

PARKS & COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, March 12, 2025 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. Fox Run Regional Park – Gazebo and Pond Renovation Project Update	Brian Bobeck	Information
B. 2024 Partners in the Park	Todd Marts / Dana Nordstrom	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Mayberry Sketch Plan Amendment	Jason Meyer	Endorsement
B. Antlers Range Preliminary Plan	Ross Williams	Endorsement
7. Information / Action Items		
N/A		

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

*Minutes of the February 12, 2025
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
Susan Jarvis-Weber, Secretary
Vincent Prins
Jane Newman via TEAMS
Jeremy J. Chatelain via TEAMS
Janna Blanter

Staff Present:

Todd Marts, Executive Director
Sabine Carter, Administrative Coordinator
Jason Meyer, Division Manager - Park Planning
Ross Williams, Park Planner
Theresa Odello, Division Manager – Rec. & Cultural Services
Kylee Taylor, Interpretive Program Specialist

Absent: Kiersten Steel

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 7 - 0.**
3. Approval of Minutes: **Janna Blanter made a motion to approve the January 8, 2025, meeting minutes. Jane Newman seconded the motion. The motion carried 6 – 0 – 1 with Jeremy J Chatelain abstaining due to not being present at the January 8, 2025 meeting.**

4. Introductions and Presentations:

A. 2024 Trailability Program Review

Kyle Taylor presented the 2024 Trailability Program Review. Terrain Hoppers, which are electrically powered off-road mobility vehicles, are currently available at the Bear Creek and Fountain Creek Nature Centers and another vehicle is scheduled to be available at the planned Fox Run Nature Center. The program is free to the public. 120 hikes were provided from May - October 2024. The program also included solo hikes.

B. 2024 Nature Center Snapshot

Theresa Odello provided the 2024 Nature Center snapshot. The Bear Creek Nature Center received updated and redesigned signage, launched a trail camera project and celebrated the impactful work of the Bear Creek Restoration Crew. Fountain Creek Nature Center saw a

rise in teen and adult volunteers, created new field guides and completed an ADA accessible ramp entrance. The nature centers provided 1,061 programs and served 33,853 participants. The nature centers also served approximately 48,000 non-program visitors. Mr. Odello also addressed questions from board members.

5. Citizen Comments:

Todd Marts introduced Bill Wysong as the newly appointed liaison to the Park Advisory Board. Commissioner Wysong took the opportunity to introduce himself to the board and expressed his enthusiasm for parks and the outdoors.

Glen Carlson, Executive Director of the Trails and Open Space Coalition (TOSC) introduced himself to the board as the new executive director for TOSC. Mr. Carlson also expressed his enthusiasm for the outdoors and gave a brief history of his long involvement with the organization. He stated that the City of Colorado Springs declared February as the Therapeutic Recreational Month. He stated that City Council recently voted to allow Class 1 Ebikes on all City trails where standard bicycles are allowed. Mr. Carlson answered questions by board members.

6. Development Applications:

A. **Flying Horse East Sketch Plan**

Ross Williams provided an overview of the Flying Horse East Sketch Plan and addressed a question by a board member.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse East Sketch Plan: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement that allows for public access, as well as construction and maintenance of the Highway 94 Primary Regional Trail, and the easement be dedicated to the County via forthcoming Final Plat(s); and (2) fees in lieu of land dedication for regional and urban park purposes will be calculated at time of the submittal of the forthcoming Preliminary Plan(s) and finalized at time of the recording of the forthcoming Final Plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat(s). Jane Newman seconded the motion. The motion passed 7 – 0.

(Terry Martinez joined the meeting via TEAMS at 2:10 p.m.)

B. **Hay Creek Ranch Filing No. 2 Final Plat**

Ross Williams provided an overview of the Hay Creek Ranch Filing No. 2 Final Plat.

Janna Blanter recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the

Hay Creek Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030 to be paid at time of the recording of this Final Plat. Terry Martinez seconded the motion. The motion passed 8 – 0.

C. Preamble at Hannah Ridge Filing No. 3 Final Plat

Ross Williams provided an overview of the Preamble at Hannah Ridge Filing No. 3 Final Plat. Mr. Williams addressed a question by a board member.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Preamble at Hannah Ridge Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$19,190 and urban park purposes in the amount of \$11,514 to be paid at time of the recording of this Final Plat. Jane Newman seconded the motion. The motion passed 8 – 0.

D. Table Rock Homesteads Final Plat

Ross Williams presented the Table Rock Homesteads Final Plat.

Janna Blanter recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Table Rock Homesteads Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$5,050 to be paid at time of the recording of the Final Plat. Jeremy J. Chatelain seconded the motion. The motion passed 8 – 0.

E. Urban Landing Filing No. 1 Final Plat

Ross Williams presented the Urban Landing Filing No. 1 Final Plat.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Urban Landing Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$24,745 and urban park purposes in the amount of \$14,847 to be paid at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to Urban Park Fees provided the agreement is approved by the County and executed prior to recording this Final Plat. Jane Newman seconded the motion. The motion passed 8 – 0.

F. The Villages at Sterling Ranch Final Plat

Ross Williams presented The Villages at Sterling Ranch Final Plat and addressed questions from board members.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Villages at Sterling Ranch Final Plat: (1) regional park fees will not be required pursuant to the existing Regional Park Lands Agreement for construction of the Sand

Creek Regional Trail; (2) urban park fees will not be required pursuant to the existing Urban Park Lands Agreement for construction of the Sterling Ranch Community Park. Jane Newman seconded the motion. The motion passed 8 – 0.

7. Information / Action Items:

A. Park Advisory Board Membership Update

Todd Marts provided an overview of the current Park Advisory Board memberships. Vice Chair Terry Martinez, 3rd Vice Chair Kiersten Steel and Secretary Susan Jarvis-Weber's second term will end in May 2025. The board members are not eligible for reappointment. Staff we will launch on recruiting new representatives. Thomas Lachocki, Vincent Prins and John Wallace's first term is ending in August. All are eligible for a second term. The board members will email staff with their decisions.

B. 2025 Budget Update

Todd Marts presented the board with an update to the 2025 Budget. Mr. Marts showed a PowerPoint presentation touching on the department's strategic plan goals, critical needs and justifications, base budgets and critical needs budgets.

C. Annual City / County Park Advisory Board Meeting

Todd Marts stated that El Paso County Parks will host the annual joint City /County Park Advisory Board meeting/luncheon this year. This joint meeting will provide updates and discuss collaborative projects from both departments. The 2025 meeting will be held at the Fountain Creek Nature Center. Date pending.

D. 2025 Park Advisory Board Tour

Todd Marts polled the board regarding the 2025 Park Advisory Board Tour. The Park Advisory Board and staff traditionally conduct a tour of selected park sites in late spring. The tour is typically conducted from 10:00 a.m. to 2:00 p.m. In 2024, the board toured the North District. The board decided to tour the East District on Friday, June 13th. This will give the newly selected board members an opportunity to see the east district properties to include Homestead Ranch Regional Park, The Paint Mines Interpretive Park and the El Paso County Fairgrounds.

8. Monthly Reports:

N/A

9. Board/Staff Comments:

Todd Marts stated that City and County are working closely on a collaborative approach for Ebikes. Susan Jarvis-Weber inquired about access to Rainbow Falls. Todd Marts stated that shuttling visitors to the location will continue in 2025. The small parking lot at Rainbow

RECORD OF PROCEEDINGS

Falls is still not available due to ongoing safety concerns. One accessible parking lot at the site will be made available to qualified individuals.

10. Adjournment:

Janna Blanter made a motion to adjourn. John Wallace seconded the motion. The meeting was adjourned at 3:03 p.m.

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Fox Run Regional Park – Gazebo and Pond Renovation Project Update

Agenda Date: March 12, 2025

Agenda Item Number: #4 - A

Presenter(s): Brian Bobeck, Division Manager – Park Operations

Information: X **Endorsement:**

Background Information:

The presentation will provide a brief project overview and design update. The Fox Run wedding gazebo is beyond its useful life with varying structural issues. The County is making various improvements to the two ponds, relocating the wedding gazebo to the edge of the lower pond and closer to the amphitheater, grading, drainage, trail improvements (gravel and concrete), ADA parking and accessibility to existing restrooms and new gazebo / amphitheater area, electrical and lighting, irrigation.

The design for renovating the gazebo and ponds is 90% complete with final design anticipated by end of March / early April 2025. Project construction will bid Spring / early Summer 2025, and construction to follow late Summer / Fall 2025.

Recommended Action: Information Only

FOX RUN REGIONAL PARK

GAZEBO & POND RENOVATION PROJECT
90% DESIGN UPDATE

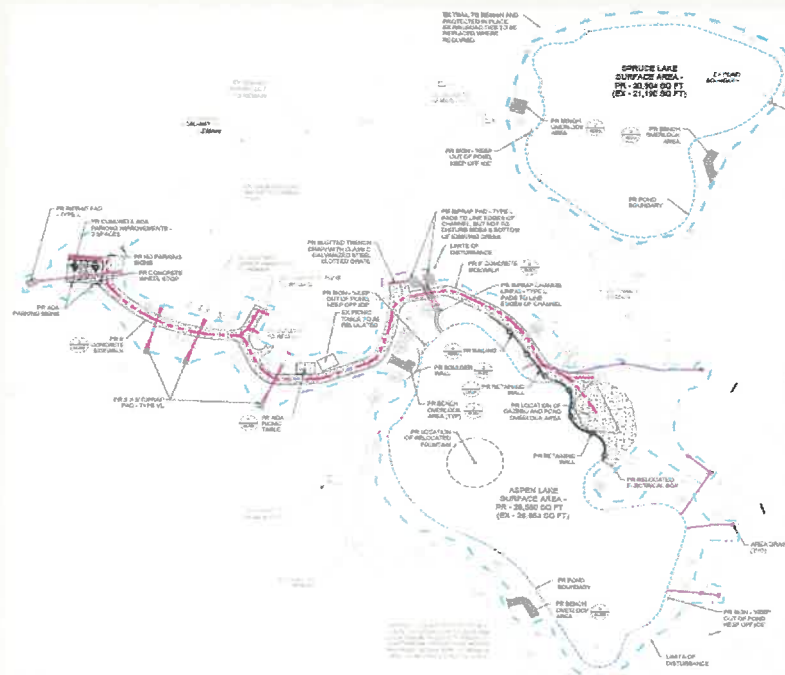
1



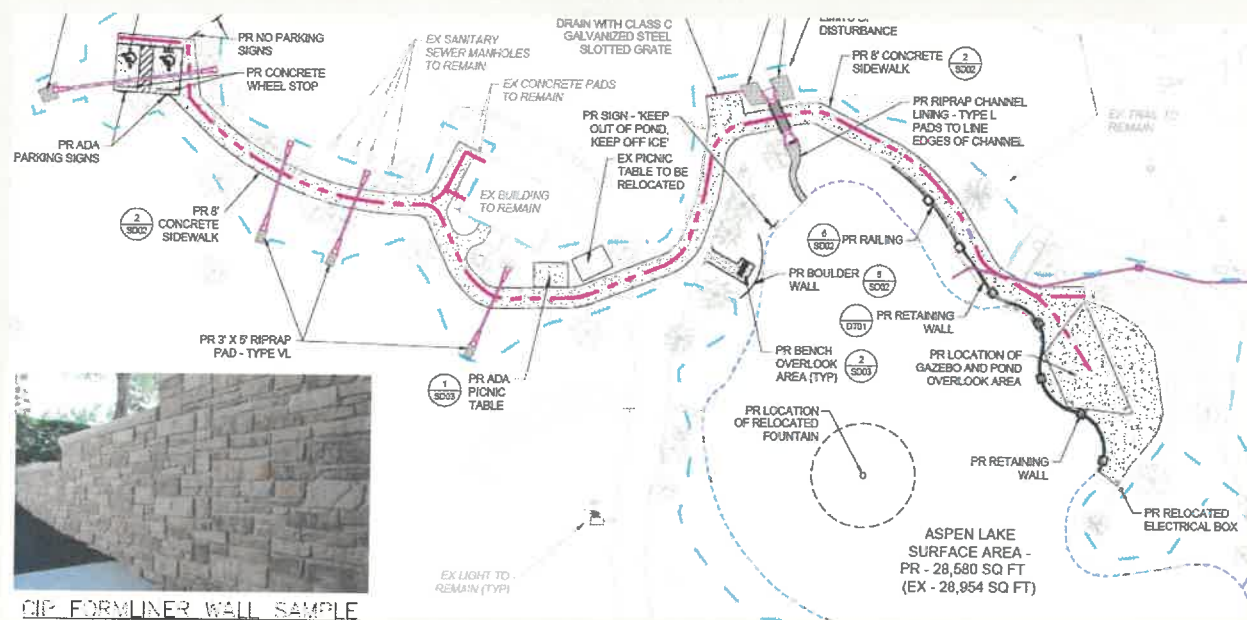
2



Overall Site Plan

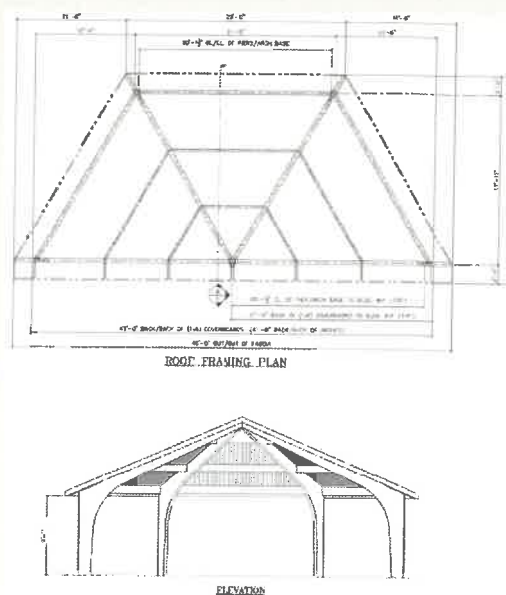


ADA Parking and Accessibility to Existing Restroom Facility and New Gazebo Location



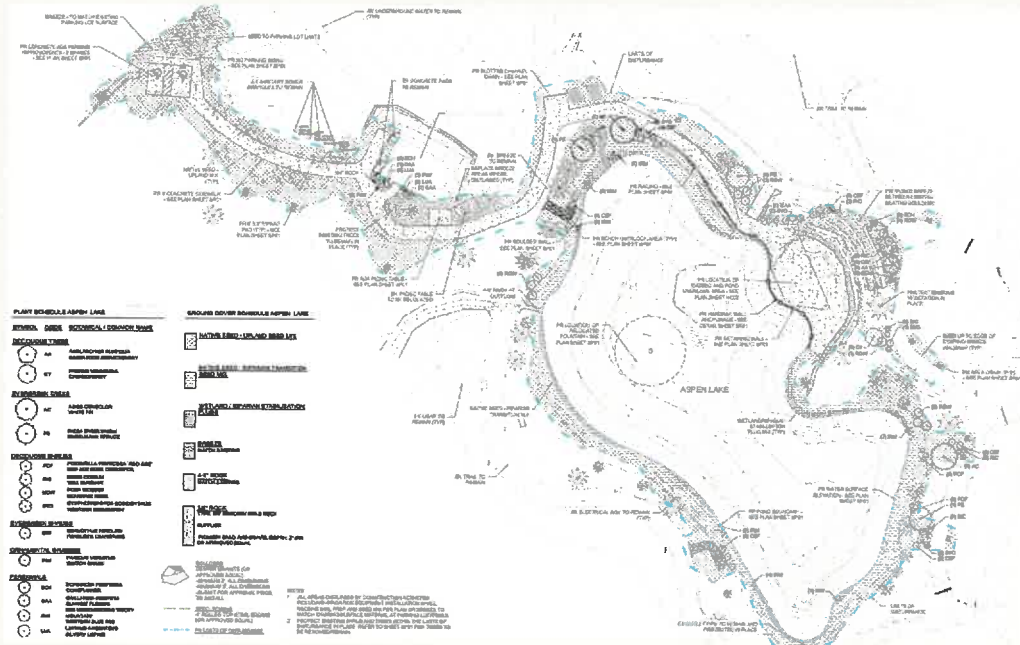
5

Proposed New Gazebo Located Next to Existing Amphitheater



6

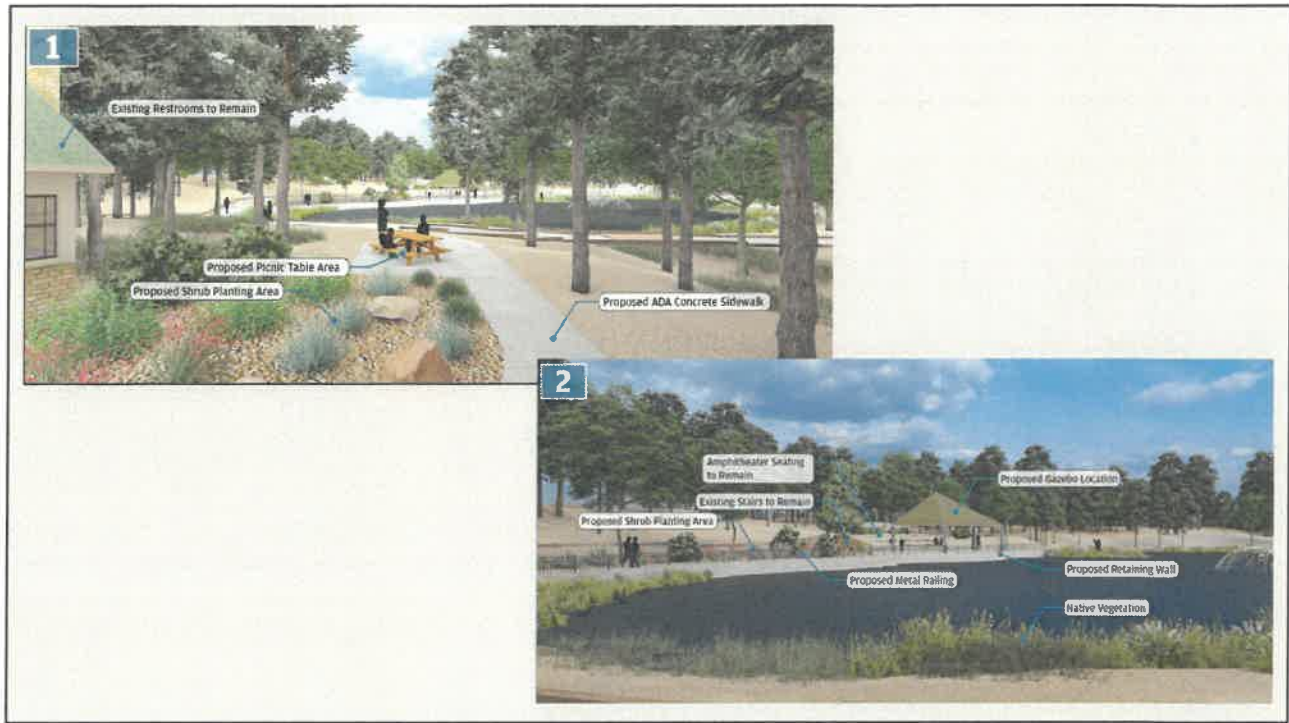
Landscape Plan



7



8



9



10

Proposed Project Timeline

- Complete project design and specifications
end of March / early April 2025
- Bid project for construction (3 to 4 month
process) – Spring / early Summer 2025
- Project construction – late Summer / Fall
2025
- Project completion – late Fall 2025



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2024 Partners in the Park

Agenda Date: March 12, 2024

Agenda Item Number: #4 - B

Presenters: Todd Marts and Dana Nordstrom

Information: X **Information:**

Background Information:

El Paso County Parks is deeply committed to preserving and enhancing our regional parks, trails, open spaces, and nature centers. As our community's love for the outdoors grows, so does the need for strong partnerships to help sustain these cherished spaces.

Partners in the Park is an opportunity to make a lasting impact. With an annual contribution of \$5,000 over three years, partners receive a dedicated sign in the park, a pavilion rental, and a featured spotlight on our social media—demonstrating their commitment to our shared outdoor spaces. This program is more than just a sponsorship; it's a meaningful way to invest in the beauty and accessibility of our parks while strengthening community connections.

At this gathering, we will showcase a short video highlighting the powerful impact of our partnerships, honor our valued Partners with special awards, and enjoy light refreshments together.

We are honored to have El Paso County Parks and Nature Center Supervisors join us today. Together, we can keep our parks thriving for generations to come!

2024 Partners in the Park:

- **Adventures Outwest:** Rainbow Falls
- **Bob & Elly Hostetler:** Fox Run Regional Park
- **Buffalo Gals:** Bear Creek Nature Center
- **Debbie Collins:** Falcon Regional Park
- **El Pomar Foundation:** Paint Mines Interpretive Park
- **Farmers State Bank:** Fair & Events Center
- **Gold Hill Mesa:** Bear Creek Nature Center
- **Heuberger Subaru:** Fox Run Dog Park
- **Hueberger Subaru:** Bear Creek Dog Park
- **Martin Marietta:** Santa Fe Open Space
- **NextEra Energy Resources:** Paint Mines Interpretive Park
- **Olson Plumbing & Heating:** Fountain Creek Nature Center

- **SCHEELS Colorado Springs:** Pineries Open Space
- **Tender Care Veterinary Center:** Falcon Dog Park
- **The Scott Lauther Foundation:** Bear Creek Nature Center
- **Toyota Dealers:** Bear Creek Regional Park East
- **Toyota Dealers:** Bear Creek Regional Park West
- **Toyota Dealers:** Black Forest Regional Park
- **Toyota Dealers:** Fountain Creek Regional Park
- **Toyota Dealers:** Homestead Ranch Regional Park
- **Toyota Dealers:** Widefield Community Park

Recommended Motion: Information only.

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Mayberry Sketch Plan Amendment

Agenda Date: March 12, 2025

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Park Planning Division Manager

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Kimley-Horn & Associates, INC., on behalf of Mayberry Communities, LLC, for the Mayberry Sketch Plan Amendment. The total proposed subdivision totals 631.4 acres with a proposed total of 2,800 residential dwelling units, a variety of mixed commercial and industrial uses, as well as tracts for schools, neighborhood parks, open space, and drainageways. The property is located along State Highway 94 one mile east of the Town of Ellicott.

The site includes the previously approved Ellicott Town Center Sketch Plan (SKP05005) which is zoned Planned Unit Development (PUD) and Commercial Service (CS). This Proposed Sketch Plan Amendment also incorporates an existing 80-acre property to the east, currently zoned A-35 (Agriculture), to PUD.

The Mayberry Sketch Plan Amendment shows 99.1 acres of open space, dedicated to neighborhood or community parks, greenways, drainages, landscaping buffers, and trails. This constitutes approximately 15.7% of the total project area of 631.4 acres. The Sketch Plan Amendment also includes a system of interconnected trails to connect adjacent neighborhoods to parks and open spaces.

The El Paso County Parks Master Plan shows the Hwy 94 Primary Regional Trail running immediately parallel to Hwy 94. Consistent with the master plan, Parks staff provided review comments seeking a 25-ft wide public trail easement along Hwy 94 for the planned regional trail along the northernmost edge of Mayberry. These master-planned trails identify general alignments, are developed at a high level, and are finalized with the developer to ensure the trails best serve the public.

In November 2024 a formal request was submitted to relocate the Hwy 94 trail to a more centralized location with Mayberry. This reroute would move the Hwy 94 trail 1,000 feet south of the highway and follow a planned boulevard that traverses through the entire Mayberry community from east to west. As part of the proposal, an exhibit and typical section of the proposed trail corridor was provided to Parks staff. After consideration, Parks agrees to relocate the Highway 94 Primary Regional Trail south from the highway, to follow the planned boulevard through Mayberry for the following reasons:

- The proposed location would make meaningful connections to several open space tracts, parks, trails, and sidewalk systems. It would become the main east-west spine through Mayberry. This would be more appealing and in line with the intent of a master-planned regional trail.
- The current trail alignment along the northernmost edge of Mayberry would place the trail between the Highway, along utilities, around a water tank and gas line infrastructure, and within a screening / buffering corridor. The proposed relocation would locate the trail along a landscaped boulevard, resulting in a more pleasant experience.
- The proposed trial would replace a standard 5ft sidewalk along the planned boulevard. As such, the sidewalk would need to be increased to 8ft concrete and meander to provide interest to users.

Staff is pleased with the applicant's initial efforts to provide recreational facilities and amenities to the residents and visitors of Mayberry. The interconnected system of parks, trails, and open spaces will only serve to promote recreation, fitness, and a healthy lifestyle. El Paso County Parks requires that the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via forthcoming Preliminary Plans and Final Plats for public access, construction, and maintenance of the primary regional trail. Staff encourages the applicant to work closely with El Paso County Parks to establish a regional trail corridor that serves both the residents of Mayberry and the citizens of El Paso County.

Due to the wide range of potential residential housing units proposed in this Sketch Plan, regional and urban park fees will be calculated for this as the planning process moves forward through the preliminary plan and final plat stages.

Recommended Motion (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 Mayberry Sketch Plan Amendment : (1) designate and provide to El Paso County 25-foot trail easements along the western boundary connecting to Highway 94, south side of Positive Place, and eastern boundary connecting to the intersection of Highway and South Log Road (2) the easements shall allow for public access, as well as construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, (3) the easements shall be shown on all forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plat(s), (4) 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 an acceptable alternative to regional and urban park fees provided the agreements are approved by the County and executed prior to recording the forthcoming final plat(s).

MAYBERRY COMMUNITIES

SKETCH PLAN

SKP236

Letter of Intent

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

MAYBERRY COMMUNITITES, LLC
C/O RANDY GOODSON
22108 CATTLEMEN RUN
MAYBERRY, CO 80808

PLANNER

KIMLEY-HORN & ASSOCIATES, INC.
C/O LARRY SALAZAR
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903

ENGINEERING/SURVEYING

R&R ENGINEERS, SURVYORS, INC.
C/O CLIF DAYTON
1635 W. 13TH AVENUE, SUITE 310
DENVER, CO 80204

GEOTECH

CTL THOMPSON
C/O JEFFREY M JONES
5170 MARK DABLING BOULEVARD
COLORADO SPRINGS, CO 80918

MAYBERRY COMMUNITIES “ELLICOTT TOWN CENTER” (SKETCH PLAN) SITE LOCATION, SIZE, & ZONING:

Parcel ID Nos.: See Appendix A

Area/Acreage: ±631.4 AC

Existing Zoning: PUD, CS & A-35

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

Mayberry Communities LLC’s Sketch Plan application includes the following requests:

- Approval to amend and update previously approved “Ellicott Town Center” Sketch Plan, SKP05005 to meet county standards along with adding additional acreage and updating
 - o Existing Sketch Plan contains a total of ±550.6 acres.
 - o Existing Zoning is PUD and CS
 - o Estimated Residential Density 1048 dwelling units
- Mayberry Sketch Plan Amendment
 - o Rename to Mayberry Communities Sketch Plan
 - o Proposed Sketch Plan to contain ±631.4 acres.
 - o Zoning to remain overall PUD and CS
 - o Estimated Residential to be 2800 equivalent dwelling units at a 4.5EDU/AC ratio.

PROJECT SUMMARY

Mayberry Communities project is 631.4 acres located west of the town of Ellicott approximately one (1) mile west along State Highway 94 from the State Highway 94, N Ellicott Highway intersection and Southwest from the State Highway 94 and S Log Road intersection. The current area of the previously approved Ellicott Town Center Sketch Plan (SKP05005) is zoned Planned Unit Development (PUD) and Commercial Service (CS) identified under Filing 2/2A and Filing 4. Proposed Sketch Plan Amendment will incorporate an existing A-35 zone that will be rezoned to PUD throughout the added area. The proposed sketch plan will incorporate the existing (SKP05005) zoning along with the acquired 80.0-acre property to the east.

The site will contain a mixture of Low, Medium and High residential densities along with a mixture of multi-family and commercial developments along the State Highway 94 and S Log Road corridors. Interior property will incorporate civic spaces, recreational, mixed residential and open space.

ACCESS: Vehicular access from State Highway 94 (North) to the overall site will be from Mayberry Drive (Formerly New Log Road), and Springs Road. Vehicular access from S. Log Road (East) will be from Proposed Business Road (to be identified at a later time), Positive Place (Formerly Mayberry Drive) and Unnamed Road, currently identified as “Boulevard A”.

LAND USE: Mayberry Communities Sketch Plan is an amendment to the previously approved 550 acre Ellicott Town Center PUD plan (SKP-05-005) which encompasses a mixed housing development with commercial use features surrounding. To date, Mayberry Communities has constructed approximately 110 housing units on approximately sixty-one (61) acres within entitled Filings 1, 1A, and 3, and one (1) commercial building constructed within entitled Filing 2.

Mayberry Communities will encompass 80 additional acres to the east of said previously approved PUD Plan for a total of 631.4 acres +/- . Proposed land uses will include an estimated 274.1 acres +/- of Low Density Housing, 52.1 +/- acres of Mid Density Housing and 57.7 acres +/- of High Density Housing, an estimated total of 53.9 acres +/- of Commercial (C) and Commercial Services (CS) use zone, 1.9 acres +/- of civic uses reserved for Ellicott Fire District. Mayberry Communities also has an estimated 99.1 acres +/- dedicated for open/park space and 92.6 acres +/- dedicated to Right-Of-Way and Road Easements.

LOT DIMENSIONAL STANDARDS:

Typical standards for PUD zoned areas will be determined at the site development portion per each phase.

PUBLIC SERVICES AND UTILITIES

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

- | | |
|--------------------------------|-----------------------------------|
| • Water & Wastewater Services: | Ellicott Utilities |
| • Natural Gas: | Black Hills Energy |
| • Electric Service: | Mountain View Electric |
| • Fire Protection: | Ellicott Fire Protection District |
| • Public Schools: | Ellicott School District No. 22 |
| • Library Services: | Pikes Peak Library |
| • Roads: | El Paso County |
| • Police Protection: | El Paso County |
| • Special District Services: | Mayberry Colorado Springs Metro |

WATER RESOURCES:

The proposed development will be provided water service by Ellicott Utilities for all residential, commercial, civic space and parks uses. Water findings and dedication shall be provided for each subdivision as development continues.

DRAINAGE REPORT

Pond A is located at the southeast corner of drainage Basin A. Based on the tributary land-use, the required volume for the pond is 16.5 acre-feet. Pond A will discharge into an underground RCP pipe that will continue east under Boulevard A until the flow ultimately discharges into a channel combined with the Pond B outfall and the offsite basin EC11 at Plunge Pool 3.

Pond B is located at the southeast corner of drainage Basin B. Based on the tributary land-use, the required volume for the pond is 6.4 acre-feet. Pond B will discharge into Channel B, combining with the flow from offsite basin EC11 and the discharge from Pond C, at Plunge Pool 3.

Pond C is located at the southeast corner of drainage Basin C. Based on the tributary land-use, the required volume for the pond is 6.0 acre-feet. Pond C has been designed and constructed with Mayberry Filing 1. In the ultimate buildout, Pond C will be reshaped as preliminarily depicted in the drainage map. Pond C will discharge into Channel B, combining with the flow from offsite basin EC11 and the discharge from Pond B at Plunge Pool 3.

Pond D is located at the southeast corner of drainage Basin D. Based on the tributary land-use, the required volume for the pond is 15.3 acre-feet. Pond D has been designed and approved in the Filing No. 3 Final Drainage Report. Although the approved Filing No. 3 Pond design is sufficient for this full development, the configuration will be revised to accommodate this future layout of single-family lots. Pond D will discharge into Channel F, combining with the flow from offsite basin EC10. This flow will ultimately discharge into Plunge Pool 4.

Pond E is located at the southeast corner of drainage Basin E. Based on the tributary land-use, the required volume for the pond is 13.5 acre-feet. Pond E will discharge directly into Plunge Pool 4 located within Channel F, combining with the flow from Pond D and the offsite basin, EC10.

Pond F is located at the southern boundary of drainage Basin F. Based on the tributary land-use, the required volume for the pond is 11.3 acre-feet. Pond F will discharge into Plunge Pool 1, where stormwater flow will slow down and sheet-flow onto the adjacent property.

Pond G is located at the southeast corner of drainage Basin G. Based on the tributary land-use, the required volume for the pond is 22.6 acre-feet. Pond G will discharge into Plunge Pool 2, where stormwater flow will slow down and sheet-flow onto the adjacent property.

ELECTRIC PROVIDER SERVICE COMMITMENT

Mayberry Communities is located within the Mountain View Electrical Association (MVEA) service area. Note: removal and relocation of existing facilities will be at the expense of the landowner(s).

ELLCOTT FIRE PROTECTION DISTRICT COMMITMENT LETTER

There has been outreach and communication from Mayberry Communities to Ellicott Fire Protection District about the reservation of 1.9 (+/-) acres for a new community fire station. Ellicott Fire Protection District has been unresponsive to requests for a fire commitment letter.

WILDFIRE HAZARD ASSESSMENT AND MITIGATION

Sketch Plan is located outside the wildland urban interface zone and are 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.

REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- *The proposed subdivision is in conformance with the goals, objectives, and policies of the Master Plan; (see treatment of review criteria below)*

The applicant requests approval of the Sketch Plan based on findings of compliance with the following Goals:

GOALS

LAND USE

Goals LU1-LU4

The Mayberry Communities Sketch Plan is compatible with the established character and infrastructure capacity of the previously approved sketch plan SKP-05-005, and has been taken into consideration with the long-range plans of area utility providers. The Sketch Plan ensures conformity with the county's Master Plan range of land use development types - commercial, single family detached, single family attached, multifamily, civic, open space and commercial service uses. This variety of uses will encourage additional growth from multiple industries and will ensure a financially sustainable development. Creating a "Live, Work, Play" community ensures that money brought into the community will be utilized throughout as commercial reserved areas provide employment and goods for the residents of the community.

HOUSING AND COMMUNITIES

Goals HC1-HC4

The proposed sketch plan amendment will continue to promote a mix of housing types as illustrated in the previously approved sketch plan SKP-05-005.. The goal of the sketch plan is to illustrate a cohesive neighborhood that matches the rural character of the surrounding area. The overall sketch plan establishes a healthy "Live, Work, Play" type community that provides attainable housing with convenient access to goods, services and employment. Providing a mixture of housing types will support an aging-in-place housing option to support all stages of life for its residents. Allowing flexible opportunities for cluster housing will promote the narrative of a walkable community and preserve open space for additional trails and recreational use. Mayberry Communities is working with Ellicott Utilities to service the overall development with water and wastewater services.

ECONOMIC DEVELOPMENT

Goals ED1-ED4

The Mayberry Communities Sketch Plan focuses on providing a "Live, Work, Play" community environment. The intent of a "Live, Work, Play" community is to provide a vast offering of business opportunities that encourage residents to work within a walkable distance of their home and community recreation areas. This diverse level of employment opportunities will retain a skilled workforce and encourage development of commercial and civic business. These businesses will in turn provide goods and services to the residents of Mayberry and the surrounding community.

TRANSPORTATION AND MOBILITY

Goals TM1-TM4

The Mayberry Communities Sketch Plan promotes a multi-modal transportation network, inclusive of soft-surface trails, hard-surface sidewalks and pathways, separated and share-the-lane bikeways, and traditional paved motor vehicle roadways. This full transportation network will provide connectivity throughout the community. Transit, pedestrian, and bicycle systems will maximize access and mobility throughout the community while reducing dependence upon the automobile.

The El Paso County Parks & Recreation Trails Master Plan identifies a regional trail running parallel and immediately adjacent to the south shoulder of CO Hwy 94. Mayberry is proposing an amendment to the regional trail by relocating the east-west access internal to the development core along the urban residential collector identified as Positive Place. The trail is proposed to reconnect to the Hwy 94 alignment at the west and east boundaries of the development. The proposed new location provides a centralized corridor for users to safely and comfortably commute through the development while also providing opportunities for future adjacent developments to continue the alignment separated from the fast-moving vehicle traffic along Hwy 94. Preliminary discussions have been well received by Parks staff and Mayberry will continue to work with staff and the Parks Advisory Board to refine details of the realigned trail.

COMMUNITY FACILITIES & INFRASTRUCTURE

Goals CF1-CF4

Mayberry has established strong relationships through proactive coordination with partner utility providers, such as Mountain View Electric, Ellicott Utilities, Cherokee Metropolitan District and Black Hills Energy, to ensure all utility services can be provided throughout the development.

Mayberry has also developed strong working relationships with El Paso County Planning and Engineering department staff. Department Directors and staff have provided constructive input to ensure the development aligns with county regulations and conforms with the vision of the El Paso County Master Plan. All community facilities and public infrastructure are being designed with consideration of both short-term construction feasibility and long-term sustainable maintenance needs.

Ongoing efforts to coordinate with the school district and fire district will ensure the needs of Mayberry and the surrounding community are met. The proposed Sketch Plan reserves land for the development of a future fire station, if desired. Mayberry also seeks to grow their relationship with the school district to develop long-range capacity and facilities plans based on estimated growth from Mayberry. This collaboration is intended to ensure an increase of student enrollment with Ellicott School District and to combat the declining school population within the district.

OBJECTIVES

Objective LU1-1: Some areas of the County should be planned for new development, while other areas should be preserved, protected, or see little new development. *Mayberry Communities has been reserved as an area for new development for over twenty years with initial approval of Ellicott Town Center.*

Objective LU1-2: Continue to partner with all of the military installations to maintain compatible use transitions and buffers adjacent to each installation through open space protection and site-specific development restrictions. *Overall goal of Mayberry Communities is to provide diverse housing types in order to provide a livable community for Peterson and Schriever Space Force Military Base personnel. The project site considers its proximity to the base facilities and has accounted for the appropriate buffers setbacks and transitions.*

Objective LU3-1: Development should be consistent with the allowable land uses set forth in the place types and their built form guidelines. *Mayberry Communities was initially established and approved by Board of County Commissioners prior to the establishment of "Your El Paso County Master Plan". The overall*

development was taken into consideration in the most recent Master Plan and Sketch Plan remains consistent with the identified land uses listed in the current place types.

Objective LU3-3: The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing. *Mayberry Communities was originally envisioned and established a combination of Suburban and Urban Residential placetypes in order to provide a diverse community and to serve a growing residential mix demand in the county.*

Objective LU3-4: The Urban Residential placetype should consist of established neighborhoods immediately adjacent to equally dense or more dense urban neighborhoods in incorporated areas, as well as new, largely residential neighborhoods in previously undeveloped areas where centralized utility services are available. *Mayberry Communities has established a combination of Suburban and Urban Residential placetypes in order to provide a diverse community and neighborhood make up within a area being served by a established centralized utility services providers.*

Additional objectives are met at a similar capacity. Mayberry Communities is reserving the north east and north west areas of the site, along highway 94 and Log Road for Mixed-Use Commercial and Commercial Service opportunities. This will provide employment opportunities for the residents within the community and enhance the walkable “live, work, play” mentality for the community. Establishing a mixture of suburban and urban household types will allow opportunities for cluster housing as well as single family detached in order to enhance the Parks and Open space connectivity within the community. Mayberry continues to build out from the initially approved Filing No. 1 and Filing No. 3 areas for Single Family Detached Lots. Future development has areas reserved for high-density neighborhoods through the development in order to proved mixed-income residents.

STRATEGIES

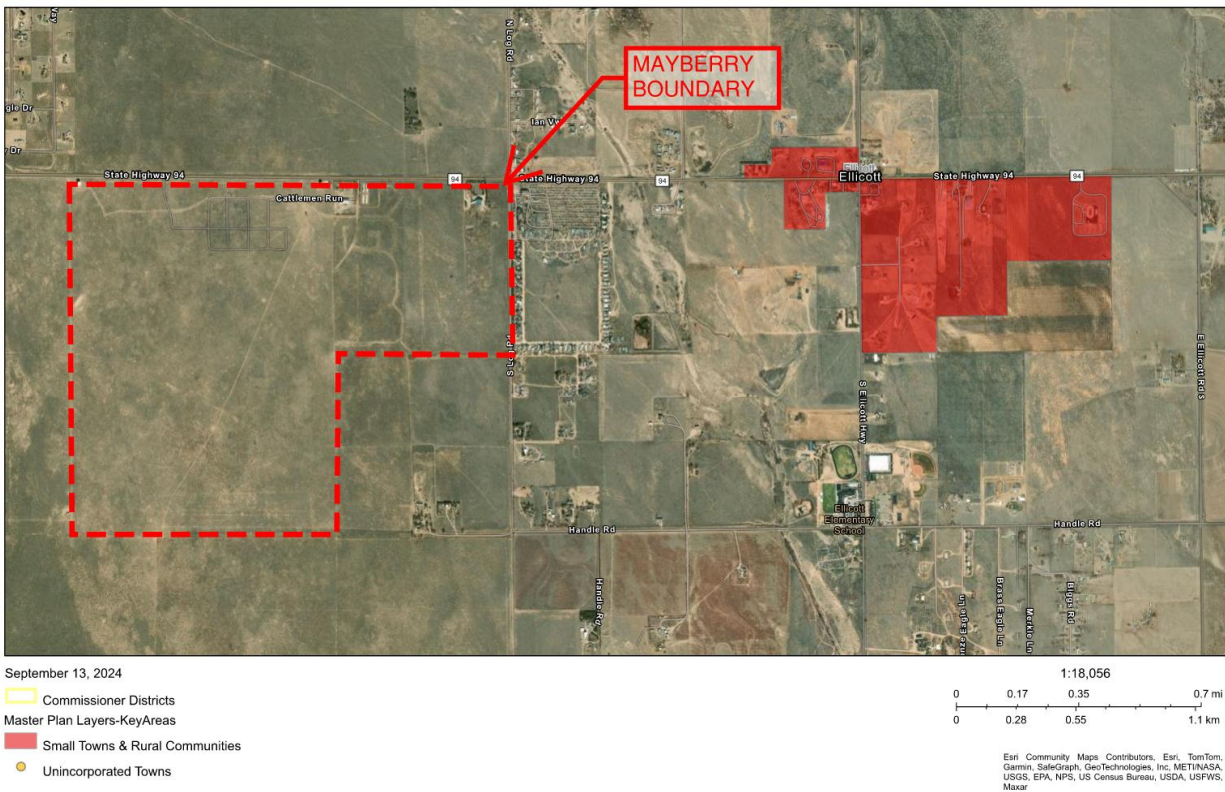
- The New Development areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area should be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.
- The Minimal Change: Undeveloped areas should experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character.
- Ensure appropriate density and use transitions for new development that occurs between differing placetypes.
- Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environ-mental features.

- Coordinate future development adjacent and within the Peterson Air Force Base flight area buffer with the military installations to ensure growth doesn't negatively impact the primary functions of Peterson Air Force Base.
- Continue to evaluate development impact fees, requiring adequate private investment to ensure any long-term maintenance of new development will not overburden County resources, and will be served by adequate infrastructure until they can be incorporated if necessary or desired.

LAND USE

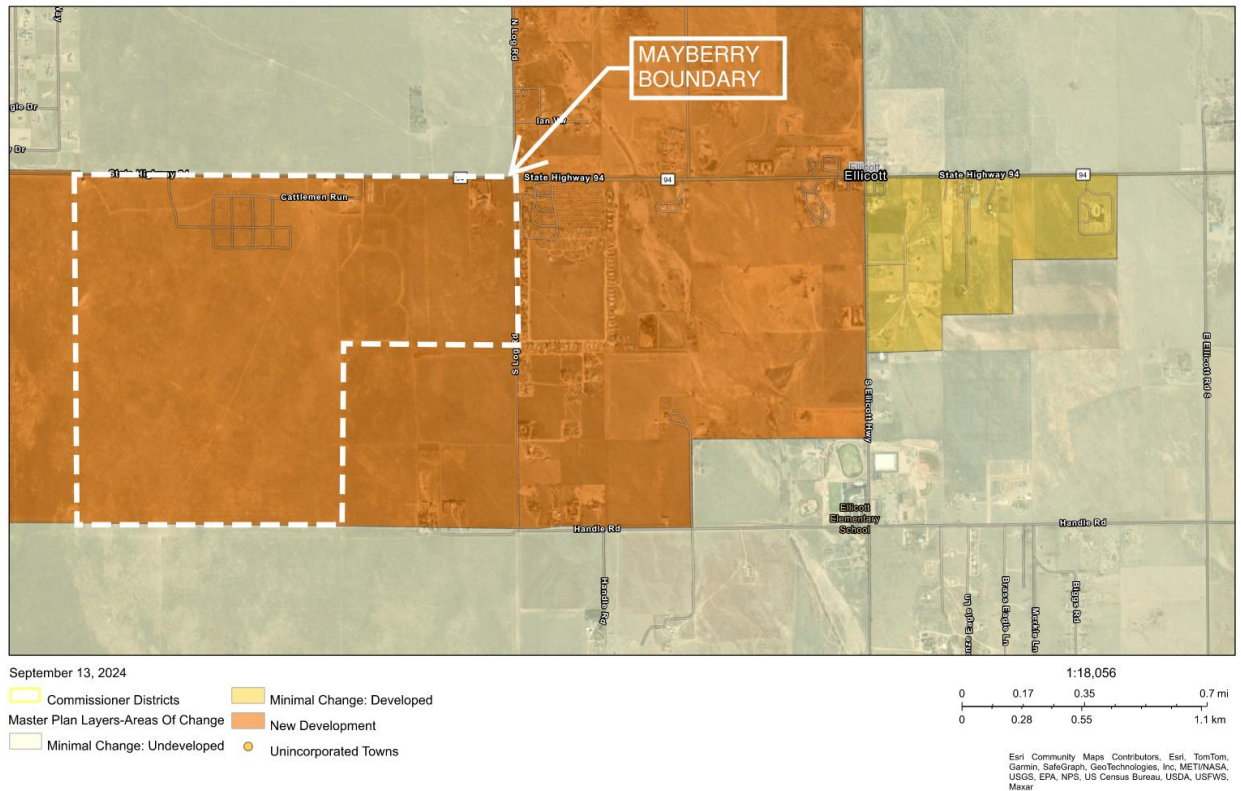
Key Areas:

The property is not located within the ten (10) classifications of key areas. However, it is adjacent to the Small Town & Rural Communities Key Area. This Key Area includes both incorporated and unincorporated communities in El Paso County. The unincorporated areas include the adjacent town of Ellicott and other communities. Regardless of municipal status, all of these places function as a community that supports the needs of a significant portion of the County's rural population. To better serve this population, additional commercial development should be prioritized in the unincorporated places, or where appropriate, additional commercial development should be annexed by the municipalities. Additional commercial uses within these communities improves access to necessary goods and services such as grocery stores and gas stations.



Areas of Change:

Mayberry Communities is located in the area expected for “New Development”. These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.



Mayberry Communities is located within the Suburban Residential type. This land use is designated for Suburban Residential, Traditional Residential neighborhoods with supporting commercial uses at key intersections. The Suburban place type generally supports the proposed development pattern and the support of limited accessory dwelling units as well. The additional 80 acres are currently falls under the Larg Lot Residential area which allows for single family detached housing along with commercial services retail as a supporting use.



[illegible]

ECONOMIC DEVELOPMENT FRAMEWORK

TRANSPORTATION

12

SKETCH PLAN REVIEW CRITERIA

The review criteria for approving a Sketch Plan are set out in Chapter 7.2.1(D)(1)(c) of the Land Development. The proposed Sketch Plan for Mayberry Communities meets these criteria as follows:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan: The Sketch Plan follows the uses the Master Plan shows for the property (Suburban Residential). The proposed uses for the site provide a mixed-residential, commercial, and civic features. The proposed density increase would be aligned and compatible with the area's existing and planned residential densities.
2. The proposed subdivision is in conformance with the requirements of this Code: The Land Development Code indicates that a Sketch Plan should address the feasibility of the division of land including review of the schematic design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas and wildlife habitat areas, source of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, evaluation of wildfire hazards and conformance with the requirements of the Code and Master Plan. This Letter of Intent and the supporting reports demonstrate that the Mayberry Communities Sketch Plan Amendment satisfies these requirements. The project will not affect the health, safety, or welfare of the general area.
3. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area: This proposed development serves as a transitional and extension from the Town of Ellicott to the adjacent (northwest) Viewpoint Estates Development.
4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies: The proposed development will be supplied with water and sanitary services from Ellicott Utilities Company. Per the water supply report, demand for inside use is assumed to require 820.09 af/yr. Information is based on a total of 2800 units and a club house with pool.
5. 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 services required to support the proposed development are committed and will become available as development throughout the site progresses. Throughout the development process continual discussions will be held with the various utility/service providers as identified on the Sketch Plan.
6. The soil is suitable for the subdivision: The Soils Report prepared by CLT Thompson Inc. indicates that the soils are generally suitable for development. While there are some expansive soils and shallow groundwater areas (12 to 22' deep), these are sporadic and can be mitigated by proper engineering design and construction techniques.
7. The geologic hazards do not prohibit the subdivision, or can be mitigated: The Soils Report prepared by CTL Thompson Inc. identifies geologic conditions that clay lenses were found sporadically. Testing indicated the clay exhibits low expansion; expansive soils can be mitigated with engineering design and construction methods.
8. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.]: The El Paso County Master Plan for Mineral Extraction shows Upland Deposits of sand and gravel, with silt and clay. The Soils and Geology Report prepared by CTL Thompson Inc. identifies the soils are generally consistent with this. Research of the County Assessor's records indicated that there are no mineral estate owners on the property. Accordingly, this project will not interfere with the extraction of mineral deposits.

9. The design of the subdivision protects the natural resources or unique landforms: No, there have not been significant natural resources or features identified on site.

10. The proposed methods for fire protection are adequate to serve the subdivision: The site lies within the jurisdiction of Ellicott Fire Protection District, which will provide fire and emergency services to the property. Ellicott Fire Department is aware of this development and supports the building of a fire station in the civic designated development off of Mayberry Drive as shown on the Sketch Plan. Communication with Ellicott Fire Department is ongoing. When each phase is developed the roads will be constructed to acceptable standards and will provide needed access for fire and emergency services.

11. 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: The analysis demonstrates that the site is suitable for the proposed development. The physical and environmental constraints on site are minimal, identified constraints will be mitigated during the construction phase.

WATER MASTER PLAN:

Under the Colorado Revised Statutes, Title 32. This property is within the Ellicott Utilities district boundary and will consistently follow the rules and regulations per the El Paso County Water Master Plan,

- A sufficient water supply has been clarified or provided through existing private wells. The wells have been permitted per quantity and quality standards set forth in the State water supply standards.

This water supply report has been prepared in compliance with Section 8.4.7 of the El Paso County Land Development Code. However, we based the projected residential indoor water demands on actual local water use data which is less than the presumptive value of 0.26 af/yr per lot, as allowed and in accordance with El Paso County Land Development Code listed below.

8.4.7(B)(7)(d) – In the absence of data on water use to the contrary or other minimum values established as acceptable by the State Engineer, the following presumptive values will be used to calculate the annual water demand:

Based on the water usage in Table 1 from the Ellicott Springs development (a project served by EUC), we estimated the residential indoor water demand for Mayberry Communities to be 147 gpd or about 0.165 af/yr per single family lot. We used these calculations to estimate the water usage for the residential portions of this sketch plan development.

Water Supply Dependability

The proposed sources of water supplies for the sketch plan development is the non-tributary Arapahoe and Laramie-Fox Hills aquifers (used in accordance with 91GW01, 598-DD, and 598-BD) and future water supply acquisitions. The calculations used in the water court cases and basin determinations provide a legal and scientific basis for estimating the life of the aquifers. When combined with the 300-year El Paso County requirements, the Arapahoe and Laramie-Fox Hills aquifers will be a dependable water supply for the proposed sketch plan development.

Conclusion:

It is our opinion that the water supply currently committed to Filings 1, 1A, 2, 2A,3, 4, and 5 and available for proposed future filing(s) of about 100 single family residential homes is of the quantity, quality, and dependability required by Section 8.4.7 of the El Paso County Land Development Regulations. Proof of water supply quantity, quality, and dependability for the

remaining portions of the sketch plan development will be provided in phases with future development plan review submittals.

Wastewater systems:

- Wastewater services will be provided by way of Ellicott Utilities district boundary.

Electric

- Electric service will be provided through Mountain View Electric.

Gas

- Gas service will be provided through Black Hills Energy.

NATURAL FEATURES:

Topography

The topography of the project site is mixed between relatively flat to moderately sloped towards the west/southwesterly direction. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and is not impacted by the flat or moderately sloped grades as current acceptable state and local best grading practices will be employed during development including grading and erosion control activities. The site slopes to the south and west where drainage will be collected into detention facilities prior to discharge into the Ellicott Consolidated Drainage Basin.

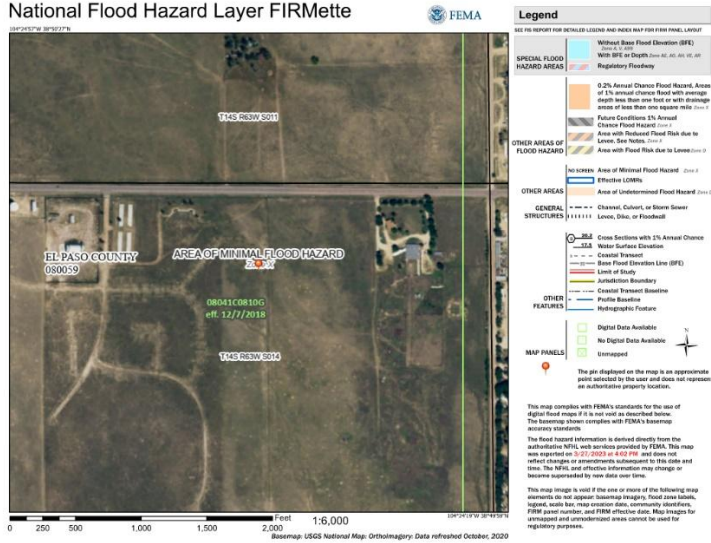
- Site is located within the Ellicott Consolidated drainage basin (CHWS0200). Data provided by Muller Engineering Company; (1988)



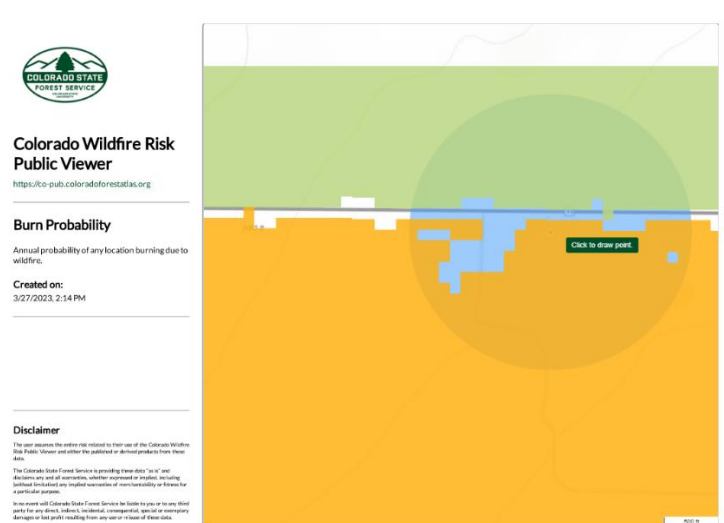
- The topography of the site includes rolling hills with one drainage way, extending from north to south through the property. The existing drainage ways are wide and without a defined flow path; no erosion is anticipated.

- An area of minimal flood hazard “Zone X” per the National Flood Hazard Layer FIRMette (08041C0820G)

National Flood Hazard Layer FIRMette



- Said Site is mapped as low to moderate-high per the wildfire risk public viewer.



Wetlands

There are no jurisdictional wetlands found on site.

Vegetation and Soils

The site is currently vacant with moved earth. Topographically the site is fairly flat to gently rolling terrain, with overall slopes less than 9 percent across the property.

Scenic Resources & Unique Natural Areas

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.

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Mayberry Communities with sweeping views of the mountain skyline and surrounding grasslands in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Wildlife and Migratory Birds

While the area's most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife notes the following as also present in the area; however, the Division also expresses no concern regarding negative and/or unmitigated impacts to wildlife:

- 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 the Mayberry Sketch Plan project 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 six (6) migratory birds that may be affected; 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.

NOXIOUS WEED MANAGEMENT PLAN

Management Goal: The goal is to contain, suppress, and eradicate an infestation of noxious weeds that may be found in the developing community known as Mayberry Communities while promoting desirable self-sustaining native plant communities.

Description of Property: The area is described by the El Paso County Assessor's page as Parcel Number: (See appendix "A")

Weed Control Objective: Through Rural development, the use of properly timed herbicide applications, grazing, maintenance, and the possible establishment of a community of predacious insects within the property, any emerging noxious weeds can be mitigated early and the onset of dense growth can be greatly reduced in the following years. Also, well-defined thresholds are a critical element of integrated vegetation management.

Distinguishing Plant Features: At this time, there have been no known noxious weeds identified within the Mayberry Development by El Paso County weed management personnel. The property is currently undergoing Urban development. Shall any evidence of noxious weeds emerge eradication efforts will begin utilizing the techniques as outlined in the El Paso County Weed Management Plan.

Control Methods: Key control is to prevent noxious weeds from spreading. There are several options for noxious weed mitigation that include the use of integrated vegetation management techniques to control spread.

a. Biological

- i. Insects: The Colorado Department of Agriculture Insectary in Palisade, CO can recommend the appropriate insect to release to establish a community of predatory insects that may assist in the suppression of diffuse knapweed on the property. Call the insectary at (866) 324-2963 or see the Colorado Department of Agriculture website – Divisions – Conservation Services – Biological Pest Control Program. Once the insect community is well established on the property, they can have a great influence reducing noxious weed infestation.
- ii. Population establishment: An appropriate population of feeding insects may take 2-4 years to become established in an area protected from mowing and herbicide application such as under a grove of scrub oak or other woody shrubs.

b. Mechanical/cultural

Mowing: Recommended regular mowing and maintenance is outlined to keep weeds from overgrowing and spreading.

c. Chemical:

- i. Aminopyralid (Milestone)
- ii. Clopyralid plus triclopyr (Redeem R&P)
- iii. 2,4-D plus Dicamba (Weedmaster)

(The above control methods and the below timeframe are all listed on the State of Colorado Department of Agriculture Website search noxious weeds and fact sheets.)

Timeframe: Herbicide control is most effective in early spring (May/June) when the rosette is bolting. Chemical control is not as effective during the flowering stage, which is July and August. A fall (September) herbicide application following the rainy season will successfully treat the new seedlings and rosettes.

Monitor: The Mayberry Communities area shall be monitored to ensure the suppression of any new emerging noxious weeds.

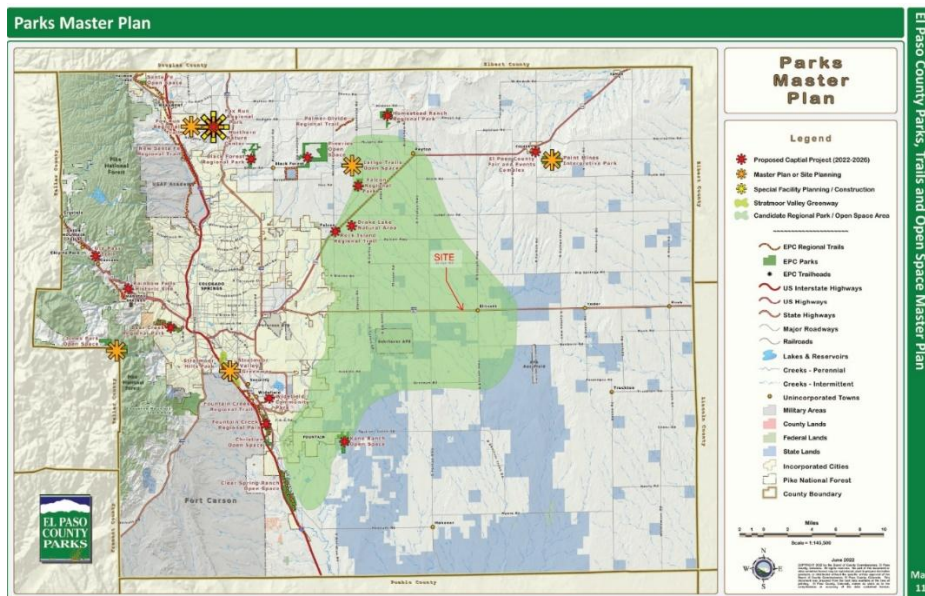
Evaluation Methods: Photographs/plant counts at permanent monitoring points are a good way to compare and ensure the decline of the infestation from one year to the next. In most cases, the suppression of an infestation will take several years with multiple treatments per year to kill the plants and reduce the seed bank

in the soil. Successive sprouting of seeds in the soil from desirable plant groups will eventually re-vegetate bare soils until an optimum community of plants develops.

Analyze Effectiveness: Management objectives are aided by monitoring, which assures that the treatment effects are gauged, and shortfalls are corrected.

Assistance: El Paso County weed management personnel are available for assistance as needed. Contact El Paso County at (719) 520-7879.

PARKS MASTER PLAN



The site is in the “Candidate for Regional Park/Open Space Areas”.

The Developer of the Mayberry Communities Sketch Plan Amendment has the intention to incorporate trails for connectivity to parks throughout the Proposed Mayberry Communities Sketch Plan Amendment. Connectivity throughout said sketch plan will help with the “work, live, play” aspect allowing individuals to live and work within a 5-minute walk. The proposed Sketch Plan Amendment, to be recorded, incorporates the goals and objectives of the El Paso County Parks Master Plan.

Goal 1.B to provide and support large community events and provide visitor destinations and experiences between parks within the Sketch Plan Amendment, to be recorded.

Goal 2.A to provide regional parks, recreation areas, trails and open space

Goal 2.B to continue participation in development review for long range planning within the El Paso County development services, transportation and public park needs to anticipate future growth.

Goal 3.A to refine the definition of active trails between residential and commercial uses.

Regional Trails

Goal 1.A – A regional trail is proposed along the State Highway 94 corridor. The Mayberry Communities Sketch Plan Amendment, to be approved, acknowledges the proposed regional trail system and has incorporated an east/west trail within the community that ties into the adjacent proposed trail easement. A relocated trail

alignment has been proposed internal to the development core along the urban residential collector identified as Positive Place. The proposed new location provides a centralized corridor for users to safely and comfortably commute through the development while also providing opportunities for future adjacent developments to continue the alignment separated from the fast-moving vehicle traffic along Hwy 94.

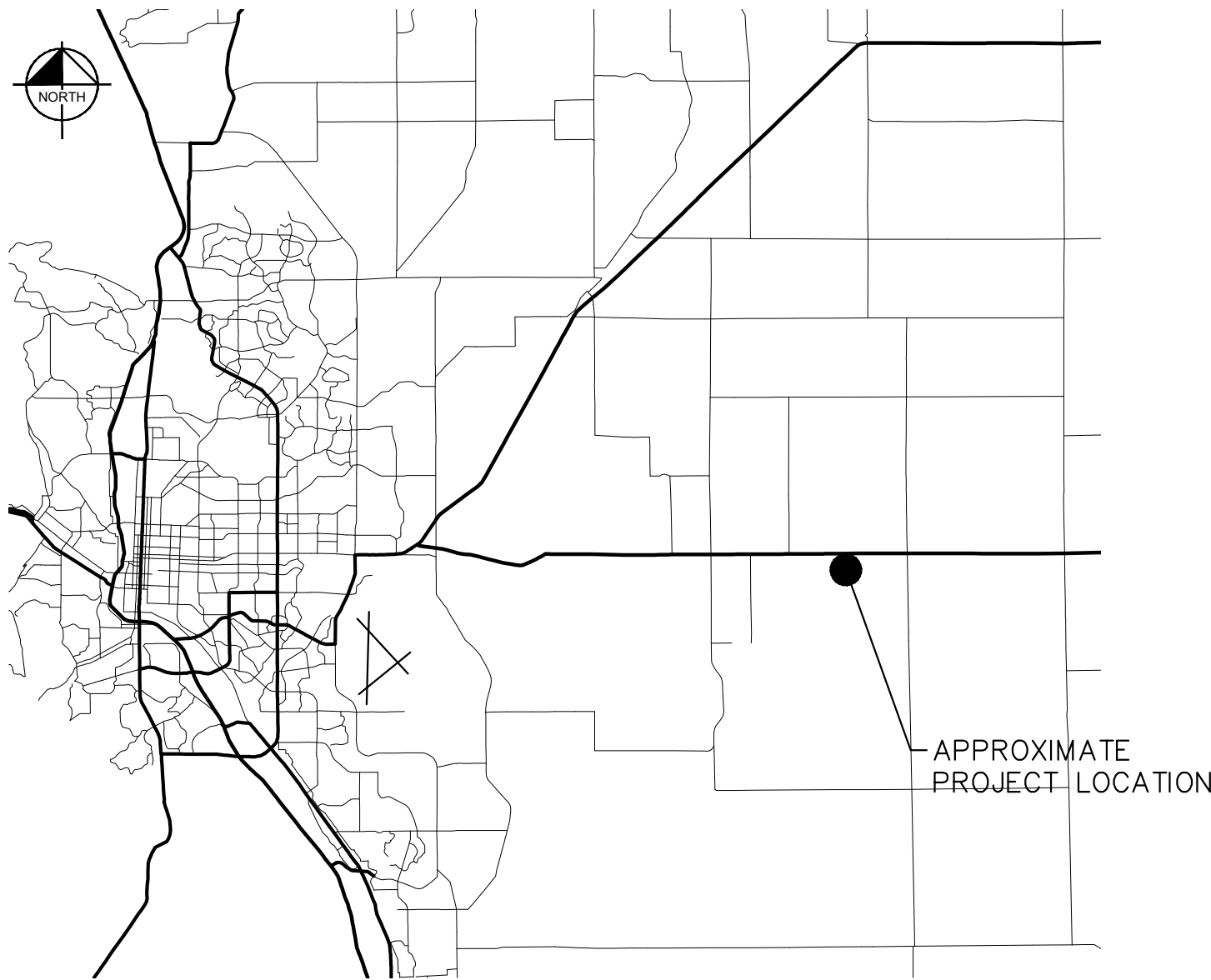
APPENDIX

Appendix A

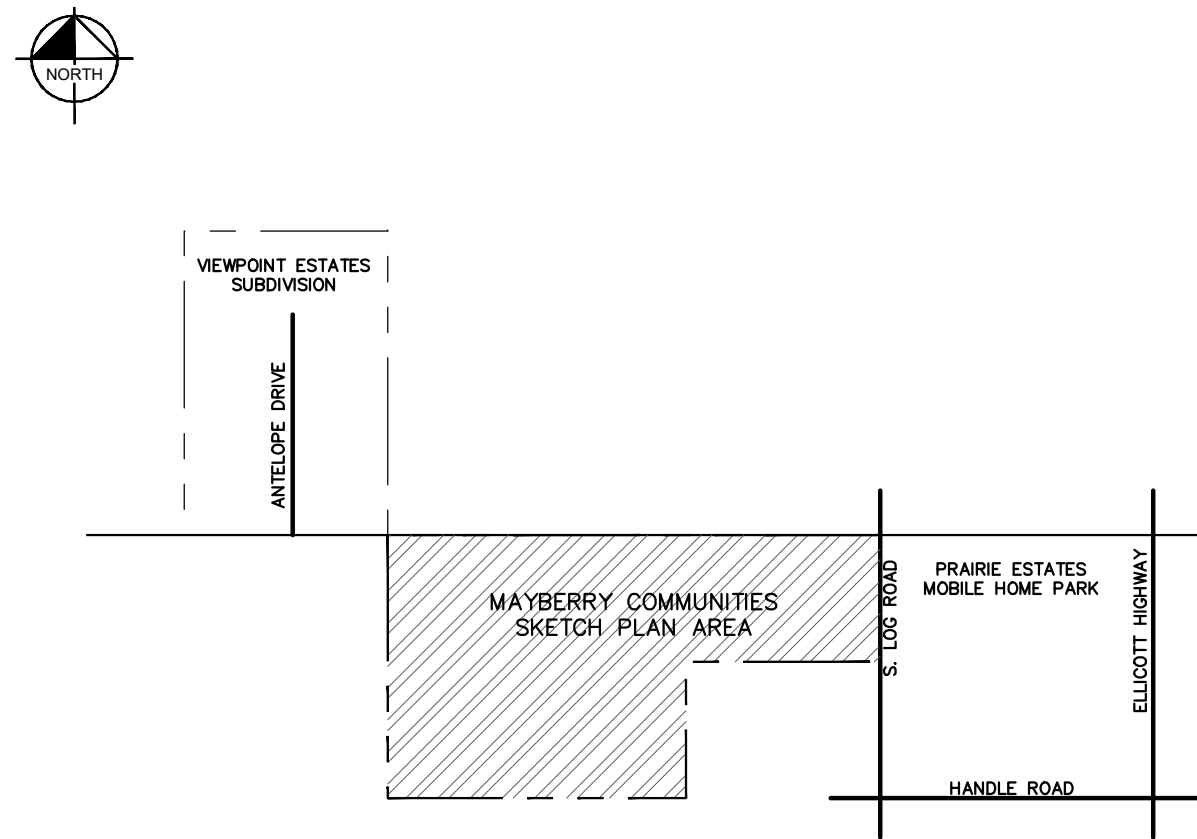
Mayberry Communities is located within El Paso County at the southeast intersection of State Highway 94 and S. Log Road,

Parcel ID Nos.: 3400000456, 3400000460, 3400000473, 3400000474, 3400000475, 3400000476, 3400000477, 3400000478, 3400000479, 3400000480, 3414101001, 3414101002, 3414201028, 3414201030, 3414201031, 3414102002, 3414102005, 3414102013, 3414102014, 3414102015, 3414102016, 3414102017, 3414102018, 3414102019, 3414102020, 3414201001, 3414201002, 3414201003, 3414201004, 3414201005, 3414201006, 3414201007, 3414201008, 3414201009, 3414201010, 3414201011, 3414201012, 3414201013, 3414201014, 3414201015, 3414201023, 3414201024, 3414202001, 3414202002, 3414202003, 3414202004, 3414202005, 3414202006, 3414202007, 3414202008, 3414202009, 3414202010, 3414202011, 3414202012, 3414203001, 3414203002, 3414203003, 3414203004, 3414203005, 3414203006, 3414203007, 3414203008, 3414203009, 3414203010, 3414203011, 3414203012, 3414204001, 3414204002, 3414204003, 3414204004, 3414204005, 3414204006, 3414204007, 3414204008, 3414204009, 3414204010, 3414204011, 3414204012, 3414204013, 3414204014, 3414205001, 3414207024, 3414207025, 3414207026, 3414207027, 3414207028, 3414207029, 3414207030, 3414207031, 3414207032, 3414208025, 3414208026, 3414208027, 3414209001, 3414209002, 3414209003, 3414209004, 3414209005, 3414209006, 3414209007, 3414209008, 3414209009, 3414209010, 3414211001, 3414211002, 3414211003, 3414211004, 3414211005, 3414211006, 3414211007, 3414211008, 3414211009, 3414201030 and 3414102015

for a total of 631.4AC



LOCATION MAP



VICINITY MAP

MAYBERRY COMMUNITIES

SECTION 14 & 15 IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

SKETCH PLAN

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF SECTION 14; THE NORTHWEST QUARTER OF SECTION 14; ALL OF THE SOUTHWEST QUARTER OF SECTION 14, ALL OF THE EAST-HALF OF THE EAST-HALF OF SECTION 15, ALL IN TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN IN EL PASO COUNTY, COLORADO; SUBJECT TO: RIGHT-OF-WAY FOR LOG ROAD ALONG THE EAST LINE OF SAID NORTHEAST QUARTER ESTABLISHED BY ROAD ORDER BY THE BOARD OF COMMISSIONERS TO EL PASO COUNTY, COLORADO RECORDED OCTOBER 3, 1887 IN ROAD RECORD BOOK A AT PAGE 78;

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

THE NORTHERLY 180.00 FEET OF THE EASTERLY 290.00 FEET OF SAID NORTHWEST QUARTER CONVEYED TO CHEROKEE WATER AND SANITATION DISTRICT IN THE QUIT CLAIM DEED RECORDED JULY 5, 1988 IN BOOK 5527 AT PAGE 376;

THAT PART OF SAID EAST-HALF OF THE EAST-HALF OF SECTION 15 CONVEYED TO ELLICOTT UTILITIES COMPANY, LLC IN THE TRUSTEE'S DEED RECORDED MARCH 25, 2013 AS RECEPTION NO. 213038197;

RIGHT-OF-WAY FOR STATE HIGHWAY 94 RIGHT-OF-WAY ALONG THE NORTH LINES OF SAID NORTHEAST AND NORTHWEST QUARTERS ESTABLISHED BY: RIGHT-OF-WAY DEED RECORDED NOVEMBER 8, 1939 IN BOOK 978 AT PAGE 99; QUIT CLAIM DEED RECORDED DECEMBER 18, 1939 IN BOOK 978 AT PAGE 146; AND THE WARRANTY DEED RECORDED DECEMBER 23, 2020 AS RECEPTION NO. 220211233.

TOTAL ACREAGE: ±361.4 ACRES

GENERAL NOTES

- WITHIN THE MAYBERRY COMMUNITIES, PROJECT SHALL NOT EXCEED A TOTAL OF 2800 EQUIVALENT DWELLING UNITS (EDU) DENSITY LIMIT
 - SINGLE FAMILY DETACHED
 - TWO FAMILY ATTACHED
 - TOWNHOMES & CONDOMINIUM
 - MULTIFAMILY
- CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED, BUT NOT REQUIRED, SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES.
- SPECIFIC DEVELOPMENT STANDARDS SUCH AS SETBACKS, LOT COVERAGE, BUILDING HEIGHTS AND LAND USES SHALL BE ADDRESSED WITH SITE SPECIFIC PUD PHASES FOR THE PROPERTY AT A LATER DATE. THESE STANDARDS WILL EITHER FOLLOW SPECIFIC PROPOSED PUD DEVELOPMENT PLANS WITH A FOCUS TO ENCOURAGE A WALKING PRIORITIZED COMMUNITY AND DISCOURAGES UNNECESSARY VEHICLE TRANSPORTATION, OR PER COUNTY ZONING STANDARDS.
 - THIS IS A COMPREHENSIVE PLAN FOR A PEDESTRIAN FOCUSED VILLAGE AND AS SUCH THE PARKING REQUIREMENTS ARE TO BE CONSIDERED ON A CUMULATIVE BASIS WITH SHARED PARKING BETWEEN USES TO REDUCE THE IMPACT TO THE PEDESTRIAN ENVIRONMENT AND TO ENCOURAGE WALKING IN THE COMMUNITY.
 - LAND USES ILLUSTRATED ON THE SKETCH PLAN WILL BE FURTHER DEFINED PER PUD DEVELOPMENT.
- DESIGNATED PUD PHASES ARE NOT REQUIRED TO BE DEVELOPED SEQUENTIALLY. ANY PHASE MAY BE PURSUED AHEAD OF ANOTHER AS MARKET DEMANDS DICTATE.
- ALL PUBLIC PARKS, TRACTS, COMMON LANDSCAPE, OPEN SPACES, AND DRAINAGE FACILITIES WITH THE OVERALL SKETCH PLAN SHALL BE OWNED AND MAINTAINED BY EXISTING AND FUTURE DISTRICTS. IF PARCELS FROM THE SKETCH PLAN ARE SOLD, UNLESS OTHERWISE INDICATED, SAID PARKS, TRACTS, COMMON LANDSCAPE, OPEN SPACES, OR DRAINAGE FACILITIES WITHIN TRANSFERRED PROPERTY SHALL BE THE RESPONSIBILITY OF THE PRIVATE INVESTOR.
- ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE TO THE MAYBERRY METROPOLITAN DISTRICT AND MAY BE USED FOR RECREATIONAL PURPOSES TO THE EXTENT FEASIBLE AND SAFE ETC
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- SITE LIGHTING, IF REQUIRED, WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF EL PASO COUNTY LAND DEVELOPMENT CODE.
- THE MAILBOX KIOSKS WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
- A DEVIATION REQUEST AND/OR PUD MODIFICATION WILL BE REQUIRED TO BE REVIEWED AND APPROVED PRIOR TO ACCEPTANCE OF ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
- SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL CIRCULATION STREETS FOR CONVENTIONAL SINGLE-FAMILY HOMES. INTERIOR DEVELOPMENT PARCELS MAY HAVE NARROW STREETS FOR HIGHER DENSITY RESIDENTIAL CLUSTERS WITH WALKING PATHS IN LIEU OF TRADITIONAL SIDEWALKS, LINKING PARKS AND TRAIL SYSTEMS TO COMMUNITY AMENITIES.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT SHALL PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY AND SHALL BE PAVED.
- UNLESS PREVIOUSLY PLATTED, AS IDENTIFIED WITH FILINGS NO. 1 -4, THE ILLUSTRATED ROADS AND ACCESS POINTS ARE CONCEPTUAL AND WILL ONLY BE REVIEWED WITH SUBSEQUENT SUBDIVISION APPLICATIONS.
- SHOULD CHANGE OF DENSITY, USE, RIGHT-OF-WAY OR OTHER MAJOR MODIFICATIONS MADE AFTER THE SKETCH PLAN HAS BEEN APPROVED, A SKETCH PLAN AMENDMENT MAY BE REQUIRED AND WILL FOLLOW THE CRITERIA FOR APPROVAL IDENTIFIED UNDER CHAPTER 7.2.1(D)(1)(C) OF THE EL PASO COUNTY, LAND DEVELOPMENT CODE.

SOIL & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A GEOLOGICAL HAZARDS EVALUATION & PRELIMINARY GEOTECHNICAL INVESTIGATION WAS COMPLETED BY CTL THOMPSON INC. ON MARCH 13, 2023.

SUMMARY NOTES

THE CONDITIONS ENCOUNTERED IN OUR BORINGS DRILLED AT THE SITE CONSISTED OF PREDOMINANTLY NATURAL SILTY AND CLAYEY SANDS WITH SPORADIC LAYERS OF CLAY WITH VARYING AMOUNTS OF SAND. THE SAND SOILS ARE GENERALLY NON-EXPANSIVE. THE CLAY SOILS WERE GENERALLY FOUND IN RELATIVELY THIN LAYERS AND EXHIBITED LOW MEASURED SWELL WHEN WETTED. LOCALIZED LAYERS OF CLAY WITH MODERATE TO HIGH EXPANSION POTENTIAL MAY BE PRESENT BETWEEN OUR BORING LOCATIONS.

- PREPARATION OF DESIGN-LEVEL GEOTECHNICAL INVESTIGATIONS FOR THE PROPOSED BUILDINGS TO DEVELOP SPECIFIC FOUNDATION RECOMMENDATIONS FOR THE DESIGN AND CONSTRUCTION OF FOUNDATIONS AND FLOOR SYSTEMS.

- FOUNDATION DRAINS SHOULD BE CONSTRUCTED AROUND THE LOWEST EXCAVATION LEVELS OF BASEMENT AND/OR CRAWLSPACE AREAS AND SHOULD DISCHARGE TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.

PRELIMINARY PLANS WILL REQUIRE SITE-SPECIFIC GEOTECHNICAL EVALUATIONS, PER SEC. 8.4.9 OF THE LDC. DURING PRELIMINARY PLAN STAGES FOR FUTURE PHASES, SITE-SPECIFIC DATA SHOULD BE COLLECTED TO EVALUATE THE POTENTIAL FOR SHALLOW GROUNDWATER. IF SIGNIFICANT GRADING OR BELOW-GRADE LEVELS ARE PLANNED, THE POTENTIAL FOR SHALLOW GROUNDWATER WILL REQUIRE FURTHER EVALUATION. INVESTIGATIONS FOR NATURAL FLUCTUATIONS IN SHALLOW GROUNDWATER SHOULD INCLUDE MONITORING PROGRAMS THAT CAN BE USED DURING PRELIMINARY AND FINAL PLANS USING SITE-SPECIFIC GROUNDWATER ELEVATION DATA.

SITE DATA

Existing Land Use	PUD, Agricultural, Commercial Services
Existing Zoning	PUD, CS, A-35
Proposed Zoning	PUD, CS
Site Acreage	631.4 AC±
Maximum Number of Units	2,800
Maximum Gross Density	4.4EDU/AC

TOTAL AREAS (see land use chart on sheet 2)

RESIDENTIAL	
Low Density	274.1AC±
Mid Density	52.1AC±
High Density	57.7AC±
COMMERCIAL	
Commercial Community (CC)	22.1AC±
Commercial Services (CS)	31.8AC±
CIVIC / INSTITUTIONAL	
Fire Station	1.9AC±
OPEN SPACE	
District Park	18.2AC±
Neighborhood Park	14.9AC±
Regional Trails	4.5AC±
Pedestrian Trails	11.9AC±
Drainage	46.2AC±
Perimeter Buffer	3.4AC±
ROAD EASEMENTS	11.9AC±
R.O.W.	85.3AC±

PROJECT TEAM

OWNER / APPLICANT

RANDY GOODSON
MAYBERRY COMMUNITIES LLC.
22108 CATTLEMEN RUN
MAYBERRY, CO 80808

PLANNER

KIMLEY-HORN
2 N NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903

ENGINEERS & SURVEYORS

R&R
1635 W 13TH AVENUE, SUITE 310
DENVER, CO 80204

GEOTECH

CTL | THOMPSON
3170 MARK DABLING BOULEVARD
COLORADO SPRINGS, CO 80918

SHEET INDEX

SHEET 1 OF 5	COVER SHEET
SHEET 2 OF 5	SKETCH PLAN
SHEET 3 OF 5	ADJACENT LAND OWNERS
SHEET 4 OF 5	MULTI-MODAL STREET & TRAILS
SHEET 5 OF 5	ROADWAY PLAN

MAYBERRY COMMUNITIES SKETCH PLAN
SECTION 14 & 15 IN TOWNSHIP 14 SOUTH,
RANGE 63 WEST OF THE 6TH PRINCIPAL
MERIDIAN, EL PASO COUNTY, COLORADO

PROJECT NO.
196582005

SHEET

1 OF 5

Kimley»Horn

2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/2024

RESUBMITTAL #2

RESUBMITTAL #1

REVISION

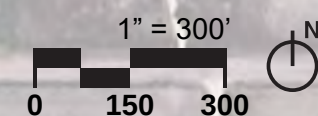
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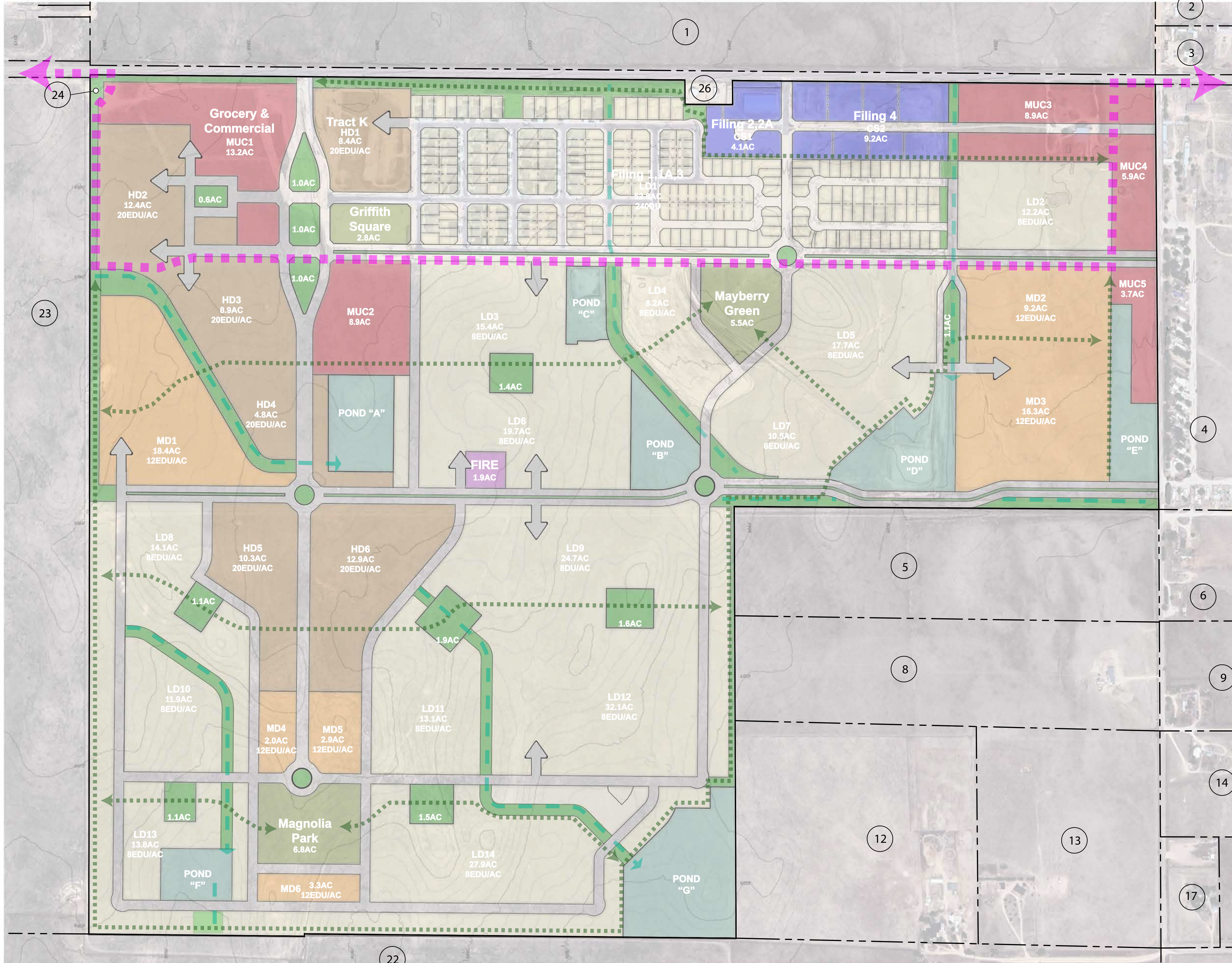
A decorative graphic consisting of a vertical column of five colored squares (green, yellow, red, blue, and purple) on the left, and a horizontal bar chart on the right. The bar chart has five bars of increasing height, colored green, yellow, red, blue, and purple from left to right.

Kimley»»Horn

MAYBERRY COMMUNITIES SKETCH PLAN
SECTION 14 & 15 IN TOWNSHIP 14 SOUTH,
RANGE 63 WEST OF THE 6TH PRINCIPAL
MERIDIAN, EL PASO COUNTY, COLORADO

2 OF 5

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ADJACENT LAND OWNERS

- ZONED (A-35 RR-5) AG GRAZING LAND ANDERSON LORAIN & HEILMANN GAIL J 325 S LOG RD FORT COLLINS CO, 80526-4313
- ZONED (A-35) MOBILE HOME PARK, WELL & SEPTIC, DALY INC, 22855 HWY 94, BOOKER MARNA G TRUSTEE CALHAN CO, 80808-7853
- ZONED (A-35) RANCH JACQUEZ MONICA CORRAL CHAVEZ 22855 HWY 94, CALHAN CO, 80808
- ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A PERS REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) AG GRAZING LAND FREEMAN JUDY DARLENE 1701 PROVIDENT LN ROUND ROCK TX, 78664
- ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) MOBILE HOME PARKS WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) AG GRAZING LAND DIGGS STEPHANIE ESTELLE DIGGS VIRGIL RBY 250 S LOG RD CALHAN CO, 80808
- ZONED (A-35) MOBILE ON OWNED LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) VACANT LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) AG GRAZING LAND BERMUDEZ NOE WONGE LOPEZ ESTHER 21800 HANDLE RD, CALHAN CO, 80808-8507
- ZONED (A-35) AG GRAZING LAND MCWILLIAMS ANASTASIA MCWILLIAMS JEFFREY 22750 HANDLE RD, CALHAN CO, 80808-8507
- ZONED (A-35) SINGLE FAMILY RES. ABILA DAVID M ABILA RANDAL S 3242 FOSSIL CREEK DR FORT COLLINS CO, 80508-8500
- ZONED (A-35) VACANT LAND CHISMAN GENE & CHISMAN GOLDFIE LIVING TRUST, BOOKER MARNA G TRUSTEE 25450 HANDLE RD CALHAN CO, 80808-8570
- ZONED (A-35) VACANT LAND WEBB DAVID ARTHUR ESTATE SEAL CATHERINE A REP PO BOX 6 COLORADO SPRINGS CO, 80901-0006
- ZONED (A-35) SINGLE FAMILY RES. KENLY LELAND D JR, 22810 HANDLE RD CALHAN CO, 80808-8531
- ZONED (A-35) SINGLE FAMILY RES. CHISMAN GENE & CHISMAN GOLDFIE LIVING TRUST, BOOKER MARNA G TRUSTEE 25450 HANDLE RD CALHAN CO, 80808-8570
- ZONED (A-35) SINGLE FAMILY RES. FIGUEROA NORMAN E 22850 HANDLE RD CALHAN CO, 80808-8531
- ZONED (A-35) SINGLE FAMILY RES. SCHMIDT STELLA M SCHMIDT MAGALI S 23230 HANDLE RD CALHAN CO, 80808-8531
- ZONED (A-35) AG GRAZING LAND CUE JORGE LUIS LLANES LARA SHEILA CARRILLO 22885 HANDLE RD CALHAN CO, 80808-8531
- ZONED (A-35 RR-5) AG GRAZING LAND RESIDENTIAL RURAL STATE OF COLORADO 16-14-63 633 17TH ST STE 1520 DENVER CO, 80202-3609
- ZONED (RR-5) RESIDENTIAL RURAL STATE OF COLORADO 633 17TH ST STE 1520 DENVER CO, 80202-3609
- ZONED (PUD) WAREHOUSE/STORAGE UTILITY BUILDING ELLICOTT UTILITIES COMPANY LLC 12275 EL CAMINO REAL STE 110 SAN DIEGO CA, 92130-4092
- ZONED (RR-2.5) VACANT RESIDENTIAL LOTS VIEWPOINT ESTATES LLC PO BOX 6797 COLORADO SPRINGS CO, 80934-6797
- ZONED (A-35) POLITICAL SUBDIVISION CHEROKEE WATER & SANITATION DISTRICT 1335 VALLEY ST COLORADO SPRINGS CO, 80915-2815

Kimley»Horn

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/2024

MAYBERRY COMMUNITIES SKETCH PLAN
SECTION 14 & 15 IN TOWNSHIP 14 SOUTH,
RANGE 63 WEST OF THE 6TH PRINCIPAL
MERIDIAN, EL PASO COUNTY, COLORADO

ADJACENT
LAND
OWNERS

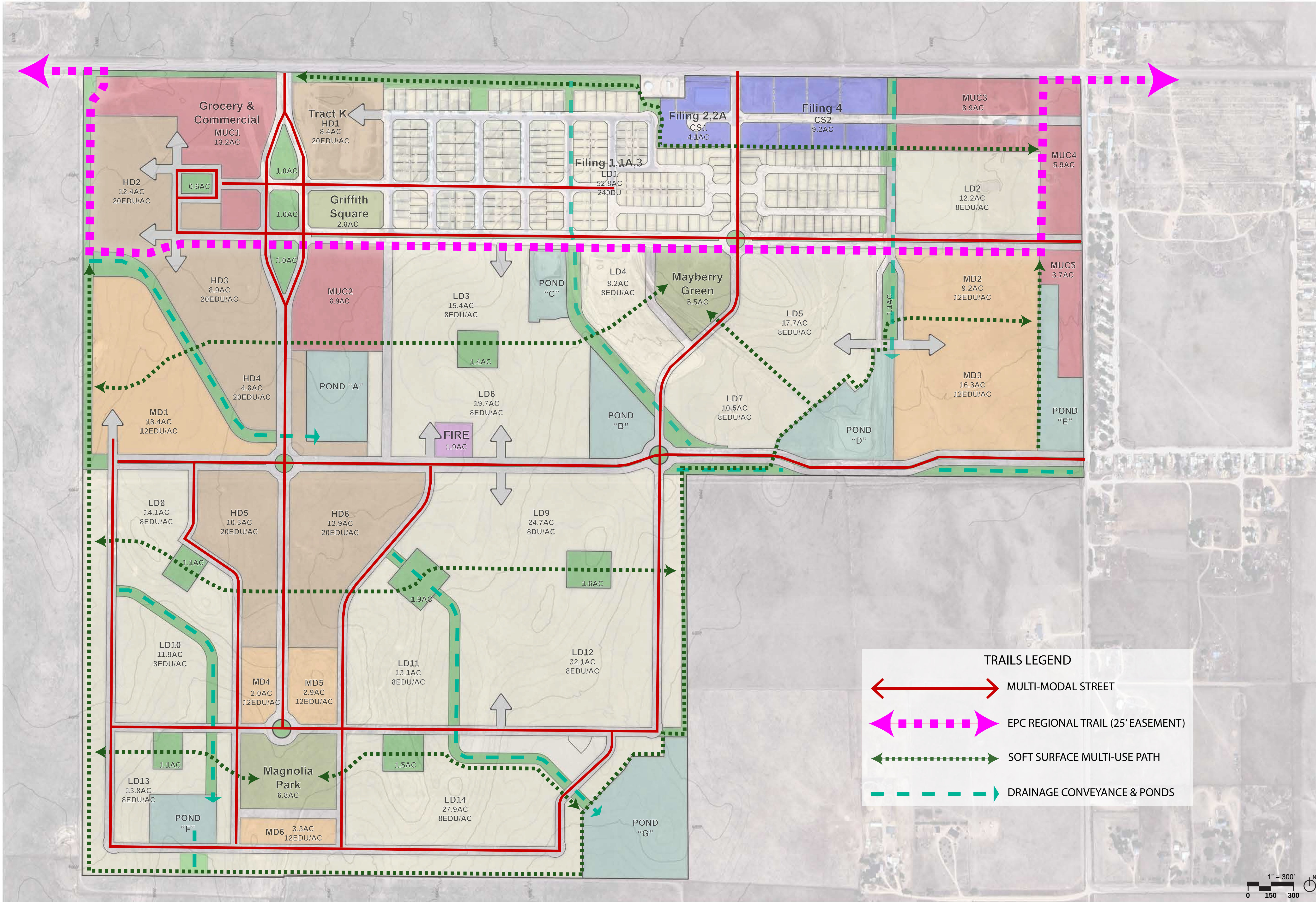
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SHEET

3 OF 5

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2	RESUBMITAL #2	04/14/20	JRH	
3	RESUBMITAL #3	04/22/20	JRH	
4	RESUBMITAL #4	04/27/20	JRH	
5	RESUBMITAL #5	05/08/20	JRH	

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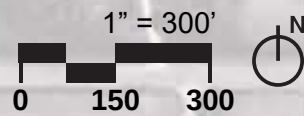
TRAILS LEGEND

MULTI-MODAL STREET

EPC REGIONAL TRAIL (25' EASEMENT)

SOFT SURFACE MULTI-USE PATH

DRAINAGE CONVEYANCE & PONDS



MAYBERRY COMMUNITIES SKETCH PLAN
SECTION 14 & 15 IN TOWNSHIP 14 SOUTH,
RANGE 63 WEST OF THE 6TH PRINCIPAL
MERIDIAN, EL PASO COUNTY, COLORADO

**MULTI
MODAL
STREETS
&
TRAILS**

PROJECT NO.
196582005

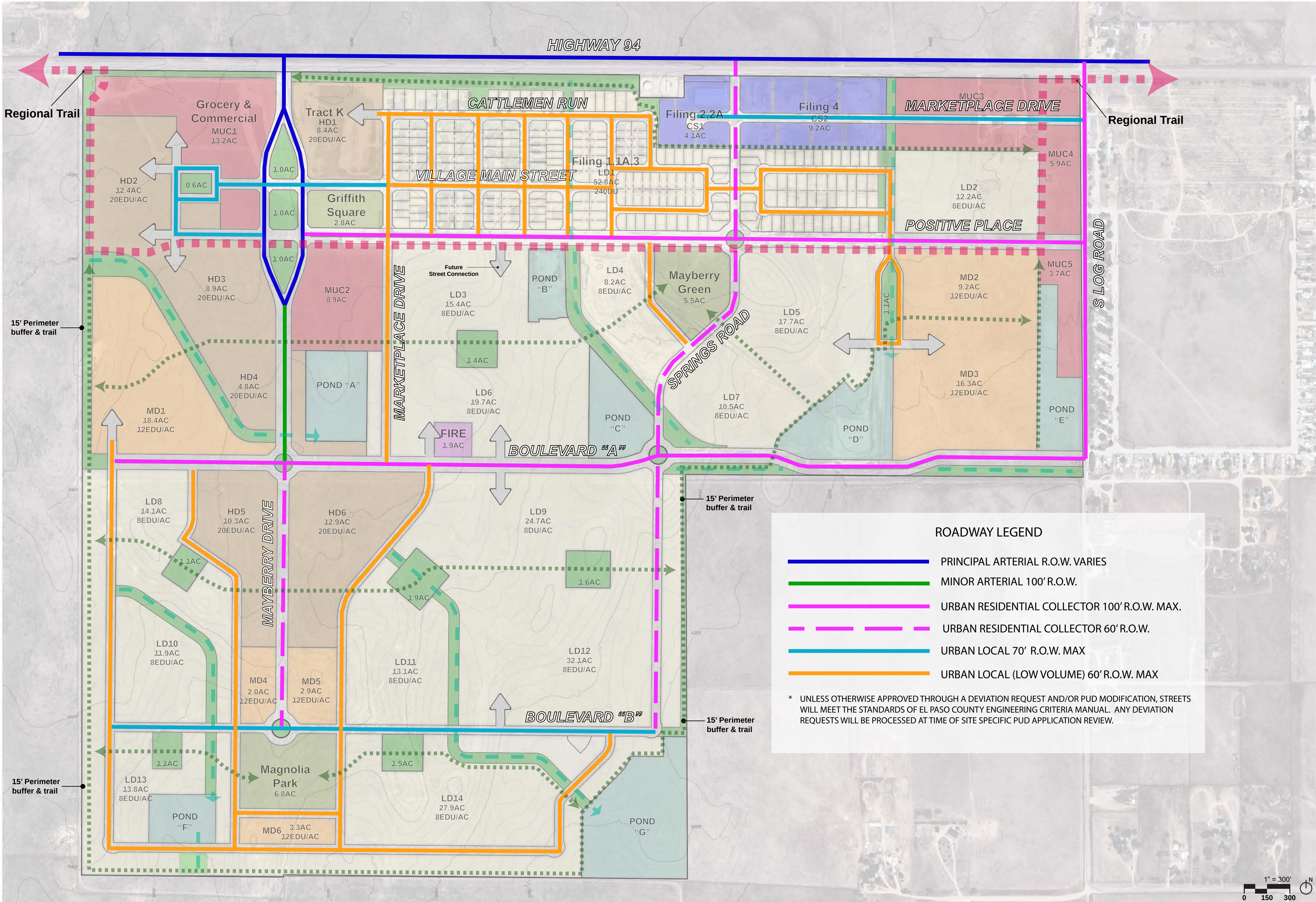
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4 OF 5

2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
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DATE: XX/XX/2024

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2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: LMS
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CHECKED BY: JEH
DATE: XX/XX/2024

MAYBERRY COMMUNITIES SKETCH PLAN

SECTION 14 & 15 IN TOWNSHIP 14 SOUTH,
RANGE 63 WEST OF THE 6TH PRINCIPAL
MERIDIAN, EL PASO COUNTY, COLORADO

ROADWAY
PLAN

PROJECT NO.
196582005

SHEET

5 OF 5

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Antlers Range Preliminary Plan

Agenda Date: March 12, 2025

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Vertex Consulting Services, LLC, on behalf of Antler Range, LLC., for endorsement of the Antlers Range Preliminary Plan. At 244.38 acres, the proposed Antlers Range development contains 84 single-family residential lots and is zoned RR-2.5 for rural residential land uses. The project is located immediately northeast of the intersection of Meridian Road and Ayers Road, north of the town of Falcon and adjacent the established Latigo Trails community.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Latigo Trails Open Space is located immediately adjacent and northeast of the property, while the proposed Latigo Secondary Regional Trail runs east-west along Latigo Boulevard, approximately 500 feet north of the development. Falcon Regional Park and the Eastonville and Meridian Ranch Regional Trails are all located approximately 1.25 miles southeast of Antlers Range. Because the Antlers Range development is zoned RR-2.5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement.

The Open Space Master Plan of the 2022 Parks Master Plan shows that the project site is located partially within the Black Forest South Candidate Open Space Area along the south banks of Black Squirrel Creek. Natural resource values include wetland vegetation and wildlife habitat, as well as ponderosa pine stands and tallgrass and bluestem grasslands. Water quality protection is a concern in this headwaters area that drains directly into Black Squirrel Creek. Large 2.5-acre lots, natural landscaping, and no-build zones along the creek and localized wetlands greatly reduce overall impacts to water quality and the surrounding environment.

As no park land or trail easement dedications are necessary, staff recommends fees in lieu of land dedication for regional park purposes.

Recommended Motion: (Preliminary Plan)

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Antlers Range Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$42,420.

Development Application Review Form



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

March 12, 2025

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

Name:	Antlers Range Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-25-001	Total Acreage:	244.38
		Total # of Dwelling Units:	84
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.86
Antler Range, LLC	Vertex Consulting Services, LLC	Regional Park Area:	2
Greg Langdon	Nina Ruiz	Urban Park Area:	3
P.O. Box 38939	5825 Delmonico Drive	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80937	Colorado Springs, CO 80919	Proposed Zoning Code:	RR-2.5

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: 2

Urban Park Area: 3

0.0194 Acres x 84 Dwelling Units = 1.630

Neighborhood: 0.00375 Acres x 84 Dwelling Units = 0.00

Community: 0.00625 Acres x 84 Dwelling Units = 0.00

Total Regional Park Acres: 1.630

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 3

\$505 / Dwelling Unit x 84 Dwelling Units = \$42,420

Neighborhood: \$119 / Dwelling Unit x 84 Dwelling Units = \$0

Community: \$184 / Dwelling Unit x 84 Dwelling Units = \$0

Total Regional Park Fees: \$42,420

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 condition when considering and/or approving the Antlers Range Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$42,420.

Park Advisory Board Recommendation:

**Antlers Range Preliminary Plan
Letter of Intent**

February 7, 2025

Antler Range LLC
PO Box 38939
Colorado Springs, CO 80937

OWNER: Monument Ridge East, LLC
5055 List Drive
Colorado Springs, CO 80919

PLANNER: Vertex Consulting Services, LLC
5825 Delmonico Drive
Colorado Springs, CO 80919
719-733-8605
Nina.ruiz@vertexcos.com

Tax Schedule No: 4218000022

Acreage: 244.38 Acres

Current Zoning: A-35 (Agricultural)

Requested Zoning: RR-2.5 (Residential Rural)

Request:

Vertex Consulting Services, LLC, on behalf of Antler Range, LLC, is respectfully submitting an application for approval of a preliminary plan for 244.38 acre area. The preliminary plan depicts 84 lots of a minimum of 2.5 acres and future County dedicated right-of-way. The property is located on the east side of Meridian Road and north of Ayer Road.

Utilities:

Mountain View Electric Association (MVEA) provides electric service and Black Hills Energy provides natural gas service to the area and have provided commitment to serve any new homes within the subdivision. Dwellings are to be served by individual onsite wastewater treatment systems and individual wells.

Neighborhood Meeting:

A neighborhood meeting was held on November 25, 2024. Several neighboring property owners were in attendance, with the majority of them owning 35+ acre parcels. The neighbors indicated they were not opposed to the proposed development. Two primary concerns were raised and discussed:

- Potential dust during construction
 - It was explained that the only grading to occur will be in association with the roadways and small water quality features. The County and State require these areas to be wet down to prevent dust and air quality issues.
- Well depletion
 - It was explained that the State and El Paso County require a finding of sufficiency for water quality, quantity, and dependability. This includes augmenting the wells.

COMPLIANCE WITH CRITERIA OF APPROVAL AND SUBDIVISION DESIGN STANDARDS

The proposed subdivision meets the criteria for approval included within Section 7.2.1.D.2 of the El Paso County Land Development Code as described below:

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

Your El Paso County Master Plan

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these two statements suggest to the reader that the Plan may only address certain issues at a cursory level and that specific steps or actions for addressing such issues may not be offered within the Plan. That conclusion is certainly the case in numerous instances and with regard to a variety of topical areas. However, where that is not the case is with respect to the requested preliminary plan and concurrently requested map amendment (rezoning) to the RR-2.5 zoning district, as identified below.

Key Area Analysis

The subject property is not identified in the Plan as being within a Key Area.

Area of Change Analysis

The subject property is identified in the Areas of Change map within the Plan as being within the “Minimal Change: Undeveloped” area of change.

Page 21 of the Plan characterizes areas of “Minimal Change: Undeveloped” by stating:

“The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall, there will be no change to the prioritized rural and natural environments.”
(Emphasis added)

This 244.38 acre parcel is an underutilized vacant parcel adjacent to 2.5 acre rural residential development to the south and east and agricultural development to the north and west with varied parcel sizes. The essential character is rural with a few of the surrounding larger parcels having agricultural cattle grazing leases. The proposed preliminary plan depicts a rural development with lot sizes being a minimum of 2.5 acres. The roadway alignments have been planned taking into the natural topography, resulting in the majority of the project area maintaining the natural terrain, vegetation, and character. The proposed roadways are a rural cross section. The preliminary plan will be an extension of the existing character.

Placetype Analysis

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

Page 26 of the Plan identifies the following land uses as being Primary Land Uses within the Large-Lot Residential Placetype:

- Single-Family Detached Residential (typically 2.5 acre lots or larger)

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

- Parks/Open Space
- Commercial Retail
- Commercial Service
- Agriculture

The Large-Lot Residential Placetype is described further on page 26 as follows:

“The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.” (emphasis added)

The proposed development includes lots 2.5 acres in size or greater. The preliminary plan also depicts all floodplain and wetland areas as no-build areas, preserving and protecting the natural environment and features.

El Paso County Water Master Plan

The Executive Summary from the Water Master Plan (2018) states that “The Plan Water Master

Plan (WMP) was developed for the Board of County Commissioners, El Paso County officials and staff, developers, citizens, and water providers within the County for the purpose of identifying and addressing water supply issues earlier in the land use entitlement process.” A water sufficiency finding is being requested with subdivision. It should be noted that the Water Master Plan only contemplates centralized providers and did not provide an analysis for individual well, as is proposed here.

The subject property is located within Planning Region **4.c** of the Water Master Plan, pursuant to Figure 3-1 on page 25. The Plan identifies the current supply and demand forecasts at full build out (year 2060) for each of the Planning Regions. The Table indicates that the current water supplies for Region 2 amounts to 2,970 AF of water per year with 2060 being 4,826 AF of water per year; therefore, there is projected to be a deficit supply of water for central water providers in this region of the County. Central water service is not proposed and water is to be provided by individual wells.

A Water Resources Report has been submitted with the subdivision application. The report identifies there is sufficient water in terms of water quantity, quality, and dependability for the lots included in the subdivision.

El Paso County Parks Master Plan

The El Paso County Parks Master Plan (2022) does not depict any planned or existing trails or open space on the subject property. Land dedication, or fees in lieu of land dedication are not required with a rezone or preliminary plan application, however, fees in lieu of dedication will be provided with each final plat filing.

2024 Major Transportation Corridors Plan (MTCP)

Access to the site is from Ayer Road with Meridian Road being adjacent to the west. The 2024 MTCP depicts Meridian Road as a minor arterial and Ayer Road as a non county-maintained roadway. Right-of-way dedication will be needed at the time of final plat for Ayer Road. A traffic impact study was prepared by SM Rocha and details the potential traffic impacts of the proposed development. The study concluded that the proposed development will not trigger any improvements to the surrounding roadway network.

Other Topical Elements of the County Master Plan

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

The subdivision is consistent with the purposes of the Land Development Code;

The subdivision is consistent with the purposes of the Land Development Code as outlined in Chapter 1 of the Code including full implementation of the goals and policies of the Master Plan specific to the property as well as those aimed at addressing many of the housing and land use-related issues within the County. The subdivision will allow for orderly development of the property pursuant to the concurrently-requested rezoning and will be financially supported by an

Colorado Revised Statutes Title 32 special district for the purposes of construction facilities and infrastructure necessary to serve the development.

The subdivision is consistent with the subdivision design standards and any approved sketch plan;

The subdivision meets all of the design standards included within Chapter 8 of the Code as well as the dimensional standards of the concurrently proposed zoning district (RR-2.5). The reports and maps submitted in support of the application are in full compliance with the County, State, and Federal rules and regulations as well as the County adopted checklists. There is no sketch plan for the property.

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 (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);

The associated water resources report identifies a sufficient water supply has been acquired in terms of quantity, quality, and dependability. The source of water supply will be individual wells. The water resource report identifies a water demand of .475 acre-feet per year for each lot for a project total water demand of 39.9 acre-feet per year.

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;

All lots will be served by individual onsite wastewater treatment systems (OWTS). RMG Engineering prepared a wastewater report identifying that all lots have at least two potential locations for OWTS systems. Future systems will be reviewed and approved by El Paso County Public Health.

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

A Soils and Geology Study was prepared by RMG, Inc. and was submitted as a supporting document to this preliminary plan application. The conclusion of the Study was that “This site was found to be suitable for the proposed development.” RMG did identify that there were areas on the property that will impose constraints on development. The following soils have been added:

- A “Soil and Geology Study, Antlers Range Subdivision, El Paso County, Colorado” prepared by RMG – Rocky Mountain Group (January 28, 2025), indicated geologic hazards were not found to be present at this site. Potential geologic constraints were found onsite to include potentially expansive soils/bedrock, potentially compressible soils, seasonally shallow perched groundwater and seasonally wet (sw) areas. A 50-foot setback from the banks of Black Squirrel Creek is recommended and this area is identified as a “No Build Area”.

- Lots 29, 34, 35, 45-48, and 51-53 within the subdivision may potentially be impacted by high groundwater. Details can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file no. (file no) available at the El Paso County Planning and Community Development Department. Due to potentially high groundwater in the area, each individual lot is to be investigated by the lot owner's Geological Engineer of Record for final foundation parameters and recommendations.

Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

A drainage report has been submitted addressing the requirements of the Land Development Code and the Engineering Criteria Manual at the preliminary plan stage of development and all applicable design criteria requirements have been implemented in the associated preliminary drainage plan. The drainage report and preliminary grading plan depicts the planned water quality/detention pond locations. The preliminary plan also depicts the existing and planned natural drainage ways within drainage easements. A final drainage report, final drainage design and construction drawings for all necessary drainage infrastructure will comply with the requirements of the Code and ECM at the final plat stage of development.

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;

The roadways planned to serve the subdivision include two access points off of Ayer Road and one emergency access point to loop Ayer Road with the internal roadway network. Ayer Road has been constructed to, and beyond, the proposed Antler Range access roads. The traffic impact study prepared by SM Rocha identifies Ayer Road, along with the surrounding roadway network, can handle the anticipated additional traffic. The internal roads to the subdivision are proposed to be publicly accessible, with the roads being constructed by the anticipated special district for future dedication to El Paso County.

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

Access will generally be provided by public rights-of-way including Meridian Road, Ayer Road, and internal publicly dedicated roadways. All lots and tracts depicted on the associated preliminary plan map will have direct access to a public road.

The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or

provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

A riparian analysis was prepared by Bristlecone Ecology (February 5, 2025) identifying that wetlands and riparian areas are within the project area. These areas have been identified as no-build on the preliminary plan.

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

The property is served by the Falcon Fire Protection District, which has an obligation to provide fire protection service to the development, and is within the patrol area of the El Paso County Sheriff's Office. Mountain View Electric Association will provide electric service and Black Hill Energy will provide natural gas service to the development. The proposed roadways will be adequate and allow for emergency response access to the site. An emergency access drive has also been depicted on the preliminary plan.

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and

A fire cistern will be installed within the subdivision on what is depicted as lot 10. All roadways are designed to meet the fire apparatus turning radius requirements and minimum width requirements for two-way travel.

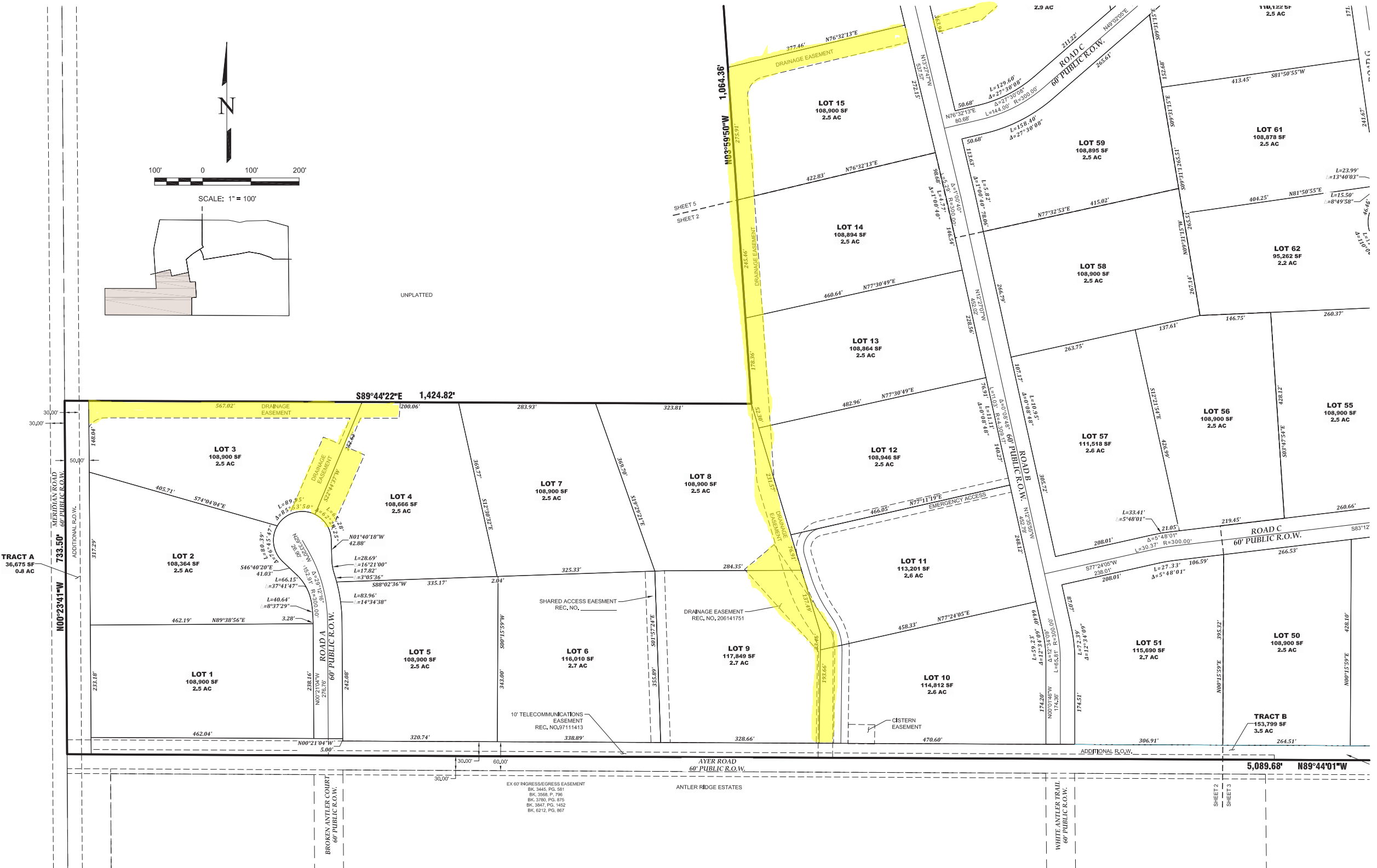
The proposed subdivision meets other applicable sections of Chapters 6 and 8 of the Code;

The proposed subdivision meets all applicable regulations included within Chapters 6 and 8. Please review the associated soils and geology report, onsite wastewater treatment system report, traffic study, drainage report, and grading and erosion control plan which document compliance with both chapters, as applicable.

COUNTY ROAD IMPACT FEE

The proposed subdivision will be subject to the County's Road Impact Fee. Payment of fees will be required.

ANTLER RANGE PRELIMINARY PLAN
A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO.



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

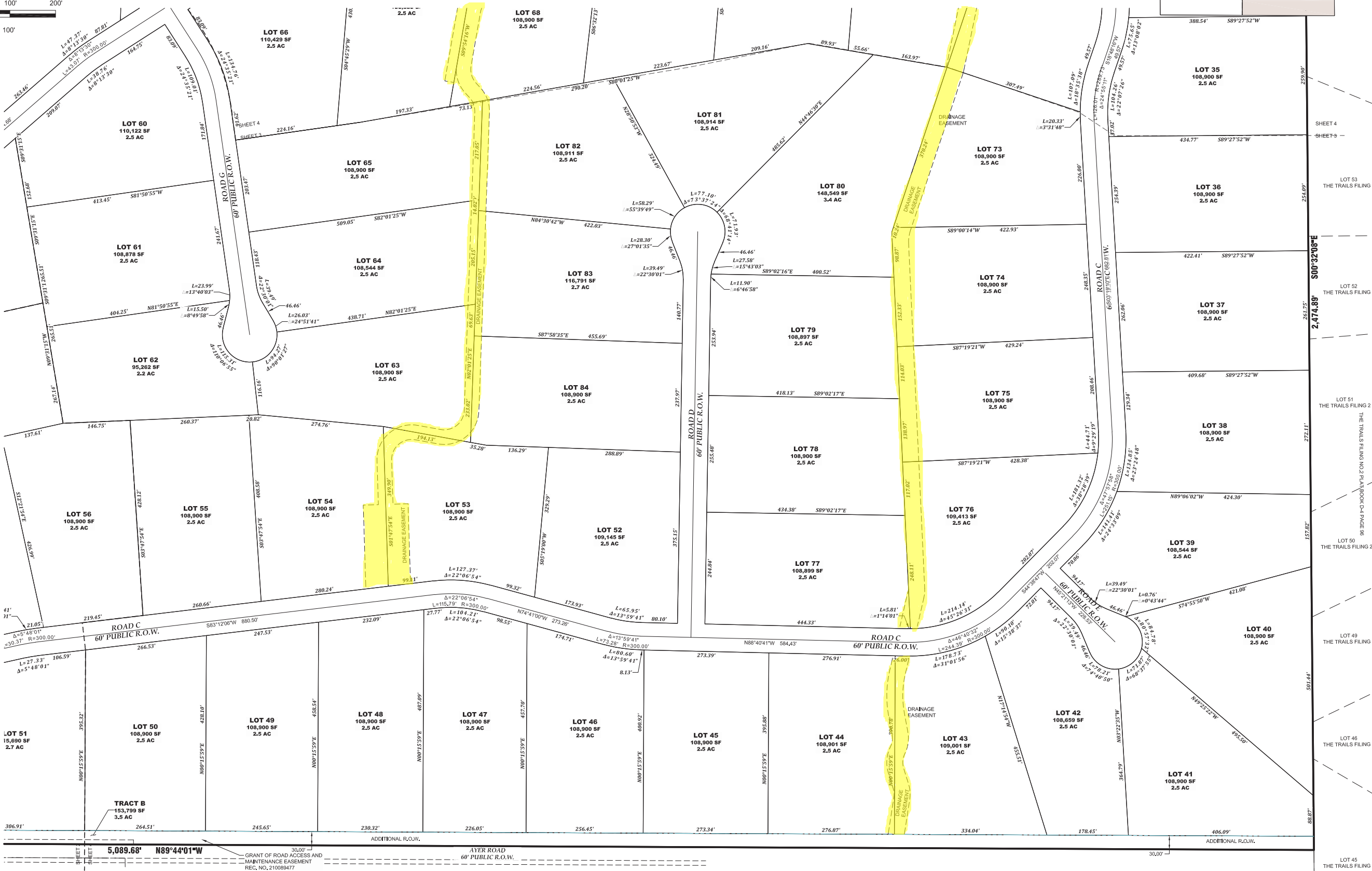
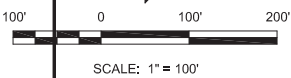


**ANTLER RANGE SUBDIVISION
PRELIMINARY PLAN**
A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH
RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO.	2 OF 11

ANTLER RANGE PRELIMINARY PLAN

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO.



REVISIONS	
NO.	DESCRIPTION

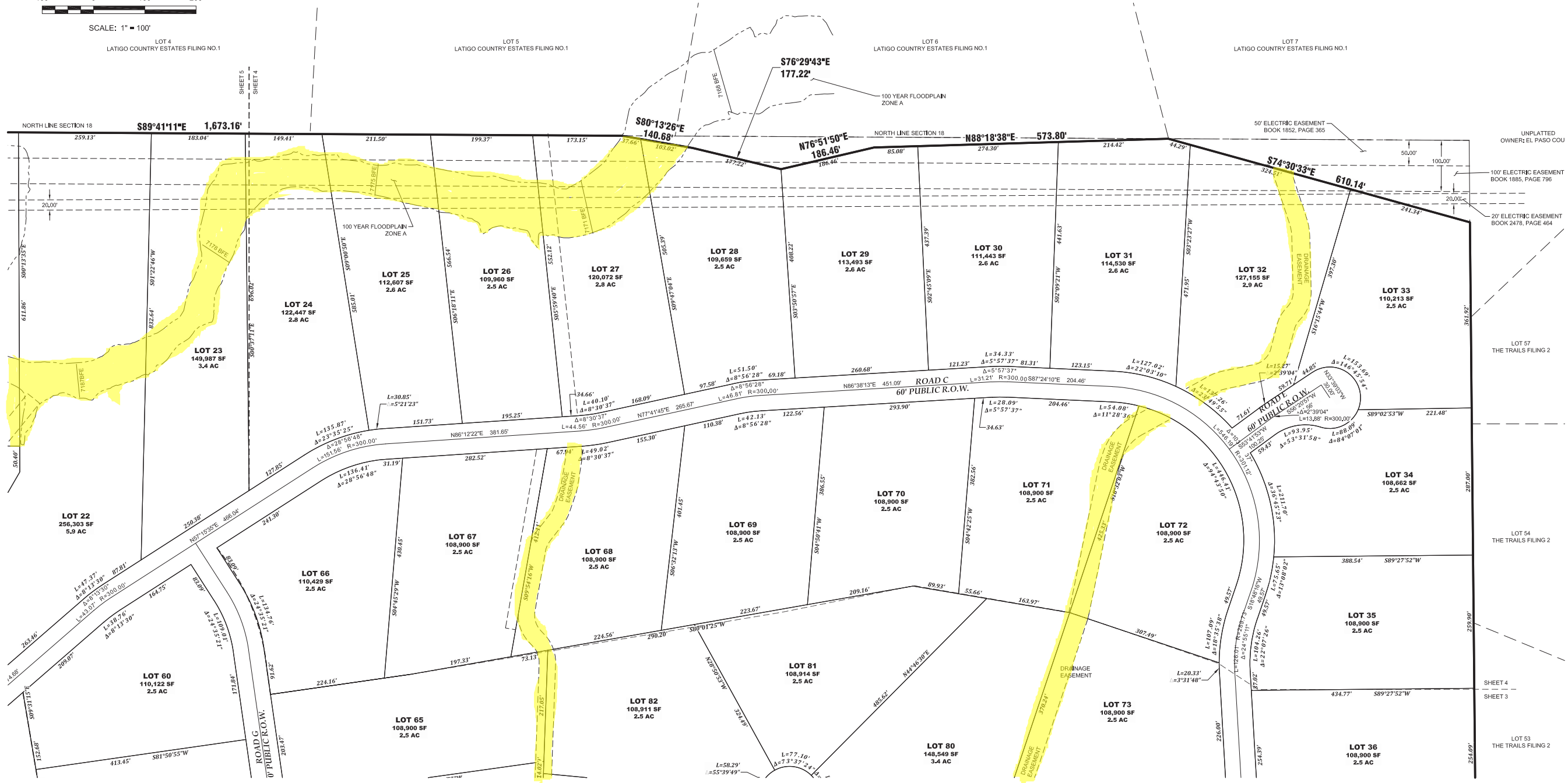
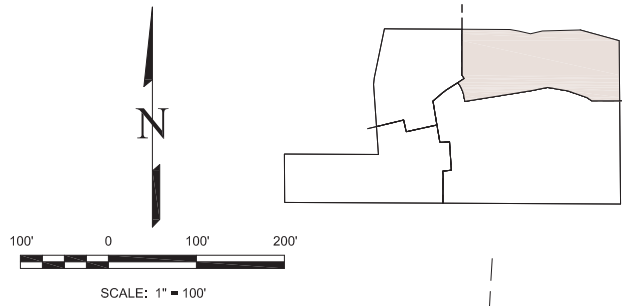
EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 545-6247



**ANTLER RANGE SUBDIVISION
PRELIMINARY PLAN**
A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH
RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO	3 OF 11

ANTLER RANGE PRELIMINARY PLAN
A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO.



REVISIONS		DATE
NO.	DESCRIPTION	

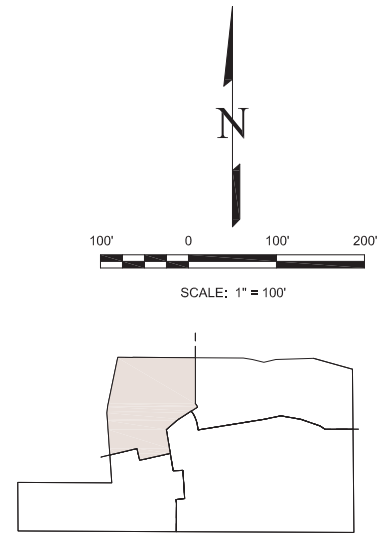
EDWARD-JAMES SURVEYING, INC.
926 Elktion Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 545-6247



ANTLER RANGE SUBDIVISION
PRELIMINARY PLAN
A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH
RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2556-00
DATE CREATED	2-12-25
DATE ISSUED	DRAFT
SHEET NO.	4 OF 11

A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO.

[illegible]

**EDWARD-JAMES
SURVEYING, INC.**

926 Elkton Drive	4732 Eagleridge Circle
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Fax: (719) 576-1206	Fax: (719) 545-6247



ANTLER RANGE SUBDIVISION

PRELIMINARY PLAN

RANGE 64 WEST OF THE 6TH P.M
COUNTY OF EL PASO, STATE OF COLORADO.

DRAWN BY	JWT
CHECKED BY	ERF

SCALE 1" = 100'

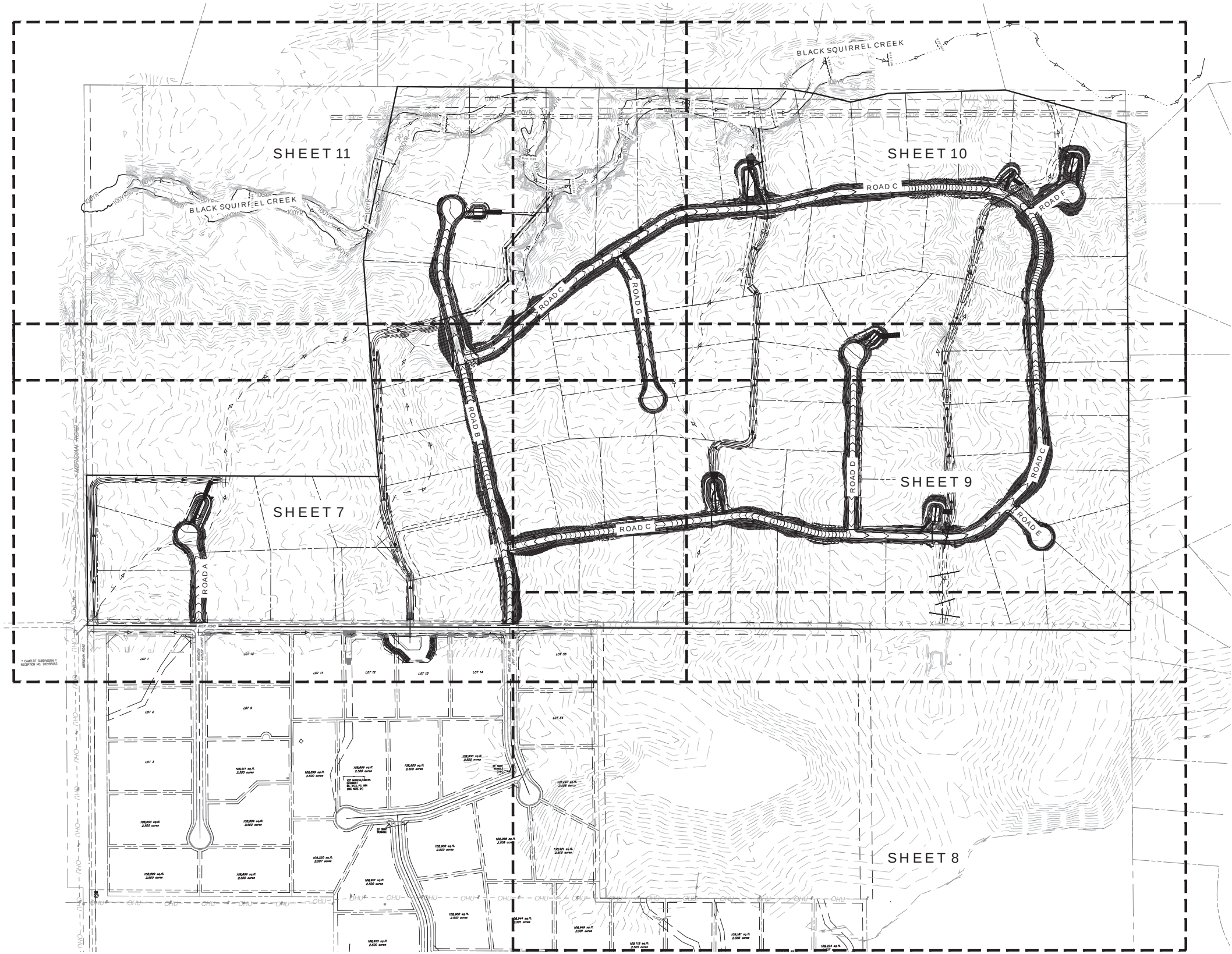
DB NO. 2556-00

DATE CREATED	2-12-25
DATE ISSUED	DRAFT

SHEET NO 5 OF 11

ANTLERS RANGE SUBDIVISION

PRELIMINARY GRADING PLAN - KEY MAP



LEGEND

	EXISTING	PROPOSED
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
STORM SEWER	---	---
SWALE/WATERWAY FLOWLINE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
FLOW DIRECTION	---	---



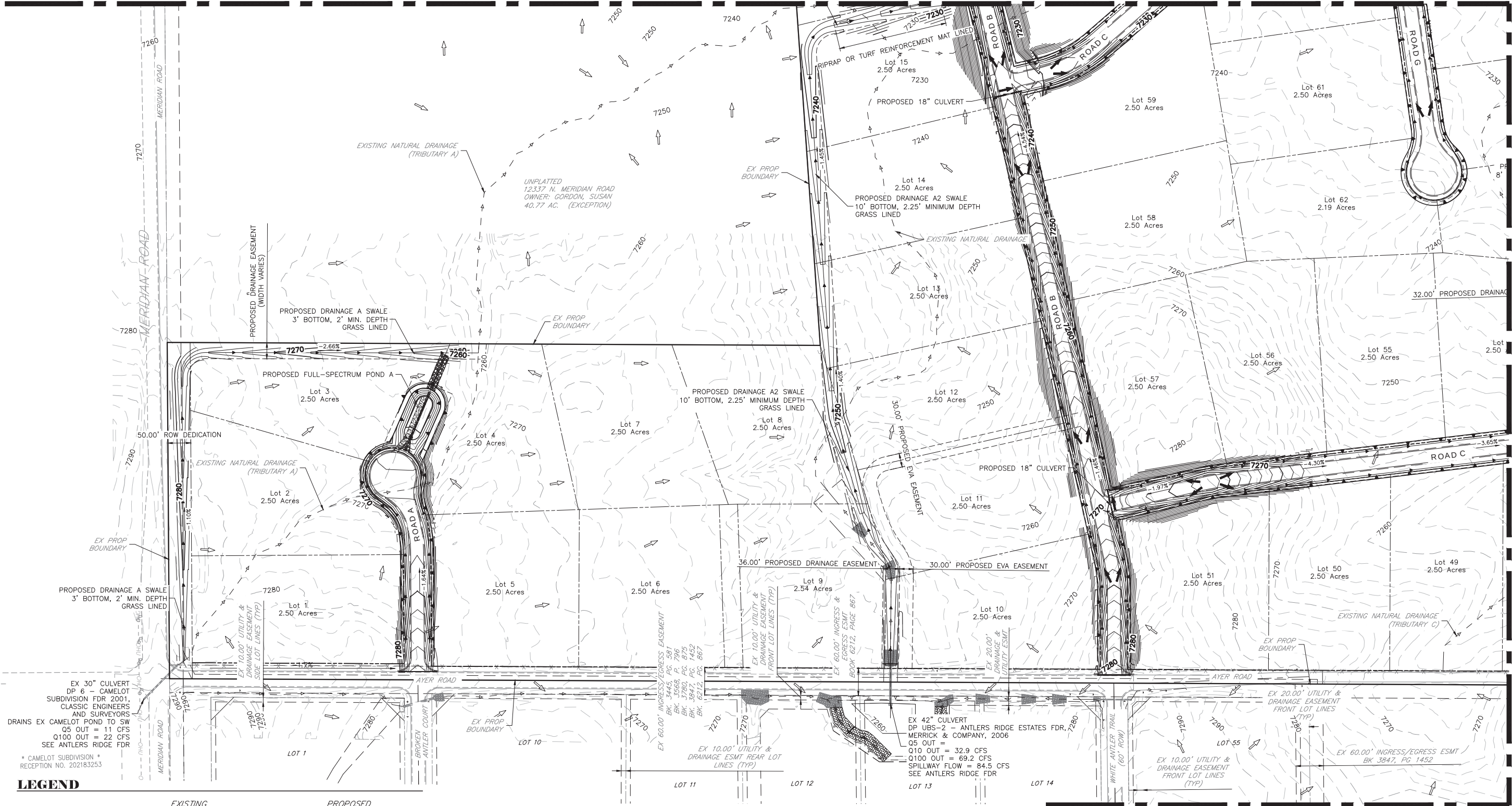
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ORIGINAL SCALE: 1" = 250'

PRELIMINARY GRADING PLAN - KEY MAP	
ANTLERS RANGE SUBDIVISION	
JOB NO. 24031	SHEET
LOCATION: EPC	6
02/14/2025	
ALL TERRAIN ENGINEERING	

ANTLERS RANGE SUBDIVISION

PRELIMINARY GRADING PLAN

SEE SHEET 11



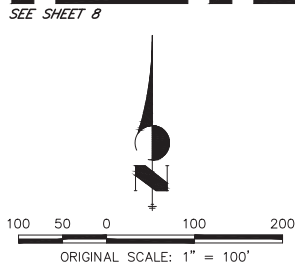
SEE SHEET 9

SEE SHEET 8

63

LEGEND

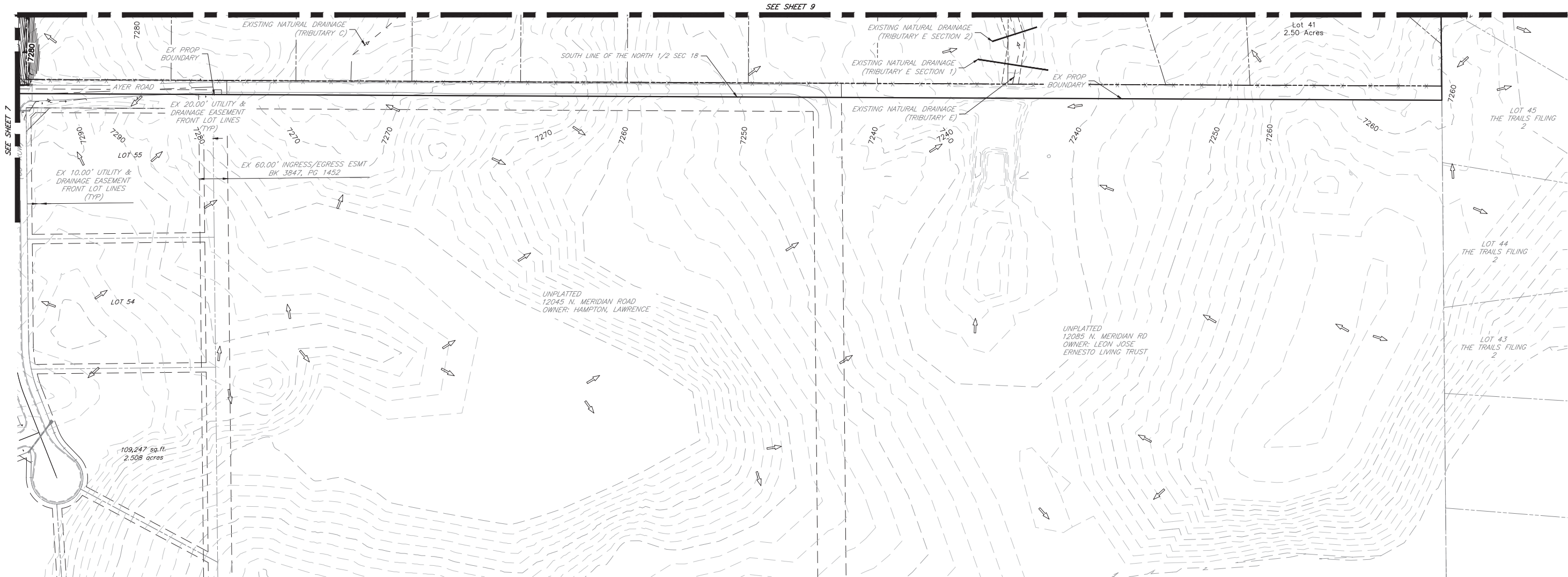
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SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
STORM SEWER	---	---
SWALE/WATERWAY FLOWLINE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
FLOW DIRECTION	---	---



PRELIMINARY GRADING PLAN	
ANTLERS RANGE SUBDIVISION	
JOB NO. 24031	SHEET
LOCATION: EPC	7
02/14/2025	
ALL TERRAIN ENGINEERING	

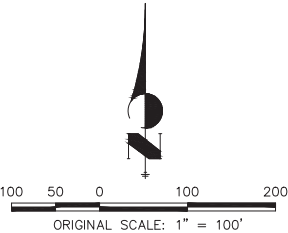
ANTLERS RANGE SUBDIVISION

PRELIMINARY GRADING PLAN



LEGEND

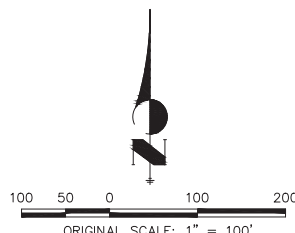
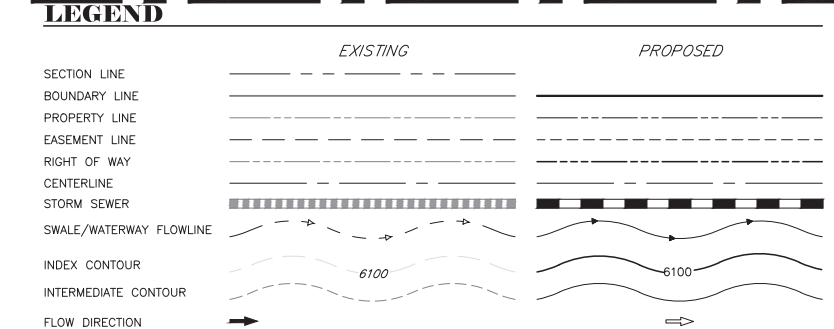
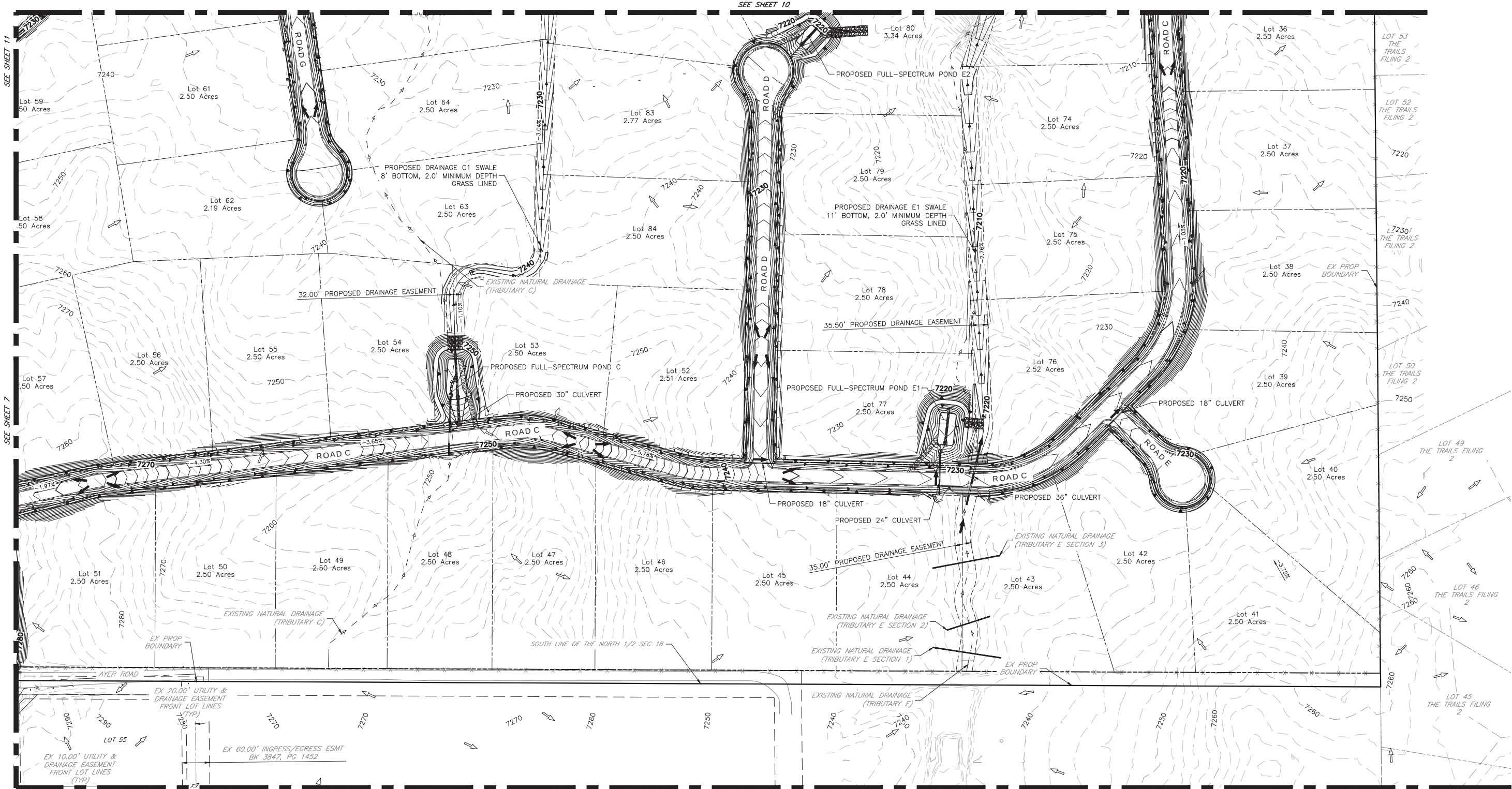
	EXISTING	PROPOSED
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
STORM SEWER	---	---
SWALE/WATERWAY FLOWLINE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
FLOW DIRECTION	---	---



PRELIMINARY GRADING PLAN	
ANTLERS RANGE SUBDIVISION	
JOB NO. 24031	SHEET
LOCATION: EPC	8
02/14/2025	
ALL TERRAIN ENGINEERING	

ANTLERS RANGE SUBDIVISION

PRELIMINARY GRADING PLAN



PRELIMINARY GRADING PLAN	
ANTLERS RANGE SUBDIVISION	
JOB NO. 24031	SHEET
LOCATION: EPC	9
02/14/2025	
ALL TERRAIN ENGINEERING	

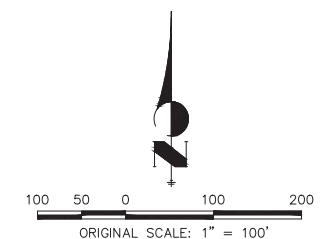
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SEE SHEET 9

LEGEND

	EXISTING	PROPOSED
SECTION LINE	— — — — —	— — — — —
BOUNDARY LINE	— — — — —	— — — — —
PROPERTY LINE	- · - · - · - · - · -	- · - · - · - · - · -
EASEMENT LINE	- · - · - · - · - · -	- · - · - · - · - · -
RIGHT OF WAY	- · - · - · - · - · -	- · - · - · - · - · -
CENTERLINE	— — — — —	— — — — —
STORM SEWER		
SWALE/WATERWAY FLOWLINE		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
FLOW DIRECTION		



PRELIMINARY GRADING PLAN	
ANTLERS RANGE SUBDIVISION	
JOB NO. 24031	SHEET 10
LOCATION: EPC	
02/14/2025	
	

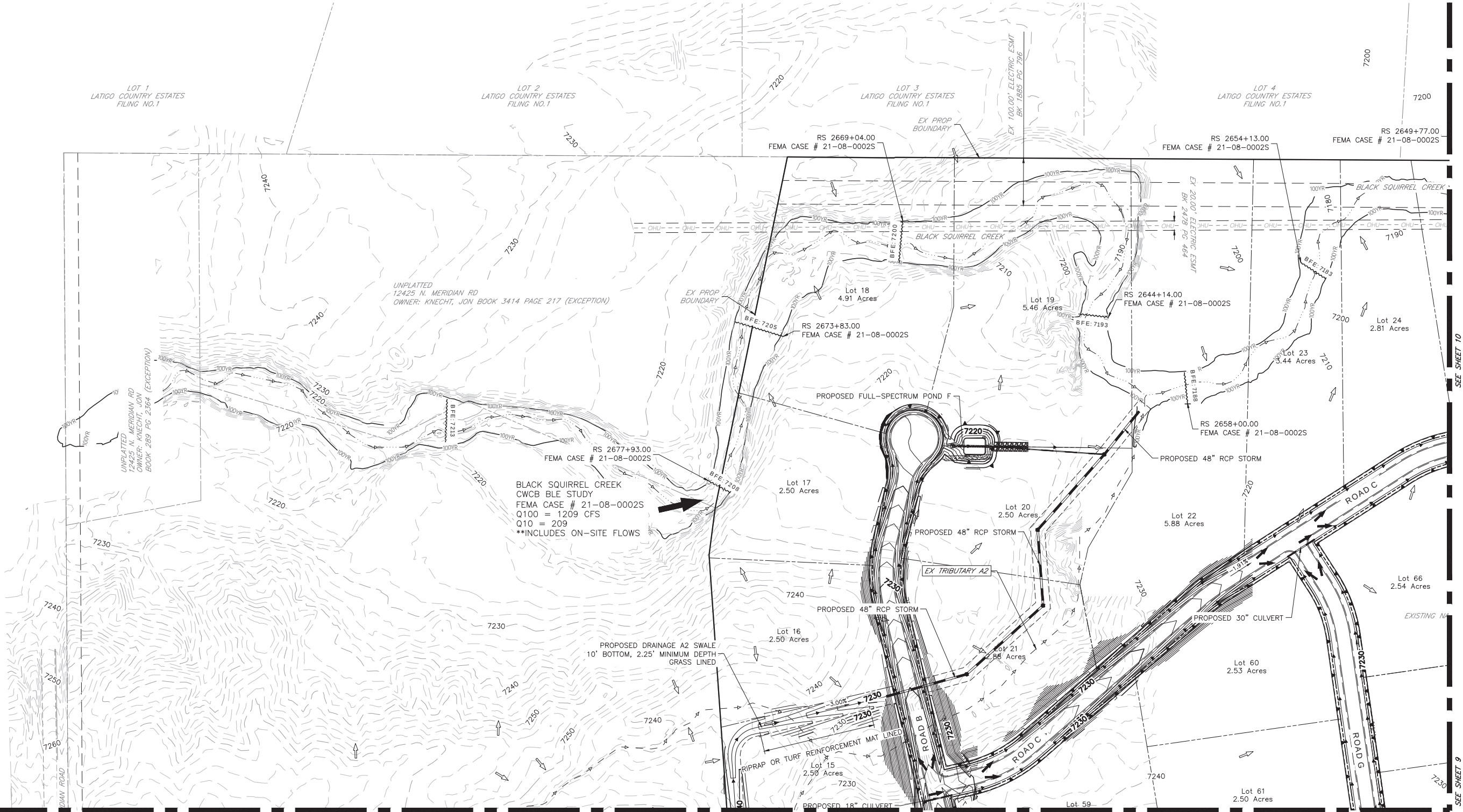
ANTLERS RANGE SUBDIVISION

PRELIMINARY GRADING PLAN

67

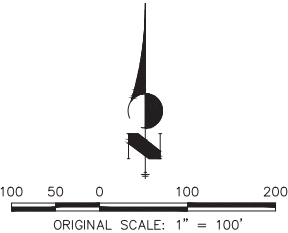
LEGEND

	EXISTING	PROPOSED
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
STORM SEWER	---	---
SWALE/WATERWAY FLOWLINE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
FLOW DIRECTION	---	---



SEE SHEET 7

SEE SHEET 9



PRELIMINARY GRADING PLAN	
ANTLERS RANGE SUBDIVISION	
JOB NO. 24031	SHEET
LOCATION: EPC	11
02/14/2025	



ACTION PLAN

PARK OPERATIONS DIVISION

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

PARK PLANNING DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Jason Meyer	Asset Management Plan	Hire Asset Management Specialist	Objective 1 - Infrastructure	Status pending
Jason Meyer	Asset Management Plan	Complete park system facility condition index	Objective 1 - Infrastructure	Status pending
Jason Meyer	Land Development Code Update	Participate in Land Development Code Update	Objective 1 - Infrastructure	Status pending
Jason Meyer	Advance Recovery Projects	Advance NRCS and FEMA funded projects across park system	Objective 1 - Infrastructure	Status pending
Jason Meyer	Ute Pass Regional Trail	Complete final design and advance construction efforts	Objective 1 - Infrastructure	Status pending
Jason Meyer	Fox Run Nature Center	Complete design and regulatory approvals	Objective 1 - Infrastructure	Status pending
Jason Meyer	Fox Run Nature Center	Complete design and regulatory approvals	Objective 1 - Infrastructure	Status pending
Ross Williams	Homestead Ranch Regional Park	Complete trail improvements	Objective 1 - Infrastructure	Status pending
Ross Williams	Black Forest Section 16 Trailhead	Complete expansion of the trailhead parking	Objective 1 - Infrastructure	Status pending
Ross Williams	E-Bike Policy	Coordinate with all park divisions to establish a new E-bike Policy and implement.	Objective 2 - Service Quality	In-Progress
Ross Williams	Fountain Creek Nature Center Entrance	Complete construction of new ADA compliant entrance ramp	Objective 1 - Infrastructure	In-Progress
Ross Williams	Santa Fe Open Space	Complete new trail construction	Objective 1 - Infrastructure	In-Progress

RECREATION AND CULTURAL SERVICES DIVISION

Project Lead	Action Item	Description	Strategic Plan Objective	Status
Theresa	Health and Safety Classes	Offer 4 or more health and safety classes for employees and to the public, to include First Aid, CPR, AED, Sensitivity, Youth Mental Health First Aid, and Disability Awareness.	Objective 4: Health & Safety	On Target: 3 classes already offered.
Mary Jo	BCNC Exhibit	Redesign corner exhibit to create "A Closer Peak at Bear Creek" exhibit and have the RFP created by this due date.	Objective 1: Infrastructure	On Target: themes determined.
Jessica/Andy	FCNC Restoration Crew	Coordinate at least one volunteer day per quarter to tackle restoration/conservation projects at FCNC.	Objective 2: Service Quality	On Target: first date scheduled 4/5/25
Jessica	FCNC Introduction Kiosk	Update and create new signs for the introduction kiosk at FCNC.	Objective 3: Community Trust	On Target: measured
Victoria	Underserved Audience Programming	Work with a community partner to create, market, and schedule at least 4 programs to engage individuals in an underserved community.	Objective 2 - Service Quality	On Target: one program offered 1/24/25
Andschana	Fair & Events Center Communications	Increase community awareness through social media by posting at least once per week, and redesign website for easier navigation by March 1.	Objective 3: Community Trust	On Target: Website redesigned.
Kylee	BCNC Restoration Crew Expansion	Expand the Restoration Crew to include trail maintenance. Work with volunteers and partnerships and coordinate efforts with Park Operations Division.	Objective 1: Infrastructure	On Target: training Volunteer Crew Leads
Skye	Creative Arts Fair Program	Experience, Learn and Research Creative Arts processes during 2024 County Fair. Compile a list of judges, community partners, and resources that can improve the Program. Implement at least 5 changes to the program based on this research and connection for the 2025 El Paso County Fair.	Objective 2 - Service Quality	On Target: Research collected from conferences.

Community Services Department							
Parks / Recreation & Cultural Services Divisions							
February 2025 Monthly Report							
<u>Facility Revenue Totals To Date</u>		2025				2024	2023
		Budget	Current	Balance		Totals to Date	Totals to Date
Parks Facility Reservation Revenue		\$ 180,000	\$ 52,883	\$ 127,117		\$ 44,854	\$ 65,286
County Fair / Fairgrounds		\$ 301,000	\$ 35,035	\$ 265,965		\$ 25,599	\$ 29,058
Total		\$ 481,000	\$ 87,918	\$ 393,082		\$ 70,453	\$ 94,344
<u>Fundraising Revenue</u>		2025	2025			2024	2023
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 15,500	\$ 64,500		\$ 92,500	\$ 10,000
Partners in the Park Program	Park Operations	\$ 45,000	\$ 7,500	\$ 37,500		\$ 30,000	\$ 47,500
Trust for County Parks	Park Operations	\$ 10,000	\$ 4,390	\$ 5,610		\$ 2,819	\$ 1,225
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 721	\$ 24,279		\$ 2,127	\$ 690
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ -	\$ 40,000		\$ 80,000	\$ 70,000
Total		\$ 200,000	\$ 28,111	\$ 171,889		\$ 207,446	\$ 129,415
<u>Grant / 3rd Party Funding</u>		Awarded					
<u>Parks Division Reservations</u>	2025	2025	2025	2024	2024	2023	2023
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance
January	10	1626	N/A	10	1072	11	966
February	11	893	N/A	15	898	15	788
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Total	21	2519	0	25	1970	26	1754

<u>Parks Facility Reservations</u>		2025	2025	2024	2024	2023	2023	
<u>February</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								
Trails		1	300	3	324	1	300	
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room		4	22	7	98	10	114	
<u>Black Forest Regional Park</u>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<u>Falcon Regional Park</u>								
Baseball Fields								
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields								
Pavilions		1	300					
Trails				1	300	1	300	
Disc Golf Course								
Vendor								
<u>Fox Run Regional Park</u>								
Athletic Fields								
Gazebo		1	150	1	150	1	30	
Warming Hut		1	20	1	20	1	30	
Pavilions								
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>		1	1	2	6	1	4	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>		2	100					
<u>Pineries Open Space</u>								
Total Park Facility Reservations		11	893	15	898	15	778	

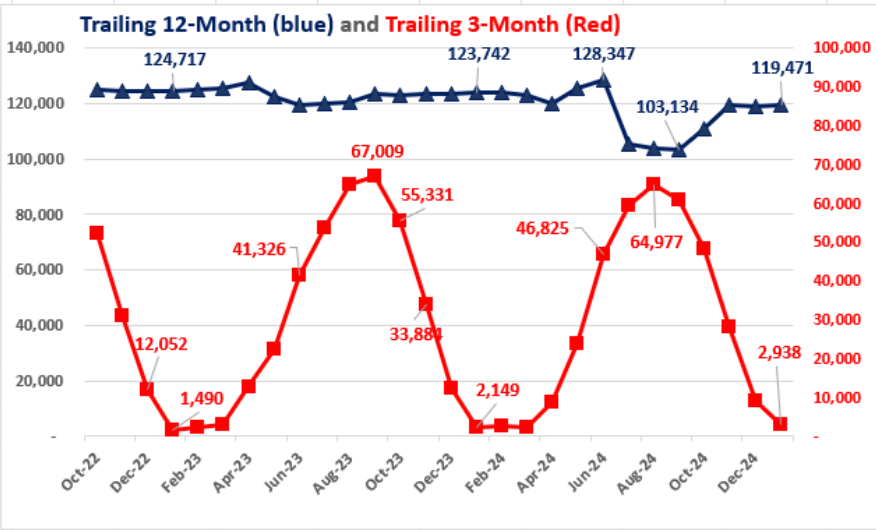
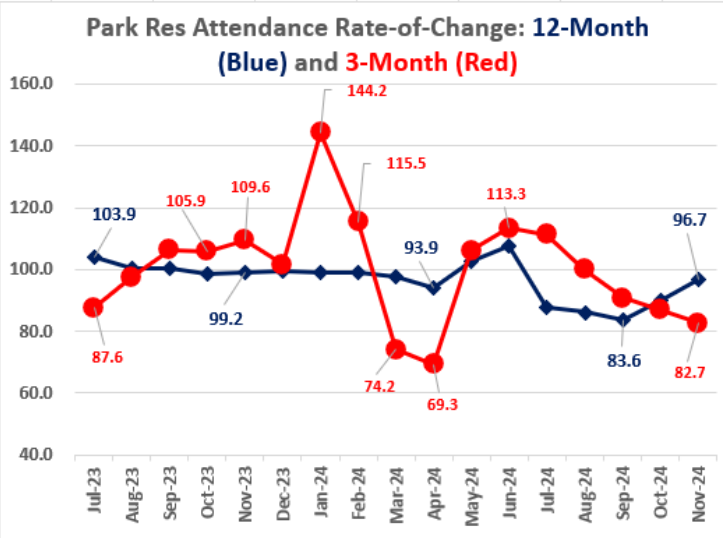
<u>Fairgrounds Facility Reservations</u>		2025	2025	2025	2024	2024	2023	2023
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		40	1,745		17	385	8	173
February		24	1,165		19	770	14	735
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total		64	2,910	N/A	36	1,155	22	908
<u>Fairgrounds Facility Reservations</u>		2025	2025	2024	2024			
<u>February</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Fair Advisory Board Mtg.		1	25	1	30			
4-H Hitch N' Post Mtg		1	20	1	10			
4-H Club Mtg.		1	20	1	20			
Jr. Livestock Committee Mtg.		1	20	1	20			
Homesteading Group		1	20	2	40			
Joe Bellm Banquet		1	250	1	25			
Church Party		1	100	1	100			
Baby Shower		1	50	3	300			
Paint Mines Interviews		1	15	1	20			
4-H Swine Seminar		1	15	1	100			
4-H Creation Station		1	75					
<u>Grand Stands Building</u>								
<u>Track</u>								
<u>Barns</u>								
<u>Livestock Arena</u>				1	100			
4-H Mini Horse Clinic		1	25					
4-H Mini Horse Show		1	25					
4-H Beef Tag In		1	75	5	5			
<u>Whittemore - Fairgrounds</u>								
Youth Wrestling		9	180					
Joe Bellm Tradeshow		1	250					
<u>Arena</u>								
Month Total Fair Facility Reservations		24	1,165	19	770			
<u>Vandalism Report</u>								
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>				
Rear tires on County trucks units 902, 904 punctured	12/27/2024	Park HQ Parking Lot	Central	\$600				
Tunnel Griffitti	2/1, 2/17, 2/24	Carp Lake Tunnel, Crew Gulch Tunnel	South	\$800				
Restroom mirror broken	2/1/2025	Waming Hut Restroom	North	\$250				
			Total	\$1,650				

		2025		2024		2023		
Volunteerism								
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		131	779	167	827	138	728	
February		149	813	272	1,259	292	1,302	
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals		280	1,592	439	2,086	430	2,030	
		2025						
February		Volunteers	Total Hours					
Park Advisory Board		N/A	N/A					
Fair Advisory Board		10	40					
Fairgrounds Corporation		4	8					
Fair and Events Center		8	22					
Friends of the Nature Centers		45	319.5					
Adopt-A-Park / Trail / Volunteer Projects		82	423					
Total		149	813					
Programming		2025	2025	2025	2024	2024	2023	2023
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		41	846	5.00	48	1434	45	1152
February		39	1032	N/A	49	1995	43	2032
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	80	1878		97	3429	88	3184

		2025	2025	2025				
February	Facility	Programs	Attendance	Evaluation				
Discover Bear Creek	BCNC	2	29	5.00				
Colorado Wildlife Detectives	BCNC	4	52	5.00				
Winter Adaptations	BCNC	3	36	5.00				
In-Class: UTE	BCNC	2	24					
Winter Fun at Fox Run	BCNC	1	250	5.00				
Group Visit: ILC, Able-ites, Mosaic	BCNC	3	26					
Bear Den Rental: Air Force Graduation	BCNC	1	40					
Little Wonders: Play w/ Deer & Children's Mindfulness	BCNC	3	55	5.00				
Nature Explorers: Come Fly Away	BCNC	2	44	5.00				
Birthday Party: All About Animals	BCNC	1	12					
Saturday Puppet Theater	BCNC	1	35	5.00				
PPBNF Committee Meeting	BCNC	1	10					
Nature Adventures: Cozy in the Cold	FCNC	2	47	5.00				
2s & 3s Outdoors: Love Birds	FCNC	2	52	5.00				
Birthday Party: Rad Reptiles	FCNC	1	19	5.00				
Program Room Rental	FCNC	2	65	5.00				
Nature Adventures: Snow Day Preppers	FCNC	1	12	5.00				
Ectothermic Encounters	FCNC	1	39	5.00				
Group Visit: Adult Care Group	FCNC	2	15					
Jigsaw Puzzle Competition	BCNC	1	40	5.00				
Cornhole League	FEC	2	30					
FCCLA Cornhole Tournament	FEC	1	100					
TOTALS		39	1032	5.00				
Visitor Contacts (does not include programs)	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	645	566	0	0				
February	837	620	0	350				
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	1482	1186	0	350				

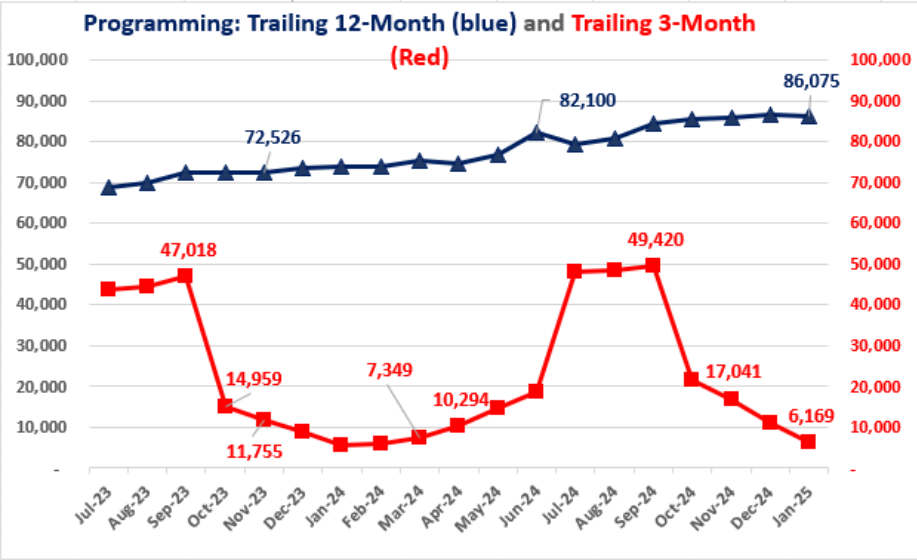
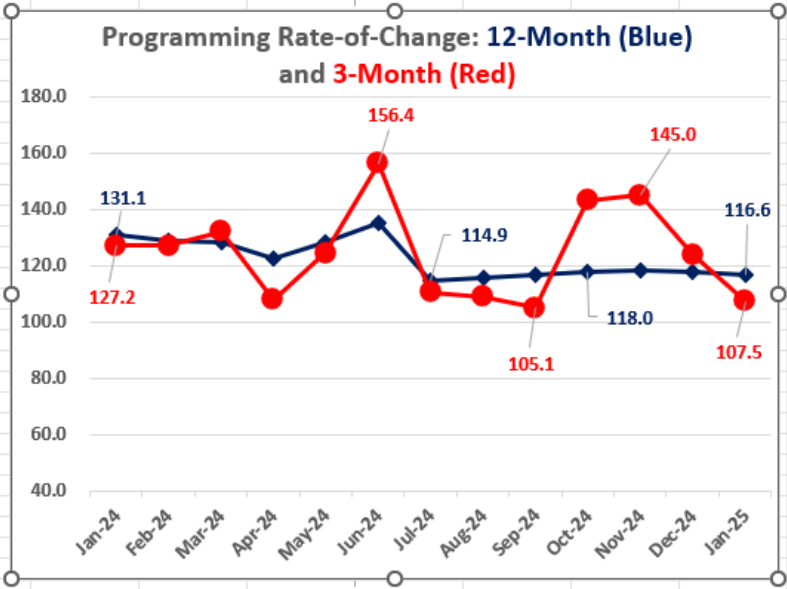
Rate of Change and Trailing Data – Park Reservation Attendance

EPC Parks Reservantion Attenance		Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25
1-Month and 3-Month Rate-of-Change = Park Reservantion Attendance by Month	Current 3/12 0.0%																	
		1,072	898	292	7,613	16,031	23,181	20,387	21,409	18,958	7,764	1,294	18	1,626	898	292	7,613	16,031
Park Reservation - Trailing Data		Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25
Attendance - Trailing Twelve Month		23,742	123,862	122,848	119,842	125,253	128,347	105,495	103,858	103,134	110,918	119,399	118,917	119,471	119,471	119,471	119,471	119,471
Attendance - Trailing Three Month		2,149	2,470	2,262	8,803	23,936	46,825	59,599	64,977	60,754	48,131	28,016	9,076	2,938	2,542	2,816	8,803	23,936
Attendance Rate of Change		an-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25
12 Month Rate of Change (12/12)		99.2	99.1	97.8	93.9	102.4	107.5	87.9	86.1	83.6	90.1	96.7	96.2	96.5	96.5	97.3	99.7	95.4
3 Month Rate of Change (3/12)		144.2	115.5	74.2	69.3	106.2	113.3	111.3	100.0	90.7	87.0	82.7	74.1	136.7	102.9	124.5	100.0	100.0
1 Month Rate of Change (1/12)		111.0	115.4	22.4	71.7	151.0	115.4	89.2	97.2	85.7	69.5	224.3	3.6	151.7	100.0	100.0	100.0	100.0



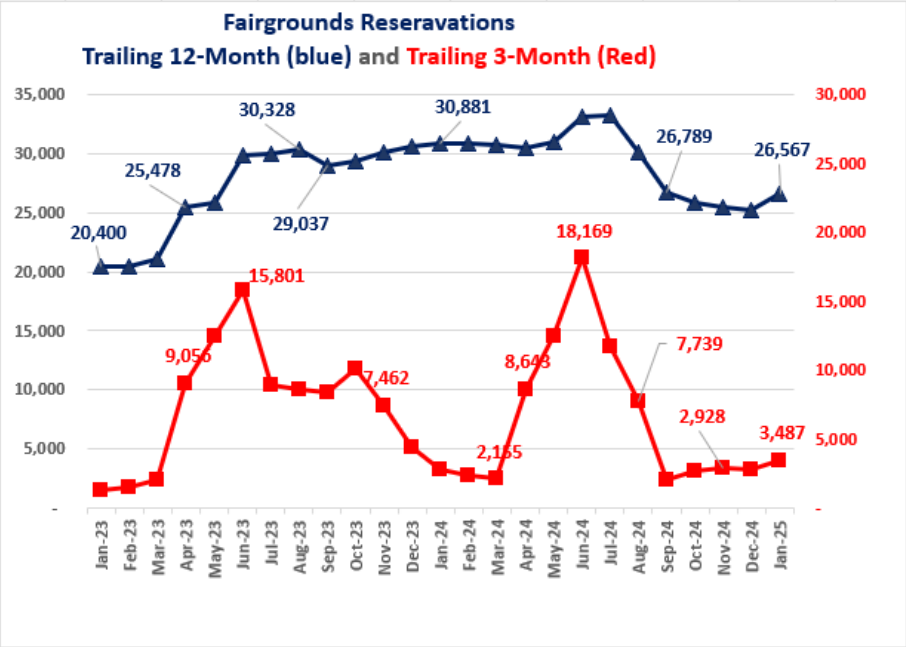
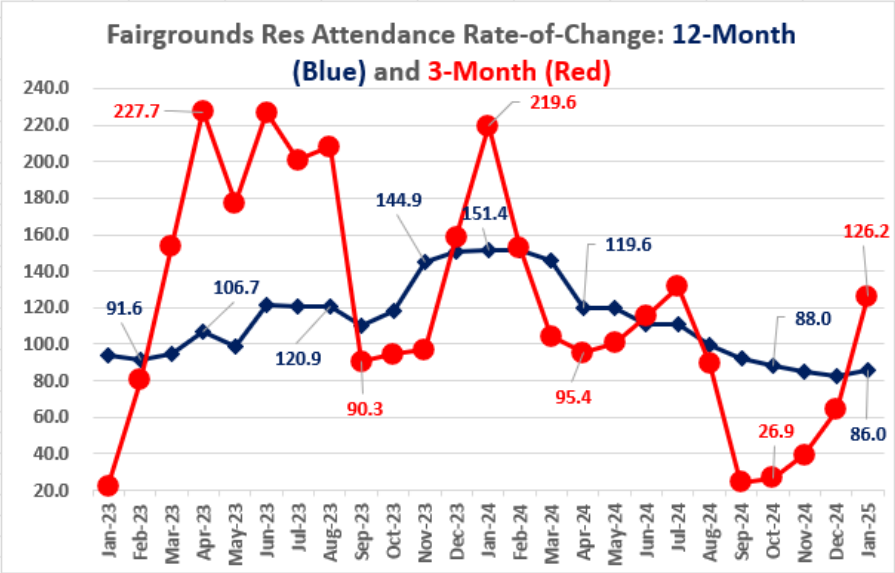
Rate of Change and Trailing Data – Programming

EPC Programming	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
Attendance - Trailing Three Month	5,739	5,880	7,349	10,294	14,612	18,772	48,182	48,384	49,420	21,430	17,041	11,122	6,169	6,038	6,761	10,294	14,612	18,772	48,182
Attendance Rate of Change	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25
12 Month Rate of Change (12/12)	131.1	128.6	128.2	122.5	128.4	135.1	114.9	115.5	116.6	118.0	118.5	117.8	116.6	116.7	114.3	115.4	112.3	104.8	108.7
3 Month Rate of Change (3/12)	127.2	127.3	132.2	107.8	124.6	156.4	110.6	108.9	105.1	143.3	145.0	124.1	107.5	102.7	92.0	100.0	100.0	100.0	100.0
1 Month Rate of Change (1/12)	124.5	98.2	165.0	85.2	149.7	305.3	92.0	128.8	173.8	124.5	114.7	130.4	59.0	100.0	100.0	100.0	100.0	100.0	100.0



Rate of Change and Trailing Data – Fairgrounds Reservation Attendance

EPC Fairgrounds Reservation Attendance		Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25
	Current 3/12																				
1-Month and 3-Month Rate-of-Change =	0%																				
Attendance Rate of Change		Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25
12 Month Rate of Change (12/12)		151.4	151.5	145.8	119.6	119.9	110.6	111.0	99.2	92.3	88.0	84.8	82.2	86.0	85.9	86.4	87.2	85.8	80.2	79.9	88.3
3 Month Rate of Change (3/12)		219.6	152.9	104.2	95.4	100.5	115.0	131.3	89.6	24.4	26.9	39.2	64.2	126.2	143.8	163.1	100.0	100.0	100.0	100.0	100.0
1 Month Rate of Change (1/12)		222.5	104.8	86.2	96.0	112.2	147.9	148.2	17.7	22.4	53.6	74.7	71.9	453.2	100.0	100.0	100.0	100.0	100.0	100.0	100.0



PARKS & COMMUNITY SERVICES DEPARTMENT

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

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

February 2025

General Updates:

1. Facility rentals have generated \$52,883, which is 29% of our annual \$180,000 revenue goal.
2. The park attendance in January and February exceeded all previous years by far. Over 2,500 people attended events vs 1,970 people last year.

Special Events:

1. The Pikes Peak Road Runners continued their “Winter Series” running series in February. 600 runners participated in two running events at Bear Creek Regional Park and the Fountain Creek Regional trail.



Pikes Peak Road Runners

PARKS & COMMUNITY SERVICES DEPARTMENT

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

**COMMUNITY OUTREACH
Monthly Report – February 2025**

Community Outreach

CSU Extension is again leading the Duckwood Community Garden initiative at Fountain Creek Regional Park this year. Additionally, the Friends of Bear Creek Dog Park, in partnership with Heuberger Subaru, Fountain Creek Watershed District, and the Trails and Open Space Coalition, will host the annual **April Stools Day** on **Saturday, April 5, from 9:00 AM to 11:00 AM.**

El Paso County Fair: Celebrating 120-Year Tradition

Great news! We've hit our financial goal, with generous sponsors contributing an impressive **\$88,500** toward this year's County Fair! Mark your calendars for an exclusive VIP Luncheon at noon on opening day, Saturday, July 12, at the Fair and Events Center (366 10th Street, Calhan, 80808). You won't want to miss it.

Fox Run Nature Center:

In December 2024, we proudly submitted our project to El Paso County Planning and Community Development for agency review—a major milestone in our mission to bring this vision to life! As feedback comes in, our dedicated team is working diligently to address every detail, ensuring the best possible outcome for this project. Stay informed and be part of the journey by visiting our project website at www.tdq-frnc.com.

Great American Clean Up:

Keep America Beautiful is expanding its efforts this year with the **Greatest American Cleanup** in preparation for our nation's 250th birthday next year. Be part of our biggest impact yet in our home watershed!

Event Date: May 3, 2025

Registration Opens: March 24

Register your own crew or join an existing team to make a difference. Please visit: <https://www.fountain-crk.org/great-american-cleanup/>



PARKS & COMMUNITY SERVICES DEPARTMENT
PARK OPERATIONS ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

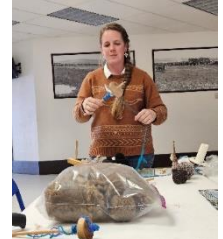
Recreation & Cultural Services Division
MONTHLY REPORT: February 2025

Programs & Special Events:

- On Saturday February 8th, 14 teams with 34 competitors gathered at Bear Creek Nature Center for its first-ever **Jigsaw Puzzle Competition**. The event was well received and supported by both competitors and volunteers. Teams competed in two divisions, with the 500-piece winners finishing in 51 minutes and 39 seconds, while the 1,000-piece winners completed theirs in just over 1 hour and 24 minutes.
- The **Winter Waterfall Viewings of Rainbow Falls** took place on February 15 and 22, offering visitors a chance to see the falls in their icy winter beauty. On the 15th, around 150 people attended, but a snowstorm in the last hour slowed things down. The event on the 22nd saw over 200 visitors, who enjoyed perfect weather throughout the day. Just like in the summer of 2024, we partnered with Adventures Out West to provide a shuttle, making access to the site easy and convenient.
- Fox Run was ever-so-fun on Saturday, February 1st, during **'Winter Fun at Fox Run!'** This event raises funds for the new Fox Run Nature Center while providing an affordable day of enjoyment for community members. This year's event offered an impressive variety of activities including wagon rides, games, storytelling, crafts, hot chocolate, hot dog & marshmallow roasting, a canine parade and a Fox Run Nature Center information table. Partner organizations including CO Parks and Wildlife, Theater Across Borders, CO Springs Astronomical Society, Pikes Peak America's Mountain, and El Paso County Search and Rescue added to the offerings with engaging activity booths. The local Big R store donated hay bales for the wagon rides. Approximately 250 people came out on the mild winter day to play, learn, and support the new Fox Run Nature Center!
- Bear Creek Nature Center coordinated and hosted a **Partner Appreciation Night** - an evening to thank the financial, programming, and in-kind partners and sponsors that support Friends of El Paso County Nature Centers and El Paso County Parks & Recreation. Attendees enjoyed a casual evening of live acoustic guitar music, appetizers and "mocktails", and comments by Recreation and Cultural Services Division Manager Theresa Odello and Bear Creek Nature Center Supervisor Mary Jo Lewis. It was a welcome opportunity to show our gratitude to the many supporters that strengthen the parks and nature centers.
- Fountain Creek Nature Center hosted an encore **Nature Adventures!** For larger groups of preschoolers, such as Erika's homeschool group, fitting our typical Children's Nature Series sessions into their schedule can be tricky. As a workaround, we have started allowing small groups to book a private session of past CNS themes. Victoria brought back **'Snow Day Preppers'** where children learned about the different ways that animals prepare for winter, pretended to cache seeds as a fox squirrel or chickadee, and hiked the nature loop before ending with a picnic in Rabbit Gulch.

Outreach Events and Other Items:

- February was packed with excitement and community engagement at the **Fair & Events Center**! We celebrated the season finale of youth basketball and Calhan high school wrestling, wrapping up months of dedication and hard work. A big welcome to the Eastern Colorado Homesteading Group, who kicked off their brand-new monthly meetings with us! Racing fans gathered for the day as our race promoter hosted his annual tradeshow and banquet. 4-H brought hands-on learning to life with a Mini-Horse Clinic, Beef Tag-In, and Creation Stations, keeping the energy high. Our community partners kept the momentum going with their monthly meetings, while private rentals filled our spaces with celebrations. Plus, we were honored to host Paint Mines interpreter interviews, helping to preserve and share our region's history. February was a fantastic month, and we're just getting started for the year!



- Ewe* will always have a great time at **Bighorn Sheep Day**! Hosted at Garden of the Gods visitor center, Bear Creek Nature Center staff shared bighorn sheep facts and created beautiful horn headbands for all to wear. Over 300 people stopped at the Nature Center table to learn about Colorado's state mammal as well as all the great programs happening this spring. It was a ramming good time!
- Fountain Creek Nature Center hosted its first **Ectothermic Encounters**, a program designed and marketed for in-school, off-site education. However, our first participants were a homeschool group that thought this program sounded awesome! Program designer Victoria adapted the program to host it here. Homeschoolers and their families learned all about ectothermic animals, namely reptiles and amphibians, with a presentation, food web activity, and meeting our live reptiles, Ferdy the Bullsna~~k~~e and Keya the Box Turtle.
- Fountain Creek Nature Center is very happy to be **hosting two interns from Pikes Peak State College's Zookeeping Technology program**! Emily Parrish and Vanessa Gamboa are near the end of their two-year program and their time at the Nature Center will help them complete their studies. Nature Interpretation is an often overlooked but extremely important skillset for students wishing to pursue animal husbandry and studies. This spring, they'll learn our techniques and protocols for both educating the public of all ages as well as public facility administration. We'll get some wonderful help during a busy field trip and outdoor recreation season!





Special Events and Program Calendar

March 12 - April 9, 2025

Date	Day of Week	Program	Location	Target Audience	Notes*
March 12	Wednesday	Nature Explorers - Who Dung It?	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:15am or 1-2:15 pm, \$3/person
March 13	Thursday	2s & 3s Outdoors: Doodling Ducks	Fountain Creek Nature Center	Children ages 2-3 with an adult	2-3:15pm, \$3 per person
March 13	Thursday	Beneficial Beavers	Fountain Creek Nature Center	All Ages	7-8:30pm, \$5 per person
March 14	Friday	2s & 3s Outdoors: Doodling Ducks	Fountain Creek Nature Center	Children ages 2-3 with an adult	10-11:15am, \$3 per person
March 14	Friday	Trailability Training	Fountain Creek Nature Center	Volunteers	Free, new and experienced FoEPC volunteers!
March 15	Saturday	Board Game Expo	Fair & Events Center	All ages welcome	10am-4pm, Free Admission, Free to Play
March 15 & 16	Saturday & Sunday	Pikes Peak Beekeepers Association- Beekeeping School	Bear Creek Nature Center	Adults	8:00am-3:45pm each day/ \$65 per person
March 18	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
March 19	Wednesday	FCWD Meeting - Panel & Booksigning	Fountain Creek Nature Center	Adults	Free to attend, info at https://www.fountain-crk.org/
March 19	Wednesday	Little Wonders - What Big Teeth You Have	Bear Creek Nature Center	Children ages 2-3 with an adult	10-11:15am & 1-2:15 pm, \$3/person
March 21	Friday	Pikes Peak Workforce Center Career Fair	Fountain Creek Nature Center	Teens & Adults	10am-2pm, Free!
March 22	Saturday	Puppet Theatre	Bear Creek Nature Center	All ages welcome	1-2pm/ \$2 per person or \$5 per family
March 22	Saturday	World Water Day	Fountain Creek Nature Center	All Ages	10am-1pm, \$5 per person
March 22	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Adults	1-3:30pm/ \$30 per person
March 24-28	Monday-Friday	Spring Break Camp: Junior Naturalist	Bear Creek Nature Center	Grades 1-5	9am-3pm each day/ \$165 per child
March 25	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
March 27	Thursday	Disability Training	Fountain Creek Nature Center	Volunteers, staff, partners	Free! For FoEPC volunteers, NC staff, partners. Email Theresa
March 27	Thursday	Adult Bird Club	Fountain Creek Nature Center	Adults	\$250 per person, \$220 per member. First class of a year-long program
March 28	Friday	Bunco	Fountain Creek Nature Center	Ages 13+	5-8pm/\$10 per person
March 28	Friday	Homeschool Fridays: Walk the Wetlands	Fountain Creek Nature Center	Children in grades Pre-K - 2nd with an adult	\$4 per person, 2-4pm
March 29	Friday	Adult Bird Club	Fountain Creek Nature Center	Adults	\$250 per person, First field trip of a year-long program
April 1	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
April 3	Thursday	Nature Adventures: Bugs Undercover	Fountain Creek Nature Center	Children ages 3-6 with an adult	\$3 per person, 2-3:30pm
April 4	Friday	Nature Adventures: Bugs Undercover	Fountain Creek Nature Center	Children ages 3-6 with an adult	\$3 per person, 10-11:30am
April 5	Saturday	FCNC Restoration Crew	Fountain Creek Nature Center	Teens & Adults	Free! 9am-12pm
April 8	Tuesday	Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages welcome	6-10pm, \$10/person
April 9	Wednesday	Nature Explorers - Green is Great	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:15am or 1-2:15 pm, \$3/person

* 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
FEBRUARY 2025**

Park Planning Division

Capital Project Management / Planning:

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. EPC Parks has been awarded a \$195,000 2024 Community Development Block Grant to complete the second phase of the project in May or June 2025.

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

Fountain Creek Regional Park Paving and Sidewalks– Several parking lots and sidewalks within the Duckwood active-use area are showing signs of disrepair. This project includes various paving, patching, concrete curb and gutter, and ADA improvements.

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 is ongoing. This includes interviews, public meetings, and attendance at community events (28). There are also sign postings, and

a project website. Conceptual design work continued throughout 2023. Design Development continued through 2024. The project was submitted to El Paso County Planning and Community Development for agency review in December 2024. Comments are being submitted and addressed by the project team.

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

Fox Run Regional Park Pond and Gazebo Renovation – The wedding gazebo located in Fox Run Regional Park is beyond its useful life with varying structural issues. The project consists of improvements to the two ponds, a new wedding gazebo that will be relocated to the pond edge and closer to the existing amphitheater, various site improvements such as grading, drainage, ADA parking and accessibility to the new gazebo and existing restrooms, and trail improvements around the ponds. El Paso County Parks has contracted with Matrix Design to develop design and construction documents. 90% design is currently under review with final design anticipated March / April 2025.

Hanson Trailhead (FEMA) – FEMA awarded El Paso County funds to complete the design and engineering for repairs at Hanson Trailhead. A scope of work was developed and advertised in December 2024. Four proposals were received in January and are currently being reviewed with an award anticipated by March 2024.

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

June 2023 Flood Repairs (FEMA) – El Paso County received FEMA funds to complete repairs at several locations across the regional park system. This includes the Woodlake Trail, Drake Lake Natural Area, Falcon Regional Park, and Fountain Creek Regional Trail. Work is anticipated to be completed at these locations in 2025.

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. The Master Plan was presented to and endorsed by the Park Advisory Board for on December 11th and approved by the Board of County Commissioners on December 17th.

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

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

Santa Fe Open Space – 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 0.35 mile of singletrack trail on the open space's northwest side. Trail corridor forestry work has been completed in preparation for trail construction in May or June 2025.

Ute Pass Regional Trail – El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A 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 early 2025.

Willow Springs Ponds (NRCS) – El Paso County received NRCS funds to complete repairs to the Willow Springs Ponds and Duckwood Trailhead from June 2023 flood damages. The design was completed in 2024. Naranjo was awarded a construction contract in November 2024. Work is underway (60%) and anticipated to be completed in April 2025.

Other:

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

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. A portion of the Fountain Creek Regional Trail will be realigned as part of a bank stabilization and creek alignment project at Southmoor Drive north of Camping World.

Geographic Information Systems (GIS) - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, 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 received training in the new ArcGIS Pro mapping software program and are migrating existing maps to the new format.

Grants - Grants were submitted to Colorado Parks and Wildlife and Great Outdoors Colorado for the Fox Run Nature Center. Awards will be announced in Spring 2025.

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

Park Operations Division

Central District:

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

Monthly Summary – Central staff continued their daily efforts to keep all properties clean and safe during the month of February. Maintenance yard and shop organization, snow removal, daily illegal camping checks, box blading all trails and parking lots, branch and debris cleanup, and installation of wood decking for a bridge renovation project were priorities during the reporting period.

Park staff continue weekly monitoring visits to Rainbow Falls Historic Site to check for graffiti, remove trash, and provide additional maintenance. The site was host to two weekends of “Frozen Waterfall” viewings coordinated by Adventures Out West and the Recreation and Cultural Services Division. The Parks team assisted with site cleanup and snow removal procedures prior to the weekend events.

The Central team is in the process of renovating another bridge on the east side of Bear Creek Park. This project will involve replacing all the wood decking, support posts, and railing on the large bridge. A week of springtime-like weather allowed the team to remove the old wood decking and install the new lumber, providing park patrons with safer access across the creek.

The Downtown team continued their multi-month-long task of pruning plants and shrubs at all properties. Multiple February snow events have slowed this process, but the team continues to work diligently on this task as the weather permits.

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 – No major events took place this month, but the team assisted with setting up for the first Beef Project weigh-in preparing for the County Fair. Our team assisted with a few smaller events such as monthly meetings, a church party, and baby shower.

The fairgrounds team continues to work on our winter/spring tasks list. Projects that have been completed this month include the refurbishment of the benches located in the Grandstands Building, livestock panel repairs and fence screen installation.

The parks team has been focusing on our 5S goals in the shop area at Homestead Ranch Regional Park. The team refurbished the work bench, organized remaining supplies and began cleaning and painting the walls in the shop and loft areas. Restrooms have been completed and are ready for the season.

Scott Meyers was able to complete the security camera installation around the shop doors and inside the building. Now we are working to adjust the camera settings to reduce the number of false alarms. Hopefully, this will be enough deterrence to prevent or reduce future acts of vandalism.

North District:

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

Monthly Summary – The North District team focused completing several winter projects in anticipation of spring. Park accessory painting projects, facility organization, and small equipment winter maintenance are complete. Road maintenance was addressed at Fox Run RP, Black Forest RP, Pineries, and Black Forest Section 16. Snow removal and maintaining the safety of the parks and County facilities is always our top priority.

North District staff attended several free training opportunities at DBC Irrigation Supply to learn more about irrigation controllers, sprinklers, backflow devices, and native seed conversions. The Park Maintenance Specialist II, Tyler Foutz also attended the County sponsored ATSSA traffic flagger training and received his certification.

We made repairs to New Santa Fe Regional Trail this reporting period. There were a few drainage issues and trail repairs that required attention.

The design for the Fox Run Regional Park gazebo, lake surround, liner replacement, and ADA compliance upgrades have now reached 90% completion. Bid and construction is scheduled for early summer.

Parks, trails, and facilities continue to be inspected and cleaned daily.

South District:

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

Monthly Summary – The South District team spent time performing trail maintenance, 5S around the shop and maintenance yard, general parks cleaning, snow removal, gate repairs, and landscape maintenance.

The team has been going through all gates across our district and making repairs, welding, painting and resealing loose hardware. We have completed 4 gates so far and have several more to go. We will continue this for the next month or so to ensure all gates are in good condition.

The crew started trimming sucker growth on trees throughout Fountain Creek RP and Widefield Community Park. We have cut and hauled a total of 12 loads of suckers from the trees. This work will continue throughout the winter as time allows.

The south team started a landscape bed renovation project near the horseshoe pit at Fountain Creek RP. They have removed the old landscape material, repaired broken irrigation, removed roots, and prepped for new rock. There is still more prep work to do, but it will have to wait until the ground thaws to finish. Staff spent a lot of time this month dealing with snow removal as we have had several storms move through the area. In between storms, time is also spent maintaining snow equipment and fixing any issues to ensure it is ready for the next event.

Our team dedicated time for 5S cleaning and organizing around our shop and maintenance yard to get rid of old things we no longer use, bad lumber, old/obsolete irrigation parts, and other junk that has sat around for a long time. We spent time reorganizing, labeling, and storing small and large equipment. Staff reorganized the shop to allow snowplows to be parked inside before and during snow events.

Staff also made repairs to trash cans throughout the parks, including some welding repairs, painting of trash cribs, and replacing old, faded trash cribs with rehabbed cribs.