd Vice Chair
Kiersten Steel, 3rd Vice Chair
Susan Jarvis-Weber, Secretary
Vincent Prins
Janna Blanter
Jane Newman via TEAMS
Jeremy J. Chatelain TEAMS

Staff Present:

Todd Marts, Executive Director
Brian Bobeck, Park Operations Division Manager
Sabine Carter, Administrative Services Coordinator
Jason Meyer, Planning Supervisor
Theresa Odello, Recreation & Cultural Services Manager

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Thomas Lachocki, Chair.
2. Approval of Agenda: **Vincent Prins made a motion to approve the meeting agenda. Janna Blanter seconded the motion. The motion carried 9 - 0.**
3. Approval of Minutes: **Vincent Prins made a motion to approve the February 14, 2024, meeting minutes. Terry Martinez seconded the motion. The motion carried 9 - 0.**
4. Introductions and Presentations:
 - A. **El Paso County Fair & Events Center, Non-Fair Events**

Andschana Aljets provided a PowerPoint presentation highlighting non-fair activities and how the grounds are used as a community hub for the eastern El Paso County community. Mrs. Aljets addressed questions by the board. The board complimented staff on the successful and well attended events at the Fairgrounds.

Commissioner Stan VanderWerf provided public comment on a.) Planting a memorial tree at Bear Creek Regional Park which would serve as a symbolic replacement for the funerals that did not take place at the Return to Nature Funeral Home. Commissioner VanderWerf stated that County Leadership and the legal team are working on details of the event in the hopes of helping the families in their healing process. b.) Commissioner VanderWerf stated that the Veteran of the Year nomination period has opened up and is taking applications/nominations. The recipient will be publicly honored at a ceremony later on this year. c.) Commissioner VanderWerf stated that Cory Sutela with Medicine Wheel Advocates requested that additional non-motorized bike trails should be added to the long-

term Masterplan for Jones Park. Commissioner VanderWerf announced that Parks staff was successful in working with the many other partners involved in Jones Park, and the request for non-motorized bike trails was added to the long-term Masterplan. d.) The US Forest Service made an announcement a while ago that the trail work in the Pikes Peak National Forrest would be suspended to concentrate on fire risk mitigation. The US Forest services has reversed their initial position and is now supporting the work on trails again along with fire mitigation work. e.) Commissioner VanderWerf stated that the local Pikes Peak Pickleball Association (PPPA) expressed their enthusiasm to him about the Memorandum of Understanding between PPPA and County Parks which is an unique document laying out the PPPA's and the Counties responsibilities and duties. The organization is also excited about the possibility for pickleball tournaments. Commissioner VanderWerf also addressed questions by the board.

5. Citizen Comments:

Susan Davies, Trails and Open Space Coalition (TOSC) commented on the US Forest's Service decision in putting more time and effort into trails. She stated that her organization has not seen any progress at this time and encouraged County staff to open up a conversation with the US Forest Service.

Cory Sutella with Medicin Wheel Trail Advocates commented on the challenges the organization has with the US Forest Services following through on building trails. He also commented and thanked staff for adding the requested bike trails to the long-term Masterplan for Jones Park. Mr. Sutella thanked County staff, especially Ross Williams on working with City staff and TOSC towards an EBike policy for our region.

6. Development Applications:

A. **The Estates at Cathedral Pines Final Plat**

Jason Meyer presented The Estates at Cathedral Pines Final Plat. He explained how there is a missing trail system connection that needs to be secured to provide safe passage. Chair Thomas Lachocki questioned why the item is before the board when none of the previous staff comments have been addressed by the developer. Staff will follow up with the Planning Commission for clarification. Mr. Meyer also explained that the board can opt not to endorse the motion or add stronger language etc. Through discussion it was decided not to move forward with the staff suggested recommended motion. Chair Lackocki presented the following recommended motion: *The board moves to table Item 6 A and request that the applicant incorporate recommendations from April 20, 2023, into the final plat before the committee reviews this final plat in the future.*

Jason Meyer made the following suggestion for a recommended motion: *Table 6 A. Request the applicant to incorporate the unaddressed comments from April 20, 2023, before it is considered by the Planning Commission and the Board of County Commissioners.*

Kiersten Steel made a motion to table 6 A. Request the applicant to incorporate the unaddressed comments from April 20, 2023, before it is considered by the Planning Commission and the Board of County Commissioners. Jeremy J. Chatelain seconded the motion.

Board member John Wallace requested to include in the recommended motion that the item needs to come before the Park Advisory Board again before consideration by the Planning Commission and Board of County Commissioners. Jeremy J. Chatelain agreed with John Wallace's request.

**Jeremy J. Chatelain withdrew his motion to second the recommended motion.
Kiersten Steel withdrew her motion to table 6 A.**

Additional discussions followed by several motions and several seconded motions being made. Chair Thomas Lackocki asked all board members to withdraw all motions.

The Chair tabled item 6 A for staff to formulate the updated recommended motion and to bring it back to the board.

7. Information / Action Items:

B. Fox Run Nature Center Update

Todd Marts provided a Fox Run Nature Center Update. County staff hosted a public meeting in February. A 22-page slide presentation was given followed by group discussion opportunities. All questions and comments were collected and are now addressed on the Fox Run Nature Center project website. Susan Davis (TOSC) expressed that nature centers and open spaces are regional/community assets. Mrs. Davies encouraged the board to talk to neighbors and community members about nature centers being a great benefit to all citizens and not let the voice of a few derail this future asset.

6. Development Applications:

A. The Estates at Cathedral Pines Final Plat (Continuation)

Jason Meyer read the following recommended motion to the board for consideration after lengthy discussion: *The Park Advisory Board moves to table item 6A the Estates at Cathedral Pines final plat due to the applicant not responding to previously endorsed comments from April 20, 2023. The PAB strongly recommends the Planning Commission and Board of County Commissioners not consider this final plat application until the applicant adequately responds to comments regarding open space dedication and critical trail easements identified in the El Paso County Parks Master Plan. The Park Advisory Board also requests this application be resubmitted to the Park Advisory Board prior to Planning Commission and Board of County Commissioners consideration.*

Kiersten Steel moved to table item 6A the Estates at Cathedral Pines final plat due to the applicant not responding to previously endorsed comments from April 20, 2023. The PAB strongly recommends the Planning Commission and Board of County Commissioners not consider this final plat application until the applicant adequately responds to comments regarding open space dedication and critical trail easements identified in the El Paso County Parks Master Plan. The Park Advisory Board also requests this application be resubmitted to the Park Advisory Board prior to Planning

Commission and Board of County Commissioners consideration. Janna Blanter seconded the motion. The motion passed 9 – 0.

A. PPACG Active Transportation Plan

Jason Meyer stated that the Pikes Peak Area Council of Governments (PPACG) is updating the Pikes Peak Region's Active Transportation Plan. The Active Transportation Plan and Long-Range Transportation Plan set the vision for the future of the transportation network. They help identify important projects, prioritize investments for the next 20 years, and provide guidance for future projects. These plans are critical to help make decisions for our region. Mr. Meyer stated that through March 29th, there is a public input opportunity for all citizens.

8. Monthly Reports:

John Wallace commented on the great looking pickleball courts at Black Forest Regional Park. Thomas Lackocki would like to see the disc golf community to provide financial contributions to help preserve and improve the Widefield disc golf course and help contribute to the future 9-hole disc golf course at the Fountain Creek Regional Park and the possibility to secure future funding to help grow the disc golf community.

9. Board/Staff Comments:

Theresa Odello updated the board on several upcoming events: bee keeping school classes, Nighttime Egg-stravaganza event at Fox Run Regional Park and the Chocolate Bunny Egg Hunt at both Nature Centers. Todd Marts announce the Joint City/County Park Advisory Board meeting on April 17th. Location to be determined.

10. Adjournment:

Vincent Prins made a motion to adjourn. Janna Blanter seconded the motion. The meeting was adjourned at 3:08 p.m.

Susan Jarvis-Weber, Secretary

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Peerless Farms Final Plat

Agenda Date: April 10, 2024

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement from Kimley-Horn and Associates, Inc., on behalf of Mr. and Mrs. Robert & Wendy Williams. The property owners seek to subdivide 40 acres into seven rural residential lots with a minimum lot size of 5 acres. Zoned RR-5, the property is located on the south side of Falcon Highway, five miles east of the unincorporated Town of Falcon.

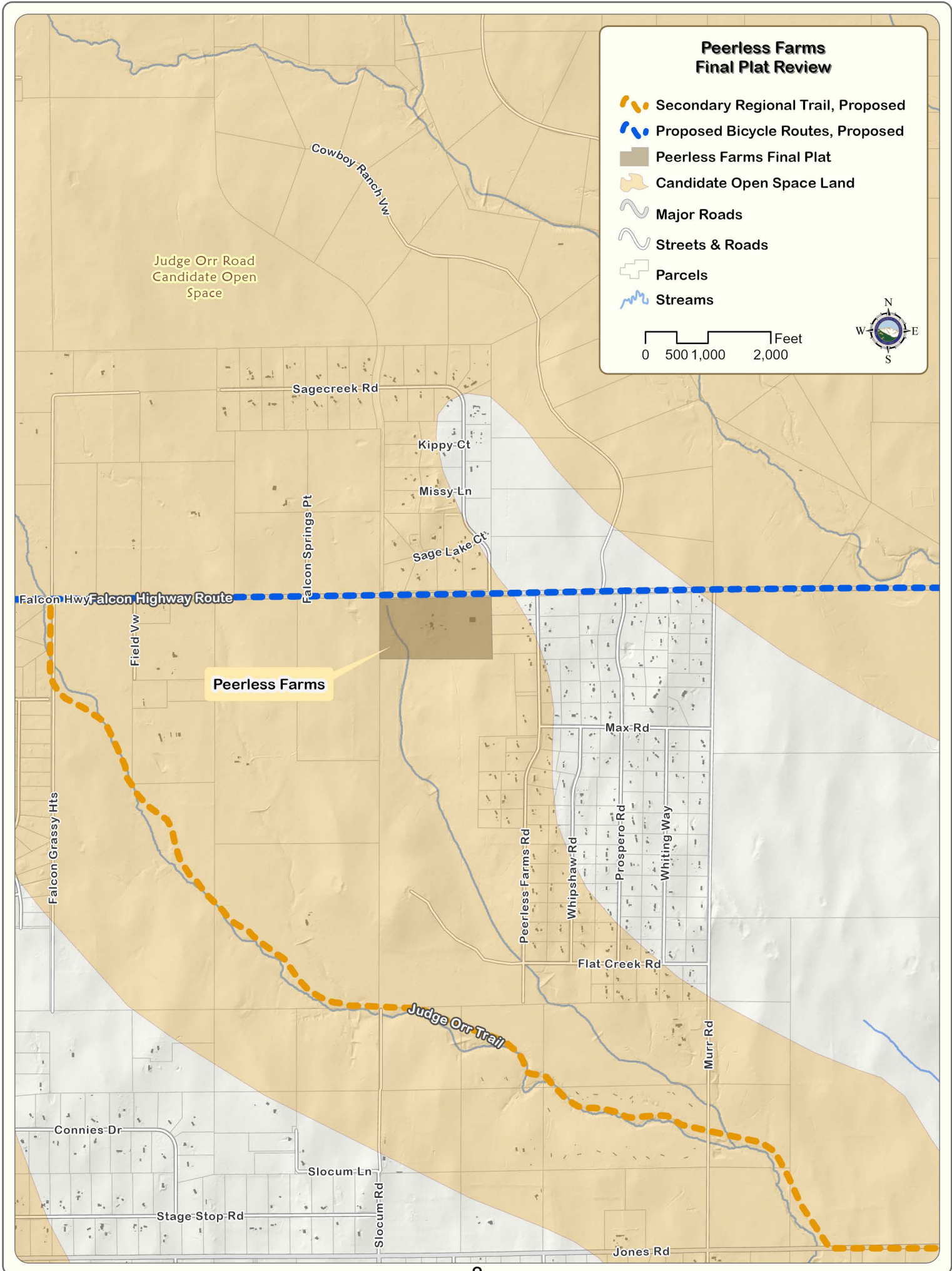
The 2022 El Paso County Parks Master Plan shows no impacts to proposed or existing parks, trails, or open space. The proposed Falcon Highway Bicycle Route is located immediately north of the project site, running east/west along Falcon Highway. The proposed bicycle route will be constructed and maintained within the dedicated public right-of-way, so no easement requests are necessary. The applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future.

The updated Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. Large 5+acre lots, natural landscaping, and an approximate 4.75-acre no-build zone designated to protect local wetland areas and waterways, including an eastern tributary of Jimmy Camp Creek, greatly reduce overall impacts to the surrounding natural environment.

As no park land dedication or trail easements are necessary, staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$3,535.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Peerless Farms Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,535.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

April 10, 2024

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:	Peerless Farms Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-214-002	Total Acreage:	40.01
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.44
Robert & Wendy Williams	Kimley-Horn and Associates, Inc.	Regional Park Area:	4
16975 Falcon Highway	2 North Nevada, Suite 300	Urban Park Area:	3
Peyton, CO 80831	Colorado Springs, CO 80903	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): NO	
Regional Park Area: 4		Urban Park Area: 3	
0.0194 Acres x 7 Dwelling Units = 0.136		Neighborhood:	0.00375 Acres x 7 Dwelling Units = 0.00
Total Regional Park Acres: 0.136		Community:	0.00625 Acres x 7 Dwelling Units = 0.00
		Total Urban Park Acres: 0.00	
FEE REQUIREMENTS			
Regional Park Area: 4		Urban Park Area: 3	
\$505 / Dwelling Unit x 7 Dwelling Units = \$3,535		Neighborhood:	\$119 / Dwelling Unit x 7 Dwelling Units = \$0
Total Regional Park Fees: \$3,535		Community:	\$184 / Dwelling Unit x 7 Dwelling Units = \$0
		Total Urban Park Fees: \$0	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Peerless Farms Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,535.
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Park Advisory Board Recommendation:



Peerless Farms

FINAL PLAT PROJECT NO. XXXXXXXX Letter of Intent

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

ROBERT S. WILLIAMS
16975 FALCON HIGHWAY
PEYTON, CO 80831-7906

WENDY K. WILLIAMS
16975 FALCON HIGHWAY
PEYTON, CO 80831-7906

PLANNING

KIMLEY-HORN AND ASSOCIATES, INC.
2. NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903

ENGINEERING

KIMLEY-HORN AND ASSOCIATES, INC.
2. NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903

SURVEYING

CENTENNIAL LAND SURVEYING
6165 LEHMAN DRIVE,
COLORADO SPRINGS, CO 80918

PEERLESS FARMS FINAL PLAT SITE LOCATION, SIZE, & ZONING:

Parcel ID Nos.: 4313000001

Area/Acreage: ±40.01 AC

Existing Zoning: RR-5

Location: The development limits are located in the Northwest quarter (1/4) of Section 13, Township 13 South, Range 64 West of the Sixth Principal Meridian. Southwest of the Falcon Highway and Sage Creek Road Intersection.

REQUEST

Robert S. and Wendy K. Williams' preliminary plan application includes the following requests:

- Approval to develop 7 single-family residential lots in the RR-5 zone and one (1) public access tract (Tract A) for public improvements, water wells, utilities and drainage;
- Findings of sufficient water quality, quantity, and dependability with the requested preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.
- Approval of a Waiver of Section 8.4.3.B.2.e, which requires Lots to have a minimum of 30 feet of frontage on and have access from a public road (Lots 1, 2, 4 & 7 will have frontage but no access to public roads; Lots 3, 5, & 6 will not have frontage nor access to public roads).
 - **Justification of the private road waivers and deviations of the standard roadway cross sections are discussed at the end of this letter report in the Preliminary Plan review and approval criteria analysis and justification.*

FINAL PLAT SUMMARY

The development standards and layout for seven (7) detached single-family rural residential lots, subdivision access to public rights of way will include one (1) direct access from Falcon Highway, along with two (2) Access and Utility easements.

ACCESS: Vehicular access to the Peerless Farms development is to propose one (1) full movement accesses, extension of Sage Creek Road (South), from Falcon Highway. Two (2) private access and utility easements will service interior lots.

LAND USE: The minimum lot size is 5 Acres for all lots. Some lot sizes exceed the minimum lot size due to lot configuration and private improvements contained in easements for public drainage, utilities, access and circulation and private open space (within lot yards). Peerless Farms Subdivision will pay park fees in lieu of providing shared or public open space(s).

Permitted and accessory single-family residential uses include single-family detached dwellings, residential accessory uses (per LDC Chapter 5, Table 5-1 and 5-2 allowances), open spaces, and transportation and stormwater facilities. Separate and privately owned detached accessory structures are not permitted on individual residential lots. A complete listing of permitted uses is provided on the development plan.

Lot 3 has two existing housing units. One is primary housing, second is accessory.

LOT DIMENSIONAL STANDARDS:

Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 5 Acres**
- **Maximum Height: 35'**
- **Setbacks:**
 - **Front Yard: 25'**
 - **Side Yard: 25'**
 - **Rear Yard: 25'**

PUBLIC SERVICES AND UTILITIES

Public services and utilities are, or will be, provided by the following

- | | |
|----------------------|-------------------------------------|
| • Water Services: | Water Well |
| • Wastewater: | Individual on-site septic |
| • Natural Gas: | Colorado Springs Utilities |
| • Electric Service: | Mountain View Electric Association |
| • Fire Protection: | Falcon Fire Protection District |
| • Public Schools: | Colorado Springs District #49 |
| • Library Services: | Pikes Peak Library District: |
| • Roads: | El Paso County Road and Bridge |
| • Police Protection: | El Paso County Sheriff's Department |

WATER RESOURCES:

The proposed development is planned to have seven (7) residential properties which will be provided water service through Sage Creek Metropolitan District (SCMD).

DRAINAGE REPORT

Peerless Farms consists of unplatted land to be developed into 7 rural residential lots (RR-5 zoning). Site is within the Haegler Ranch drainage basin (and DBPS). The proposed

development is in general conformance with the DBPS and will not negatively affect downstream drainage.

The existing Project Site generally slopes from east to west as well as from the southeast to the north at grades of approximately 1.5 – 3.5%. The historical drainage patterns will be generally maintained. The Site consists of two single-family homes, a large barn and some small out-buildings. The Site does not have any existing stormwater infrastructure with the exception of a 24" culvert beneath Falcon Highway that allows the unnamed drainageway to drain from the north side of Falcon Highway to the Site.

The developed runoff from the Project will generally be collected by means of roadside ditches located adjacent to the proposed public road and private gravel driveways. The runoff collected in the roadside ditches will be conveyed to the unnamed drainageway, following historical runoff patterns.

Detention and water-quality facilities are not required for the Project as the development consists of 5-acre residential lots and less than 1-acre of public roadway is proposed for the Site.

WILDFIRE HAZARD ASSESSMENT AND MITIGATION

Peerless Farms Site is outside the wildland urban interface zone and is **not** in the mapped Wildfire Susceptibility index (very-high or moderate to very-high) zones.

According to the site planning and maintenance within defensible zones, each residential site will be encouraged to address the principles of protection zones within this grassland environment with the goal of reducing dense and tall landscape materials within the initial 15' zone around structures. This would include thinning and branching-up of existing trees and ground plain materials.

Mitigation efforts can be reviewed in the EPC Community Wildfire Protection Plan for Unincorporated El Paso County, with reference to Forest Action Plan, provided by the Colorado State Forest Service.

FALCON FIRE PROTECTION DISTRICT COMMITMENT LETTER

Peerless Farms Subdivision is in the Falcon Fire Protection District. Fire Chief Trent Harwig confirmed on April 1, 2021 that service will be provided subject to the following conditions:

- All new construction, renovations or developments within the Fire Department's jurisdiction must comply with the applicable fire code and nationally recognized life-safety standards adopted by the El Paso County Board of County Commissioners and the Fire Department's Board of Directors, as amended.
- All development, water and commercial construction plans must be reviewed and approved by the Fire Department for compliance with the applicable fire code and

nationally recognized life-safety standards prior to final plat or construction permit being issued; and,

- All new development projects' access shall meet the fire code and nationally recognized standards pertaining to fire apparatus access.

ELECTRIC PROVIDER SERVICE COMMITMENT

Peerless Farms Subdivision is located within the Mountain View Electrical Association (MVEA) service area. MVEA confirmed April 8, 2021 with the request of a ten (10) foot front, side and rear lot utility easement, along with a twenty (20) foot exterior utility easement on the plat and all tracts. They also request all existing facilities with easements on plat(s) be included.

Note: removal and relocation of existing facilities will be at the expense of the landowner(s).

NATURAL FEATURES:

Wildlife

Wildlife impacts are expected to be generally low based on review of the El Paso County Wildlife Descriptors Map. Additional wildlife impacts may be identified by other entities with wildlife jurisdiction.

Floodplain

(from KH- FDR)

According to the Preliminary Drainage Report, the western portion of the Site is within Area AE, special flood hazard areas with base flood elevations and Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

The remaining portion of the Site is located outside of the 100-year floodplain as determined by the custom FIRMet map created on April 20, 2021 and contained with Appendix B.

(from RMG Soils Report)

According to the geology and soils report, this presence of the floodplain is not believed to pose a higher risk to this structure than to several currently existing structures in the surrounding area.

Provided that the recommendations presented herein, as well as any requirements stipulated by the governing regulatory agencies, are followed, the presence of the floodplain is not anticipated to preclude the proposed development on Lots 1 and 5 or the development as a whole.

Vegetation

The Site contains two single family residences located near the center of the property and a detached barn approximately 500 feet to the east of the residences. Topographically the Site is

fairly flat to gently rolling terrain, with overall slopes less than 9 percent across the property. The overall slope is downward from the north to the south, southwest, with an elevation difference of approximately 28 to 30 feet across the Site.

An unnamed intermittent creek traverses the Site along the western portion the property. Trees only exist around the residence. Three small ponds are located east of the intermittent creek. It is uncertain at this time if the ponds are to remain or to be filled in prior to future construction. The entire Site consists of low-lying native grasses and weeds. According to the 'Geology and Soils Study' prepared by completed by RMG-Rocky Mountain Group, dated April 14, 2021, which has been included with the submittal.

NOXIOUS WEED

Per the El Paso County Noxious Weed Mitigation Plan, weed management for Peerless Farms Subdivision includes both prevention and mitigation.

JUSTIFICATION

Approval to develop said seven (7) single-family residential lots under the RR-5 zoning criteria set out in Section 7.2.1 (D)(f) as follows.

- **Peerless Farms Subdivision is in conformance with the goals, objectives, and policies of the master plan established by El Paso County.**
All lots will be a minimum of 5 Acres per the land development code section 3.2.2 (A)
- **Peerless Farms Subdivision does not include open space areas, but plan to pay park fees in lieu of providing open space.**
- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***

The subdivision generally conforms to the goals, objectives, and policies of the Master Plan, which includes the Your El Paso Master Plan, and Water Master Plan. Conformance with the Master Plan is discussed separately below.

Findings of Master Plan conformity regarding land use and densities have been made in support with the adjacent Developments, those being Sagecreek North and Sagecreek South Filing No. 1 with existing land uses and densities for the Peerless Farms area. This application remains consistent with those findings; and with the following policies from the Your El Paso Master Plan, County Policy Plan and County Water Master Plan:

Peerless Farms Subdivision would promote the rural-residential character of eastern El Paso County and will also satisfy the Following policies of Your El Paso County Master Plan:

Core Principle 1: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

Goal 1.1-Ensure compatibility with established character and infrastructure capacity.

Goal 1.2- Coordinate context-sensitive annexation and growth strategies with municipalities.

Goal 1.3- Encourage a range of development types to support a variety of land uses.

Goal 1.4- Continue to encourage policies that ensure “development pays for itself”.

Key Areas

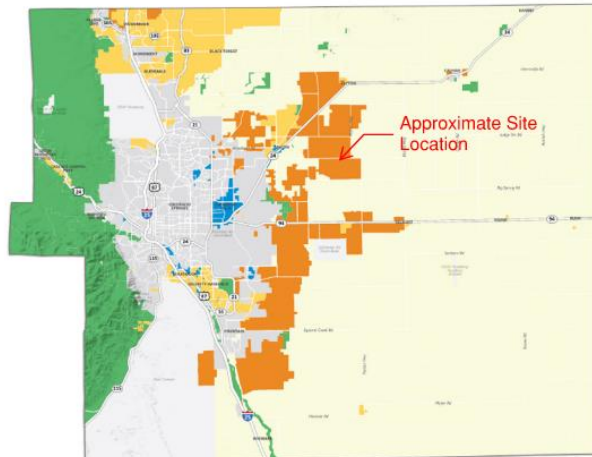


Key Areas

Military Installations and 2-Mile Notification Zone	Small Town & Rural Communities	Tri-Lakes Area
Potential Area For Annexation	Forested Area	Colorado Springs Airport/ Peterson Air Force Base
Enclaves or Near Enclaves	Fountain Creek Watershed Flood Control & Greenway District	Uncommon Natural Resources
Pikes Peak Influence Area		

This Site is not located within any Key areas

Areas of Change

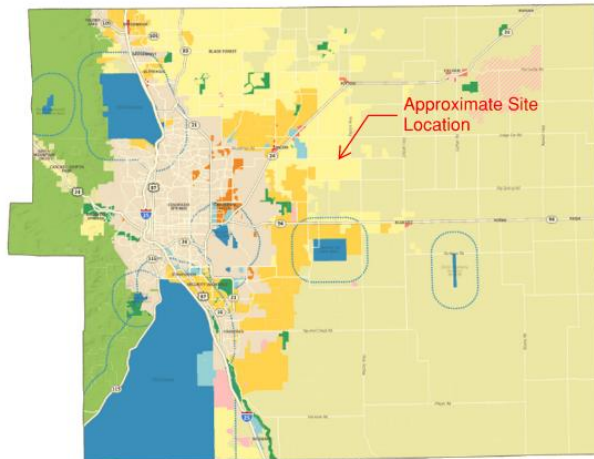


Areas of Change

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition

Peerless Farms is located in the area expected for New Development. These areas are designated to as undeveloped or agricultural areas, it is expected that these developments are to match the characteristics of adjacent properties.

Place Type



Placetypes

Military	Urban Residential	Regional Open Space
Rural	Rural Center	Mountain Interface
Large-Lot Residential	Regional Center	Utility
Suburban Residential	Employment Center	Incorporated Area

Peerless Farms is located within the Large-Lot Residential type. This land use is designated for Single-family detached residential units, 2.5 acres or larger. The large lots residential place type generally supports accessory dwelling units as well. See Chapter 5.2.1 for further details.

It has been recognized and meets the requirements from the said section. The existing accessory structure is to remain as such on proposed Lot 3, affidavit will be filed with the clerk and recorder during the Final Plat process acknowledging that the accessory living quarters may not be leased or rented.

- **The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;**

The subdivision is consistent with the master plan and reviewed.

- **The subdivision is in substantial conformance with the approved preliminary plan;**

The subdivision is in conformance with the approved preliminary plan.

- **The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**

Per the preliminary plan, the subdivision meets all design standards.

- **Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;**

Water rights have been identified and approved for individual wells. See enclosed letters of Determination:

No: 4476-BD

No: 4475-BD

No: 4477-BD

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

Wastewater will be provided by way of individual on-site septic/wastewater systems. Reference the Soil and Geology Report, prepared by RMG – Rocky Mountain Group, Job No. 180213, last dated April 14, 2021

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

Soils and geologic hazards and constraints including floodplain have been identified on the preliminary plan. The soils and geology report has not identified any hazards or constraints that would preclude development of the site. The subdivision has been designed to avoid and minimize impacts to identified hazard and/or constraint conditions.

- **Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**

The subdivision improvements (road, utility, stormwater) have been planned to meet the demand of the subdivision and not negatively impact level of service for county services and facilities. Appropriate bridge, drainage, park, school, and traffic fees will be paid at the time of final plat recordation.

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

Legal access is provided to the subdivision is via connection from the Sage Creek Road southerly extension to Falcon Highway. The required access meets applicable spacing criteria. Individual lot access is provided by way of both public street and private drive access points identified on the plan. None of the proposed lots will gain direct access to Falcon Highway.

- **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**

The fire protection requirements for access and water supply for fire suppression have been provided. Specific recommendations and requirements of the Falcon Fire Protection District will be incorporated into the design including required public improvements necessary for fire protection.

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

The fire protection requirements for access and water supply for fire suppression have been provided. Specific recommendations and requirements of the Falcon Fire Protection District will be incorporated into the design including required public improvements necessary for fire protection.

- **Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;**

The off-site improvements (road, utility, stormwater) have been planned to meet the demand of the subdivision and not negatively impact level of service for county services and facilities. Appropriate bridge, drainage, park, school, and traffic fees will be paid at the time of final plat recordation.

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

The subdivision improvements (road, utility, stormwater) have been planned to meet the demand of the subdivision and not negatively impact level of service for county services and facilities. Appropriate bridge, drainage, park, school, and traffic fees will be paid at the time of final plat recordation.

- **The subdivision meets other applicable sections of Chapter 6 and 8; and**
The subdivision and application meet all other applicable sections of Chapter 6 and 8 subjects to approval of the private road waiver and waiver for.
- **The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]**
Noted.

WAIVER APPROVAL CRITERIA (Private Road/Access)

- ***The waiver does not have the effect of nullifying the intent and purpose of this Code;***

The waiver request does not have the effect of nullifying the intent and purpose of the Code which is the preservation and improvement of the public health, safety and general welfare of the citizens and businesses of El Paso County; to ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.

The project extends Sage Creek Road southward across Falcon Highway into the subdivision boundaries. Instead of constructing an additional 1/3 mile of public roadways that will only serve the 7 lots in the Peerless Subdivision the developer proposes private driveways provide access to lots from the Sage Creek Road extension. The shared driveways shift the burden of maintenance from the public to property owners within the development.

- ***The waiver will not result in the need for additional subsequent waivers;***
No additional waivers are needed to support the lot access and frontage waiver.
- ***The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;***
The transportation impacts were analyzed in the Crossroads Mixed Use Traffic Study Letter, prepared by Kimley-Horn dated May 24, 2021, which found the proposed private roads suitable to meet projected traffic demands of the Crossroads Mixed-Use development.

- ***The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;***

Unique property conditions upon which the waiver are based include: the floodplain impacts to the western portion of the Site, horizontal orientation of the property length against Falcon Highway, the alignment of Sage Creek Road on the eastern boundary of the Site, and limitations on future individual lot access to Falcon Highway. These conditions create a unique cumulative circumstance upon the property which are not applicable to other properties.

- ***A non-economical hardship to the owner would result from a strict application of this Code;***

The requested waivers are not related to any specific economic hardships.

- ***The waiver will not in any manner vary the zoning provisions of this Code; and***

The waiver will not vary any zoning provisions of the Code.

- ***The proposed waiver is not contrary to any provision of the Master Plan.***

The waivers are not contrary to any provision of the Master Plan.

PEERLESS SUBDIVISION
FINAL PLAT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT ROBERT S. AND WENDY K. WILLIAMS, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13;
THENCE S00°31'50"W ALONG THE WEST SECTION LINE, A DISTANCE OF 60.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N89°21'32"E ON A LONE PARALLEL TO THE NORTH SECTION LINE, A DISTANCE OF 1779.95 FEET;
THENCE S00°38'28"E, A DISTANCE OF 992.00 FEET;
THENCE N89°28'10"W, A DISTANCE OF 1799.86 FEET;
THENCE N00°31'50"E, A DISTANCE OF 995.39 FEET TO THE TRUE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 1,742,643.7 SQUARE FEET OR 40.00 ACRES.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 7 LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY, ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "PEERLESS SUBDIVISION" IN EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF

THE AFOREMENTIONED ROBERT S. AND WENDY K. WILLIAMS, HAVE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____ A.D.

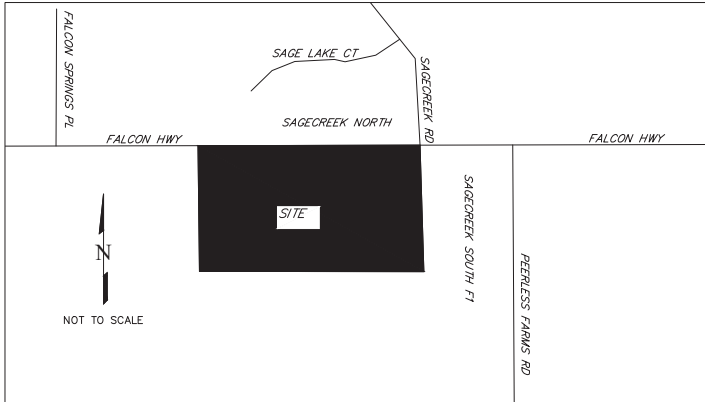
BY: _____
REPRESENTATIVE

STATE OF COLORADO)
)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____, BY _____

BY _____ WITNESS MY HAND HAD SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

SURVEYOR'S STATEMENT

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES , 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF

MICHAEL J. MUIRHEAD, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37909
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING, LLC

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS PLAT FOR PEERLESS SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER

STATE OF COLORADO)

COUNTY OF EL PASO)

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

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEES

RECORDING FEES: _____
DRAINAGE FEES: _____
PARK FEES: _____
SCHOOL FEES: _____
BRIDGE FEES: _____

EASEMENTS

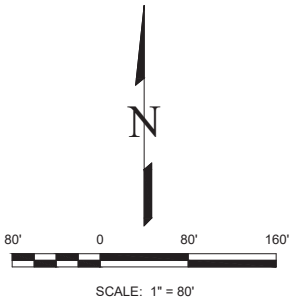
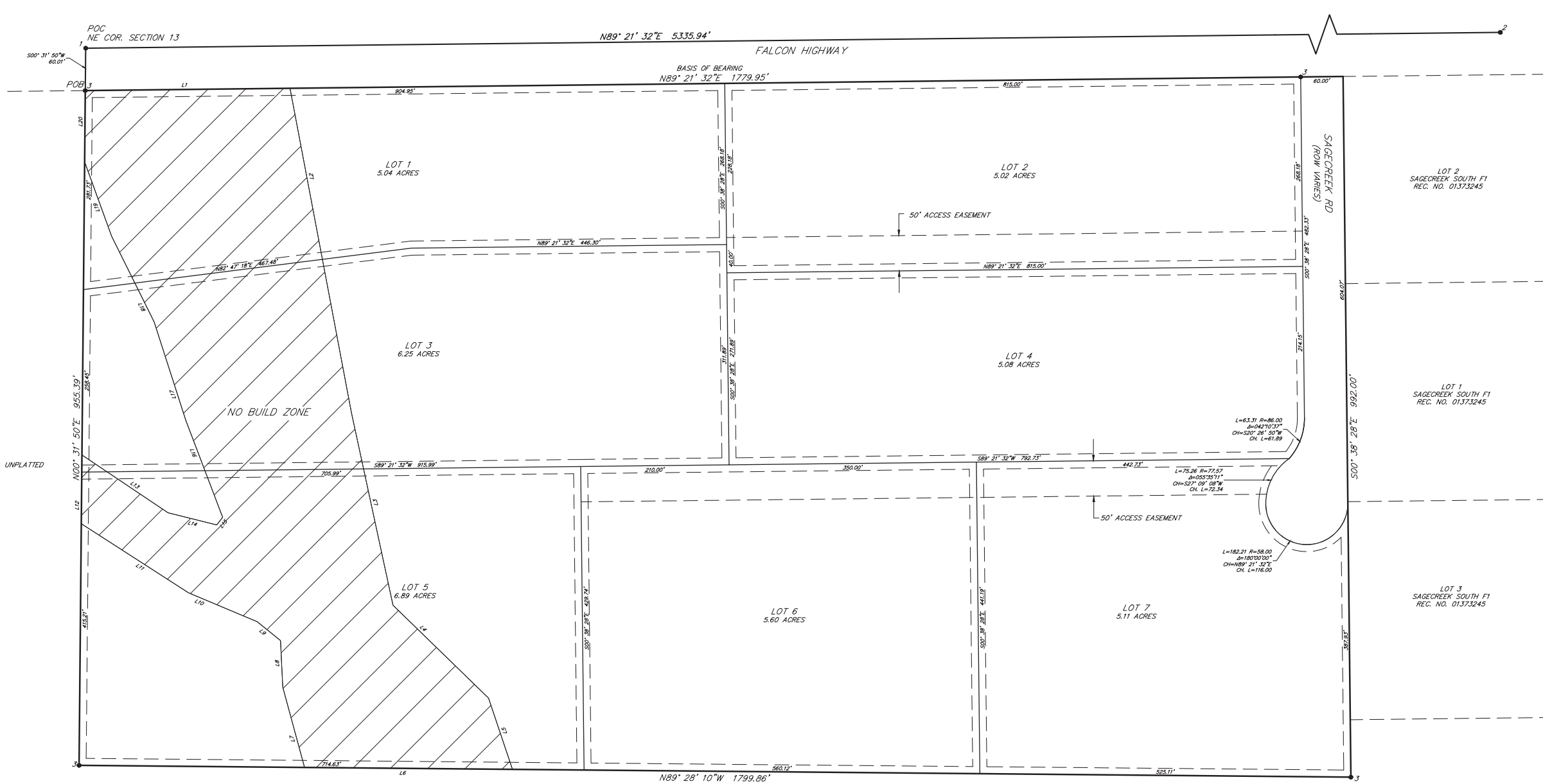
ALL LOT LINES, (FRONT, REAR AND SIDE) ARE HEREBY PLATTED WITH TEN FOOT DRAINAGE AND UTILITY EASEMENTS. THE SURFACE AREA OF SAID EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

GENERAL NOTES

- ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.
- BASIS OF BEARING: ALL BEARINGS DEPICTED ON THIS SUBDIVISION PLAT ARE BASED UPON THE NORTH LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AT EACH END BY FOUND REBAR AND PLASTIC SURVEYORS CAP, PLS 7338; BEARING N89°21'32"E
- ALL REFERENCES TO RECEPTION NUMBERS SHOWN HEREON ARE PUBLIC DOCUMENTS RECORDED WITH THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CENTENNIAL LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND. FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY, CENTENNIAL LAND SURVEYING LLC RELIED UPON TITLE COMMITMENT NO. 123456789, PREPARED BY INSERT TITLE COMPANY HERE, DATED INSERT DATE HERE.
- PER BOOK 3673 AT PAGE 879, MOUNTAIN VIEW ELECTRIC HAS A RIGHT OF WAY EASEMENT WITHIN SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST. THE LOCATION OF SAID EASEMENT IS NON DESCRIPTIVE OR PLOTTABLE.
- PER BOOK 2614 AT PAGE 368, EL PASO COUNTY MUTUAL TELEPHONE COMPANY HAS A RIGHT OF WAY EASEMENT WITHIN SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST. THE LOCATION OF SAID EASEMENT IS NON DESCRIPTIVE OR PLOTTABLE.

REVISIONS	DRAWN: MJM
	CHECKED: SLM
	DATE: 07/28/23
	JOB No.: 201029

PEERLESS SUBDIVISION
FINAL PLAT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N89° 21' 31"E	289.70	L11	N57° 12' 53"W	180.61
L2	S10° 43' 22"E	468.25	L12	N00° 31' 50"E	97.44
L3	S12° 10' 49"E	278.12	L13	S56° 06' 13"E	146.78
L4	S45° 47' 07"E	188.55	L14	S75° 58' 21"E	71.05
L5	S18° 32' 52"E	106.38	L15	N38° 10' 30"E	13.63
L6	N89° 28' 10"W	294.21	L16	N20° 50' 29"W	146.38
L7	N15° 08' 58"W	117.73	L17	N17° 46' 20"W	146.82
L8	N02° 50' 23"W	66.13	L18	N26° 25' 00"W	135.33
L9	N50° 54' 21"W	42.33	L19	N19° 56' 26"W	112.13
L10	N67° 11' 46"W	105.44	L20	N00° 31' 50"E	100.96

SURVEY MONUMENTATION

- FOUND NW CORNER OF SECTION 13
2 1/2" ALUMINUM CAP IN RANGE BOX PLS 30130
- FOUND NE CORNER OF SECTION 13
2 1/2" ALUMINUM CAP, PLS 9646
- FOUND REBAR WITH YELLOW CAP, PLS 7338



2 OF 2	
REVISIONS	DRAWN: MJM
CHECKED: SLM	
DATE: 07/28/23	
JOB No.: 201029	

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Bull Hill and Rolling Meadows Sketch Plan

Agenda Date: April 10, 2024

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Matrix Design Group on behalf of Murray Fountain, LLC, for endorsement of the Bull Hill and Rolling Meadows Sketch Plan. The 1,137-acre property is currently zoned PUD and is located along Bradley Road, east of Marksheffel Road. The project proposes 5,440 residential housing units of varying densities and includes proposed tracts for school sites, stormwater drainage and floodplains, parks and open space, and commercial land uses.

The 2022 El Paso County Parks Master Plan shows one proposed primary regional trail and one proposed bicycle route impacted by the project. The proposed Jimmy Camp Creek Primary Regional Trail is located along the southernmost property boundary, running east-west immediately adjacent to the northern boundary of the existing Lorson Ranch development. When completed, the Jimmy Camp Creek Regional Trail will connect the Town of Fountain to the City of Colorado Springs' Corral Bluffs Open Space. The northern terminus of the proposed Kane Ranch Primary Regional Trail is located immediately southeast of the project site, intersecting with the Jimmy Camp Creek Regional Trail near the project's southeasternmost corner and providing future connectivity to Kane Ranch Open Space and Clear Spring Ranch Open Space to the south.

The proposed Curtis Road Bicycle Route bisects the Sketch Plan east-west along Bradley Road. A dedicated public right-of-way already exists along Bradley Road, so no additional easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the right-of-way in the future.

The Candidate Open Space Area Master Plan of the Parks Master Plan shows the Jimmy Camp Creek Candidate Open Space Area encompassing a large portion of the project site, although the site is located on a minor tributary and not on the main creek channel. Natural resource values here include critical wildlife habitat, wetlands, and riparian vegetation. Water quality protection is a concern in this area that drains to Fountain Creek and where the Widefield aquifer is close to the surface. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 123.1 acres of open space areas that encompass drainage channels, floodplains, and non-jurisdictional wetland areas.

The Bull Hill and Rolling Meadows Sketch Plan currently shows 252.5 acres of open space, dedicated primarily to the protection of the aforementioned drainageways and floodplains, but also includes the tracts and locations for a comprehensive system of community parks, neighborhood parks, internal trail corridors, utility easements, and landscape buffers.

Combined, these open spaces constitute approximately 22.2% of the total project area of 1,137 acres. The Sketch Plan illustrates these open space areas and recreational facilities, and the applicant's Letter of Intent additionally states the following:

- *"The proposed Sketch Plan illustrates 5,440 units on 764.6 acres through a variety of residential densities...The sketch plan also illustrates...76.5 acres of utility corridors/ open space; 123.1 acres of drainage way/ open space; 38.5 acres of community parks; and 14.4 acres of neighborhood parks. Additional open space and park area may be provided and shown in more detail with future submittals. This may include elements such as parks, landscape buffers/ setbacks and trail corridors."*
- *"The proposed sketch plan is proposing public street roadways to be designed and built to El Paso County Standards. Region trail connections may be required along and within the development. These will be provided as necessary per the El Paso County Parks Master Plan. This supports Chapter 14 Implementation Goal TM2: Promote walkability and bike-ability by continuing the construction of trail corridors connecting this development with adjacent neighborhoods."*
- *"Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the sketch plan."*
- *"The project proposes improvement to the existing channel/ floodplain area. These improvements will provide additional stabilization to the channel and its surrounding riverine habitat."*
- *"Approximate Acres and Percent of Land Set Aside for Open Space: Per the EPCLDC, 113.7 acres or 10% of the total site area is required within the PUD zoning district to be provided as open space. $1,136.9 \text{ total acres} \times 10\% = 113.7 \text{ acres of required open space}$. The PUDSP proposes 252.5 acres of open space, landscape area, water resource/ floodplain area and parks totaling 22.2% of the overall site acreage. The total 252.5 acres of open space breaks down as follows; open space/ easement = 76.5 acres, future parks within residential areas = 52.9 acres, water resource/ floodplain areas within open space = 123.1 acres (per code section 17.248.b.1b an open space requirement can be met through environmental preservation of significant natural areas such as water bodies/water resource)."*
- *"The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, parks, and detention facilities. Of the 252.5 acres being provided with Rolling Meadows/ Bull Hill, 76.5 acres consist of the powerline easement and an SDS easement. This easement forms a natural buffer within the community providing opportunities for pedestrian trail connectivity. These potential trail corridors along the powerline easement will provide numerous connections to adjoining neighborhoods and school sites. Additional open space may be provided within individual parcel areas increasing the total amount of open space provided. Open space provided will be cumulative across the entire Rolling Meadows/ Bull Hill development area. No less than 25% of the required open space acreage will be usable open space for the benefit of all residents."*
- *"Types of Proposed Recreational Facilities: While there are no major recreational facilities such as large sports complexes or regional parks, the Rolling Meadows/ Bull Hill Sketch Plan is illustrating numerous park sites, trails, several school sites and*

larger areas of open space. Future submittals will further illustrate park sites and their amenities.”

- *“The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed parks. Any Park Lands Agreement will be coordinated during the Final Plat process.”*

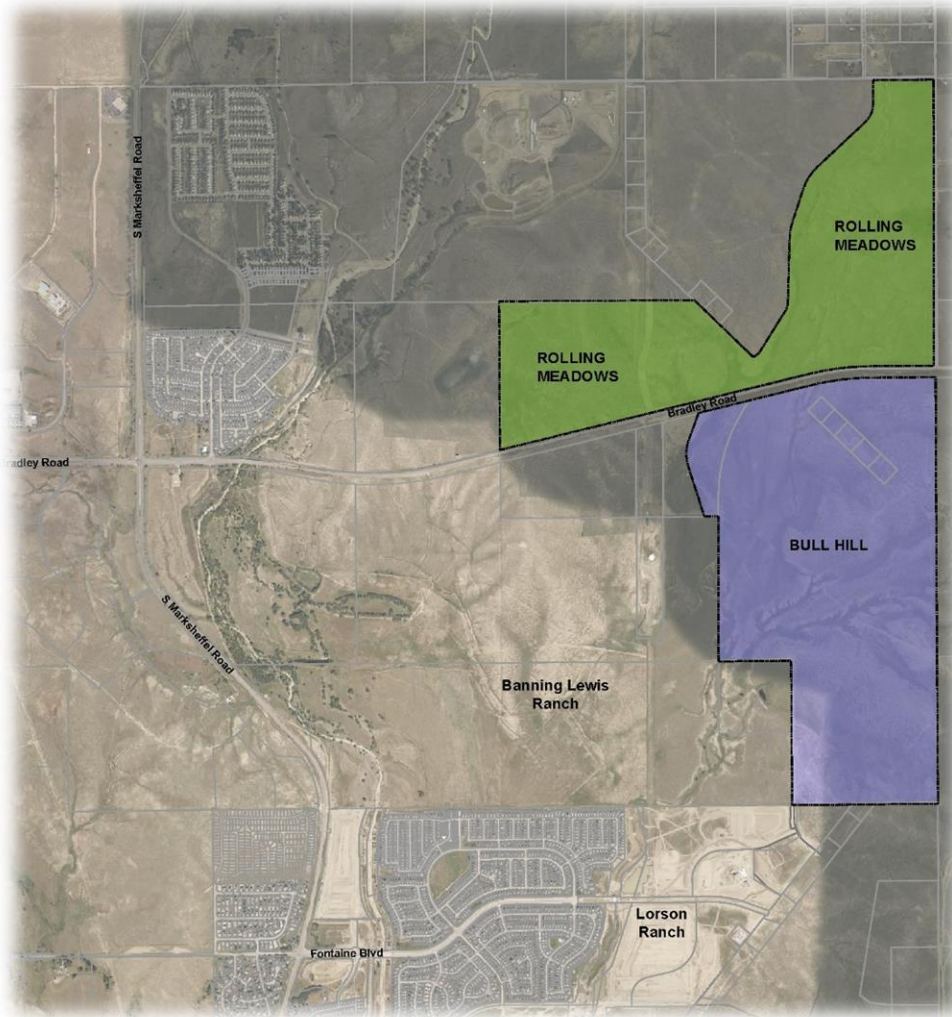
EPC staff is encouraged by the applicant's willingness to provide a variety of recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. Staff recommends that the developers, through forthcoming Preliminary Plans and Final Plats, designate and provide to El Paso County a 25-foot public trail easement along the southern boundary of Bull Hill and Rolling Meadows for the purpose of construction and maintenance of the Jimmy Camp Creek Primary Regional Trail. Lastly, staff recommends regional and urban park fees in lieu of land dedication on all forthcoming Final Plats.

Recommended Motion (Bull Hill and Rolling Meadows Sketch Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Bull Hill and Rolling Meadows Sketch Plan: (1) designate and provide to El Paso County a 25-foot public trail easement along the southern boundary of Bull Hill and Rolling Meadows, that allows for public access, as well as construction and maintenance by El Paso County of the Jimmy Camp Creek Primary Regional Trail; (2) the trail easement shall be shown on all forthcoming Preliminary Plans and Final Plat(s), and the aforementioned easement shall be dedicated to El Paso County on the forthcoming Final Plat(s); (3) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming Preliminary Plans and Final Plats, and will be required at time of the recording of the forthcoming Final Plats. Park Lands Agreements 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(s).

**ROLLING MEADOWS/ BULL HILL
LETTER OF INTENT
Sketch Plan**

January 18, 2023 (REV1)



PREPARED FOR:

Murray Fountain LLC et/ al
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920



Owner/ Applicant: Murray Fountain LLC,
Eagle Development Company, Heidi LLC, Aeroplaza Fountain LLC
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Civil Engineer: Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
Office: (952) 303-4212

Tax Schedule No: 5500000385, 5500000383, 5500000329, 5500000328, 5500000327,
5500000326, 5500000325, 5500000324

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Murray Fountain LLC et al, is submitting a development application for a Sketch Plan for approximately 1,136.9 Acres previously known as the Rolling Hills Ranch Sketch Plan. The original Rolling Hills Ranch Sketch Plan (SKP 05-006) was approved on February 21, 2006 by the El Paso County Board of County Commissioners. That sketch plan depicted single & multi-family residential, commercial, school sites, parks and open space with a total of 8,577 dwelling units with a mix of densities ranging from 4, 5-8, 8-10, and 12-20 DU/ Acre. Due to several developments within El Paso County named as Rolling Hills the new proposed sketch plan will revise the project name to now be known as Rolling Meadows to the north of Bradley Road and Bull Hill to the south of Bradley Road. Rolling Meadows/ Bull Hill is located east of Marksheffel Road, north of the existing Lorson Ranch development, and along both the north and south sides of Bradley Road. The Rolling Meadows/ Bull Hill Sketch Plan area is currently zoned PUD and shall remain zoned as PUD but with the possibility of straight zoning specific areas in the future if applicable. The sketch plan proposes Single-Family Residential, Multi-Family Residential, School Sites, an Electrical Substation, Parks & Open Space, Channel/Floodplain improvements, and potential future Commercial. The proposed application submittal includes a total of 5,440 dwelling units through a combination of 4,600 new single family detached units on 710.5 acres for density ranges of 2-5, 5-8 and 8-12 DU/ Acre and 840 new multi-family units on 54.1 acres for a density range of 12-24 DU/ Acre.

The site is bordered by the Lorson Ranch development to the south (Residential Low/ Medium 4-6 DU/ Acre); mixed city zoned Banning Lewis Ranch to the west and north (Residential Low 2-6 DU/Acre, Park and Industrial land uses); Pikes Peak National Cemetery to the northwest; and vacant or rural large El Paso County zoned parcels to the east across Meridian Road. The

parcels that make up this submittal are vacant with no existing residential buildings or structures. There are existing utility service provider facilities (electrical transmission lines and gas mains) on-site that shall remain. The site contains a long drainage way, East Fork Jimmy Camp Creek, that runs through the entire project running North-South. There are no other significant natural features such as rock outcroppings or bluffs located on site.

Request & Justification:

This application is requesting approval of a Sketch Plan for Rolling Meadows/ Bull Hill. The sketch plan is the first step of the approval process for larger or more complex divisions of land and reviews at a conceptual level the feasibility and design characteristics of the proposed development. As this proposed development is quite substantial, it will be developed over several phases all of which may be developed concurrently or out of numerical order determined by on-site and off-site improvements and utility extension construction. Since the site is quite large, infrastructure and grading operations are expected to be substantial, thus the early installation of utilities and grading request will permit construction operations to begin upon approval of the Preliminary Plan and prior to Final Plat.

The proposed Sketch Plan illustrates 5,440 units on 764.6 acres through a variety of residential densities. The proposed density ranges as shown on the plans include 2-5, 5-8, 8-12 and 12-24 DU/Ac. The sketch plan also illustrates 75.9 acres for future school sites with the locations and acreages determined in coordination with the school district; 11.8 acres of potential future commercial; 6.8 acres of district facilities (MVEA substation); 37.1 acres of dedicated ROW; 76.5 acres of utility corridors/ open space; 123.1 acres of drainage way/ open space; 38.5 acres of community parks; and 14.4 acres of neighborhood parks. Additional open space and park area may be provided and shown in more detail with future submittals. This may include elements such as parks, landscape buffers/ setbacks and trail corridors.

LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
MEDIUM-LOW (RESIDENTIAL)	36.4	180	2-5	3.2%
MEDIUM (RESIDENTIAL)	602.6	3835	5-8	53.0%
MEDIUM-HIGH (RESIDENTIAL)	71.5	585	8-12	6.3%
HIGH (RESIDENTIAL)	42.3	690	12-24	3.7%
SCHOOL SITES	75.9	-	-	6.7%

DISTRICT FACILITIES	6.8	-	-	0.6%
MULTI-FAMILY/ COMMERCIAL	11.8	150	12-24	1.0%
DEDICATED ROW	37.1	-	-	3.3%
EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
CHANNEL/ FLOODPLAIN	123.1	-	-	10.8%
COMMUNITY PARKS	38.5	-	-	3.4%
NEIGHBORHOOD PARKS	14.4	-	-	1.3%
TOTAL	1136.9	5440		100.0%

At this time all streets shown on the drawings shall be public illustrating proposed classifications and required rights of way per EPC standards. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Rolling Meadows/ Bull Hill development, open space and community connections will be provided to open space corridors, future parks, the school sites and adjoining neighborhoods. Roadways, utilities, and drainage improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

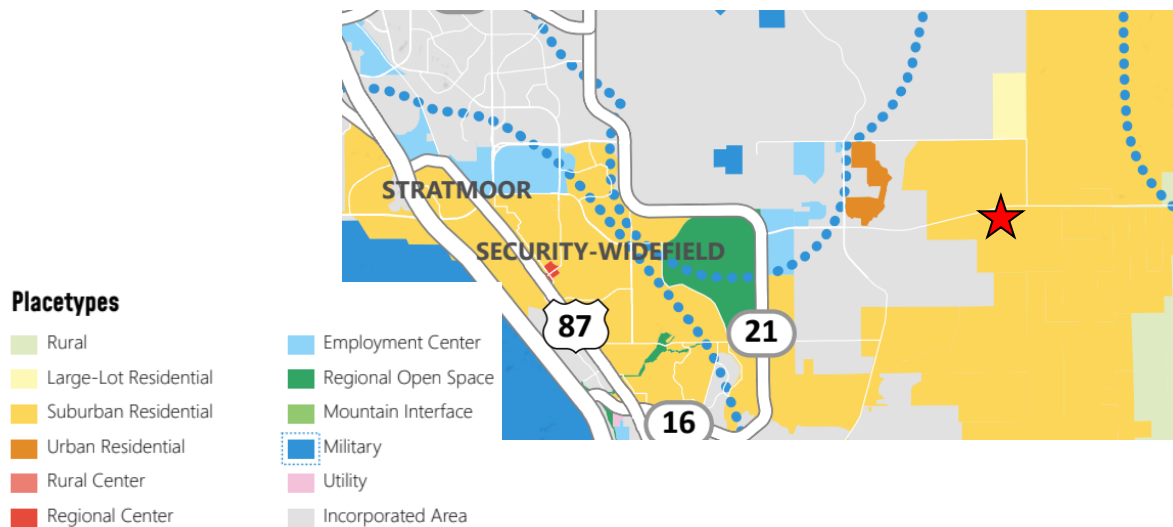
A "Soils and Geology Study", Rolling Meadows Bradley Road, El Paso County, Colorado" (RMG- Rocky Mountain Group, August 5, 2022 and amended January 30, 2024) is included with the submittal package. As part of this study, 70 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, compressible soils, shallow ground water tables, floodplain/floodway, faults and seismicity, radon, and proposed grading, erosion control, cuts and masses of fill. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

Your El Paso County Master Plan

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*

While the proposed Rolling Meadows/ Bull Hill Sketch Plan and future developments will take several years to build and complete, residential demand will remain strong as the El Paso County population is expected to increase by more than 250,000 people in the next 30 years (*Your El Paso County Master Plan, Introduction Page*). This project will help to keep up with that demand by providing 5,440 dwelling units through a variety of housing styles and price points. As also illustrated in the Your EPC Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. The proposed Rolling Meadows/ Bull Hill Sketch Plan area is designated as **Suburban Residential Placetype** in the **Area of Change: New Development** and is consistent with the placetype's recommended land uses. Suburban Residential's primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional.



2. *Does the market support the need for the use? Would the use be viable if built right now?*

As previously discussed, a very high demand for the proposed land uses and density illustrated on the sketch plan will remain in El Paso County and the City of Colorado Springs metro area as the expected population of El Paso County is expected to grow by over 250,000 people in the next 30 years.

3. *Would the use be providing necessary housing or essential goods and/ or services?*

The proposed Rolling Meadows/ Bull Hill development will incorporate more residential homes to help provide necessary and needed housing in this area of the county. The proposed density and various residential land use supports **Goal HC1: Promote development of a mix of housing types in identified areas** and **Goal HC3: Locate**

attainable housing that provides convenient access to good, services and employment. The Rolling Meadows/ Bull Hill development is near existing highways; will utilize and extend infrastructure in the area; and would be located near an existing commercial activity centers, such as the Peak Innovation Park, providing numerous job opportunities.

Geographic Considerations:

1. *Is the proposed use located within a Key Area? If so, does it fit with the development recommendations for that particular Key Area?*

Per the **Chapter 4 Housing & Communities Framework** map on page 49, the Rolling Meadows/ Bull Hill project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years. The Rolling Meadows/ Bull Hill is being planned to provide 5,440 residential units built over several years.

2. *Does the use promote the level of change identified in the Areas of Change?*

Per the **Chapter 3 Land Use Framework: Areas of Change Map** on page 20, the Rolling Meadows/ Bull Hill area is identified as an area of *New Development*. While this area is mostly vacant, it has been master planned for several years per the previously approved Rolling Hills Ranch Sketch Plan described in detail above. In addition, the Banning Lewis Ranch existing master plan illustrates residential development to the north and west. Finally, this sketch plan will be compatible with the existing Lorson Ranch development to the south. As a result, the identified Placetype: Suburban Residential can be successfully developed as illustrated on the sketch plan drawings meeting **Chapter 14 Implementation Goal LU1: Ensure compatibility with established character and infrastructure capacity.**

3. *Does the use fall within the primary or supporting land uses within the appropriate placetype?*

Per the **Chapter 3 Land Use Framework** the proposed Rolling Meadows/ Bull Hill Sketch Plan area is designated as **Suburban Residential Placetype** in the **Area of Change: New Development** and is consistent with the placetype's recommended land uses. The Suburban Residential's primary land use is Single-Family Detached with supporting land uses of Single-Family Attached, Multifamily, Commercial, Parks and Open Space, and Institutional. As illustrated in Section 4 Housing and Communities, the proposed sketch plan development is identified as an area expected to accommodate a portion of the City of Fountain's anticipated population growth. The proposed sketch plan meets this objective and **Chapter 14 Implementation Goal LU3: Encourage a range of development types to support a variety of land uses.**

4. *Is the use located in a Priority Annexation Area? If so, does it align with the growth and development plans for the nearby municipality?*

Per the **Chapter 4 Housing & Communities Framework: Priority Annexation Map** on page 50, the Rolling Meadows/ Bull Hill project is located within the Potential for Annexation Key Area and is identified as an area of Priority for Annexation due to its proximity to the City of Colorado Springs city limits, Banning Lewis Ranch to the west, and the anticipated Amara annexation to the east and south. The proposed density and

land uses would be inline with existing and planned residential uses in the general area; however, this area is currently within the service area of the Widefield Water and Sanitation District (WWSD) to provide municipal services. At this time WWSD is not interested in removing this development area from its service plan. In addition, due to lack of immediate availability of Colorado Springs utility services this project will not be seeking annexation into the City of Colorado Springs at this time and shall remain within El Paso County. Meridian Road is proposed in the El Paso County MTCP 2040 roadway plan as a minor arterial directly east of the project boundary. Bradley Road has already been transferred to the City of Colorado Springs.

5. *Is the use located within a Housing Priority Area? If so, is it one of the allowed housing types?*

Per the **Chapter 4 Housing & Communities Framework** map on page 49, the Rolling Meadows/ Bull Hill project is identified as a Suburban Residential Area Priority Development Area. This framework identification specifies locations within the county that should be prioritized first for new residential development to help accommodate the anticipated growth over the next 30 years. The Rolling Meadows/ Bull Hill is being planned to provide 5,440 residential units built over several years.

6. *Is the use located within a Commercial Priority Development Area? If so, is it one of the allowed commercial uses for that area?*

The proposed sketch plan area is not located within a Commercial Priority Development Area.

7. *Is the use located within an Employment Priority Development Area? If so, is it one of the allowed employment-focused uses for that area?*

The proposed sketch plan area is not located within an Employment Priority Development Area.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The future Rolling Meadows/ Bull Hill will require the extension of nearly all required municipal utilities to include water (WWSD), wastewater (WWSD), gas (CSU) and electric (MVEA). However, these utility extensions have been planned for extension and expansion through comprehensive utility planning. The proposed Rolling Meadows/ Bull Hill development will be required to complete these extensions based on phasing and the necessary infrastructure required to serve the development through a phased approach. This meets **Chapter 14 Implementation Goal LU4: Continue to encourage policies that ensure “development pays for itself”**.

2. *Does the development trigger the need for such infrastructure?*

The proposed development will indeed trigger the need for infrastructure extension and expansion of municipal utilities. This will require a dedicated effort of coordination with all utility providers to ensure the project’s success.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed sketch plan is proposing public street roadways to be designed and built to El Paso County Standards. Region trail connections may be required along and within the development. These will be provided as necessary per the El Paso County Parks Master Plan. This supports **Chapter 14 Implementation Goal TM2: Promote walkability and bike-ability** by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?*

Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development and inclusion of parks/ open space. Preservation of natural areas, including East Fork Jimmy Camp Creek and floodplain areas, are currently depicted on the sketch plan.

2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?*

Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development, inclusion of parks/ open space, and preservation of natural areas such as the existing drainage channel that flows through the sketch plan area.

El Paso County Sketch Plan Section 7.2.1C -Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.* The proposed subdivision is in general conformance with the Your El Paso County Master Plan as described above and helps to meet to primary goal of creating a competitive place to live, work, invest and visit.

The proposed subdivision is in conformance with the requirements of this Code. The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.

2. *The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.* The proposed residential area is compatible with the surrounding residential and commercial land uses. The proposed application submittal includes a total of 5,440 dwelling units through a combination of 4,600 new single family detached units on 710.5 acres for density ranges of 2-5, 5-8 and 8-12 DU/ Acre and 840 new multi-family units on 54.1 acres for a density range of 12-24 DU/ Acre. Adequate open space, landscaping and buffering will be provided for in more detailed future submittals.
3. *The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies.* Widefield Water & Sanitation District has currently allocated potable water to Bull Hill/Rolling Meadows in the amount of 5,721 single family equivalents

which includes single family dwellings units, schools, parks, and streetscapes. There is also the potential to increase density but will be limited to the amount of water rights acquired and the capacity of the wastewater treatment plant.

4. *Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities.* All necessary services are available to meet the initial needs for the proposed development. Multiple school sites are proposed to serve the community. Additional service commitments will be provided with future submittals. The addition of roads, open space/ parks, and required utility improvements are discussed in other sections of this project narrative.
5. *The soil is suitable for the subdivision.* The soils are suitable for construction with any necessary soil hazards to be mitigated using common and accepted engineering design techniques. More detailed soil investigations may be provided with future submittals.
6. *The geologic hazards do not prohibit the subdivision, or can be mitigated.* A "Soils and Geology Study", Rolling Meadows Bradley Road, El Paso County, Colorado" (RMG-Rocky Mountain Group, August 5, 2022) is included with the submittal package. As part of this study, 70 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, compressible soils, shallow ground water tables, floodplain/floodway, faults and seismicity, radon, and proposed grading, erosion control, cuts and masses of fill. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.
7. *The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.].* The proposed project does not contain any mineral deposits of commercial value.
8. *The design of the subdivision protects the natural resources or unique landforms. The project proposes improvement to the existing channel/ floodplain area. These improvements will provide additional stabilization to the channel and its surrounding riverine habitat.*
9. *The proposed methods for fire protection are adequate to serve the subdivision.* The proposed subdivision will have adequate circulation and meet all design criteria of the Security Widefield Fire Protection District. A Fire Protection Report and Fire Commitment will be provided with future, more detailed submittals.
10. *The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.* There are no major development constraints on this site. Existing drainage facilities will be retained or modified as necessary for the development.

Water and Wastewater Services:

Widefield Water & Sanitation District has currently allocated potable water to Bull Hill/Rolling Meadows in the amount of 5,721 single family equivalents which includes single family dwellings units, schools, parks, streetscapes, and fire stations. There is also the potential to increase density but will be limited to the amount of water rights acquired and the capacity of the wastewater treatment plant.

El Paso County Water Master Plan:

Rolling Meadows/ Bull Hill is located in two pressure zones. The lower pressure zone serves this development up to an elevation of 5860 and is called the Ground Storage Service Area. The upper pressure zone is generally located north of Bradley Road and includes areas higher than elevation 5860 and is called the Elevated Tank Service Area. As part of the Lorson Ranch Development and WWSD's water infrastructure expansion portions of the water system have been built and is discussed below.

In the early stages of the Lorson Ranch Development potable watermain was constructed from the Goldfield Tank Site to Lorson Ranch and extending within Lorson Ranch to a pumpstation (RHBPS) located near the electrical transmission lines. In 2017 WWSD constructed the RHBPS pumpstation and a 12" potable watermain from Lorson Ranch to the VA Cemetery property to provide potable water to the VA Cemetery. In 2021 WWSD constructed a 2MG ground storage tank (Rolling Hills Ground Storage Tank) and watermain at the Rolling Meadows Tank site. In 2022 Lorson Ranch constructed a 16" potable watermain stub from the RHBPS to the Bull Hill property. WWSD is currently increasing the size of the RHBPS pumpstation in Lorson Ranch to provide additional service to the Ground Storage Service Area.

The first phases of Bull Hill / Rolling Meadows will be limited to development in the Ground Storage Service Area generally below the 5860 elevation (generally north of Bradley Road and east of channel and south of Bradley Road). Watermain infrastructure required for this area includes constructing a 16" watermain from the stub at Lorson Ranch north to the Rolling Hills Ground Storage Tank and watermain laterals for each phase of development.

In order to develop areas above the 5860 elevation (generally north of Bradley and west of channel) an elevated tank, 5MG ground storage tank, and booster station will need to be constructed at the Rolling Meadows Tank Site. See WWSD's memo dated February 6, 2020 for tank site layouts and tank designs.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single family equivalent.

WWSD could potentially serve future additional densities but that would require acquisition of additional water rights, updating of the Water Master Plan, and additional water infrastructure.

Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected.

The WWSD collects and treats wastewater from users within its service area at the WWSD treatment plant located near Hwy 16 and Fountain Creek. The treatment plant has a current hydraulic capacity of 2.14 MGD. Currently, the plant is operating at a three year average loading of 1.64 MGD which is roughly 77% of capacity. Current projected use plus active commitments is projected to be roughly 1.72MGD which represents approximately 80% of the current hydraulic plan capacity. Note – wastewater treatment plants are rated on the basis of Average Daily Maximum Monthly Flow which differs from maximum day flow. See attached report from WWSD for total units served, upcoming three year improvements, and existing infrastructure. Development density in Bull Hill / Rolling Meadows above the 5721 sfe's total will need to be studied by WWSD to ensure the existing treatment plant does not exceed capacity.

In addition, Rolling Meadows/ Bull Hill meets the stated Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open space. The common open space emphasizes water conservation using native turf seeds and limited high water sod.

Total Number of Residential Units, Density, and Lot Sizes: 4,600 Single-Family Detached Residential Units at a density of 2-5, 5-8, 8-12, and 12-24 DU/ Acre. The site layout includes a mix of residential lot sizes: 60' x 110' (6,600' SF); 50' x 110' (5,500 SF); 45' x 85' (3,825 SF); and 35' x 85' (2,975 SF). The site also includes 840 multi-family units at a density of 12-24 DU/ Acre.

Total Number of Industrial or Commercial Sites:

One 11.8 acre potential future commercial parcel is currently proposed. There are no industrial sites proposed with this project.

Phasing Plan and Schedule of Development:

The Rolling Meadows/ Bull Hill will be developed in several phases based on necessary infrastructure extensions. Proposed roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

Approximate Acres and Percent of Land Set Aside for Open Space:

Per the EPCLDC, 113.7 acres or 10% of the total site area is required within the PUD zoning district to be provided as open space. $1,136.9 \text{ total acres} \times 10\% = 113.7 \text{ acres of required open space}$. The PUDSP proposes 252.5 acres of open space, landscape area, water resource/ floodplain area and parks totaling 22.2% of the overall site acreage. The total 252.5 acres of open space breaks down as follows; open space/ easement = 76.5 acres, future parks within residential areas = 52.9 acres, water resource/ floodplain areas within open space = 123.1 acres (per code section 17.248.b.1b an open space requirement can be met through environmental preservation of significant natural areas such as water bodies/water resource).

The open space tracts may include elements such as landscaping, existing natural open space to remain, trails, parks, and detention facilities. Of the 252.5 acres being provided with Rolling Meadows/ Bull Hill, 76.5 acres consist of the powerline easement and an SDS easement. This easement forms a natural buffer within the community providing opportunities for pedestrian trail connectivity. These potential trail corridors along the powerline easement will provide numerous connections to adjoining neighborhoods and school sites. Additional open space may be provided within individual parcel areas increasing the total amount of open space provided. Open space provided will be cumulative across the entire Rolling Meadows/ Bull Hill development area. No less than 25% of the required open space acreage will be usable open space for the benefit of all residents.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed parks. Any Park Lands Agreement will be coordinated during the Final Plat process.

Types of Proposed Recreational Facilities:

While there are no major recreational facilities such as large sports complexes or regional parks, the Rolling Meadows/ Bull Hill Sketch Plan is illustrating numerous park sites, trails, several school sites and larger areas of open space. Future submittals will further illustrate park sites and their amenities.

Traffic Engineering:

Vehicular access and street layout is generally illustrated on the sketch plan with all roadways to be public, built to El Paso County standards. Refer to the traffic impact study submitted with this sketch plan for more detail regarding traffic volumes, circulation, etc. Future development plans shall follow the recommendations outlined in this traffic impact study.

School District:

The Rolling Meadows/ Bull Hill Sketch Plan area lies within the Widefield School District #3. The sketch plan drawings illustrate several school site locations and sizes based upon coordination directly with the school district. As the project will be dedicating land for the various school sites, there will be no fees required as the land will count as credits given to the school district.

Proposed Services:

- | | |
|-----------------------|---|
| 1. Water/ Wastewater: | Widefield Water and Sanitation District |
| 2. Gas: | City of Colorado Springs |
| 3. Electric: | Mountain View Electric |
| 4. Fire: | Security Fire Protection District |
| 5. School: | Widefield District #3 |
| 6. Roads: | El Paso County Road and Bridge |
| 7. Police Protection: | El Paso County Sheriff's Department |

Impacts associated with the Sketch Plan:

Please refer to the Wildlife Memo dated November 10, 2023, -prepared by Matrix Design Group for additional detailed information regarding Endangered Species, Migratory Birds, State and Local Protections, and Project Impacts.

Floodplain: There is a major hydrologic feature within the project site boundary. This property is located within a designated FEMA floodplain as determined by the flood insurance rate map, community map numbers '08041C0769G', '08041C0790G', and '08041C0976G' effective date 'December 7, 2018'.

Channel and Floodplain improvements are proposed as part of this overall development project. The development will drain into a proposed detention pond/water quality basin system located throughout the proposed project. Flows will then be conveyed to the Jimmy Camp Creek East Tributary and/ or offsite in a manner consistent with El Paso County and State requirements.

Site Geology: RMG has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: Per Jurisdictional Determination Letter (SPA-2005-00418) from the Army Corps of Engineers, the site contains non-jurisdictional isolated wetlands, other isolated waters, and an upland stock pond.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas. Noise studies, if applicable, will be required at subsequent stages of the entitlement process.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Rolling Meadows/ Bull Hill with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There are no unique natural features on the project site.

Vegetation, Wildlife Habitats and Migration Routes:

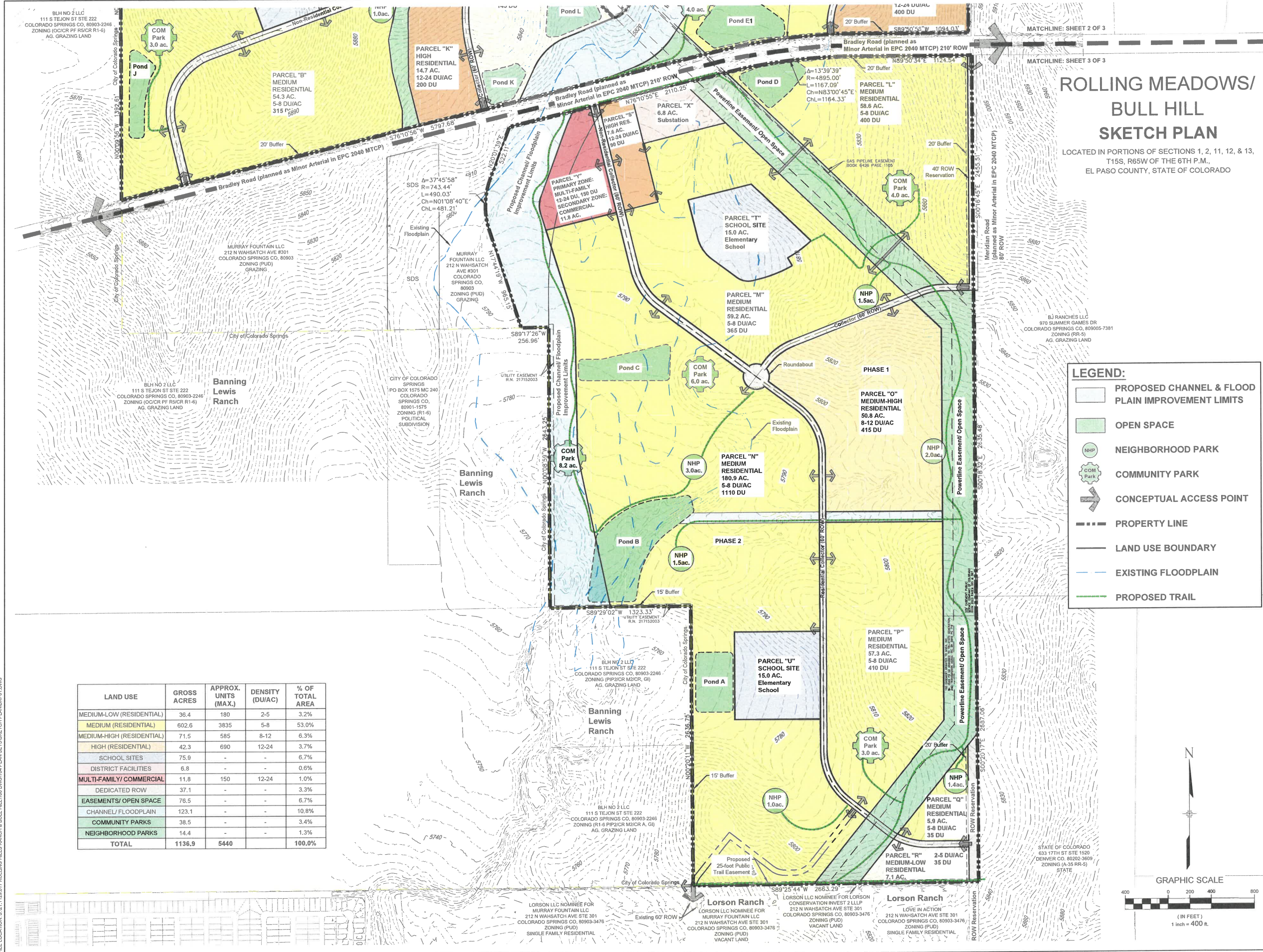
Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area.

The U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) was used to determine the potential of migratory birds within the area. The IPaC mapper listed 8 migratory birds that may be affected by Rolling Meadows – Bull Hill; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees. In addition, there are no critical habitats found to be present on the site.



LAND USE	GROSS ACRES	APPROX. UNITS (MAX.)	DENSITY (DU/AC)	% OF TOTAL AREA
MEDIUM-LOW (RESIDENTIAL)	36.4	180	2-5	3.2%
MEDIUM (RESIDENTIAL)	602.6	3835	5-8	53.0%
MEDIUM-HIGH (RESIDENTIAL)	71.5	585	8-12	6.3%
HIGH (RESIDENTIAL)	42.3	690	12-24	3.7%
SCHOOL SITES	75.9	-	-	6.7%
DISTRICT FACILITIES	6.8	-	-	0.6%
MULTI-FAMILY/ COMMERCIAL	11.8	150	12-24	1.0%
DEDICATED ROW	37.1	-	-	3.3%
EASEMENTS/ OPEN SPACE	76.5	-	-	6.7%
CHANNEL/ FLOODPLAIN	123.1	-	-	10.8%
COMMUNITY PARKS	38.5	-	-	3.4%
NEIGHBORHOOD PARKS	14.4	-	-	1.3%
TOTAL	1136.9	5440		100.0%

LEGEND:

- PROPOSED CHANNEL & FLOOD PLAIN IMPROVEMENT LIMITS
- OPEN SPACE
- NEIGHBORHOOD PARK
- COMMUNITY PARK
- CONCEPTUAL ACCESS POINT
- PROPERTY LINE
- LAND USE BOUNDARY
- EXISTING FLOODPLAIN
- PROPOSED TRAIL

N

GRAPHIC SCALE

0 200 400 800

(IN FEET)
1 inch = 400 ft.

ROLLING MEADOWS/ BULL HILL SKETCH PLAN

LOCATED IN PORTIONS OF SECTIONS 1, 2, 11, 12, & 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
The Landhuis Company
212 N Wahsatch Dr., Suite 301
Colorado Springs, CO 80903
(719) 695-3200

APPROVAL:

VICINITY MAP:

PROJECT:
ROLLING MEADOWS/ BULL HILL SKETCH PLAN
EL PASO COUNTY, COLORADO
FEBRUARY 2024

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	09/12/2023	INITIAL SUBMITTAL	RAF
1	02/07/2024	SECOND SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO.: 21.1129.017
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SKETCH PLAN

SKP03

SHEET 03 OF 03

PCD FILE NO.:

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Silverado Ranch Filing No. 2 Final Plat

Agenda Date: April 10, 2024

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Patten Associates, Inc., on behalf of Silverado Ranch, Inc., for approval of Silverado Ranch Filing No. 2 Final Plat. Silverado Ranch is zoned PUD and is located southeast of Schriever Air Force Base and southeast of the intersection of Drennan Road and Peyton Highway. The proposed 318-acre development will ultimately include 64 single-family residential lots, with a minimum lot size of 2.5 acres, while the proposed Filing No. 2 Final Plat includes 15 single-family rural residential lots on approximately 48.9 acres.

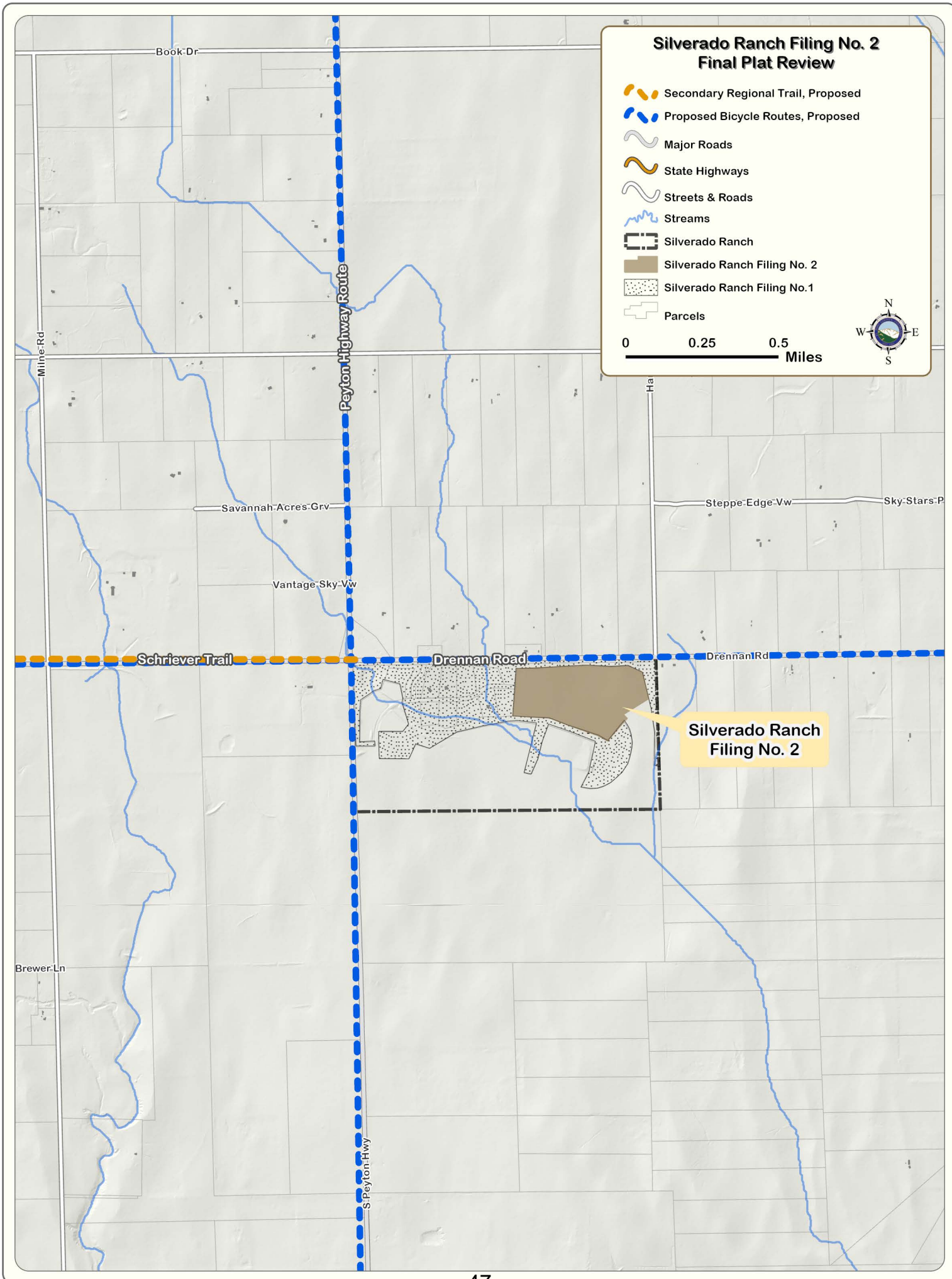
The 2022 El Paso County Parks Master Plan shows the project site lying immediately south and adjacent to the proposed Drennan Road Bicycle Route, which runs east-west along Drennan Road, as well as immediately east and adjacent to the proposed Peyton Highway Bicycle Route, which runs north-south along Peyton Highway. In addition, the property lies immediately east of the Schriever Secondary Regional Trail, which terminates at the intersection of Drennan Road and Peyton Highway, and therefore is not impacted by the proposed development. Dedicated right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The open space dedication proposed within the overall Silverado Ranch PUD Development Plan and Preliminary Plan comprises 90.7 acres, or 28.44% of the subdivision, within six tracts dedicated to open space or equestrian use and therefore exceeds the required open space dedication of 10%. Filing No. 2 does not contain any of the aforementioned open space but is surrounded by numerous open space tracts.

As no park land or trail easement dedications are necessary, Staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$7,575.

Recommended Motion (Filing No. 2 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Silverado Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$7,575.



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

June 1, 2023

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: Silverado Ranch Filing No. 2 Final Plat

Application Type: Final Plat

PCD Reference #: SF-24-006

Total Acreage: 48.94

Total # of Dwelling Units: 15

Applicant / Owner:

Owner's Representative:

Dwelling Units Per 2.5 Acres: 0.77

Silverado Ranch, Inc.

Patten Associates, Inc.

Regional Park Area: 4

Stan Searle

Peter Patten

Urban Park Area: 5

18911 Cherry Springs Ranch Drive

4271 Horse Gulch Loop

Existing Zoning Code: PUD

Monument, CO 80132

Colorado Springs, CO 80924

Proposed Zoning Code: PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **NO**

Regional Park Area: 4

Urban Park Area: 5

0.0194 Acres x 15 Dwelling Units = 0.291

Neighborhood: 0.00375 Acres x 15 Dwelling Units = 0.00

Community: 0.00625 Acres x 15 Dwelling Units = 0.00

Total Regional Park Acres: **0.291**

Total Urban Park Acres: **0.00**

FEE REQUIREMENTS

Regional Park Area: 4

Urban Park Area: 5

\$505 / Dwelling Unit x 15 Dwelling Units = \$7,575

Neighborhood: \$119 / Dwelling Unit x 15 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 15 Dwelling Units = \$0

Total Regional Park Fees: **\$7,575**

Total Urban Park Fees: **\$0**

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Silverado Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$7,575.

Park Advisory Board Recommendation:

Letter of Intent

Final Plat of Silverado Ranch Filing No. 2

Owner/Applicants: Silverado Ranch Inc. (Stan Searle and Gary Lake)

Telephone: (719) 649-9590; email: stansearle@gmail.com

Consultant: Peter Patten, Patten Associates, Inc. (970)846-9111; ppatten@pattenassociates.com

Property Address: No address

Parcel Number: 351600001

Current Zoning and Acreage: PUD/48.9 acres in SRF2

Background: Silverado Ranch is a rural equestrian-oriented PUD of 64 2.5-acre minimum lots southeast of Schriever AFB, bordered on the north by Drennan Road and on the west by Peyton Highway. The PUD zoning and Preliminary Plan were approved in 2008. The Final Plat for Filing No.1 (10 lots) was approved in 2018 and is approximately 50 % built out.

Specific Request: Approval of a Final Plat for SRF2 of Silverado Ranch.

Silverado Ranch SRF2 (SRF2) will add 15 lots to the east of the 10 lots in Filing 1. Silverado Hill View, the existing main subdivision road, will be extended to the east to provide access to the 15 new lots. The current temporary cul-de-sac will be relocated to the end of the extended road. Roads will be private and maintained by the HOA. A Deviation is requested for the temporary cul-de-sac for the maximum length of cul-de-sac.

SRF2 road and lot layout is very similar to the approved PUD. SRF2 will be almost entirely surrounded by open space that was included in Filing 1. This open space includes a buffer on the north from Drennan Road ranging between 60-110' and a wider buffer from existing homes on the east. Trails will be constructed on various portions of the open space. The only Tract proposed is for the private roads. Lots 10 and 11 will be located partially within an existing detention pond. The average gross lot size in SRF2 is 2.98 acres (see table on following page). Twelve of the lots have over 200 feet of street frontage and 3 lots are flag lots with 30+ feet of street frontage.

Justification for the Request:

SRF2 is simply a continuation of the approved Silverado Ranch PUD which is being constructed in phases based on market demand. The SRF2 site plan and lot layout is entirely consistent with the approved PUD. Roads and utilities will be extended to the east from Filing 1. Roads, utilities and drainage improvements will be constructed to EPC standards. A Deviation is requested for maximum length of temporary cul-de-sac. All submittal requirements for the subdivision have been submitted. SRF2 contains no constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.). As discussed below, SRF2 complies with the criteria for a final plat.

Other Required LOI Items:

- A Traffic Impact Study has been prepared and submitted.
- County Road Impact Fee will not apply as SRF2 has private roads.
- All proposed subdivision improvements will be privately owned and maintained by the HOA, including the roads.
- A Deviation is requested for length of the temporary cul-de-sac. See TIS.
- Current owners in Filing 1 have been made aware of the proposed SRF2. No other community outreach efforts have been made or are necessary.

Silverado Ranch SRF2 Areas

Lot #	Gross Lot Area In Acres	Comment
1.	2.60	Existing temp turnaround easement to be vacated
2.	2.62	
3.	2.65	
4.	2.65	
5.	2.72	
6.	2.76	
7.	2.78	
8.	2.69	
9.	3.81	
10.	3.13	No-build drainage area for the detention pond on south portion of lot
11.	3.66	No-build drainage area for the detention pond on south portion of lot
12.	3.19	
13.	3.84	
14.	3.68	
15.	2.91	
Lot Total	45.67	
Tract A	3.27	Tract A is the private road: Silverado Hill View
Total Subdivision Acreage	48.94	
Lot Size Average	3.04	

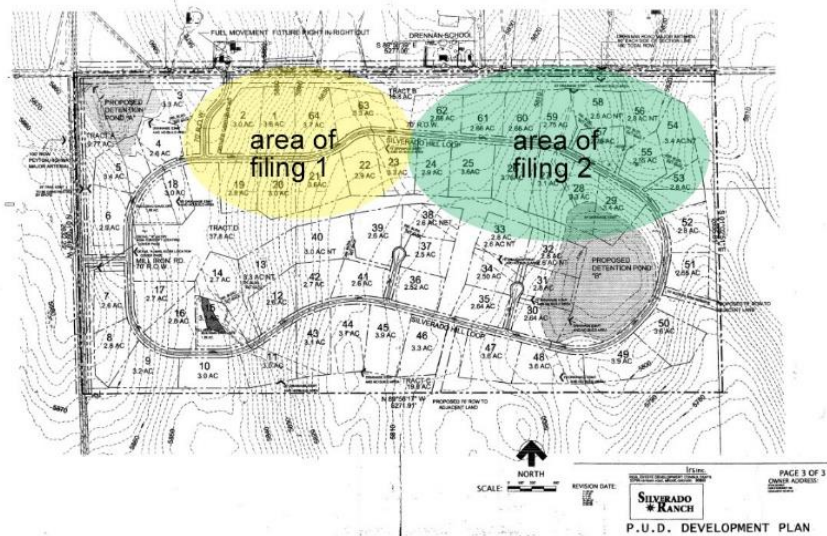
Note: the proposed temporary turnaround easement is not located within plat boundaries.

Compliance with Criteria of Approval

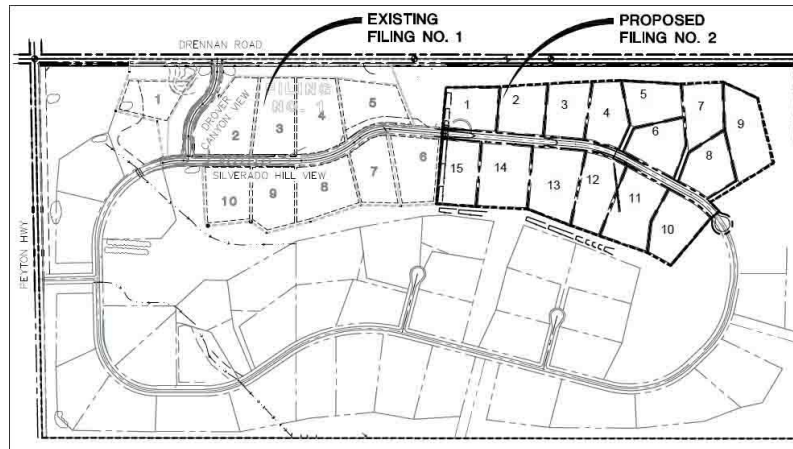
➤ **The Subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.**
SRF2 is the second filing of an approved PUD that was found to be in general conformance with the goals, objectives, and policies of the Master Plan in effect at the time of approval of the PUD.

➤ **The subdivision is in substantial conformance with the approved preliminary plan;**
As shown below, the SRF2 Final Plat is entirely consistent and in substantial conformance with the approved Preliminary Plan and PUD.

Approved PUD Development Plan



Proposed Silverado Ranch Filing 2 within overall context of the PUD



- **The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;**

SRF2 meets the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials, with the exception of the cul-de-sac length deviation.

- **A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in water supply standards [C.R.S. §30-28-133(6)(a)] and requirements of Chapter 8 of this Code**

Sufficient water supply—including quantity and dependability for the type of subdivision proposed—has been verified by the State Engineer’s Office. The PUD and Filing 1 approvals include review of water supply adequacy. Water quality has been established as conforming to State standards by an independent test laboratory. A memo from Steve Monson, water attorney, has been submitted concluding that there is adequate water supply for SRF2. Not sure we want to submit this because of the mention of horses – this needs further discussion.

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

Individual wells and septic systems will be subject to County and State permitting requirements. Adequate drainage improvements are proposed that comply with C.R.S. §30-28-133(3)(c)(VIII) and the requirements of the Land Development Code and the ECM;

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

There are no known areas within the proposed subdivision which involve soil or topographical conditions presenting hazards or requiring special precautions.

- **Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;**

Drainage improvements are proposed as shown on the Final Plat, Construction Drawings and Grading & Erosion Control Plan. A . A Drainage Report and Storm Water Management Plan have been submitted.

- **Legal and physical access is provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM;**

Legal and physical access will be provided to all lots from the extension of the existing subdivision roadway, a private road maintained by the SR HOA.

- **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;**

Necessary services, including police and fire protection, recreation, utilities, and transportation systems are being provided to Filing 1 and will continue to be provided in a similar fashion to SRF2. Letters confirming service availability have been provided by all applicable fire protection and utility companies.

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

The developer of the Silverado Ranch Subdivision will develop SRF2 in a manner consistent with contemporary wildfire hazard mitigation techniques, as well as assuring that roads provide adequate turn-around space for emergency equipment. Note that there are no trees within SRF2.

- **Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;**

Studies have identified no off-site impacts requiring mitigation. Additional ROW for Peyton Highway was dedicated with Filing 1 Final Plat.

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

Appropriate financial assurances for public infrastructure will be included with the SIA. Applicable School and Park fees will be paid, if applicable, as required at the time of recording final plats. Traffic Improvement Fees, if applicable, will be paid in full by individual builders or lot owners as building permits are obtained for each lot.

- **The subdivision meets other applicable sections of Chapter 6 and 8; and**
SRF2 meets the other applicable sections of Chapter 6 and 8.

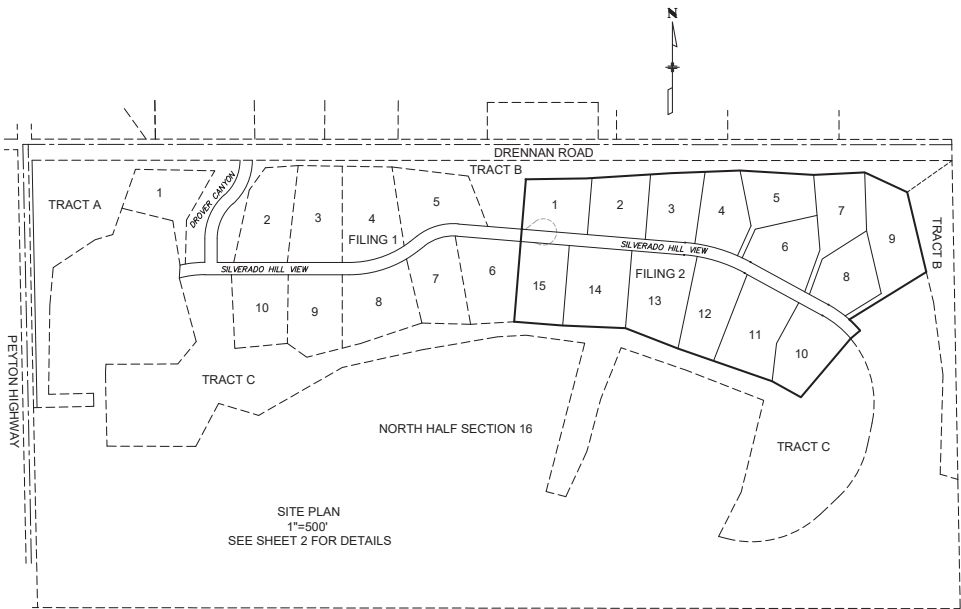
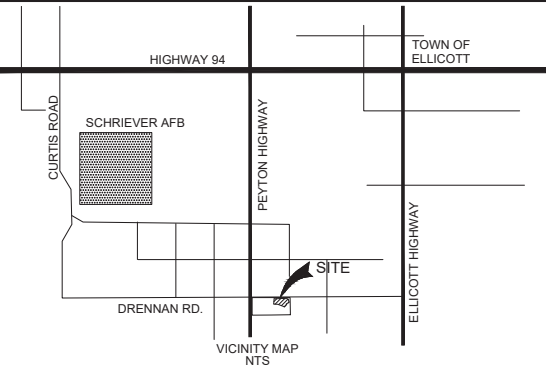
- **The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]**

There is no extraction of any mineral or hydrocarbon deposits occurring on or near the proposed subdivision. The State of Colorado is a third party mineral rights owner and will be notified according to State law.

Community Outreach Efforts

Filing 1 lot owners have been made aware of the proposed SRF2. Again, this filing is simply a continuation of an approved PUD plan.

SILVERADO RANCH FILING NO. 2
IN THE NORTHEAST QUARTER OF SECTION 16, T15S, R63W, 6th P.M.
EL PASO COUNTY, COLORADO



BE IT KNOWN BY THESE PRESENTS:

THAT SILVERADO RANCH, STAN SEARLE MANAGER IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF SILVERADO RANCH SUBDIVISION FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 218714252 OF THE EL PASO COUNTY RECORDS;
THENCE N04°42'22"E A DISTANCE OF 70.00 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT B, AS PLATTED BY SAID SILVERADO RANCH SUBDIVISION FILING NO. 1;
THE FOLLOWING EIGHT (8) COURSES ARE ALONG THE BOUNDARY OF SAID TRACT B;
1. THENCE N04°42'22"E A DISTANCE OF 284.81 FEET;
2. THENCE N89°17'05"E A DISTANCE OF 342.94 FEET;
3. THENCE N86°23'17"E A DISTANCE OF 486.04 FEET;
4. THENCE N87°48'05"E A DISTANCE OF 389.63 FEET;
5. THENCE S86°29'49"E A DISTANCE OF 418.50 FEET;
6. THENCE N87°04'08"E A DISTANCE OF 290.42 FEET;
7. THENCE S65°00'51"E A DISTANCE OF 287.13 FEET;
8. THENCE S13°23'50"E A DISTANCE OF 465.93 FEET;
THENCE S58°18'12"W A DISTANCE OF 514.52 FEET;
THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 THROUGH A CENTRAL ANGLE OF 7°56'46" AN ARC DISTANCE OF 88.07 FEET, THE LONG CHORD OF WHICH BEARS S44°11'46"E A DISTANCE OF 88.00 FEET;
THENCE S49°46'37"W A DISTANCE OF 70.00 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT C, AS PLATTED BY SAID SILVERADO RANCH SUBDIVISION FILING NO. 1;
THE FOLLOWING SIX (6) COURSES ARE ALONG THE BOUNDARY OF SAID TRACT C;
1. THENCE S40°18'20"W A DISTANCE OF 436.63 FEET;
2. THENCE N60°57'27"W A DISTANCE OF 187.22 FEET;
3. THENCE N70°52'30"W A DISTANCE OF 565.92 FEET;
4. THENCE N68°41'28"W A DISTANCE OF 320.14 FEET;
5. THENCE N87°39'51"W A DISTANCE OF 356.75 FEET;
6. THENCE N85°29'18"W A DISTANCE OF 277.29 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LOT 6 OF SILVERADO RANCH SUBDIVISION FILING NO. 1;
THENCE N04°42'22"E ON THE EAST LINE OF SAID LOT 6 A DISTANCE OF 457.50 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 48.94 ACRES, MORE OR LESS.

NOTES:

1. THERE SHALL BE NO DIRECT LOT ACCESS TO DRENNAN ROAD. LOT ACCESS SHALL BE FROM SILVERADO HILL LOOP.
2. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 218138383 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
3. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
4. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM SILVERADO HILL LOOP PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3., AS AMENDED, DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE ELLICOTT FIRE PROTECTION DISTRICT.
5. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 218138384 OF THE RECORDS OF EL PASO COUNTY. THE SILVERADO RANCH HOA IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C025F AND 08041C01025F, EFFECTIVE DATE MARCH 17, 1997.
7. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 218130522 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND AS SUBSEQUENTLY AMENDED.
8. THE 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, COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED SPECIES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
11. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. REFER TO THE GEOLOGIC REPORT FOR SPECIFIC RECOMMENDATIONS REGARDING WELL DESIGN AND INSTALLATION, PARTICULARLY AN ADEQUATE SURFACE SEAL AT INSTALLATION. (SEE THE REPORT REFERENCED IN NOTE 16. C.)
12. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
13. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AT THE TIME OF LOT SALES, SHALL CONVEY BY SPECIAL WARRANTY DEED TO INDIVIDUAL LOT OWNERS SUFFICIENT WATER RIGHTS IN THE LARAMIE- FOX HILLS AQUIFER UNDERLYING EACH LOT TO SATISFY THE DEMAND REQUIREMENT OF 0.4 ACRE-FEET ANNUALLY AND AT LEAST 120.0 ACRE-FEET TOTAL OVER 300 YEARS, FROM WHICH THE ANNUAL 4% REPLACEMENT REQUIRED BY DETERMINATION OF WATER RIGHT NO. 325-BD MUST BE MET. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAKING THE REQUIRED ANNUAL FOUR PERCENT (4%) REPLACEMENT OF THE AMOUNT WITHDRAWN ANNUALLY, PER THE DETERMINATION.
14. THIS PROPERTY IS LOCATED WITHIN THE ELLICOTT FIRE PROTECTION DISTRICT. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE BUILDING REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
15. THIS SUBDIVISION IS REGULATED BY A PUD DEVELOPMENT PLAN WHICH PROVIDES DEVELOPMENT GUIDELINES AND STANDARDS AS RECORDED AT RECEPTION NO. 217000869, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. HOMEOWNERS WILL BE RESPONSIBLE FOR SEPTIC AND WATER.
16. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
A) NATURAL FEATURES
B) WILDLIFE HAZARD AND VEGETATION
C) GEOLOGY AND SOILS (THE GEOLOGY, SURFACE SOILS EVALUATION AND SEWAGE DISPOSAL EVALUATION REPORT, PREPARED BY FRONT RANGE GEOTECHNICAL, INC. DATED 10/5/2006)
D) FINAL DRAINAGE REPORT
E) EROSION CONTROL PLAN
F) PRELIMINARY PLAN FILE NUMBER "SP-07-003"
17. RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENT WAS DONE BY FIDELITY NATIONAL TITLE. FILE NO. 570-F0570738-370-CSG, AMENDMENT NO. 1, EFFECTIVE DATE 3/27/18.
18. THE PROPERTY IS SUBJECT TO THE EASEMENTS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION BY THE INSTRUMENT RECORDED ON APRIL 03, 1967 IN BOOK 2174 AT PAGE 658 AND BY RECEPTION NO. 216142266. (BLANKET EASEMENT)
19. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY MUTUAL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED ON APRIL 05, 1971 IN BOOK 2399 AT PAGE 662. (BLANKET EASEMENT)
20. SPORADIC EXPANSIVE SOILS MAY BE PRESENT ON THIS SITE.
21. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
22. DUE TO VARIOUS SOIL AND GEOLOGIC CONDITIONS, SEPTIC SYSTEMS MAY NEED TO BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
23. THE TURN-AROUND EASEMENT WILL BE VACATED WHEN SILVERADO LOOP IS EXTENDED. IN THE EVENT THAT SILVERADO LOOP IS NOT EXTENDED, THIS EASEMENT WILL REMAIN IN EFFECT. THE FUTURE DEVELOPER OF THIS PROPERTY WILL BE RESPONSIBLE FOR THE COSTS TO VACATE AND RECLAIM THE CUL-DE-SAC.
24. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION 16-454) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
25. ROADS IN THIS FILING OF SILVERADO RANCH SUBDIVISION, AND ALL SUBSEQUENT FILINGS, SHALL BE PRIVATE AND BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, INCLUDING APPROVED WAIVERS, WITH MAINTENANCE BEING THE RESPONSIBILITY OF THE SILVERADO RANCH HOMEOWNERS ASSOCIATION. ALL ROADS WILL BE ACCESSIBLE TO THE PUBLIC.
26. THE PRIVATE ROADS WITHIN THIS SUBDIVISION WILL NOT BE MAINTAINED BY EL PASO COUNTY.

EASEMENTS:

SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

OWNERS CERTIFICATE:

SILVERADO RANCH, LLC, STAN SEARLE, MANAGER, BEING THE OWNER, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS, LOTS, PRIVATE STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SILVERADO RANCH FILING NO. 2. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED SILVERADO RANCH, INC., HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2024.

SILVERADO RANCH, INC.
STAN SEARLE

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY STAN SEARLE,
SILVERADO RANCH, INC.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSEURE 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 THE ABOVE ON THIS ____ DAY OF _____, 2024.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

DATE

ACCEPTANCE CERTIFICATE FOR TRACT:

THE DEDICATION OF THE TRACT SHOWN ON THIS PLAT IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SILVERADO RANCH HOMEOWNERS ASSOCIATION

BY:

STAN SEARLE
SILVERADO RANCH HOMEOWNERS ASSOCIATION

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024 BY STAN SEARLE, MANAGER
SILVERADO RANCH HOMEOWNERS ASSOCIATION

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SILVERADO RANCH FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 2024. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, TRACTS AND EASEMENTS 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2024, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER

FEE: _____

BY:

COUNTY CLERK AND RECORDER

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

PREPARED BY

LWA LAND SURVEYING, INC.

953 EAST FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-3179

SILVERADO RANCH
JANUARY 9, 2024
PROJECT 16093
SHEET 1 OF 2

SF-23-____

SILVERADO RANCH FILING NO. 2

IN THE NORTHEAST QUARTER OF SECTION 16, T15S, R63W, 6th P.M.
EL PASO COUNTY, COLORADO

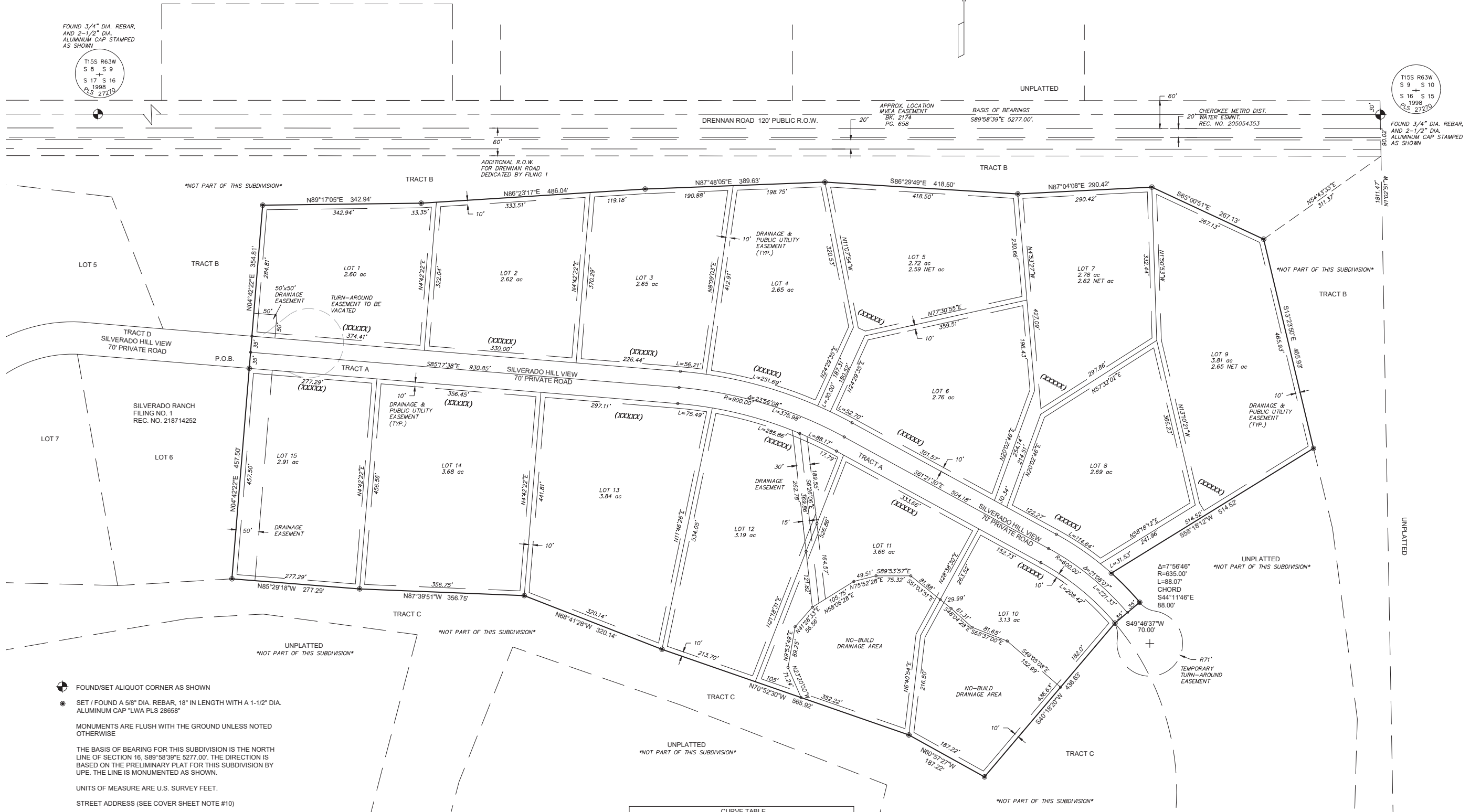


FOUND 3/4" DIA. REBAR,
AND 2-1/2" DIA.
ALUMINUM CAP STAMPED
AS SHOWN

T15S R63W
S 8 S 9
S 17 S 16
1998
PLS 27270

T15S R63W
S 9 S 10
S 16 S 15
1998
PLS 27270

FOUND 3/4" DIA. REBAR,
AND 2-1/2" DIA.
ALUMINUM CAP STAMPED
AS SHOWN



FOUND/SET ALIQUOT CORNER AS SHOWN

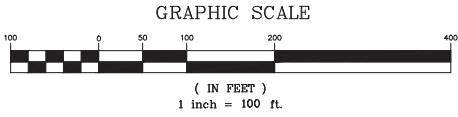
SET / FOUND A 5/8" DIA. REBAR, 18" IN LENGTH WITH A 1-1/2" DIA. ALUMINUM CAP "LWA PLS 28658"

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE

THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE NORTH LINE OF SECTION 16, S89°58'39"E 5277.00'. THE DIRECTION IS BASED ON THE PRELIMINARY PLAT FOR THIS SUBDIVISION BY UPE. THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

STREET ADDRESS (SEE COVER SHEET NOTE #10)



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°26'40"	935.00	56.21	S83°34'17"E	56.20
C2	15°25'23"	935.00	251.69	S74°08'15"E	250.93
C3	1°50'18"	935.00	30.00	S85°30'23"E	30.00
C4	3°13'46"	935.00	52.70	S82°58'23"E	52.69
C5	10°20'39"	635.00	114.64	S56°11'10"E	114.49
C6	2°50'41"	635.00	31.53	S49°35'30"E	31.53
C7	21°8'7"	565.00	208.42	S50°47'27"E	207.24
C8	18°56'6"	865.00	285.86	S70°49'33"E	284.56
C9	5°0'2"	865.00	75.49	S82°47'37"E	75.47

TRACT DEDICATION TABLE			
TRACT	AREA	USE	OWNERSHIP/MAINTENANCE
A	3.27 ac.	PRIVATE ROAD - SILVERADO HILL VIEW	SILVERADO RANCH HOA (SEE NOTES #25 & 26)

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

PREPARED BY
LWA LAND SURVEYING, INC.
953 EAST FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-3179

SF-23-
JANUARY 9, 2024
PROJECT 16093
SHEET 2 OF 2

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Urban Park Lands Agreement – Sterling Ranch
Metropolitan District No. 2 / Sterling Ranch Filing No. 4

Agenda Date: April 10, 2024

Agenda Item Number: #7 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

The Sterling Ranch is a 1,444-acre mixed-use development located northwest of the City of Colorado Springs, near the intersection of Vollmer Road, Briargate Parkway, and Marksheffel Road. The applicant, Sterling Ranch Metropolitan District No. 2, is in the process of completing the requirements of a Final Plat subdivision application for a portion of Sterling Ranch: Sterling Ranch Filing No. 4 (159 lots).

Sterling Ranch Metropolitan District No. 2 has indicated their intention to construct urban park amenities within the aforementioned filing within the overall Sterling Ranch development and has requested the waiver of all Urban Park Fees.

Please find attached the proposed Sterling Ranch Filing No. 4 Urban Park Lands Agreement, which includes providing credit of the following Urban Park Fees:

- Sterling Ranch Filing No. 4 - \$45,530

El Paso County Parks and Community Services is proposing to grant Sterling Ranch Metropolitan District No. 2 credit for the Urban Park Fees provided the District installs urban park and trail improvements of an equal or greater value to those certain parcels identified as Tract G in Sterling Ranch Filing No. 4, and which urban park improvements will provide urban recreation opportunities the public and residents of Sterling Ranch. The District estimates the overall cost of the park and trail projects to be approximately \$762,249, therefore meeting and exceeding the value of the Urban Park Fees by an approximate ratio of 16 to 1. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The public urban park will be maintained by Sterling Ranch Metropolitan District No. 2.

Recommended Motion:

_____ move to endorse the approval of the Urban Park Lands Agreement with Sterling Ranch Metropolitan District No. 2, for Sterling Ranch Filing No. 4.

URBAN PARK LANDS AGREEMENT

STERLING RANCH FILING NO. 4

THIS URBAN PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2024, by and between STERLING RANCH METROPOLITAN DISTRICT NO. 2 ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. The District is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 1,444 acres and commonly known and described as Sterling Ranch, which was approved for development by the Board of County Commissioners of El Paso County on November 13, 2008.

B. The District is in the process of completing certain improvements for a portion of Sterling Ranch to be platted as Sterling Ranch Filing No. 4 (the "Property") for development of 159 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2024.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Parks and Community Services Department estimates the Urban Park Fees for Sterling Ranch Filing No. 4 to be \$45,530.

D. The County desires to grant the District \$45,530 in Urban Park Fee Credits, provided that the District installs urban park improvements (the "Park Improvements") equaling or exceeding a two-to-one cost ratio for the estimated Urban Park Fees for Sterling Ranch Filing No. 4 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around Sterling Ranch Filing No. 4.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the District agree as follows:

1. Park Development and Obligations. The District shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as Sterling Ranch Filing No. 4 Final Plat, Tract G, located east of the intersection of Sterling Ranch Road and Marksheffel Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the District shall install or cause to be installed certain urban Park Improvements within the designated tracts.

- b. The value of the contribution of the District towards the urban Park Improvements installed shall be equal to or exceed a two-to-one cost ratio for the estimated Urban Park Fees of \$45,530. The District has estimated the value of the urban Park Improvements to be \$762,249, therefore meeting and exceeding the value of the Urban Park Fees by an approximate ratio of 16 to 1.
- c. The District has provided a detailed site plan and a design and construction cost estimate for the Park Improvements to the County for review, both of which shall be incorporated into this Agreement as if set forth in full, therefore fulfilling one of the requirements of the Urban Park Lands Agreement process.
- d. The Park Improvements shall include but are not limited to Sterling Ranch Filing No. 4 Park, including benches, pet waste station, sod, trees, shrubs, irrigation, and concrete pedestrian trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$45,530 will be immediately paid to the County by the District. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Sterling Ranch until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the District a Letter of Acceptance to finalize the conditions of this Urban Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Sterling Ranch Phase II Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the District and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the District for the benefit of the public.

3. Installation. The District, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

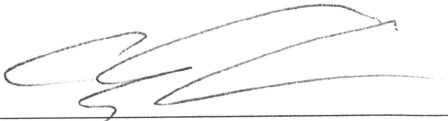
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

**BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO**

**STERLING RANCH METROPOLITAN
DISTRICT NO. 2**


By: _____
Chair

By: _____
Charles Collins, Board Member

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:


Steven Klaffky (Apr 2, 2024 14:09 MDT)

County Attorney's Office

March 18, 2024

Ross Williams – Park Planner
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: Sterling Ranch Filing 4 – Urban Park Fee Credit Request

Dear Mr. Williams:

On behalf of Sterling Ranch Metropolitan District No. 2, I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant Sterling Ranch Metropolitan District No. 2. Urban Park Credits in the following amounts:

- Sterling Ranch Filing 4: 159 lots
 - o \$45,530.00 Urban Park Fees

Sterling Ranch Metropolitan District No. 2 will install improvements of an equal or greater value through construction of the neighborhood park. Please see the attached exhibit for the park improvements as well as the attached cost estimate. The County prepared Parks Land Agreement will cover the details of granting Sterling Ranch Metropolitan District No. 2 the Urban Park Credits.

Thank you in advance for your consideration in this matter. If you have any questions, please do not hesitate to call.

Thank you,

Sterling Ranch Metropolitan District No. 2



Charles Collins



SR Filing 4 LS Exhibit

DATE: 03/26/2024

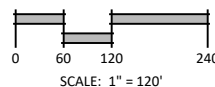
ISSUED FOR:

DRAWN BY: A. LANGHANS

DWG. REF.:

SCALE: 1" = 120'

DWG. #:



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

Sterling Ranch Filing 4 UPLA							
ESTIMATE OF PROBABLE CONSTRUCTION COSTS							
Client: Classic Homes				Unit Price Date: 2024			
Project Name: Sterling Ranch Filing 4 UPLA				Date: 3-26-2024			
Location: Tract G Sterling Ranch Filing 4				Preparer: NES Inc.			
	Total Amount	Unit	Material Per Unit	Material Cost	Labor Per Unit	Labor Cost	Total Cost
Rock							
3/4" Rock Mulch	15,160	SF	\$ 2.15	\$ 32,594	\$ 1.25	\$ 18,950	\$ 51,544
				\$ 32,594		\$ 18,950	\$ 51,544
Ground							
Rough Grading	236,478	SF			\$ 0.06	\$ 14,189	\$ 14,189
						\$ 14,189	\$ 14,189
Turf & Grasses							
Sod	211,541	SF	\$ 0.85	\$ 179,810	\$ 0.25	\$ 52,885	\$ 232,695
Sod Amendments	211,541	SF	\$ 0.05	\$ 10,577	\$ 0.30	\$ 63,462	\$ 74,039
				\$ 190,387		\$ 116,348	\$ 306,734
Trees							
6' Evergreen	3	EA	\$ 505.00	\$ 1,515	\$ 91.00	\$ 273	\$ 1,788
2.0" Deciduous	3	EA	\$ 500.00	\$ 1,500	\$ 83.00	\$ 249	\$ 1,749
				\$ 3,015		\$ 522	\$ 3,537
Irrigation							
Drip Irrigation/Shrub Beds	15,160	SF	\$ 1.75	\$ 26,530			\$ 26,530
Spray/Rotor Irrigation	211,541	SF	\$ 1.00	\$ 211,541			\$ 211,541
				\$ 238,071			\$ 238,071
Trails							
Concrete Walks 4" Deep	6,618	SF	\$ 7.00	\$ 46,326			\$ 46,326
Maintenance Path Compacted Gravel	3,159	SF	\$ 5.00	\$ 15,795			
				\$ 46,326			\$ 46,326
Landscape Amenities							
Benches (with back)	3	EA	\$ 808.00	\$ 2,424			\$ 2,424
				\$ 2,424			\$ 2,424
				Total Material	\$ 512,817	Total Labor	\$ 150,008
							\$ 662,825
				Subtotal		\$	662,825
				15% Contingency		\$	99,424
				Total Estimated Cost		\$	762,249

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Urban Park Lands Agreement – Sterling Ranch
Metropolitan District No. 2 / Sterling Ranch Filing No. 5

Agenda Date: April 10, 2024

Agenda Item Number: #7 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

The Sterling Ranch is a 1,444-acre mixed-use development located northwest of the City of Colorado Springs, near the intersection of Vollmer Road, Briargate Parkway, and Marksheffel Road. The applicant, Sterling Ranch Metropolitan District No. 2, is in the process of completing the requirements of a Final Plat subdivision application for a portion of Sterling Ranch: Sterling Ranch Filing No. 5 (72 lots).

Sterling Ranch Metropolitan District No. 2 has indicated their intention to construct urban park amenities within the aforementioned filing within the overall Sterling Ranch development and has requested the waiver of all Urban Park Fees.

Please find attached the proposed Sterling Ranch Filing No. 5 Urban Park Lands Agreement, which includes providing credit of the following Urban Park Fees:

- Sterling Ranch Filing No. 5 - \$21,816

El Paso County Parks and Community Services is proposing to grant Sterling Ranch Metropolitan District No. 2 credit for the Urban Park Fees provided the District installs urban park and trail improvements of an equal or greater value to that 0.79-acre parcel identified as Tract B in Sterling Ranch Filing No. 5, and which urban park improvements will provide urban recreation opportunities the public and residents of Sterling Ranch. The District estimates the overall cost of the park and trail projects to be approximately \$205,291, therefore meeting and exceeding the value of the Urban Park Fees by an approximate ratio of 9 to 1. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The public urban park will be maintained by Sterling Ranch Metropolitan District No. 2.

Recommended Motion:

_____ move to endorse the approval of the Urban Park Lands Agreement with Sterling Ranch Metropolitan District No. 2, for Sterling Ranch Filing No. 5.

URBAN PARK LANDS AGREEMENT

STERLING RANCH FILING NO. 5

THIS URBAN PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2024, by and between STERLING RANCH METROPOLITAN DISTRICT NO. 2 ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. The District is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 1,444 acres and commonly known and described as Sterling Ranch, which was approved for development by the El Paso County Board of County Commissioners on November 13, 2008.

B. The District is in the process of completing certain improvements for a portion of Sterling Ranch to be platted as Sterling Ranch Filing No. 5 (the "Property") for development of 72 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2024.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Parks and Community Services Department estimates the Urban Park Fees for Sterling Ranch Filing No. 5 to be \$21,816.

D. The County desires to grant the District \$21,816 in Urban Park Fee Credits, provided that the District installs urban park improvements (the "Park Improvements") equaling or exceeding a two-to-one cost ratio for the estimated Urban Park Fees for Sterling Ranch Filing No. 5 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around Sterling Ranch Filing No. 5.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the District agree as follows:

1. Park Development and Obligations. The District shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within that parcel known as Sterling Ranch Filing No. 5 Final Plat, Tract B, located northwest of the intersection of Sterling Ranch Road and Dines Boulevard. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the District shall install or cause to be installed certain urban Park Improvements within the designated tract.

- b. The value of the contribution of the District towards the urban Park Improvements installed shall be equal to or exceed a two-to-one cost ratio for the estimated Urban Park Fees of \$21,816. The District has estimated the value of the urban Park Improvements to be \$205,291, therefore meeting and exceeding the value of the Urban Park Fees by an approximate ratio of 9 to 1.
- c. The District has provided a detailed site plan and a design and construction cost estimate for the Park Improvements to the County for review, both of which shall be incorporated into this Agreement as if set forth in full, therefore fulfilling one of the requirements of the Urban Park Lands Agreement process.
- d. The Park Improvements shall include but are not limited to Sterling Ranch Filing No. 5 Park, including benches, pet waste station, sod, trees, shrubs, irrigation, and concrete pedestrian trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$21,816 will be immediately paid to the County by the District. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Sterling Ranch until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the District a Letter of Acceptance to finalize the conditions of this Urban Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Sterling Ranch Phase II Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the District and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the District for the benefit of the public.

3. Installation. The District, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.


4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

**BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO**

**STERLING RANCH METROPOLITAN
DISTRICT NO. 2**

By: _____
Chair

By: 
Charles Collins, Board Member

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:


Steven Klaffky (Apr 2, 2024 14:09 MDT)

County Attorney's Office

March 18, 2024

Ross Williams – Park Planner
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: Sterling Ranch Filing 5 – Urban Park Fee Credit Request

Dear Mr. Williams:

On behalf of Sterling Ranch Metropolitan District No. 2, I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant Sterling Ranch Metropolitan District No. 2 Urban Park Credits in the following amounts:

- Sterling Ranch Filing 5: 72 lots
 - o \$21,816.00 Urban Park Fees

Sterling Ranch Metropolitan District No. 2 will install improvements of an equal or greater value through construction of the neighborhood park. Please see the attached exhibit for the park improvements as well as the attached cost estimate. The County-prepared Parks Land Agreement will cover the details of granting Sterling Ranch Metropolitan District No. 2 the Urban Park Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Thank you,

Sterling Ranch Metropolitan District No. 2



Charles Collins



SR Filing 5 Tract B Park Exhibit

DATE: 02.27.2024

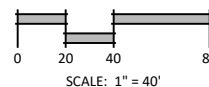
ISSUED FOR:

DRAWN BY: A. LANGHANS

DWG. REF.:

SCALE: 1" = 40'

DWG. #:



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

Sterling Ranch Filing 5 UPLA							
ESTIMATE OF PROBABLE CONSTRUCTION COSTS							
Client: Classic Homes				Unit Price Date: 2024			
Project Name: Sterling Ranch Filing 5 UPLA				Date: 03/18/2024			
Location: Tract B Sterling Ranch Filing 5				Preparer: NES Inc.			
	Total Amount	Unit	Material Per Unit	Material Cost	Labor Per Unit	Labor Cost	Total Cost
Rock							
2-4" Cobble	910	SF	\$ 2.15	\$ 1,957	\$ 1.25	\$ 1,138	\$ 3,094
3/4" Rock Mulch	17,583	SF	\$ 2.15	\$ 37,803	\$ 1.25	\$ 21,979	\$ 59,782
				\$ 39,760		\$ 23,116	\$ 62,876
Ground							
Rough Grading	36,107	SF		\$ -	\$ 0.06	\$ 2,166	\$ 2,166
				\$ -		\$ 2,166	\$ 2,166
Turf/Seed							
Sod	14,667	SF	\$ 0.85	\$ 12,466.95	\$ 0.25	\$ 3,667	\$ 16,134
Sod Amendments	14,667	SF	\$ 0.05	\$ 733	\$ 0.30	\$ 4,400	\$ 5,133
				\$ 13,200		\$ 8,067	\$ 21,267
Trees							
1.5" Deciduous	26	EA.	\$ 500.00	\$ 13,000	\$ 83.00	\$ 2,158	\$ 15,158
6' Evergreen	13	EA.	\$ 505.00	\$ 6,565	\$ 91.00	\$ 1,183	\$ 7,748
				\$ 19,565		\$ 3,341	\$ 22,906
Irrigation							
Drip Irrigation/Shrub Beds	17,583	SF.	\$ 1.75	\$ 30,770			\$ 30,770
Spray/Rotor Irrigation	14,667	SF.	\$ 1.00	\$ 14,667			\$ 14,667
				\$ 45,437			\$ 45,437
Trails							
Concrete Walks 4" deep	2,947	SF	\$ 7.00	\$ 20,629			\$ 20,629
				\$ 20,629			\$ 20,629
Landscape Amenities							
Benches (with back)	4	EA.	\$ 808.00	\$ 3,232			\$ 3,232
				\$ 3,232			\$ 3,232
				Total Material	\$ 141,824	Total Labor	\$ 36,691
				Subtotal		\$	178,514
				15% Contingency		\$	26,777
				Total Estimated Cost		\$	205,291

**El Paso County Parks
2024 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Fox Run Nature Center Fundraising	Theresa Odello / Dana Nordstrom		In Progress
Mid-Week County Fair Attendance	Andschana Aljets		In Progress
Execute three larger events at the Fairgrounds	Andschana Aljets		
Signage Update and Design at Bear Creek Nature Center	Mary Jo Lewis		
Teen Volunteers at Fountain Creek Nature Center	Jessica Miller		
Fountain Creek Nature Center Field Guide	Victoria Dinkel		
Volunteer Restoration Days at BCNC	Kylee Taylor		Completed
Trail Camera at BCNC	Kylee Taylor		
Fairgrounds Corporation Bylaws	Theresa Odello		
Park Operations	Project Manager	Priority	Status
Hammock Post Design and Installation	Kyle Melvin	High	In Progress
Stratmoor Valley Forestry	Kyle Melvin		Completed
Pineries Open Space MPB Assessment	Kyle Melvin		Completed
Pineries Open Space Forestry	Kyle Melvin	High	Bid Process
Vegetation Management	Scott Myers		Completed
Homestead Ranch RP Playground Improvements	Scott Myers		In Progress
Fox Run RP Entrance Improvements (Stella Dr)	Ben Dumakowski	High	In Progress
Pineries Open Space Drainage Improvements	Ben Dumakowski	High	On-Hold (Weather)
Bear Creek Dog Park Trail Improvements	Adam Robertson		In-Progress
Bear Creek RP Entrance Improvements (Argus Dr)	Adam Robertson		In Progress
Bear Creek Regional Park Bridge Improvements	Adam Robertson	High	In Progress
Homestead Ranch RP Facility Improvements	Adam Baker	High	Bid Process
Fairgrounds Audio Improvements	Adam Baker	High	Construction
Fountain Creek RP Landscape Improvements	Jamie Haas		In Progress
Fountain Creek RP Entry and Rules Signage	Jamie Haas		Completed
Park Planning Divisions	Project Manager	Priority	Status
Fountain Creek Regional Park Parking & ADA			
Fox Run Nature Center Design	Jason Meyer		
Paint Mines Interpretive Park Master Plan	Ross Williams		
Administration	Project Manager	Priority	Status
Develop a Department & Divisions Mission Statement	Todd Marts		
Implement PAY-TRAC	Deb Reid		Completed

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
March 2024 Monthly Report								
Facility Revenue Totals To Date		2024				2023	2022	
		Budget	Current	Balance		Totals to Date	Totals to Date	
Parks Facility Reservation Revenue		\$ 180,000	\$ 70,336	\$ 109,664		\$ 91,657	\$ 53,792	
County Fair / Fairgrounds		\$ 301,000	\$ 126,095	\$ 174,905		\$ 115,909	\$ 106,567	
Total		\$ 481,000	\$ 196,431	\$ 284,569		\$ 207,566	\$ 160,359	
Fundraising Revenue		2024	2024			2023	2022	
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date	
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 102,500	\$ (22,500)		\$ 22,500	\$ 35,500	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 42,500	\$ 2,500		\$ 57,500	\$ 50,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 3,432	\$ 6,568		\$ 4,912	\$ 19,165	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 2,327	\$ 22,673		\$ 1,608	\$ 3,135	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 80,000	\$ (40,000)		\$ 70,000.00	\$ 40,000	
Total		\$ 200,000	\$ 230,759	\$ (30,759)		\$ 156,520	\$ 147,800	
Grant / 3rd Party Funding		Awarded						
Parks Division Reservations	2024	2024	2024	2023	2023	2022	2022	
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance	
January	10	1072	N/A	11	966	3	510	
February	15	898	N/A	15	778	5	446	
March	15	292	N/A	51	1306	29	702	
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total	40	2262	0	77	3050	37	1658	

<u>Parks Facility Reservations</u>		2024	2024	2023	2023	2022	2022	
<u>March</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								
Athletic Fields								
Pavilions						1	50	
Trails								
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room		7	47	11	91	2	25	
<u>Black Forest Regional Park</u>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<u>Falcon Regional Park</u>								
Baseball Fields				27	825	22	610	
Athletic Field				9	255			
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields								
Pavilions								
Trails		1	15					
Disc Golf Course				1	126			
Vendor								
<u>Fox Run Regional Park</u>								
Athletic Fields		1	60					
Gazebo		1	20					
Warming Hut		1	20					
Pavilions		2	120					
Vendor								
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions								
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		2	10	3	9	4	17	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		15	292	51	1306	29	702	

<u>Fairgrounds Facility Reservations</u>		2024	2024	2024	2023	2023	2022	2022
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		17	385	N/A	8	173	7	150
February		19	770	N/A	14	735	19	726
March		22	1000	N/A	12	1160	13	471
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total		58	2,155	N/A	34	2,068	39	1,347
<u>Fairgrounds Facility Reservations</u>		2024	2024	2023	2023			
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	30	1	30			
Fair Corp Meeting		1	10	1	10			
4-H Club Meeting		1	20	1	20			
Hitch N' Post 4H Meeting		2	40	1	20			
Rental - Gender Reveal		1	160					
Fair Advisory Board		1	25					
Calhan School ASVAB Testing		2	60	1	20			
Rental - Garza Farms		4	20					
Jr. Livestock Sale Committee Meeting		1	20					
<u>Grand Stands Building</u>								
<u>Track</u>				1	25			
<u>Barns</u>				1	50			
<u>Livestock Arena</u>				1	400			
4H Mini Horse Project Meeting & Show		1	150	1	10			
Fox 21 Interview		1	10	1	300			
4H Horse Clinic		1	5	1	75			
4H Beef Clinic		1	30	1	200			
4H Beef Project Meeting		1	100					
Calhan Posse Beef Show		1	150					
<u>Whittemore - Fairgrounds</u>								
Rental - Quinceanera		1	165					
<u>Arena</u>								
BTS Test & Tune		1	5					
Month Total Fair Facility Reservations		22	1,000	12	1,160			
<u>Vandalism Report</u>								
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>				
Two new banners stolen	1/23/2024	Bear Creek Dog Park	Central	\$175				
United Flight Memorial - Graffiti removal	1/24/2024	Widefield Park	South	\$200				
Tunnel - Graffiti removal	1/24/2024	Widefield Park	South	\$50				
Fireworks set off in portable restroom	2/22/2024	Black Forest	North	\$900				
"Site of New Northern Nature Center" sign stolen	3/27/2024	Fox Run	North	\$600				
Tunnel - Graffiti removal	3/19/2024	Widefield Park	South	\$1,400				
Tunnel - Graffiti removal	3/19/2024	Cruz Gulch	South	\$200				
			Total	\$3,525				

Volunteerism		2024		2023		2022		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		167	827	138	728	180	609	
February		272	1,259	292	1,302	60	327	
March		234	1,009	229	932	118	682	
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals		673	3,095	659	2,962	358	1,618	
		2024						
March		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		15	96					
Fairgrounds Corporation		5	10					
Fair and Events Center		17	107					
Friends of the Nature Centers		46	449					
Adopt-A-Park / Trail / Volunteer Projects		142	312					
Total		234	1,009					
Programming		2024	2024	2024	2023	2023	2022	2022
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		48	1434	4.98	45	1152	29	452
February		49	1995	4.99	43	2032	37	952
March		79	3920	4.96	89	2376	48	986
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	176	7349		177	5560	114	2390

		2024	2024	2024				
March	Facility	Programs	Attendance	Evaluation				
Rainbow Falls March Photography Workshop	RF	2	20	5.00				
Nature Adventures: Rascally Raccoons	FCNC	2	41	5.00				
2s & 3s Outdoors: On the Move	FCNC	2	24					
Building for the Birds	FCNC	1	22	4.90				
Painting in the Park	FCNC	1	25	5.00				
Homeschool Fridays: Walk the Wetlands	FCNC	1	18	5.00				
Spring Break Nature Camp: Arts in the Park	FCNC	5	20	5.00				
Chocolate Bunny Egg Hunt	FCNC	3	450	5.00				
Room Rental	FCNC	2	65	5.00				
Birthday Party: Rad Reptiles	FCNC	1	30	5.00				
Group Visit: Adult Care Group	FCNC	2	19					
Group Visit: Moms & Toddlers	FCNC	1	30					
Discover the Wetlands	FCNC	6	107	5.00				
Training: Engagement Strategies, Foothills Habitats, Fore	BCNC	3	13	4.70				
Sidewalk Astronomy	BCNC	1	200					
Birthday Party: All About Animals	BCNC	2	27	5.00				
Group Visits: Special Kids Special Families, MOPS	BCNC	2	21					
Little Wonders: TREEmendous	BCNC	2	50	5.00				
Beekeeping School with Pikes Peak Beekeeping Associa	BCNC	2	50					
Nature Explorers: Dear Dogs	BCNC	2	53	4.90				
Volunteer Recognition Dinner	BCNC	1	62					
Resrtoration Crew	BCNC	1	17					
Eclipse Talk and Solar Viewing	BCNC	1	25					
Nighttime EGGstravaganza at Fox Run	BCNC	1	244	4.90				
Chocolate Bunny Egg Hunt	BCNC	4	890	5.00				
Organic Vegetable Gardening for Success	BCNC	1	45					
Discover Bear Creek	BCNC	5	53	4.90				
Habitat	BCNC	4	78	5.00				
Colorado Wildlife Detectives	BCNC	8	96	4.90				
Bear Creek Rocks	BCNC	2	25	5.00				
Cornhole League	FEC	4	240					
Cornhole League FFCLA Tournament	FEC	1	200					
Swing into Spring Fair	FEC	1	600					
Calhan Cheer	FEC	2	60					
TOTALS		79	3920	4.96				
Visitor Contacts (does not include programs)	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	604	659	0	0				
February	702	634	0	0				
March	1166	1327	0	0				
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	2472	2620	0	0				

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

March 2024

General Updates:

1. Facility rentals have generated \$70,336 which is 39% of our \$180,000 annual revenue goal.

Special Events:

1. High Plains Little League started baseball/softball practices and tournaments at Falcon Regional Park. The weather did not quite cooperate, but the season opener was a success.
2. 56 special event applications have been received and are in the permitting process stage. The events include: 8 disc golf tournaments, 2 dog agility events, 1 fishing tournament, 2 equestrian events. Also included for this year's special events are several fundraiser runs, ultra running events, a cycling event, many company picnics with bounce houses, soccer tournaments (youth and adults), rugby, lacrosse, dog frisbee, youth biking clinics, church day camps and more.
3. Interest in commercial and night photography and film permits have increased in March with 13 permits being approved so far this year. One of the permits included an interview session by the Fountain Creek Nature Center for a couple from Yoder, CO participating in the TV series "Farmer wants a Wife".



The "Mighty Mussels" getting in sliding practice at Falcon Regional Park. 🏈 ⚾

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

**COMMUNITY OUTREACH
Monthly Report – March 2024**

Community Outreach

CSU Extension is facilitating the Duckwood Community Garden in Fountain Creek Regional Park again this year!

The Friends of Bear Creek Dog Park, Heuberger Subaru, Fountain Creek Watershed District, and Trails and Open Space Coalition are hosting our annual April Stools Day, on Saturday, April 6th.

Partners in the Park:

We are pursuing partners for Homestead Regional Park, Black Forest Regional Park, Fountain Creek Regional Park, and Widefield Community Park. Please forward any suggestions to DanaNordstrom@elpasoco.com

El Paso County Fair:

We have surpassed our financial goal and sponsors have committed \$102,500 towards the County Fair this year. Please mark your calendars for the VIP Luncheon at noon, on opening day, Saturday, July 13 at the Fair and Events Center, 366 10th Street, Calhan, 80808.

Fox Run Nature Center:

We will host an **Open House, at Pikes Peak Brewing Co.** in Monument with updates about the Fox Run Nature Center, on **April 18 from 6:00 to 8:00 pm**. Bird Dog BBQ will provide free appetizers. To learn more and stay up to date, please visit our project website at www.tdg-frnc.com.

Great American Clean Up:

Our community-wide clean-up is scheduled for **Saturday, April 27**. County Parks Staff is hosting two material pick-up events, crew leader training, and four clean-up events. For more information please visit <https://www.fountain-crk.org/great-american-cleanup/>



PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

Recreation & Cultural Services DIVISION
MONTHLY REPORT: March 2024

Programs & Special Events:

- On Friday, Fountain Creek Nature Center partnered with Color Me Mine to offer a crafty program called **Painting in the Park: Pottery Edition**. Participants, many of which had not visited the nature center before, signed up with our partner to come paint pottery on site and enjoy the trails and exhibits while they were here. Guests painted nature-themed pieces that would be fired in a kiln, preserving the memory of their time at Fountain Creek.
- Fountain Creek Nature Center continued to think outside the box by not only hosting a Spring Break Nature Camp but making its theme all about the arts. **“Arts in the Park” Spring Camp** taught campers about expressing themselves and nature lessons through drawing, painting, storytelling, acting, and music. Volunteer Mr. Rick taught wildlife drawing, volunteer group Peppergrass led the children in song, Mr. Andy taught storytelling and acting lessons, and Victoria and Jessica taught painting techniques and canvas painting. The fun, games, and science lessons of camp continued, but this time campers walked away with a better understanding of how to express themselves and their knowledge of nature through art.
- Fountain Creek Nature Center hosted its annual **Chocolate Bunny Egg Hunt** to the delight of a packed house! Over 180 children and their families were able to meet a rabbit brought by Fountain Farmers 4-H, make a rabbit craft, and learn all about rabbits before searching for their eggs to trade in for a chocolate bunny. This year’s presentation offered all new jokes and trivia. Parents especially commented on how this is a spring tradition for them, and this egg hunt is their favorite. The hunt continues to be sustainable, educational, and most importantly, FUN!
- On Saturday March 9th, two groups totaling 20 participants were driven up to Rainbow Falls to receive a lesson in **waterfall photography** from our partner photographer Mike Pach and 3 Peaks Photography. Two trips were offered, both morning and afternoon, and each offered contrasting views of the falls and Upper Fountain Creek. The weather and conditions couldn’t have been better for an early March program. Participants left asking for more from both the site and the instructor.
- The Bear Den at BCNC was full on Thursday, March 21 for our **Annual Volunteer Banquet** with about 70 people attending the fun event. Dinner and social time were delightful with background music provided by the Melange Duo. After dinner, we learned just how helpful

our volunteers are: 70 volunteers who gave 4,426 hours of service in 2023! Awards for 40-99, 100-199, and 200 and over hours were given out as well as several fun awards such as our 'VIP of the VIP Trail', 'Craft Queen', and 'Special Santa'. Park Advisory Board members Thomas Lachoki Ph.D. and Susan Jarvis-Weber joined us to help thank the volunteer community that helps us carry out the mission of El Paso County Parks and Nature Centers.

- Bear Creek Nature Center was a'buzz on the weekend of March 16-17, as they hosted **Beekeeping School** led by members of the Pikes Peak Beekeeping Association. The annual weekend-long class was filled with 25 participants who learned all aspects of beekeeping in the Pikes Peak region: how to acquire bees, equipment, bee biology and management through the seasons. Bear Creek welcomes their ongoing partnership with the Pikes Peak Beekeeping Association!
- It was a sun-sational morning at Bear Creek Nature Center thanks to the **Colorado Springs Astronomical Society** members that brought out their specialty solar telescopes so the public could see the sun like never before. Over 200 people attended this donation-based event on March 2, many having never been to the Nature Center before! The Astronomical Society members showed each person the solar flares, prominences, and sunspots visible on the sun along with information about the upcoming partial eclipse. The COS Astronomical Society continues to be a valued partner to the Nature Centers as we work toward connecting people to nature and inspiring stewardship.
- The 4th Annual **Nighttime EGGstravaganza at Fox Run Regional Park** was a glowing success! Approximately 250 pre-registrants traveled the trails of Fox Run searching for glowing eggs that contained natural history information their teams needed to answer questions and earn prizes. This event is a twist on a typical egg hunt, with a focus on older children and adults, with a good dose of "egg-ducation" woven into the experience. Evaluation comments included, "Fun time with the family! I love the educational value that was involved."



Outreach Events and Other Items:

- In the bustling month of March, the **El Paso County Fair & Events Center** played host to a series of engaging activities that brought together the local community in celebration and support. Kicking off the month, our local cornhole tournament fundraiser rallied support for the High School chapter of FCCLA, highlighting the spirit of philanthropy and community involvement. Amidst the excitement, the center also facilitated various animal clinics and private rentals, catering to the diverse interests and needs of our community members. The Swing into Spring Fair kicked finished off our month, complete with Easter Bunny, baby goats & lambs, kids crafts, vendors, and food trucks, attracting over 600 attendees who reveled in the festivities.
- Registration officially opened for the 2024 **Pikes Peak Biding and Nature Festival** on March 23. In the first week around 220 people registered for the event. Birds, Brews, and Bites, the festival's Saturday evening social event, already has around 125 RSVPs and is sure to be a soaring good time. Many of the festivals prime field trips filled within an hour of registration opening. There is still plenty of things to sign up for and there are a still plenty of trips and activities to create a full schedule.





Special Events and Program Calendar

April 10 - May 8, 2024

Date	Day of Week	Program	Location	Target Audience	Notes*
April 10	Wednesday	Nature Explorers - Birds of Prey	Bear Creek Nature Center	Children ages 3-4 with an adult	10-11:30am and 1-2:30pm, \$3/person
April 12	Friday	2s & 3s Outdoors: The Eyes Have It	Fountain Creek Nature Center	Children ages 2-3 and their families	10-11:15 am, 2-3:15pm, \$3/ person
April 13	Saturday	Fountain Creek is a Pathway of History	Fountain Creek Nature Center	All Ages	9-11:30am, \$5 / person
April 13	Saturday	Forest Bathing Walk	Bear Creek Nature Centers	All Ages	10am-12:30pm, \$30/person
April 17	Wednesday	Little Wonders - Lucky Ladybugs	Bear Creek Nature Center	Children ages 2-3 with an adult	9-10:15am and 1-2:15pm, \$3/person
April 19	Friday	Bunco	Fountain Creek Nature Center	13+ w/ adult chaperone, Adults	Starts at 5pm, \$10/person
April 20	Saturday	Mapping Our Place	Fountain Creek Nature Center	All Ages	10am-12pm, \$5/ person
April 20	Saturday	Family Wildlife Detectives	Bear Creek Nature Center	All ages/ families	1-3pm/ \$5/ person
April 26	Friday	Homeschool Fridays: Discover Wetlands	Fountain Creek Nature Center	Children in grades 3-6 and thier families	2-4pm, \$4/ person
April 26	Friday	Boots in the Park Fundraiser	Fair & Events Center	Adults	6:30pm, \$30/person includes food, gaming, and entertainment
April 27	Saturday	Great American Cleanup	Fountain Creek Nature Center	All Ages	9am-12pm, Free
April 27	Saturday	Great American Cleanup	Rock Island Trail Head	All Ages	9am-11am, Free
April 27	Saturday	Great American Cleanup and Restoration Crew	Bear Creek Nature Center	All Ages	9-noon, Free
April 27	Saturday	Discover Girl Scouts	Bear Creek Nature Center	Children with adults	1-2:30pm, Free
April 27	Saturday	Auto Races	Fair & Events Center	All Ages	www.bstpromotions.com
May 3	Friday	Nature Adventures: Fabulous Frogs	Fountain Creek Nature Center	Ages 3-6 with their families	10-11:30am, 2-3:30pm, \$3/person
May 3	Friday	Storytelling Night Hike and Star Party at Homestead Ranch Regional Park	Homestead Ranch Regional Park	All ages	7:30pm, \$5/person, Led by Bear Creek Nature Center staff
May 4	Saturday	Family Fun Day	Fountain Creek Nature Center	All Ages	10am-2pm, \$5/person, Active Military free with ID
May 11	Saturday	Auto Races	Fair & Events Center	All Ages	www.bstpromotions.com

* Nature Center Members may receive an additional discount

PARKS & COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

PARK PLANNING DIVISION & PARK OPERATIONS DIVISION

**MONTHLY REPORT
MARCH 2024**

Park Planning

Capital Project Management / Planning:

Bear Creek Regional Park Pickleball Retaining Wall and Shade Structures – The retaining walls directly west of the pickleball courts were dilapidated and needed replacement. A project was developed to remove the old timber walls and construct a new concrete block retaining wall. A crusher fine plaza behind the retaining wall was installed to provide an area for observation, seating, and event space. Timberline Landscaping began construction in April and completed the project in May 2023. Two shade structures have been ordered for the plaza area with anticipated installation in 2024.

Crews Gulch Regional Trail Paving – The Crews Gulch Primary Regional Trail runs southwest to northeast from Ceresa Park and the Fountain Creek Regional Trail, northeast through Widefield Community Park, to its terminus at Fontaine Boulevard. While some of the trail is paved through Widefield Community Park, the section south of Quebec Street was gravel surfaced. The 2017 Widefield Community Park Master Plan identified the southern section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park. El Paso County Parks was awarded a Community Development Block Grant (CDBG) to complete this project. A Notice to Proceed was issued to Jarcco Construction in May 2023. Construction began on June 19th. The newly paved trail section was completed and opened to the public in late July. Staff has applied for a new 2024 Community Development Block Grant to complete the second phase of the project in 2025.

Fountain Creek Nature Center Sidewalks – The main sidewalk leading from the parking lot to the main entrance does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. El Paso County completed the design of this project in 2022-23. El Paso County Parks was awarded a Community Development Block Grant (CDBG) for this project in July 2023. A pre-bid meeting was conducted in February 2024. Two bids were received and are currently under review. Construction will occur in mid-2024.

Fox Run Nature Center – A request for proposals was issued in June 2022 seeking architectural and site design services for the new nature center located in Fox Run Regional Park. After a review of four submitted proposals, a team led by TDG Architecture was selected. A project kick-off was held in October. The El Paso County Commissioners allocated \$1 million in funding towards the project in November. Several site visits and project team meetings have been held to discuss building location and exhibit

design. Public and key stakeholder engagement started in May 2023 and included interviews, community events (15+), sign postings, and through the project website. Conceptual design work continued throughout 2023. Design Development will continue in 2024 with the final design anticipated in summer 2024. Parallel to the design effort, fundraising and public engagement will continue including two public meetings scheduled on February 16 at the Black Forest Community Club, and April 18 at Pikes Peak Brewing.

Fox Run Regional Park Oak and Pine Meadow Restrooms – This project consists of renovating the Oak and Pine Meadow restrooms from a pit vault composting system to a flush system. The current pit vault composting waste systems will be removed, and a new on-site wastewater treatment system will be installed with new internal plumbing and fixtures. The project will be completed in two phases, with the design being completed by Design Edge in 2023. Construction is planned for summer 2024. Currently, procurement is scheduled to be completed in April with construction commencing immediately after the contract award to ensure construction is completed before winter 2024.

Homestead Ranch Regional Park Improvements – This project implemented recommendations from the 2022 Homestead Ranch Master Plan. The scope of work included trail upgrades, parking lot and drainage improvements, signage, and forest management tasks. Fencing repairs, parking lot, and trail improvements were completed by December 2023. Signage and a section of newly-identified fencing will be repaired in 2024 with remaining project funds.

Paint Mines Interpretive Park Master Plan – In recent years the number of visitors to the park has increased leading to several management challenges which includes vehicle congestion, user-created social trails, climbing on the formations, and overall site degradation. In response to these challenges, the County completed two projects in 2020 - 2021 aimed at improving the existing parking areas, resurfacing existing trails, completing minor ditch and drainage improvements, and adding fencing and signage to guide park visitors. El Paso County is now looking to create a Master Plan which will build-upon these improvements and provide a long-term plan to manage park visitors while also protecting the fragile formations. DHM Design has been chosen to facilitate and develop the Master Plan, which will be completed by early 2025.

Santa Fe Open Space – The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on April 7, 2022. The Phase I Improvement Project was completed in April 2023 through the installation of two new custom information kiosks and Martin Marietta Partners in the Park signs at each entrance of the open space on the New Santa Fe Regional Trail. The 2024 CIP has identified a project to commence in summer 2025, which will involve the construction of approximately 0.50 mile of singletrack trail on the open space's northwest side.

Ute Pass Regional Trail - El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A revised scope of work was approved in 2022 to reduce the project to 1.5 miles to end at the intersection of US 24 and Fountain Ave. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting and regulatory approvals are ongoing. Review and coordination with several agencies are ongoing. A third grant was awarded to the County in 2022 and other funding options are being pursued. The final design package is under final review and should be completed in spring 2024.

Other:

June 2023 Flooding Response – El Paso County was notified in August that a presidential declaration was made for the June storm events. FEMA teams visited in October and project development and estimates are still being developed. NRCS approved emergency watershed protection program funds for repairs to Duckwood Trailhead and Willow Springs Ponds. A contract was awarded to Basis Partners in December for these two projects. Project meetings began in January and survey and geotechnical data has been collected. The design for Duckwood and Willow Springs Ponds should be completed in summer 2024.

Development Permit Application Reviews - Staff reviewed three development applications for endorsement at the April 2024 meeting and provided internal administrative comments for an additional 20+ applications during March 2024.

Fountain Creek Watershed, Flood Control and Greenway District - Staff continues to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects. The district has launched the greenway master plan and staff is participating as a stakeholder.

Geographic Information Systems (GIS) - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been developed and set into production. Staff has received training in the new ArcGIS Pro mapping software program and is migrating existing maps to the new format.

Grants - Great Outdoors Colorado is funding seven weeks of work by the Mile High Youth Corps and Rocky Mountain Field Institute at Pinerias Open Space in 2024.

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

Park Operations

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 March. Parking lot and trail maintenance, landscape bed maintenance, snow removal, daily illegal camping checks, playground inspections, preparation for the reservation season, and rotating equipment and vehicles to Fleet for annual maintenance and repairs were priorities during the reporting period.

The Central team is in the process of restoring the footbridge at Bear Creek East adjacent to Park Administration offices. This project entails replacing all decking and railing with new material, painting, fabrication of new bridge panels, and installation. All new bridge material has been painted, panels have been fabricated, and installation will take place during the next reporting period.

Bear Creek Nature Center hosted the annual El Paso County Parks seasonal hiring event on March 11th. The four EPC Park District Supervisors, as well as representatives from El Paso County Human Resources were onsite for the event, along with twenty-four applicants interviewing for seasonal positions. This was another very successful hiring event with most districts meeting their needs for seasonal employees. A special thanks to EPC Humans Resources for their assistance with the event and for their quick work with the onboarding process!

A large March snowstorm stalled progress on the rockslide debris removal project at Rainbow Falls Historic Site. Staff have been onsite to check the property and will continue their efforts clearing debris along trail edges when time / weather permits.

The Recreation and Cultural Services Division held a large-scale fire mitigation / trail corridor cleanup on March 23rd at the Bear Creek Nature Center. Multiple years of storm debris have accumulated around the nature center and along the trail system resulting in potential fire hazards and safety concerns. Interpretive Program Coordinator, Kylee Taylor, organized a group of seventeen volunteers to assist with the cleanup, amassing a very large pile of debris in the parking lot. Park staff removed the debris after the event. Thank you to Kylee and all volunteers! There is a noticeable difference in the area due to your efforts! Two additional cleanups have been scheduled for later dates.

East District:

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

Monthly Summary – The Fairgrounds team assisted programming staff with preparations for the Spring Fling event at the County Fairgrounds. The team also assisted with several 4H events in the Livestock Arena Building and meetings in Swink Hall. With the warmer weather the team has been able to spend some time organizing and cleaning our equipment line and material staging areas.

The parks team has completed most of the bridge decking repairs along the Rock Island Trail. We have a few minor fixes that we will complete as time allows. The overall safety of the bridges is much better, and we look forward to complete decking replacement in the future. In the meantime, we will keep an eye on the bridges and address issues as they arise.

The parks team spent a couple of days working to get the fields open for the spring baseball season. With the large snowstorm event this past month we had several snow drifts on the fields and the walkways. Our team was able to remove most of the snow without causing significant damage to the fields. With a little help from mother nature High Plains Little League was able to begin their practice schedule.

The district worked closely with the Fleet Dept. to get all our mowers serviced and ready to go for the growing season. We are now ready to begin mowing operations.

North District:

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

Monthly Summary –The North District has started to shift focus to spring clean-up and reservation season preparation. Snow removal has continued, but we have finished several other projects in between the storms. We have completed spring cleaning on the planting beds at Black Forest Regional Park and Fox Run. Several sections of failed fencing were also replaced. Hazard trees were identified and removed from the BFRP trail corridor. Parking lots and roads have been repaired between the snow events.

All equipment has received annual maintenance by Fleet management and is ready for use. We are pleased to welcome back Thomas Sieg for his second year as a park maintenance seasonal. Brian Rizzo and Tyler Foutz have nearly completed their Class A CDL training from the Department of Public Works CDL program this month as well.

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 – Our team completed several priority maintenance tasks to include pruning landscape beds, mulch augmentation, hazard tree removal, and illegal camp clean-ups. During inclement weather days we've continued implementing 5S standards throughout the breakroom, restrooms, and maintenance shop. Staff completed installation of a new park entry sign and rules sign at Fountain Creek Regional Park. We continued working on a backlog of trail maintenance with the focus being between FCRP and Willow Springs.

The trail restoration and stabilization work has included the addition of trail base in several places. Also, we have installed larger rock in places that required a more stable product to help with compaction and filling very soft spots in the trail. These areas were then topped with a pea gravel/sand/road base mix to help absorb moisture and stabilize the trail. These areas will be top dressed in the coming weeks with trail base to match the existing trail. Our team is currently working on the trail section between Ceresa Park and South Academy Blvd.

We have also been working on cleaning up parks to include, tree removal, limb clean-up, tree trimming, grounds maintenance, leaf mulching, sign replacements, and flower bed preparation. Staff painted all the restroom floors and some of the walls in preparation for opening the bathrooms. All park bathrooms were cleaned and sanitized for our 4/1 opening.

We recently acquired new traffic control cones, signs, and vests for the work crews. These are required per the MUTCD for the crew to work along the section of Grinnell Blvd that we are responsible for. The new traffic control equipment is just another step to make our crew safer while they conduct their work.

We have been working on the irrigation system making repairs to it as necessary to get it ready for the upcoming season. These are repairs that have been known about since the end of the season last year.

Our new Equipment Operator recently built a rock screen to separate large rocks out of dirt that we had in our pit area. This gave us more good topsoil to use throughout areas as we need it. The screen was built from all recycled materials, which resulted in minimal cost to build. We have been rotating equipment to Fleet for repairs and service as needed.