

Parks, Recreation and Cultural Services



PR&CS Administration
1401 Recreation Way
Colorado Springs, CO 80905

Agenda

Parks, Recreation and Cultural Services Advisory Board

Thursday, April 11, 2024

7:30 a.m.

1401 Recreation Way

How to call in to the meeting for citizens:

Please dial +1 (720) 617-3426 Conference ID: 695 126 813#

How to comment:

- *For Citizen Discussion concerning items that are not on the agenda please email your comments to: PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov in advance of the meeting.*
- *For Agenda Items- Before the meeting, those who wish to comment should submit their name, telephone number, and the topic or agenda item for comment to PRCS-ParksAdvisoryBoard-SMB@coloradosprings.gov. If you are a participant in Microsoft TEAMS please use the chat function to indicate you would like to comment. If you have joined the meeting via conference call, please listen for your opportunity to comment. You will be called upon to comment using the last four digits of your telephone number. Please limit your comment to three minutes.*

Call to Order

Citizen Discussion

Time for any individual to bring before the Parks and Recreation Advisory Board any matter of interest they wish to discuss that is not elsewhere on the agenda. Comments are restricted to three (3) minutes; you will hear an alarm when your time is up. Please contact PR&CS staff no later than the last Wednesday of the month prior if you wish to place a longer presentation on the agenda.

Approval of Minutes – March 14, 2024

Minutes are posted no later than 5:00 pm on the Tuesday before the meeting at:
<https://coloradosprings.gov/city-council/page/parks-and-recreation-advisory-board>

Community/Partner Updates

Action Items

Rock Creek Mesa Land Use Plan
CTF Supplemental Appropriation
Columbarium Platting at Evergreen Cemetery
Blodgett Open Space Master Plan

Caroline Miller
Kim King/Eric Becker
Kim King
David Deitemeyer

Presentations

Property Acquisition

Lonna Thelen

Staff Update

Water Conservation and Usage Update

Annual Report

Staffing Update/New Staff Introductions

John Gebhart/Jarod Clayton

Kim King

Board Business

Adjournment



Rock Creek Mesa Land Use Plan

PARKS ADVISORY BOARD

THURSDAY, APRIL 11, 2024



Rock Creek Mesa Overview



QUICK FACTS

Location:

State Highway 115, Pawnee Road, Cherokee Drive, Cheyenne Mountain State Park

Applications:

Annexations, Zone Changes, Land Use Plan

Site Area & Use

109.2 Total Acres

53.8 acres: Park Land

55.4 acres: Mixed Residential
roads, park, open space, public facilities

Zoning and Overlays

Park Parcel Current: F-5

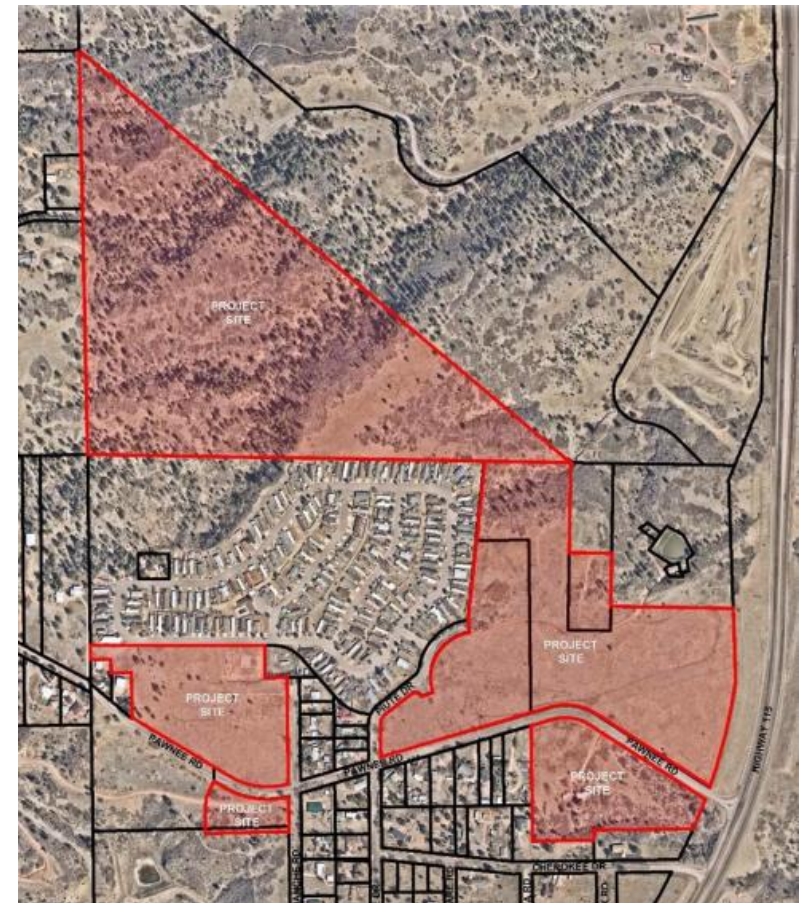
Park Parcel Proposed: PK

Remaining Parcels Current: RS-5000, F-5

Remaining Parcels Proposed: R-Flex
Medium

Residential Maximum Number of Units:
400

VICINITY MAP



Rock Creek Mesa Land Use Review



PROJECT SUMMARY

File #(s):

Annexations: ANEX-24-0001 – ANEX-24-0007

Zone Change: ZONE-23-0026 & ZONE-23-0027

Land Use Plan: MAPN-23-0009

Applications:

Annexations, Land Use Plan, Zone Changes

Review Boards

Parks Advisory Board – Current

Airport Advisory Commission – Not Applicable

Utilities Board* – Spring 2024

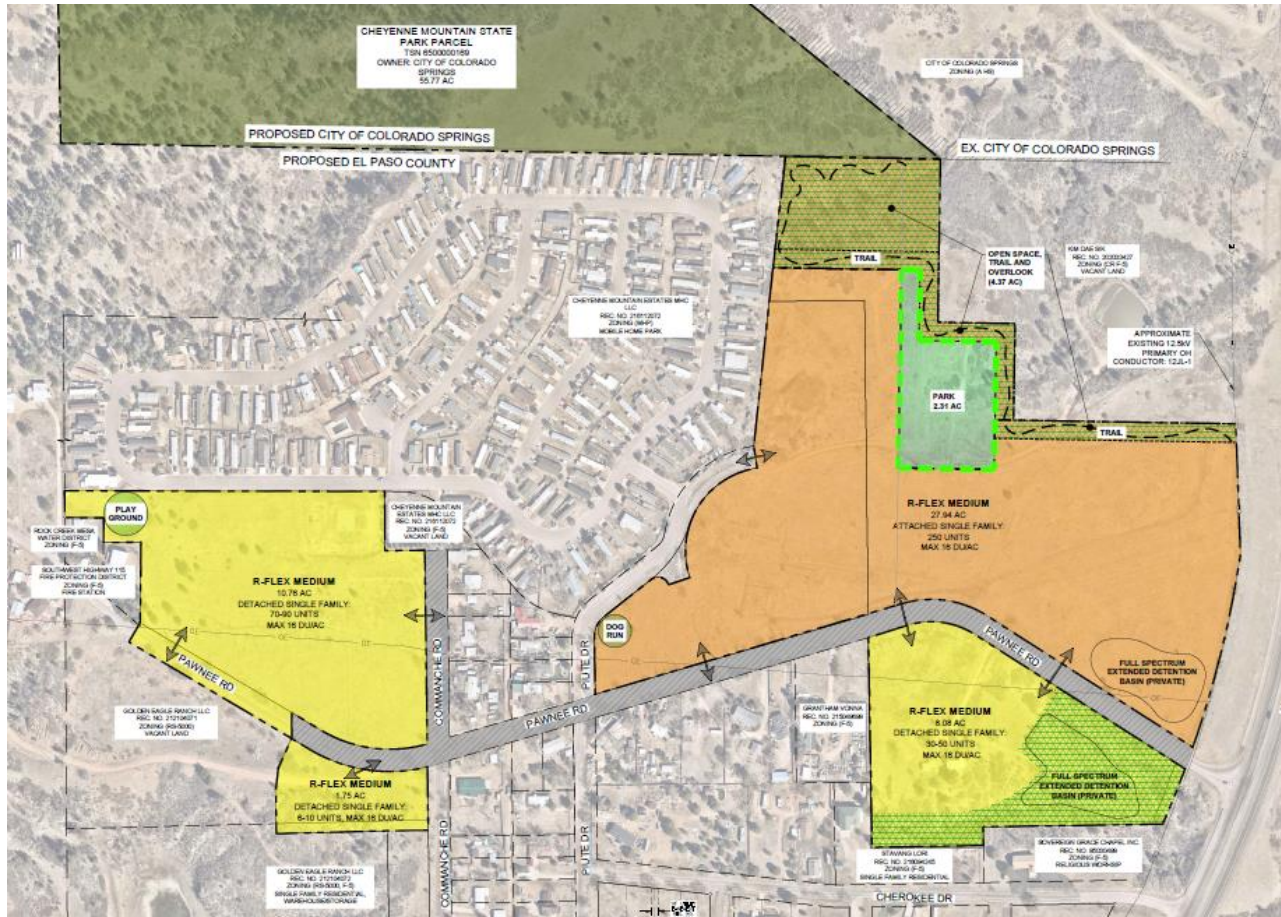
subject to change

City Planning Commission – Spring 2024

Decision Making Body

City Council

SITE PLAN



Rock Creek Mesa

Park Land Dedication Ordinance



Residential Use - Obligation

Park Land Dedication Ordinance Calculations - Rock Creek Mesa Land Use Plan

Land Use Plan: MAPN-23-0009

Parks Advisory Board - Land Use Plan: 4/11/2024

Overall Park Land Dedication Obligations

Based upon standard 5.5 acres/1,000 population.

Address/Project Name	Residential Units	Number of Units per Structure	Neighborhood Park Land Dedication (per unit)	Total Neighborhood Park Land Dedication	Community Park Land Dedication (per unit)	Total Community Park Land Dedication	Neigh. + Community Land Per Unit Dedication	Total Land Dedication (acres)
Detached Single Family	150	1	0.0066	0.99	0.008	1.20	0.0146	2.19
Attached Single Family	250	2-4	0.0053	1.325	0.0064	1.60	0.0117	2.925

Total Maximum Number of Units
400

Sum of Neighborhood Park Land Obligation (acres)
2.315

Sum of Community Park Land Obligation (acres)
2.80

Sum of Total Land Obligation (acres)
5.115

PLDO Land Obligation can be met by: Land dedication, fees in lieu of land dedication, specific types of alternative compliance, or a combination of these options.

Rock Creek Mesa Obligation to be Met



Sum of Neighborhood Park Land Obligation <i>(acres)</i>
2.315

Neighborhood Park Obligation – Type I Alt. Compliance, Metro District Owned Park

6.68 acre park site with adjacent open space, overlook, and trail

2.31 acres of park is developable with neighborhood park use

Type I Alt. Compliance can meet up to 100% of Neighborhood Park obligation, meeting the 2.315 acres of obligation

Requires Alt. Compliance Agreement with Parks Dept., Park Design to go through Parks Advisory Board

Metro District would be responsible for development and maintenance

Park construction to be completed by 50% of adjacent Building Permits pulled within the applicable parcel

Sum of Community Park Land Obligation <i>(acres)</i>
2.80

Community Park Obligation – Fees in Lieu of Land Dedication

Community Parks are defined as 35 acres minimum

Fees in lieu of land dedication to be due at time of building permit

Deposited into PRCS PLDO Community Park account, to be used within code for community park needs



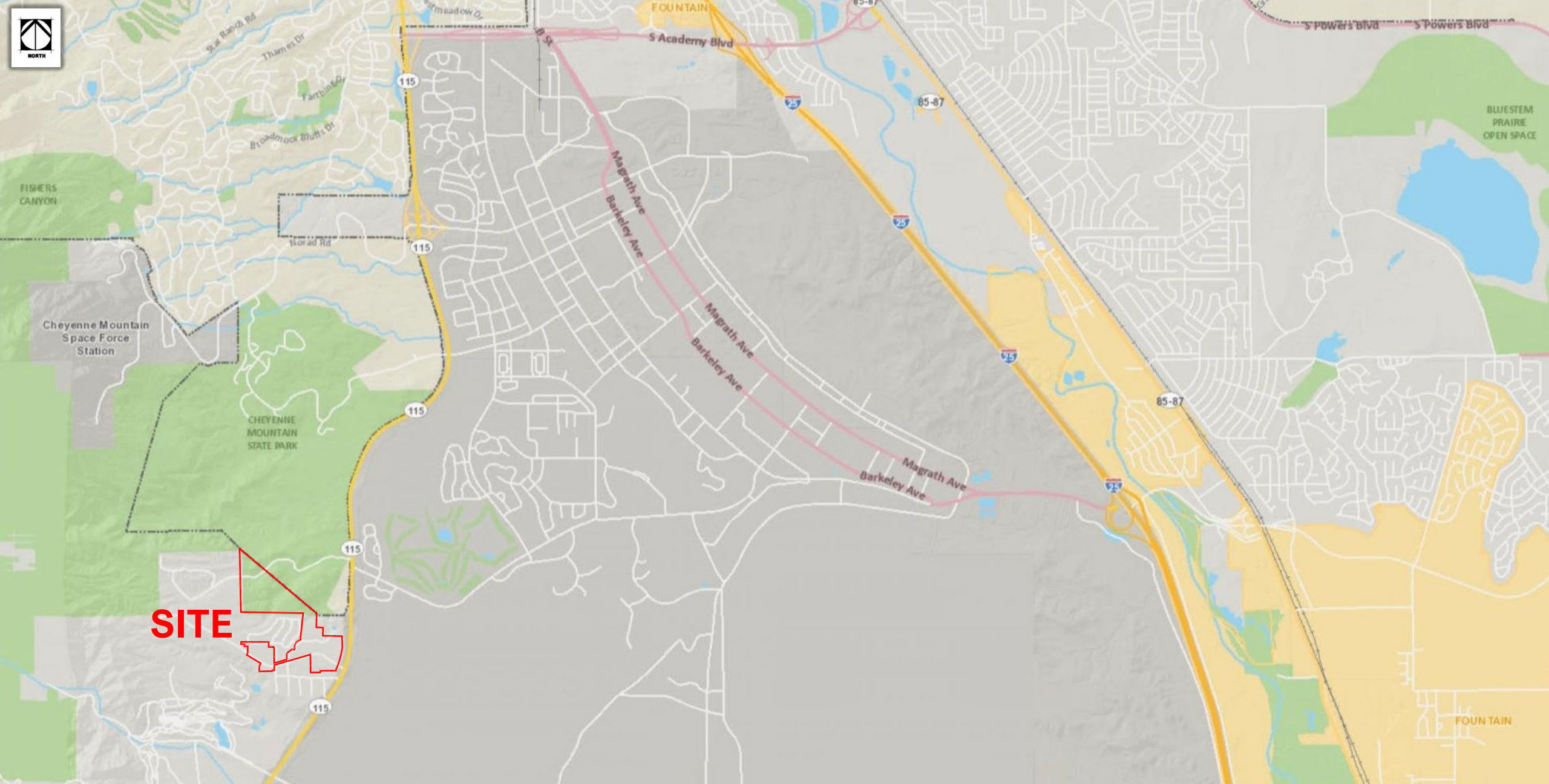
Questions?



Rock Creek Mesa

Parks Board Meeting





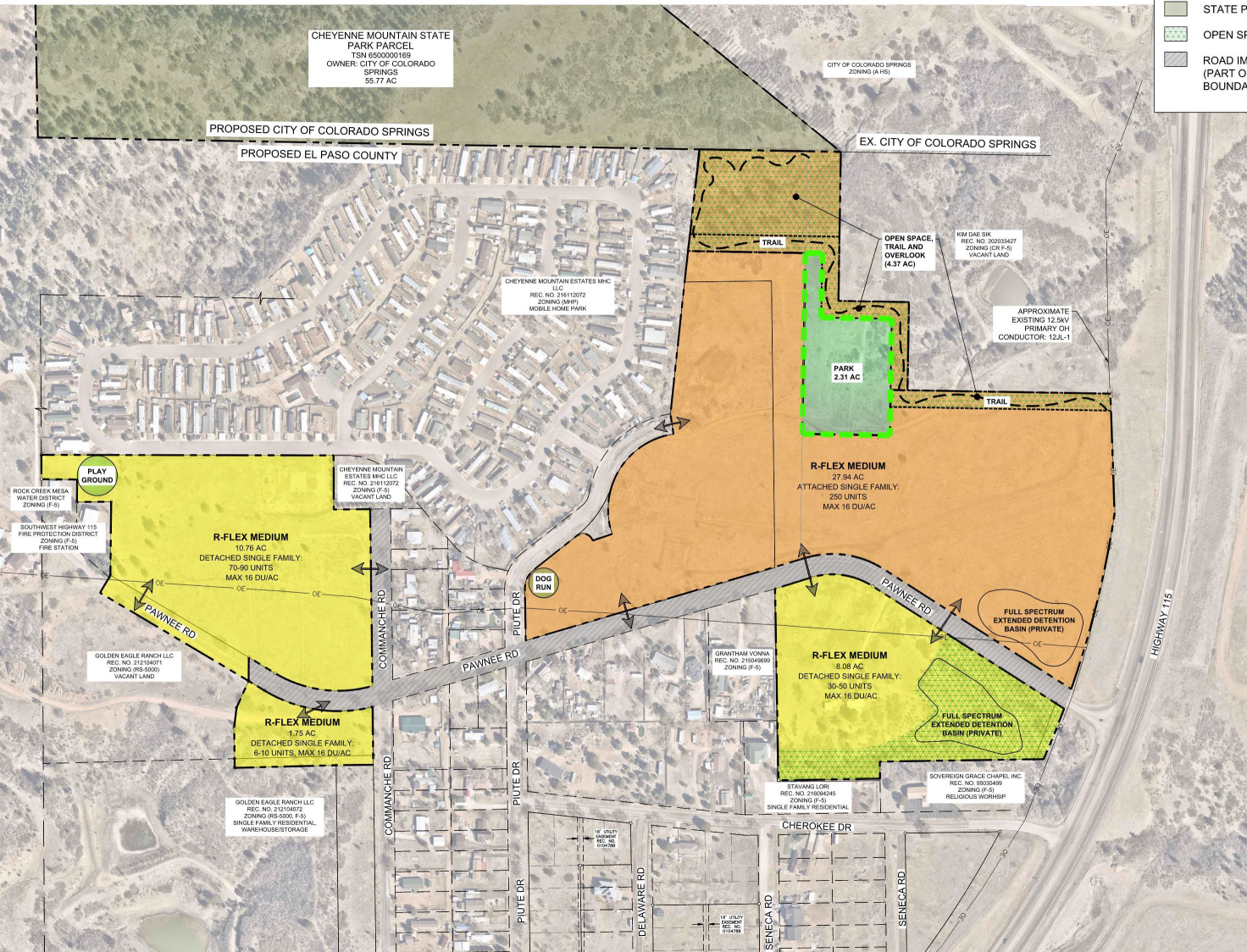
Zone Change

- 54-acres proposed as **Park (PK) Zone**
 - Cheyenne Mountain State Park
- 51-acres proposed as **R-Flex Medium**
 - Single Family Attached and Detached
 - Density Range: 5-16 DU/AC (capped at 400 DU)
 - 2.31-acres of R-Flex Medium proposed as public neighborhood park
 - 4.37-acres of R-Flex Medium proposed as open space and trails
 - Parks, Open Space and Trails will be maintained by a Metro District

ROCK CREEK MESA
ADDITIONS NO. 1-7
COLORADO SPRINGS, COLORADO
LAND USE PLAN

LEGEND:

- ATTACHED SINGLE-FAMILY
- DETACHED SINGLE-FAMILY
- PARK
- STATE PARK
- OPEN SPACE
- ROAD IMPROVEMENT AREA (PART OF ANNEXATION BOUNDARY)

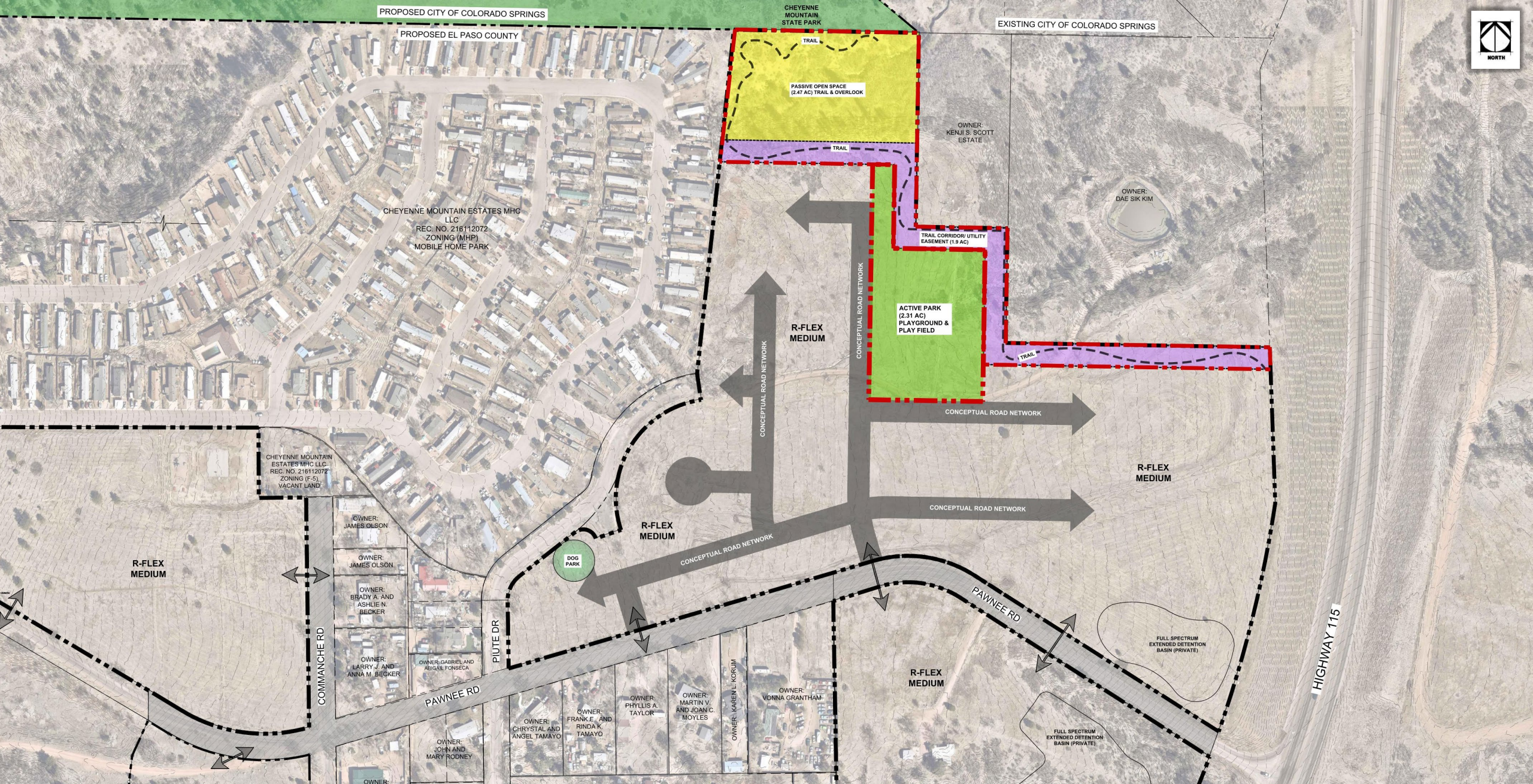


Land Use Plan

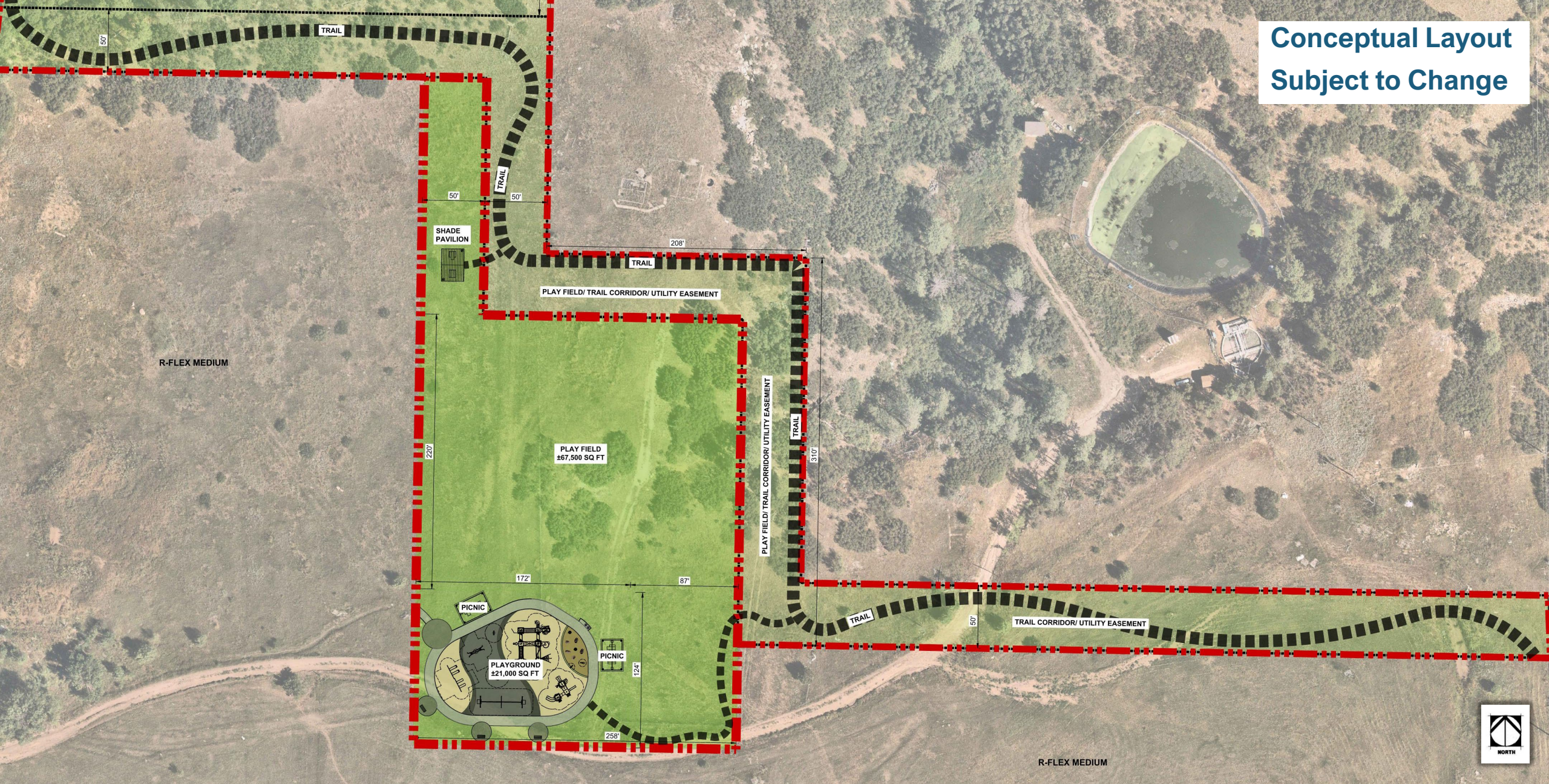
- **PK – Cheyenne Mountain State Park Parcel**
 - Proposed public trail and overlook with potential connection to Cheyenne Mountain State Park
- **R-Flex Medium**
 - Provide variety of housing products and price points to meet market demand
 - Mix of single-family housing
 - Support housing needs for Fort Carson & the City of Colorado Springs
 - Density cap is at 400 units
 - Higher densities will be along Hwy 115 & lower densities will be further west
 - Development is proposed adjacent to existing mobile home park and single family residential

Parks

- Approximate 2.3-acre **Neighborhood Park**
- Approximate 2.5-acre **Passive Open Space and Overlook Trail** near Cheyenne State Park
- Approximate 1.9-acre **Open Space Trail Corridor** along utility easement
- Reconstruction of **Existing Playground** near mobile home park
- Centralized **Dog Park**
- Open Space, Parks, and Common Areas will be owned and maintained by the Rock Creek Metropolitan District (Formed Jan. 2018).



Conceptual Layout
Subject to Change





* Subject to Change



* Subject to Change



* Subject to Change

Park Land Dedication

Neighborhood Park

Neighborhood Parks range in size and serve residents within the geographic service areas. The neighborhood park serves as a recreational and social focus of the neighborhood and is considered a “walk-to” facility. These parks typically provide playgrounds, an open grassed play/sport area and may include a picnic pavilion. Every residence should have reasonable access to a neighborhood park.

Proposed Park Amenities within Rock Creek Mesa *

- Playground
- Play/ Sport Area
- Pavilion, Picnic Tables, and Benches
- Open Space Walking Trail
- Potential Trail connection to Cheyenne Mountain State Park
- Centralized Dog Park

* Conceptual –
Subject to Change



Fort Carson

Titus Boulevard

City of Colorado Springs

1/4 Mile Radius
(5 minute Walk)

1/2 Mile Radius
(10 minute Walk)

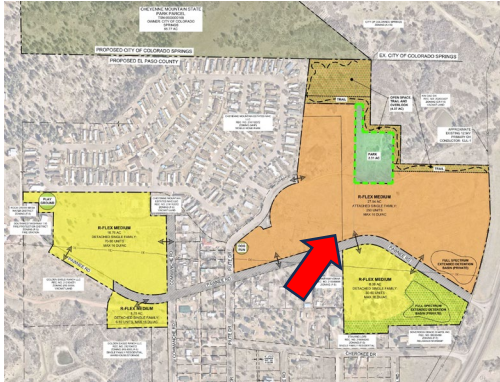
Site

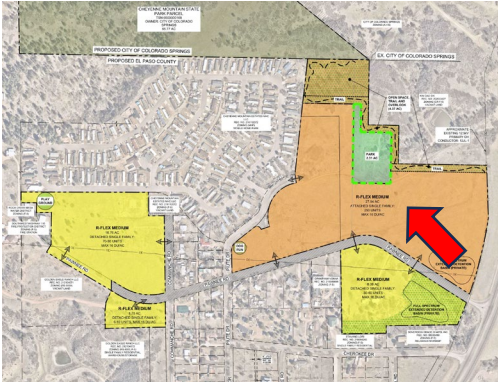
Pawnee Road

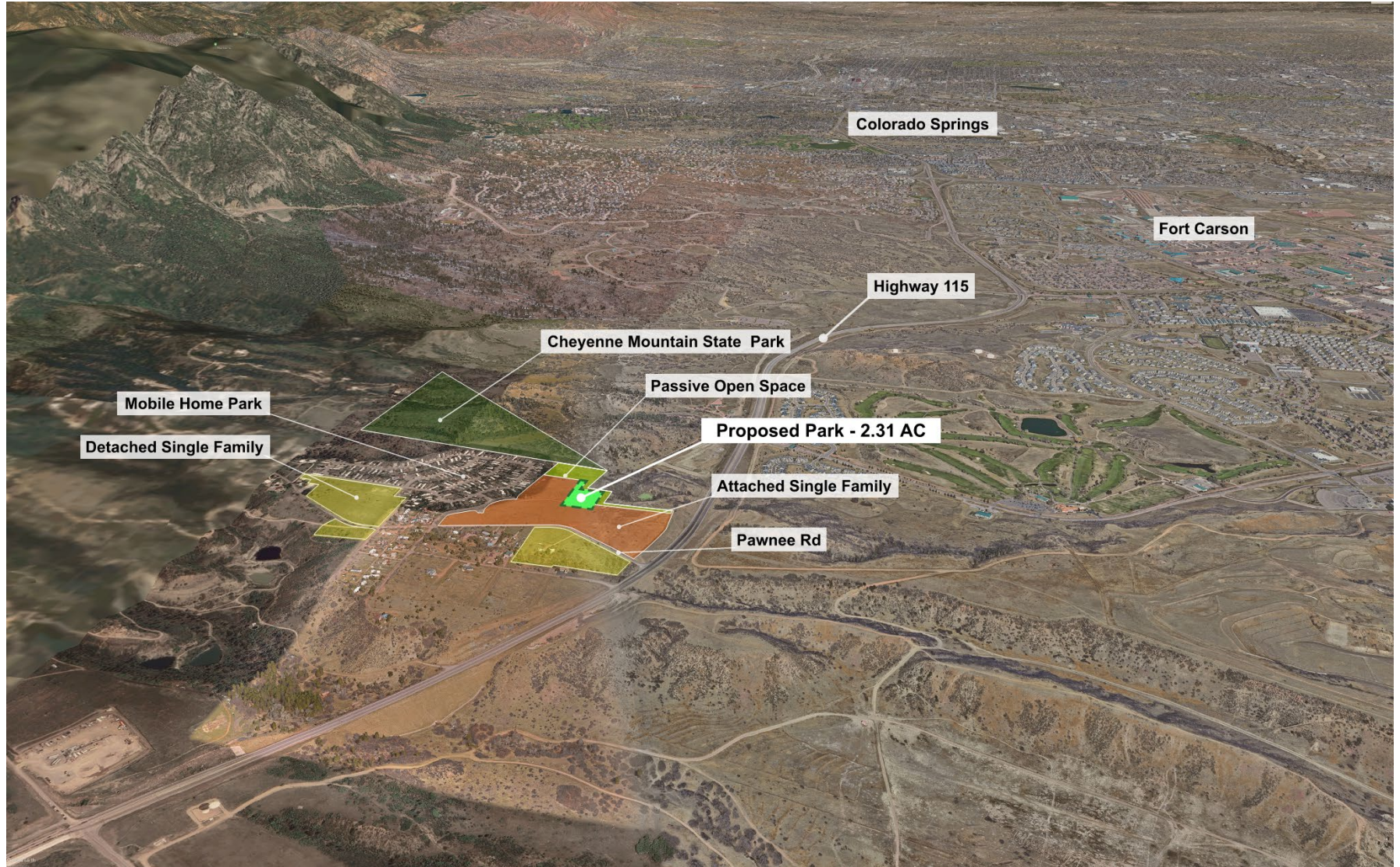
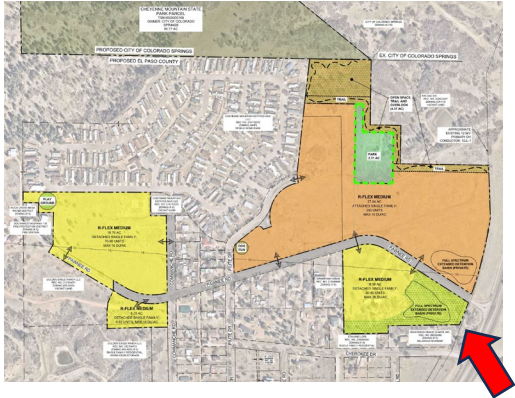
Site

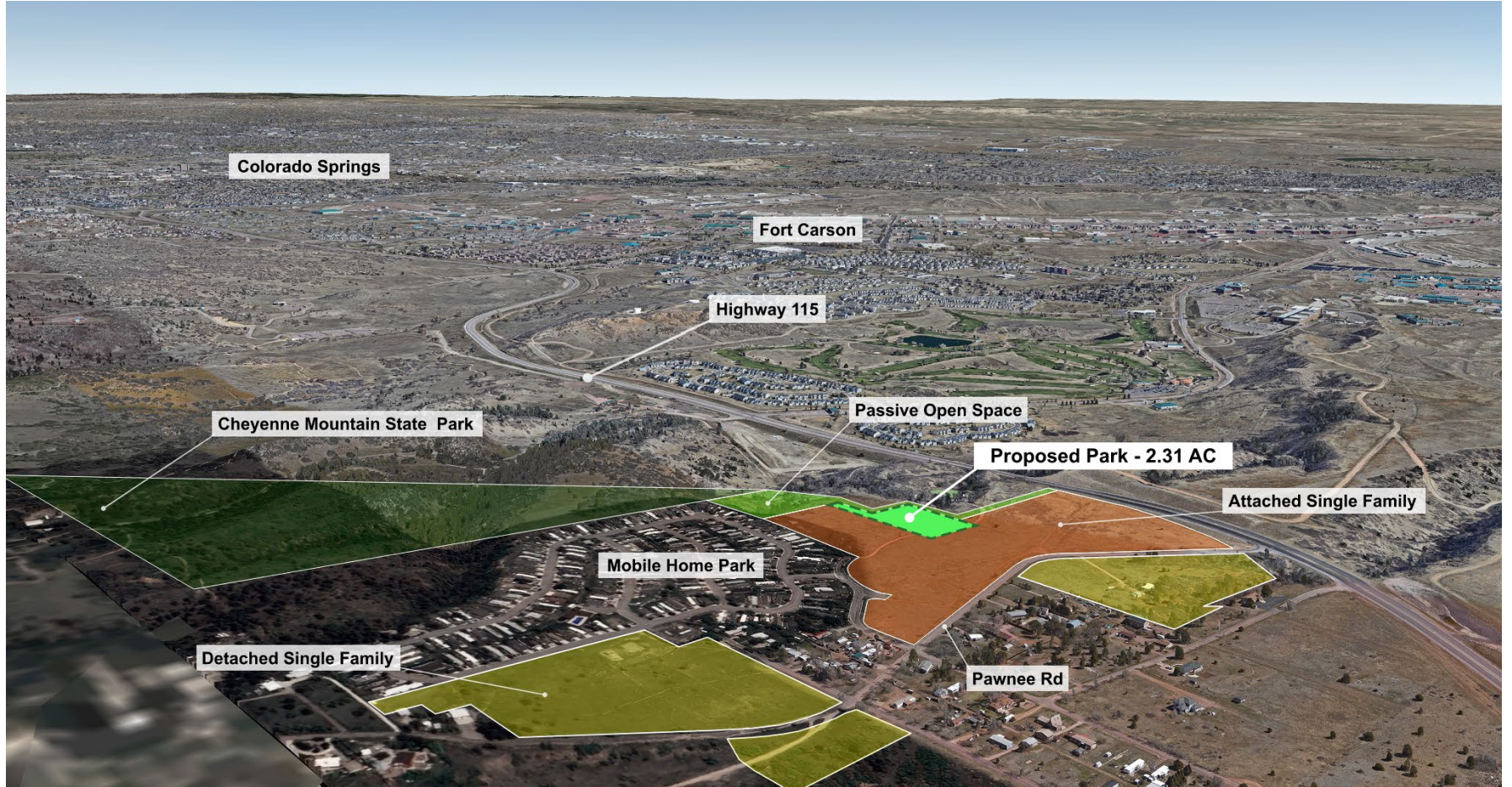
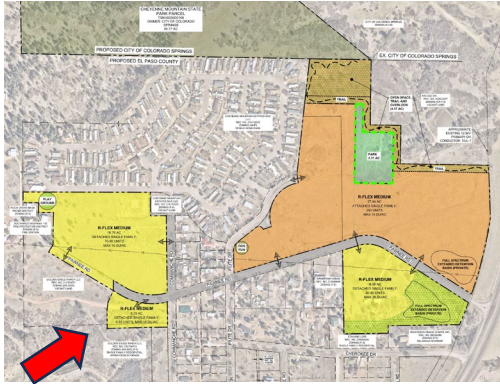
Highway 115

Fort Carson









Landscape and Wildlife

- Area is **not** critical habitat – As determined by Colorado Parks and Wildlife
- Meets Majestic Landscape Goals of PlanCOS
 - Align annexations, master plans and large scaled planned unit development to contribute and connect to natural areas
 - Focus on resilient landscape in the face of drought, flood and fire hazards
 - Will be constructed in compliance with Colorado Springs Fire Ignition Resistant Construction Design Manual





Questions?



COLORADO SPRINGS PARKS, RECREATION AND CULTURAL SERVICES DEPARTMENT
PARKS, RECREATION AND CULTURAL SERVICES ADVISORY BOARD

Date: April 11, 2024

Item Number: Action Item # 1

Item Name: **Rock Creek Mesa: Land Use Plan (Park Land Obligation)**

By: Caroline Miller, Park Land Dedication Ordinance Program Administrator
 Land Use Review Division, Planning & Neighborhood Services Department

BACKGROUND:

Matrix Design Group, on behalf of Colorado Springs Equities, LLC, has submitted the Rock Creek Mesa Land Use Plan application, in coordination with a proposed annexation, to the City of Colorado Springs Land Use Review Division. The site consists of 109.2 acres of undeveloped agricultural and park land pending final annexation application approval.

The proposed Rock Creek Mesa Land Use Plan is located within El Paso County and has applied for annexation and zoning in the city. The property is located immediately west of State Highway 115 and south of Cheyenne Mountain State Park and is accessed via Pawnee Road and Cherokee Drive. The Land Use Plan application, if approved, would establish a mix of residential densities combined with park use, trails, and other public facilities.

53.84 acres of the 109.2 acres is owned by the City of Colorado Springs and managed by Cheyenne Mountain State Park, but currently remains outside of city limits. Upon annexation, this park parcel would be included in City Limits, and zoned PK (Public Park), to follow the City Parks ownership and use of the property. No further changes are proposed for this park parcel.

The remaining 55.36 acres of the 109.2 acres are proposed to serve the need for diversity of residential products within the City, especially for Fort Carson to the east. The Land Use Plan will utilize R-Flex Medium density with two housing types, single family detached units and attached units. Though R-Flex Medium zoning allows up to 16 dwelling units per acre, this Land Use Plan details 400 units as the maximum number of dwelling units for the overall development.

The proposed residential land use triggers compliance with the Park Land Dedication Ordinance, City Code 7.4.307. The park land obligation is created through the number of residential units and residential density, and can be satisfied through land dedication, fees in lieu of land dedication, specific types of alternative compliance, or a combination of these options. (City Code 7.4.307.A)

Park Land Dedication Ordinance Calculations - Rock Creek Mesa Land Use Plan
 Land Use Plan: MAPN-23-0009
 Parks Advisory Board - Land Use Plan: 3/14/2024

Overall Park Land Dedication Obligations								
<i>Based upon standard 5.5 acres/1,000 population</i>								
Address/Project Name	Residential Units	Number of Units per Structure	Neighborhood Park Land Dedication (per unit)	Total Neighborhood Park Land Dedication	Community Park Land Dedication (per unit)	Total Community Park Land Dedication	Neigh. + Community Land Per Unit Dedication	Total Land Dedication (acres)
Detached Single Family	150	1	0.0066	0.99	0.008	1.20	0.0146	2.19
Attached Single Family	250	2-4	0.0053	1.325	0.0064	1.60	0.0117	2.925
	Total Maximum Number of Units			Sum of Neighborhood Park Land Obligation (acres)		Sum of Community Park Land Obligation (acres)		Sum of Total Land Obligation (acres)
	400			2.315		2.80		5.115

CURRENT STATUS:

The park land obligation estimate found above uses the maximum number of units, broken down into different structure types that are associated with the proposed residential densities of the Rock Creek Mesa Land Use Plan and multiplied by the applicable land rate as defined by ordinance. The land obligation is broken down by the ordinance's neighborhood and community park requirements.

The applicant proposes a combination of Type I Alternative Compliance (metropolitan district owned parks) and fees in lieu to meet the neighborhood and community park land obligations.

Neighborhood Park

A 6.68 acre metro district owned and maintained park and open space is proposed for this Land Use Plan. Running through this park space is a metro district owned and maintained public trail which leads to an overlook and has future connection potential to Cheyenne Mountain State Park.

The proposed park land and open space has several factors which inhibit the development of all 6.68 acres for neighborhood park use, with significant slopes on a portion of the property and easement encumbrances. The park land that is suitable for neighborhood park development, to include play equipment, a multipurpose field, and shade areas, with no easements and less than 8% slopes, totals 2.31 acres.

The 2.31 acres is proposed to meet the PLDO Neighborhood parkland obligation, through the Type I option of Alternative Compliance within the Park Land Dedication Ordinance, City Code 7.4.307 F.2.a. The additional 4.37 acres of open space and trail area provided for recreational use is a benefit to the community but not considered to meet PLDO obligations.

The provided neighborhood park is within a 0.5-mile, or a 10-minute walk, to the entirety of the Rock Creek Mesa Land Use Plan's residential areas. Multiple road connections allow for adjacent roadside parking to the park, with final road design to be determined at time of development plan. The location of the neighborhood park area allows for the connection benefit of the open space overlook and future State Park potential, additionally the encumbered easement areas are useable for recreation purposes, while limited in their ability to be developed.

Consideration was given how to best meet the minimum standards of 3.5 acres of neighborhood park size, with less than a 3.5 acre neighborhood park obligation, and no existing public neighborhood park sites in the area. Staff has determined that the 2.31 acre park site as a part of the whole 6.68 acres of park land and open space meets the purpose of a neighborhood park - to provide nearby recreation and leisure opportunities for the individual neighborhoods they are intended to serve.

A requirement for the Type I Alternative Compliance option is an executed agreement between the Rock Creek Mesa Metro District and the Parks, Recreation, and Cultural Services Department, which would establish the operation and maintenance of the land and specify the PLDO obligation that has been met by the alternative compliance option. The neighborhood park design will also be presented to the Parks Advisory Board before construction of the park begins and the park land must be designated for public park purposes by either zoning PK (Public Park), an easement, or other recorded document that cannot be eliminated without the consent of City Council. The neighborhood park construction would be completed by the time 50% of the adjacent building permits within the applicable parcel have been pulled.

Community Park

The community park obligation, totaling 2.80 acres, is proposed to be met by fees in lieu of land dedication, as this acreage is significantly less than community park minimum size standards of 35 acres. These fees, to be paid by the developer or builder, would be due at the time of building permit and would go into the PRCS PLDO Community Park account, to be used for community park needs as defined by code.

Summary

Matrix Design Group, on behalf of Colorado Springs Equities, LLC, requests a recommendation to City Council to approve the Rock Creek Mesa Land Use Plan reflecting a 2.315 acre neighborhood park land obligation, to be met by the Type I metro district owned neighborhood park option of alternative compliance at 100% of the neighborhood

park land dedication requirement and fees in lieu of the 2.8 acres of community park obligation, totaling the 5.1 acres of summed obligation. The remaining 4.37 acres of park land/open space to total 6.68 acres as shown on the Land Use Plan is considered a benefit to the community and is not considered towards PLDO calculations.

FINANCIAL IMPLICATIONS:

The proposed public neighborhood park, adjacent open space, and trail would be owned, developed, and maintained by the Rock Creek Metro District. Public neighborhood parks owned by a metro district can meet PLDO obligations through Type I of Alternative Compliance. A requirement for the Type I option of Alternative Compliance is an executed agreement between the Parks Department and the Metro District. If this agreement is not executed, the Park Land Dedication Ordinance for the neighborhood park obligation would still need to be met, by land dedication to the city or fees in lieu of land dedication. Currently, this Metro District is not yet approved as Metro Districts undergo their own approvals process.

The community park obligation is proposed to be met via fees in lieu of land dedication, to be paid at time of building permit and would go into the PRCS PLDO Community Park account to be used for community park needs as defined by code.

ALTERNATIVES:

The Board could recommend approval, changes, postponement, or disapproval of the proposal.

STAFF RECOMMENDATION:

Staff recommends approval of the Rock Creek Mesa Land Use Plan as meeting the Park Land Dedication Ordinance by providing land for a metro district owned neighborhood park and fees in lieu of land for community park obligations which meets the criteria of the Parks Master Plan.

PROPOSED MOTION:

A motion to approve the Rock Creek Mesa Land Use Plan reflecting 5.1 acres of total park land obligation, with one metro district owned neighborhood park and fees in lieu for community parks provided to satisfy the obligation.

ACTION NEEDED BY THE BOARD:

A motion to recommend approval, disapproval, postponement, or an amendment to the proposed Rock Creek Mesa Land Use Plan.

PARTIES NOTIFIED OF THIS MEETING:

Jason Alwine, Matrix Design Group
Jennifer Shagin, Matrix Design Group
Katie Carleo, Land Use Review Manager
Gabe Sevigny, Planning Supervisor
Lonna Thelen, Parks Design and Development Manager
Connie Schmeisser, Parks Design and Development

Conservation Trust Fund (CTF) – Supplemental Appropriation Request

Parks, Recreation and Cultural Services Advisory Board
April 11, 2024

Eric Becker, Park Maintenance and Operations Manager
Kim King, Assistant Director - Parks, Recreation and Cultural Services

New Toro Mower

Request 1: Replace a 20+ year old mower to support El Pomar Youth Sports Complex maintenance

CTF Request = \$142,118



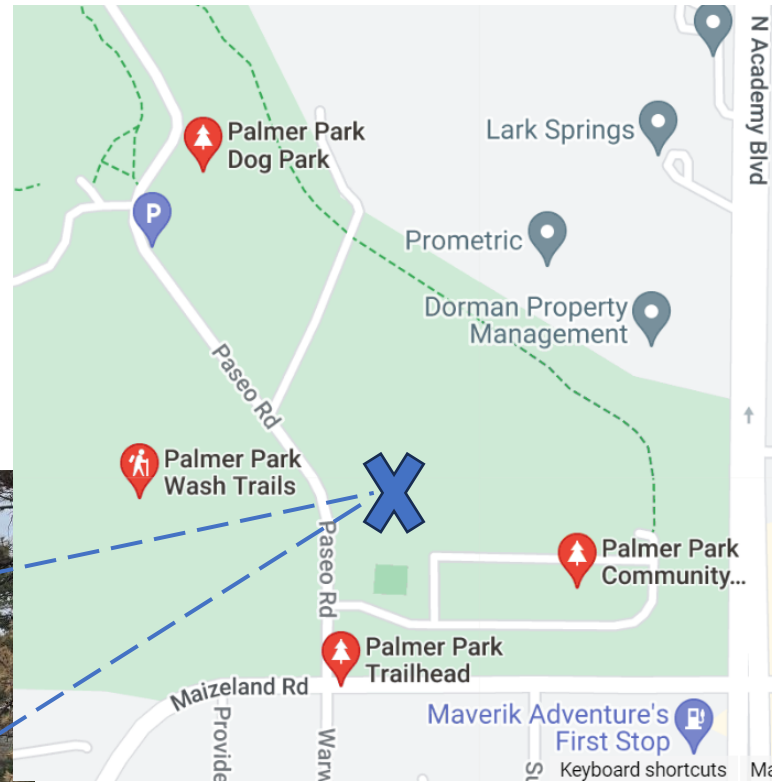
Palmer Park Remediation



Request 2: Request for funding to mitigate an asbestos spill and remove a damaged structure in Palmer Park

CTF Request = \$100,000

Total Project Cost = \$200,000



Grey Hawk Park

Request 3: Request for funding to support construction of Grey Hawk Park in northeast Colorado Springs. Additional funding provided through TOPS and PLDO.

CTF Request = \$325,000
Total Project Cost = \$2.2M



FINAL CONCEPT PLAN
GREY HAWK PARK - COLORADO SPRINGS
JANUARY 18TH, 2024

Funding Plan Summary



CTF EOY Fund Balance (03/08/24)	\$2,801,014
Add: 2024 Estimated Revenue	<u>\$6,583,836</u>
Total	\$9,384,850
Less: 2024 Expenditure Budget	(\$7,336,536)
Less: 2024 Supplemental Appropriation	<u>(\$567,118)</u>
Estimated Fund Balance EOY 2024	\$1,481,196

Fund Balance as % of 2024 budgeted expenditures = 20.19%

Recommendation



A motion to recommend to City Council approval of an ordinance for a supplemental appropriation to the Conservation Trust Fund in the amount of \$567,118 to address additional operating and capital expenditures during 2024.

Questions?



COLORADO SPRINGS PARKS, RECREATION AND CULTURAL SERVICES DEPARTMENT
PARKS AND RECREATION ADVISORY BOARD

Date: April 11, 2024

Item Number: Action - Item #2

Item Name: Request for a Supplemental Appropriation to the Conservation Trust Fund in the Amount of \$567,118 to Address Additional Operating and Capital Expenditures During 2024

SUMMARY: The Parks, Recreation and Cultural Services Department is requesting an increase in its 2024 Conservation Trust Fund (CTF) budget in the amount of \$567,118 to meet anticipated increased operational costs including the purchase of a new mower and the necessary remediation and removal of a structure located in Palmer Park as well as support of the construction of Grey Hawk Park.

PREVIOUS COUNCIL ACTION: On November 28, 2023, City Council approved the 2024 Budget per Ordinance No. 23-65, which included the appropriation of the Conservation Trust Fund.

BACKGROUND: The first item the Department is requesting funds for is the purchase of a large commercial mower that will be a replacement for an existing unit. The current mower is used primarily at the El Pomar Youth Sports Complex. The unit is a 2004 Toro 580 with approximately 2500 hours of drive time on it. It has exceeded its recommended service life and parts are very difficult to acquire for this unit. This situation leads to longer downtimes when a mechanical failure occurs. Staff is recommending the Toro mower that is a direct replacement for this unit. It is designed specifically for large turf areas and has the widest cutting width on the market. The unit cost is \$142,118.

The second funding request is to address a hazardous condition in Palmer Park. A fire in Palmer Park last year, determined to be started by transients, destroyed a vacant structure. Upon further investigation, it was determined that the site was not covered by insurance. As evaluation of the incident continued, it was established that the fire created a major asbestos spill. The property has been signed appropriately while mitigation funds are identified.

The cost of this mitigation project is much higher than a normal abatement because of the spill and the asbestos contractor having to follow established regulations regarding this type of incident. Funding for this project is proposed to be shared between TOPS Parks and CTF with each fund contributing \$100,000. The TOPS Parks funds are 2023 budgeted funds being encumbered forward to 2024. The Department is requesting \$100,000 from the CTF fund balance to fulfill the funding requirement and address this critical item that highlights the often-significant costs attributed to vandalism and illegal activities occurring within our parks system.

The last request is to support the construction of Grey Hawk Park which is estimated to begin fourth quarter 2024 with completion in early 2025. As an undeveloped site since 2006, staff has been exploring all opportunities to accumulate the needed funding to construct this long-overdue neighborhood park. This request is for \$325,000 of supplemental funding from the CTF fund balance. The total project cost for Grey Hawk Park is \$2.2 million. Currently, there is budget allocated for \$1.1 million in CTF and TOPS funds. The remainder will come from CTF, TOPS and the Parkland Dedication Ordinance (PLDO) fund.

FINANCIAL IMPLICATIONS: The supplemental appropriation increases the 2024 Conservation Trust Fund expenditure budget by \$567,118 and does not affect the General Fund budget or fund balance. The source of these funds is the Conservation Trust Fund balance.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed supplemental appropriation to the Conservation Trust Fund in the amount of \$567,118 to address additional operating and capital expenditures during 2024.

PROPOSED MOTION:

A motion to recommend to City Council approval of an ordinance for a supplemental appropriation to the Conservation Trust Fund in the amount of \$567,118 to address additional operating and capital expenditures during 2024.

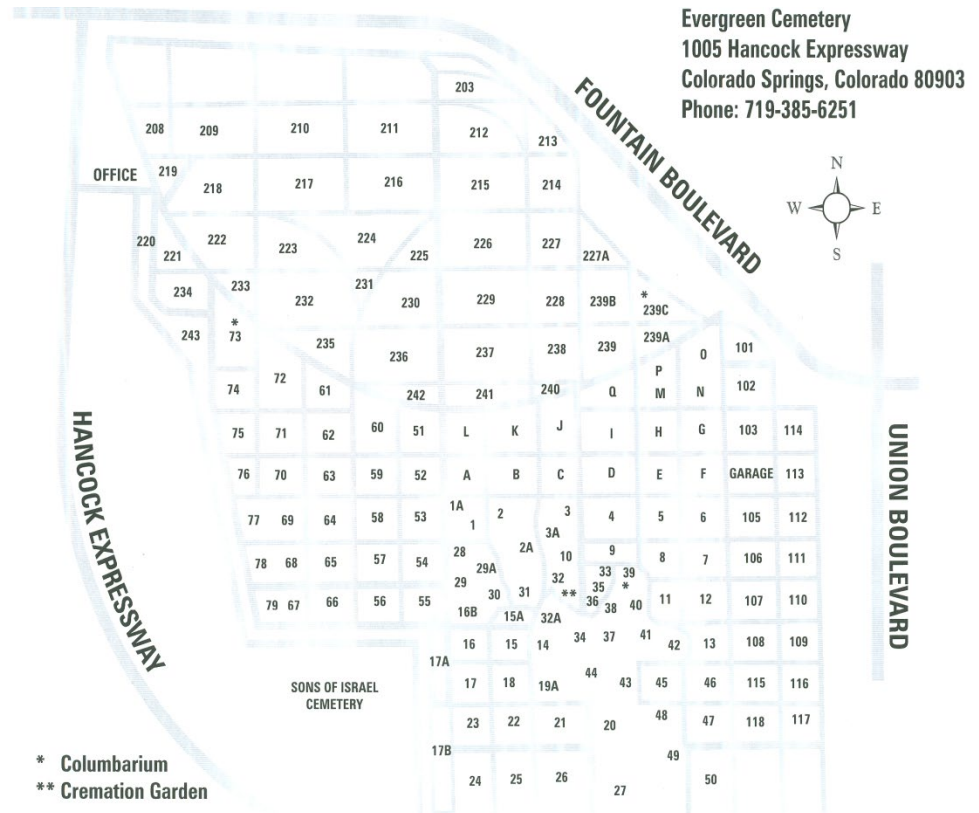
CEMETERY ENTERPRISE – NEW COLUMBARIA AT EVERGREEN

Parks, Recreation and Cultural Services Advisory Board
April 11, 2024

Kim King,
Assistant Director

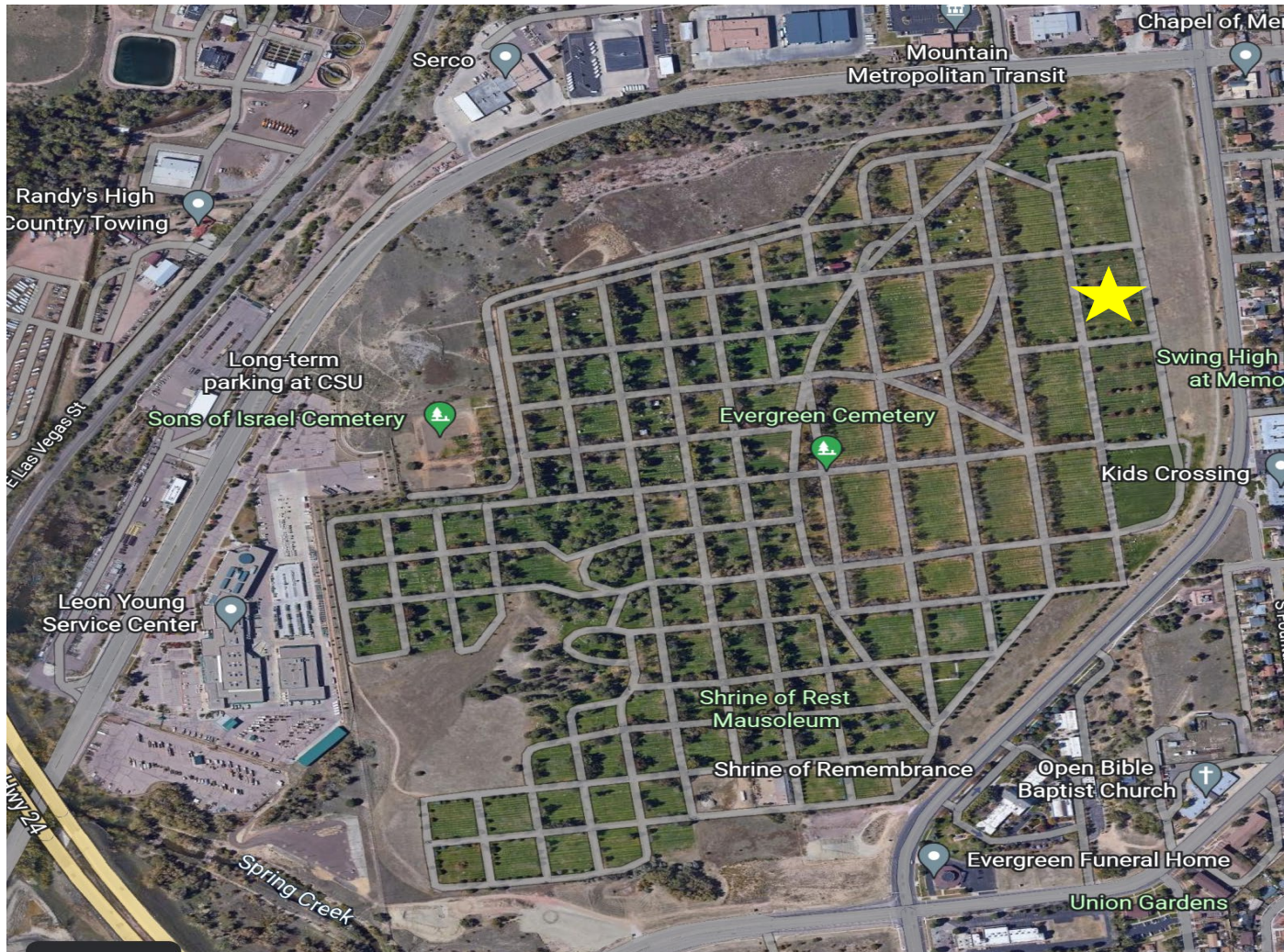


Evergreen Cemetery



- 1875 – Evergreen established
- 1993 – Evergreen placed on National Register of Historic Places
- 185 acres
- Approx 85,000 occupied spaces
- 30 to 40 years of inventory remaining – 8000 spaces within developed areas
- 5 acres undeveloped

Columbaria Location



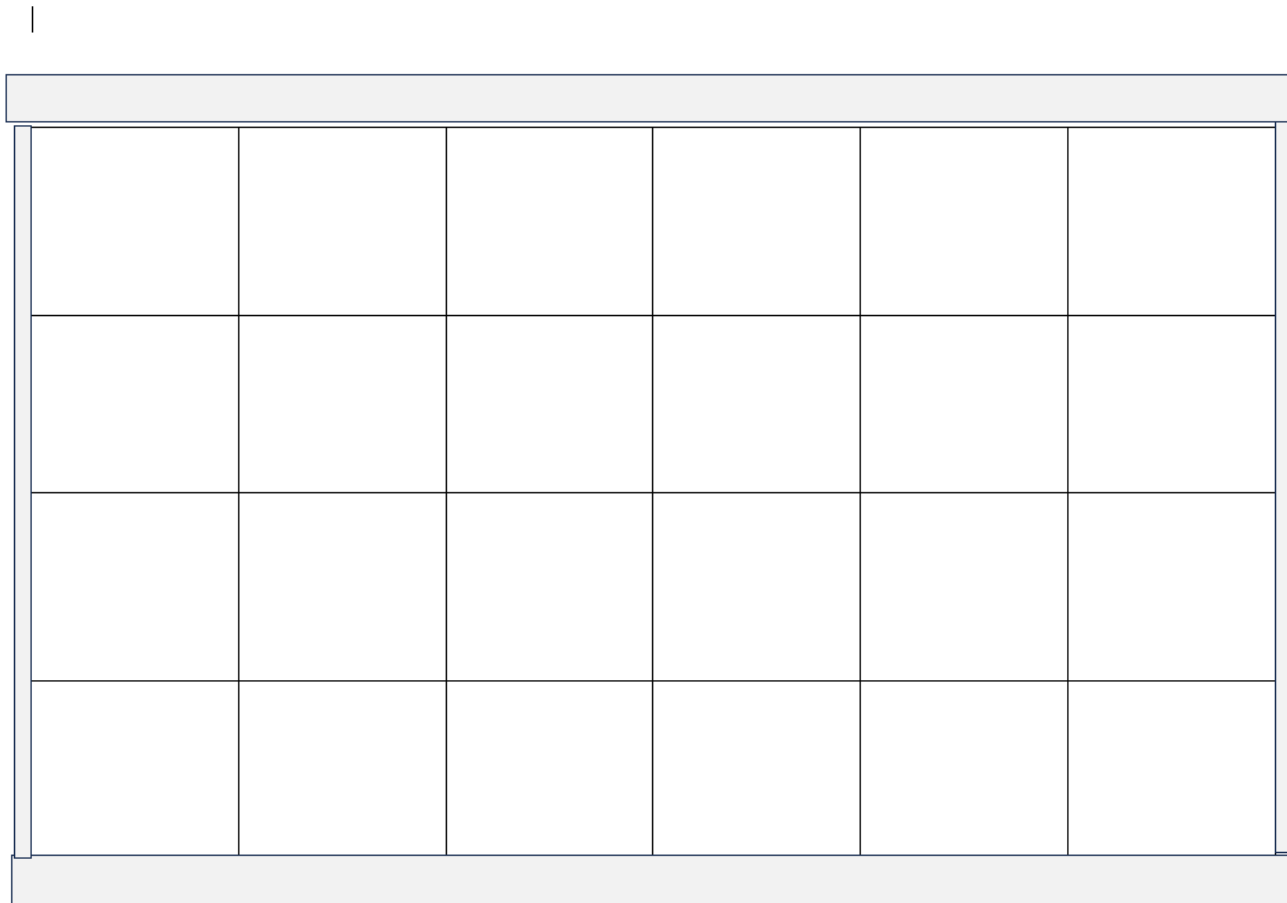
Columbaria Examples



Example Columbarium Schematic



Columbarium 2, Side A
Niches 1-24



Proposed Motion



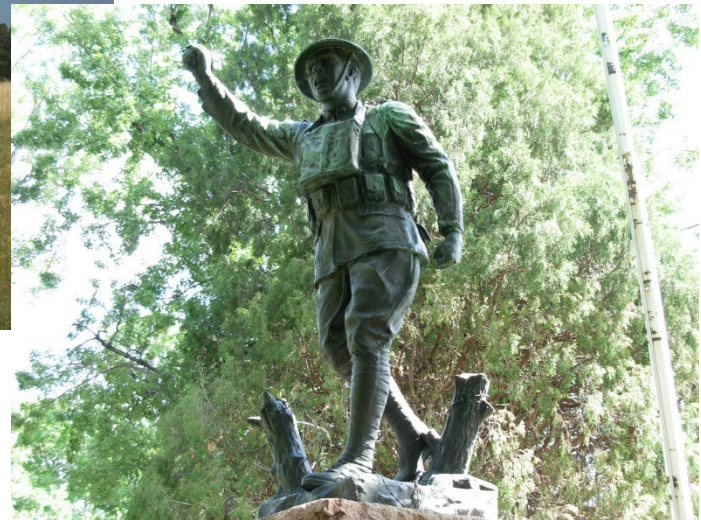
Move to recommend to City Council the proposed ordinance for the platting of two new columbaria in Block 210 at Evergreen Cemetery.



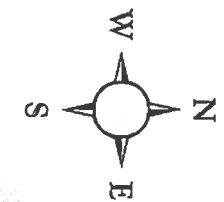
Questions?



“A cemetery is a museum that tells the story of a community” – Landscape Architecture Magazine, Sept 2015



Evergreen Cemetery
 1005 Hancock Expressway
 Colorado Springs, Colorado 80903
 Phone: 719-385-6251



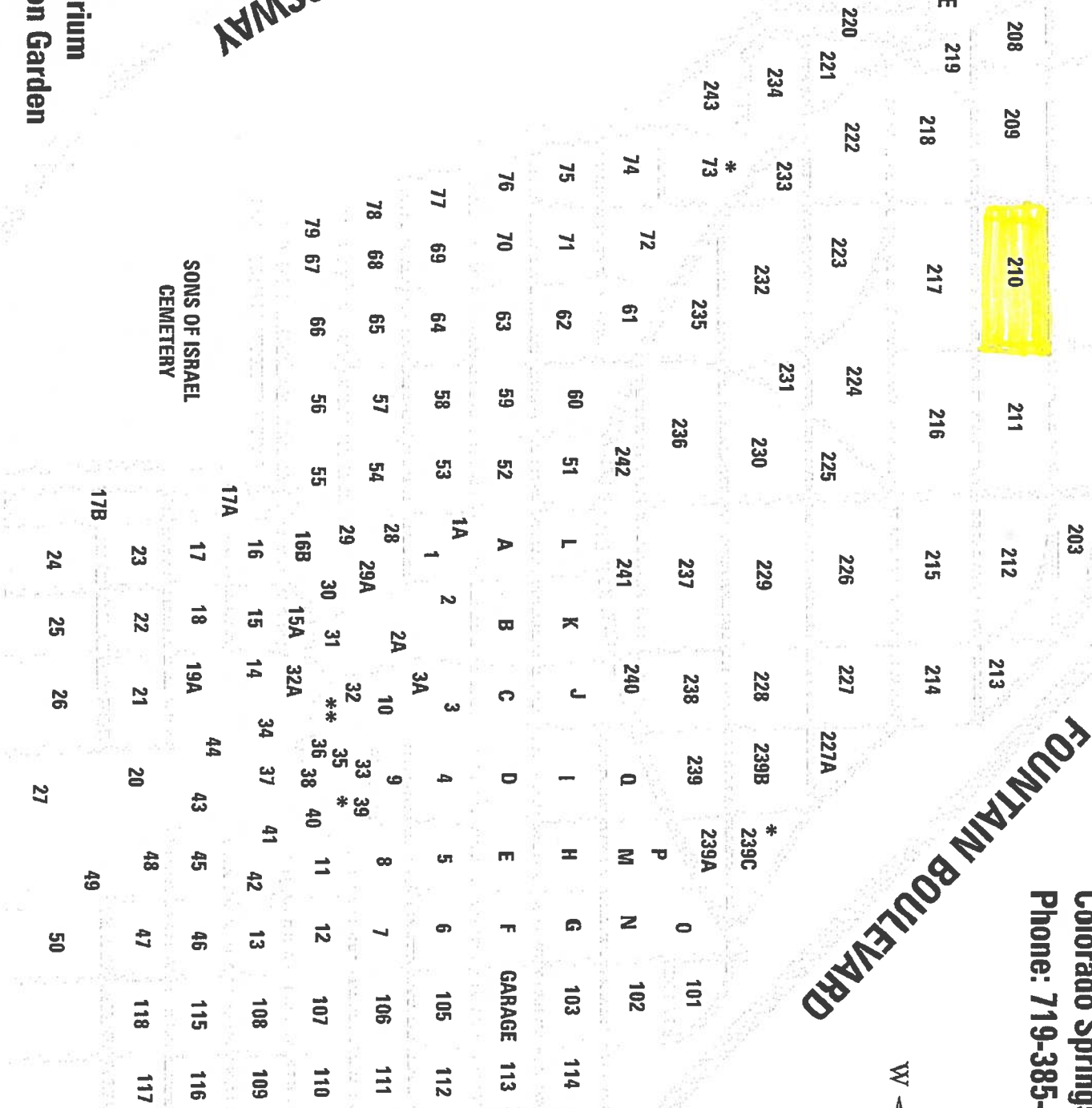
HANCOCK EXPRESSWAY

FOUNTAIN BOULEVARD

UNION BOULEVARD

**SONS OF ISRAEL
 CEMETERY**

* Columbarium
 ** Cremation Garden



Columbarium 3, Side A
Niches 1-24

The diagram shows a rectangular wall structure representing a columbarium. It features a grid of 24 niches, arranged in 4 rows and 6 columns. The niches are separated by thin lines. The wall is bounded by a thicker outer frame on the top, bottom, left, and right sides.

ORDINANCE NO. 24-_____

AN ORDINANCE PLATTING TWO COLUMBARIA
IN EVERGREEN CEMETERY IN BLOCK 210

WHEREAS, due to the continued demand for cremation sites at the City cemeteries, two new columbaria have been donated and are being installed at Evergreen Cemetery.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. That pursuant to Section 14.2.108 of the Code of the City of Colorado Springs 2001, as amended, two columbaria are hereby established as follows:

Evergreen Cemetery
Columbarium 2
Block 210
48 double capacity niches

Evergreen Cemetery
Columbarium 3
Block 210
48 double capacity niches

Section 2. That the Cemetery Manager is hereby authorized to promulgate columbarium regulations with the advice and consent of the Parks, Recreation and Cultural Services Advisory Board.

Section 3. This ordinance shall be in full force and effect from and after its final adoption and publication as provided by Charter.

Section 4. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this _____ day of _____, 2024.

Randy Helms, City Council President

ATTEST:

Sarah B. Johnson, City Clerk

COLORADO SPRINGS PARKS, RECREATION AND CULTURAL SERVICES DEPARTMENT
PARKS, RECREATION AND CULTURAL SERVICES ADVISORY BOARD

Date: April 11, 2024

Item Number: Action – Item #3

Item Name: Platting of Two Columbaria in Block 210 at Evergreen Cemetery

SUMMARY: The Cemetery Enterprise, consisting of Evergreen and Fairview Cemeteries, periodically needs to expand their inventory of cremation sites. As local cremation rates continue to rise, the Cemetery Enterprise must meet the demand for more products to sell to be financially viable. Of the total 565 interments in 2023, 295 were cremations and 270 were burials. In 2023, the Enterprise purchased and installed a new columbarium in Block 210, which has been very popular with 25 niches sold to date. Now, the Enterprise has the opportunity to add two additional columbaria, through a donation by First Christian Church, which would increase its inventory by 78 niches with an anticipated revenue of \$390,000.

CURRENT STATUS:

Due to the self-supporting nature of the Cemetery Enterprise, it is important to increase the inventory of cremation products to meet growing demands and to have available niches to sell. A columbarium is an above ground structure which consists of niches for cremated remains. First Christian Church, located in downtown Colorado Springs, is in the process of selling its building. As part of that sale, the church needs to relocate its two columbaria. Of the 96 niches available within the two structures, only 18 have been sold. The church reached out to Evergreen and offered to donate the columbaria and its available inventory to the Enterprise if the two structures could be relocated somewhere within the cemetery. Evergreen has space available in the same location as the new columbarium purchased in 2023 which is in Block 210. Please refer to Exhibit A which highlights Block 210 in relation to the rest of Evergreen Cemetery. Each of the donated columbaria has 48 niches. Please refer to Exhibit B which illustrates the layout of the new columbaria.

FINANCIAL IMPLICATIONS:

Anticipated revenue from sale of the available niche inventory is approximately \$390,000. The only costs to the Enterprise will be the installation of concrete slabs under each columbarium which is minimal and can be accounted for in the existing 2024 budget allocation.

STAKEHOLDER PROCESS:

Parks, Recreation and Cultural Services Advisory Board meetings provide opportunities for public comment. Per City Code, this item will also be presented as an ordinance at a City Council meeting which will provide another opportunity for public comment. Please refer to Exhibit C to review the draft ordinance for this item.

STAFF RECOMMENDATION:

Staff recommends support of the proposed ordinance for the platting of two new columbaria in Block 210 at Evergreen Cemetery.

PROPOSED MOTION:

A motion to recommend to City Council the proposed ordinance for the platting of two new columbaria in Block 210 at Evergreen Cemetery.

Attachments:

Evergreen Map

Columbarium Layout

Draft Ordinance

Parks Advisory Board

11 April 2024 Action Item



Blodgett Open Space Master and Management Plan

Blodgett Open Space Master Plan



The Plan:

- ❑ Encompasses **increased** Open Space acreage
- ❑ **Balances** current and future recreational needs of the community with conservation of resources
- ❑ Establishes a **comprehensive long-range plan** (15-20 years) for Blodgett Open Space
- ❑ Establishes expectations based on **resource assessment, Parks' experience, and community values**
- ❑ Guides the **enhancement and management** of the Open Space
- ❑ Addresses **public access, habitat protection, resource management, public safety, and neighborhood concerns**

Where we are in the Process



Public Engagement Process

Quick Stats

- Four (4) Community-wide Pop-up events
- Five (5) Online surveys
- Five (5) SAC meetings
- Four (4) Agency Partner Meetings
- Three (3) Community Workshops in person and available online
- Two (2) Informational updates to TOPS and PAB

- One (1) Neighborhood Informational Meeting
- One (1) Online review of the Public Review Master and Management Plan

- Two (2) TOPS presentations
- One (1) PAB presentation
- One (1) Action Item for Plan Adoption by the PAB



- ❑ **1,919 Directly Engaged Citizens. Plus participants at TOPS and PAB meetings**

Total number of community members reached that include 536 people in-person. Of the 2,111 online responses, 728 were identical duplicates from the same email or unconfirmed (i.e. robot, automatic generation, no email). Best estimate is 1,384 unique online responses.

Public Engagement Process

Quick Stats

- Four (4) Community-wide Pop-up events
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- One (1) PAB presentation
- One (1) Action Item for Plan Adoption by the PAB



Plan changes from March 2024 TOPS WC and Parks Advisory Board

- Clarified language on additional public process requirements and format;
- Clarified definition for **illegal trails**;
 - *“include routes that are non-designated, non-sanctioned user-created trails, pre-open space acquisition existing trails and social trails.”*
 - *Forward thinking term for management purposes*
 - *Strong term to demonstrate importance and seriousness*
- Added **permanent closure** of system trails to actions **requiring additional public process**

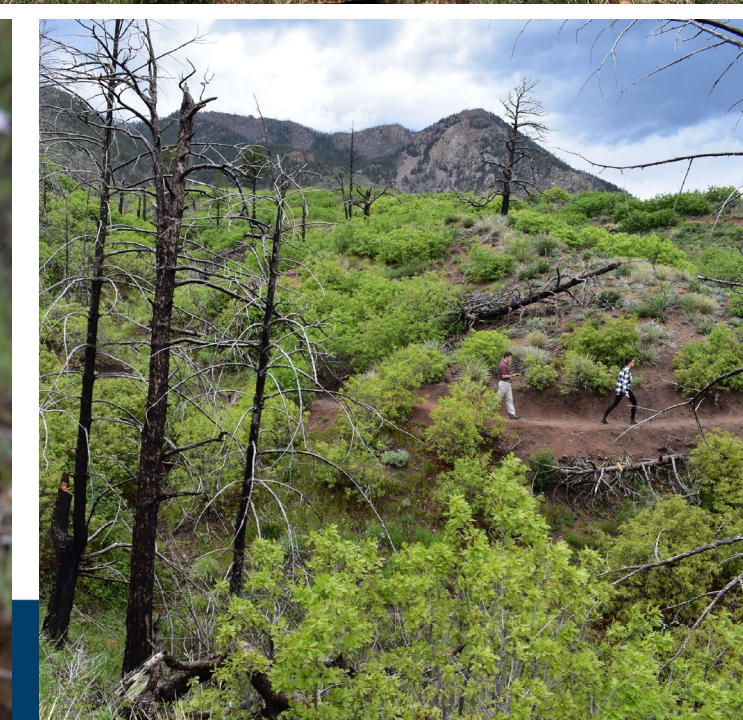
Total number of community members reached that include 536 people in-person. Of the 2,111 online responses, 728 were identical duplicates from the same email or unconfirmed (i.e. robot, automatic generation, no email). Best estimate is 1,384 unique online responses.

Property Overview



- ❑ 384 Acres TOPS Acquired Open Space (20-year acquisition history)
- ❑ Significant high-value natural and cultural resources
- ❑ Wildlife habitat (burned and non-burned areas)
- ❑ Highly used for passive recreation and wildlife viewing
- ❑ Provides gateway into National Forest Lands
- ❑ Two Trailheads with 24 parking stalls (21 -23 on Woodmen Rd)
- ❑ 16.5 Miles of trail (7.1mi designated, 9.4 mi illegal)

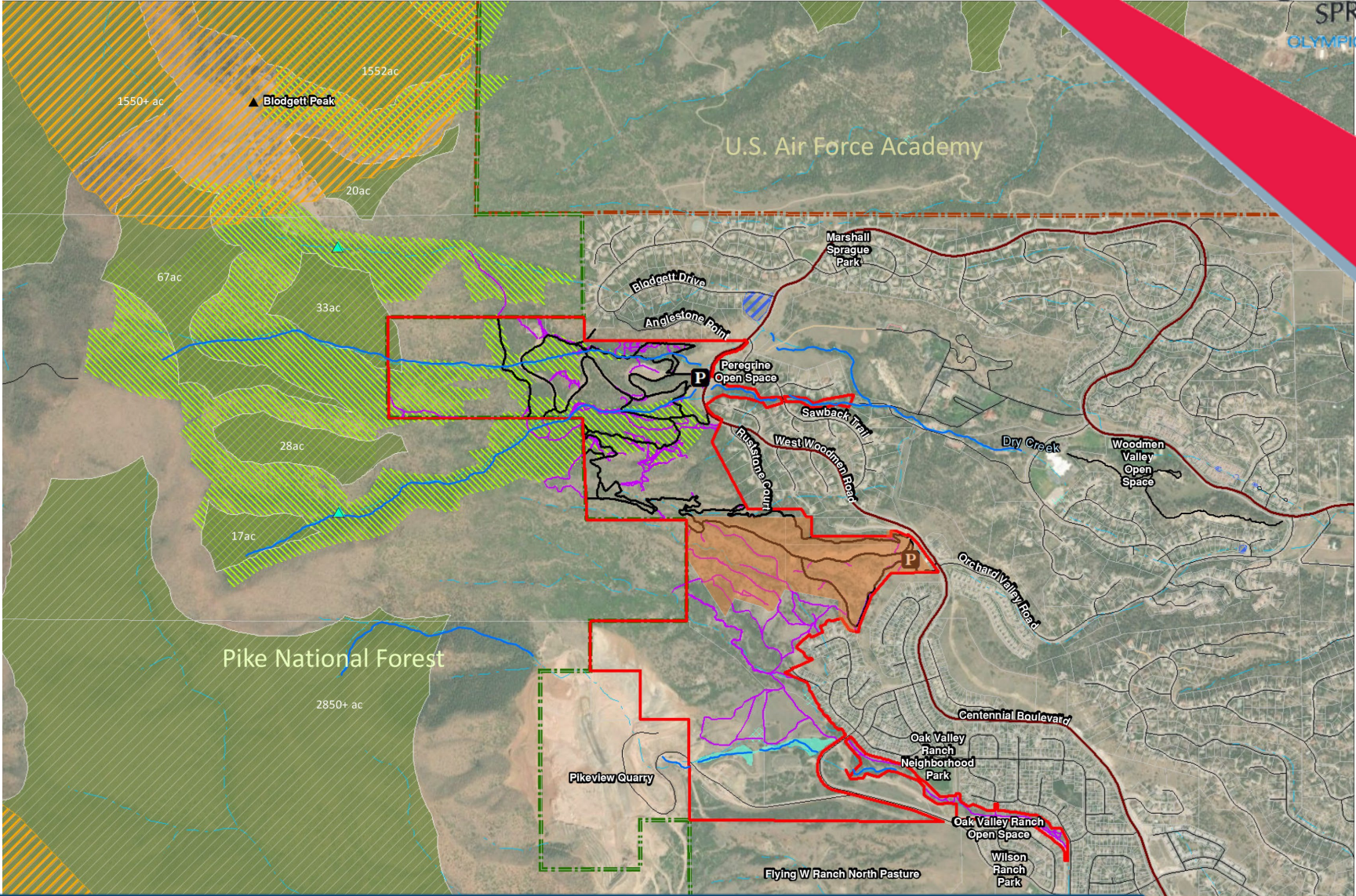




Site Assessment – Key Habitat Areas



- Legend**
- Parking/Trailhead
 - Blodgett Open Space
 - Designated Trail
 - Undesignated Trail
 - Parcel Boundary
 - Water Crossing
 - Perennial Stream
 - Intermittent Stream
 - Intermittent Poond
 - Pond
 - Pike National Forest
 - U.S. Air Force Academy
 - Riparian
 - Bighorn Production Area
 - Core Habitat
 - Conifer Forest



Recommended Master and Management Plan



Master Plan

Table of Contents

- Introduction
- Planning and Engagement Process
- Existing Conditions and Site Assessment
- Site Enhancement Recommendations
- Regional Connectivity Recommendations
- Interpretive and Educational Opportunities

Appendix

Table of Contents

- Stakeholder Groups
- Brief History of the Property
- Existing Conditions and Site Assessment
- Existing Legal Documents (electronic)
- Drainage Observations
- Blodgett Open Space Trail Standards
- Master and Management Plan Maps 11”x17”
- Universally Accessible Trail Design
- Colorado Springs Utilities – Notes on Electrical Service



Blodgett Open Space Master and Management Plan Overview

Expand and Enhance Wildlife Habitat Areas

- Manage users with strategically planned trail system
- Expand habitat areas and promote wildlife corridors
- Restoration of habitat areas through improved management

Establish a Sustainable Trail System

- 14.2 miles master planned trail
- 11.3 miles closure and restoration
- ~22% Net reduction of trails (illegal & existing) within the open space

Non-motorized Recreational Use (mileage approximate)

- 9.9 miles of multi-use trail
- 0.5 miles of multi-use trail with uphill bike only
- 2.3 miles of Directional downhill bike trail
- 1.5 miles of Hiking only trail
- Paragliding access, programming area, track chair access



Blodgett Open Space Master and Management Plan Overview

Designate, Enhance and Improve Access

- **Open space amenities**
 - Trailheads
 - Neighborhood access
 - Trails
 - Interpretative
 - Wayfinding/Signage
- **Regional connectivity**
 - USFS preferred alternative plan
 - Connectivity to other Parks and Open Spaces

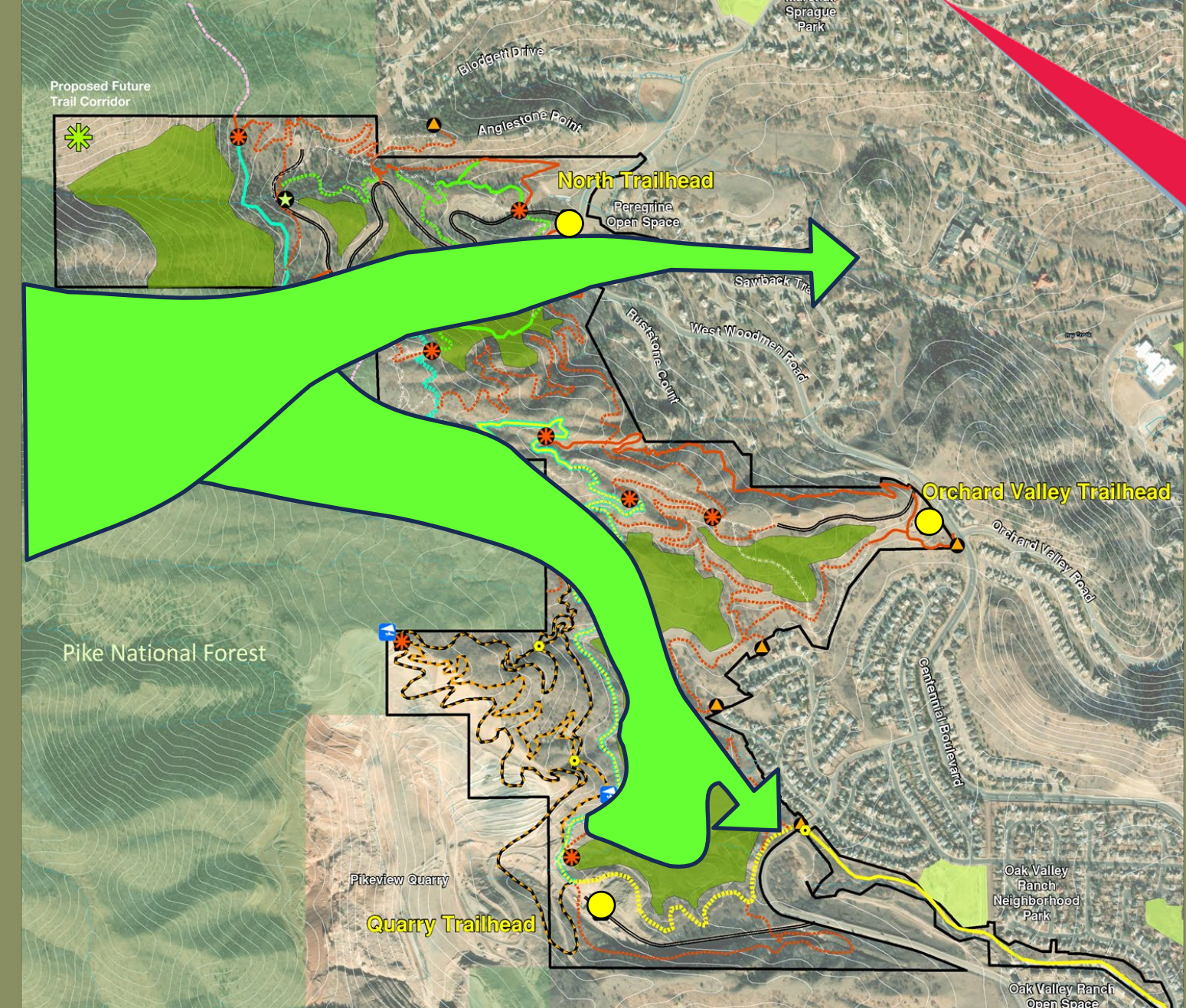
Holistic and Adaptative Management Approach

- Habitat enhancement, resource protection
- Forest health and noxious weeds
- Adapt to changing conditions, impact and trends



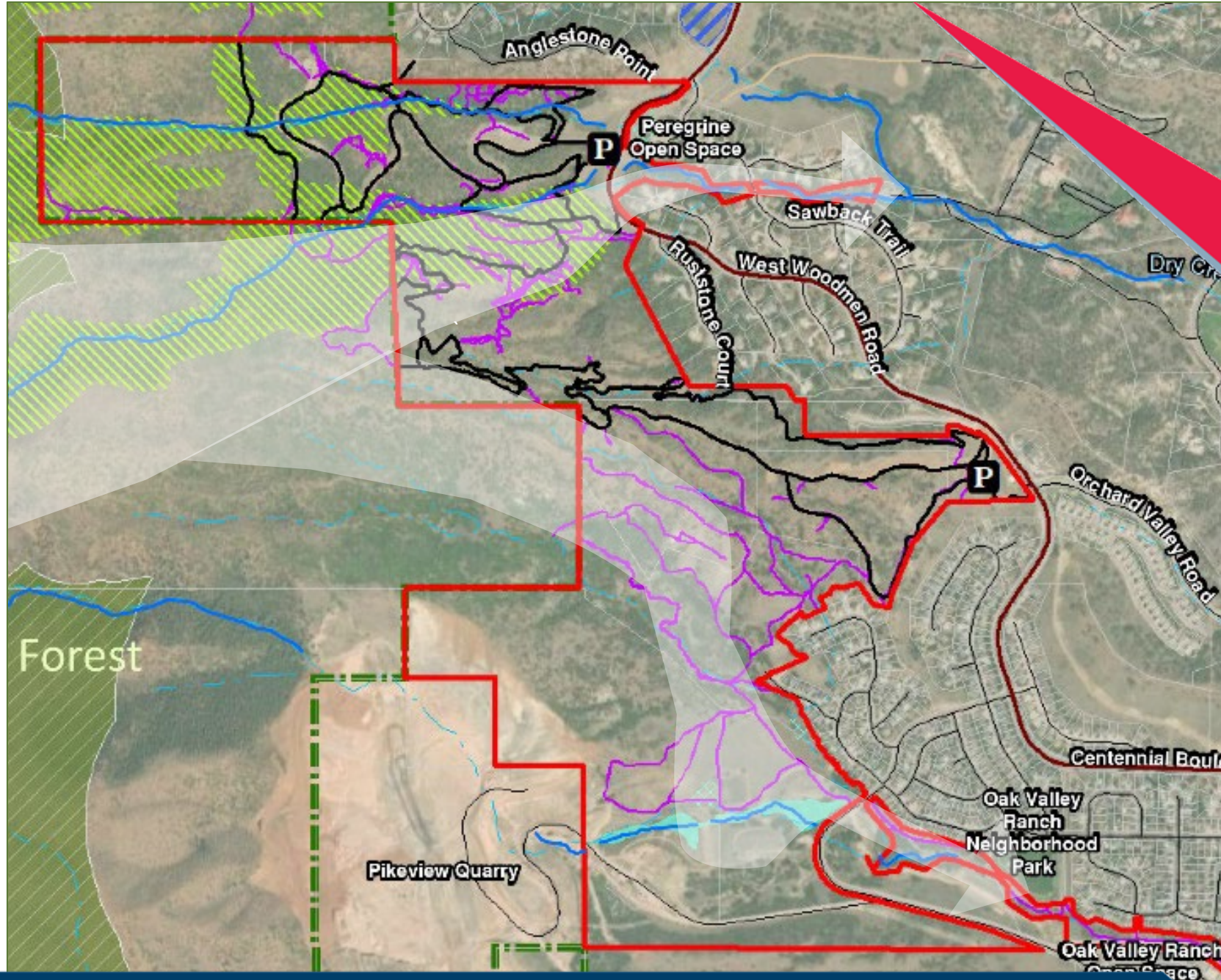
Recommended Master Plan

Wildlife Corridors and Trailheads



Recommended
**Master
Plan**

Existing
Conditions,
Wildlife
Corridors
And
Existing
trail
Network



Recommended Master Plan

Trailheads



North Trailhead

1. Potential future parking includes Utilities access, landscape islands and possible retaining walls
2. Utilities Access Gate
3. Trailhead Amenities: Restroom, Signage, Maps, Bike rack
4. Nighttime Closure Gate.



Orchard Valley Trailhead

1. Existing Parking with up to 2 additional spaces
2. Nighttime Closure Gate
3. Telecommunications Access Gate
4. Trailhead Amenities: Restroom, Signage, Maps, Bike rack
5. Potential future trailhead area includes landscape islands and landscape berms - subject to additional public process
6. Potential Future Trailhead Driveway and Nighttime Closure Gate - subject to additional public process



Quarry Trailhead

1. Quarry Access Gate
2. Trailhead Amenities: Restroom, Signage, Maps, Bike rack
3. Limit of public vehicle gate
4. Initial Parking Area
5. includes landscape islands
6. Potential Future Parking Expansion
7. Nighttime Closure Gate at Allegheny

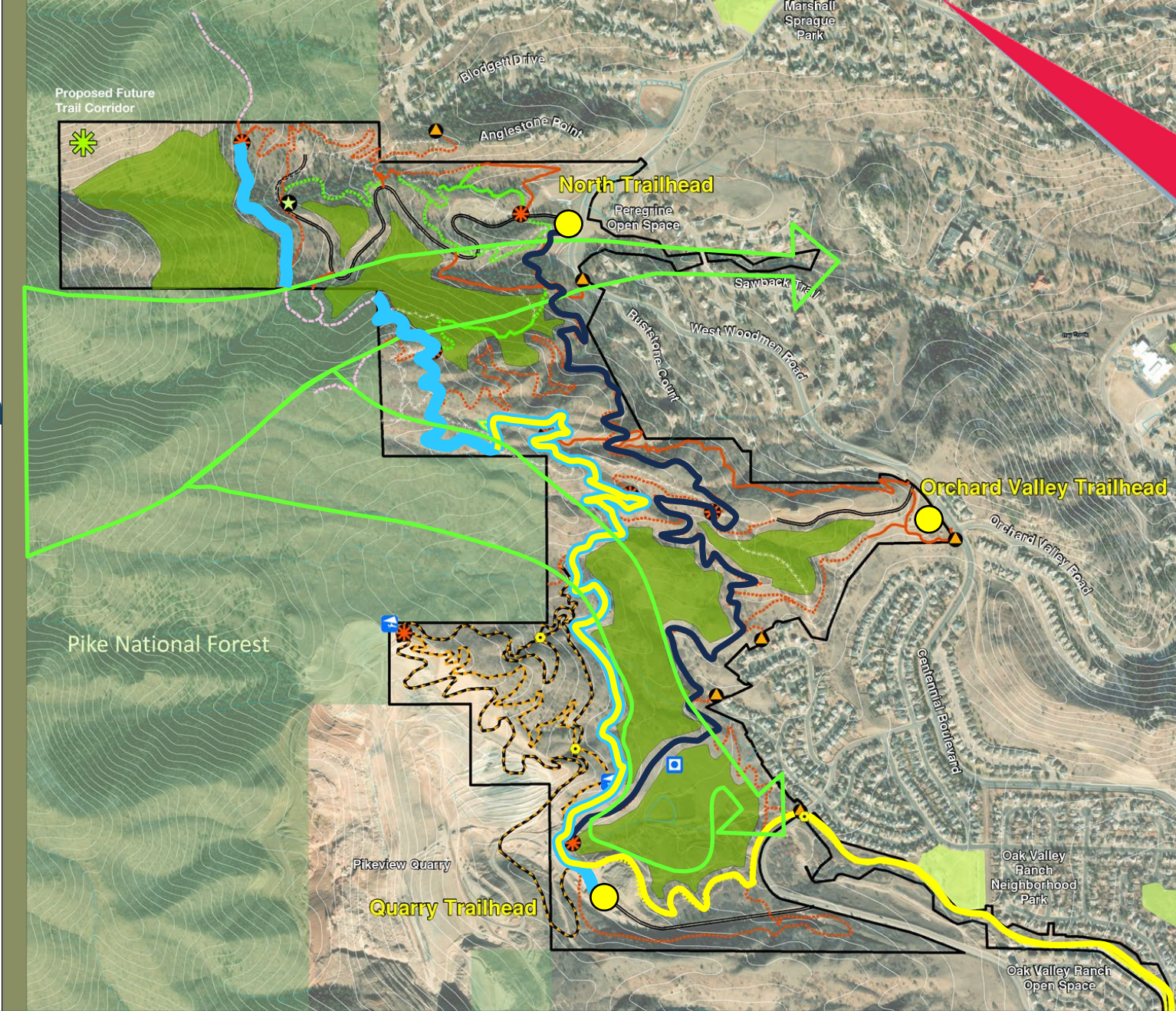
Woodmen Rd Parking

- ❑ **Current on-street allows 21-23 vehicles legally**
- ❑ **Vehicles illegally park in bike lane at high visitation times**
- ❑ **Initial master plan concept for North Lot considered future decommissioning of existing on-street parking**
- ❑ **Public Works plans to implement removal of on-street parking following phase 1 North Lot [2025]**



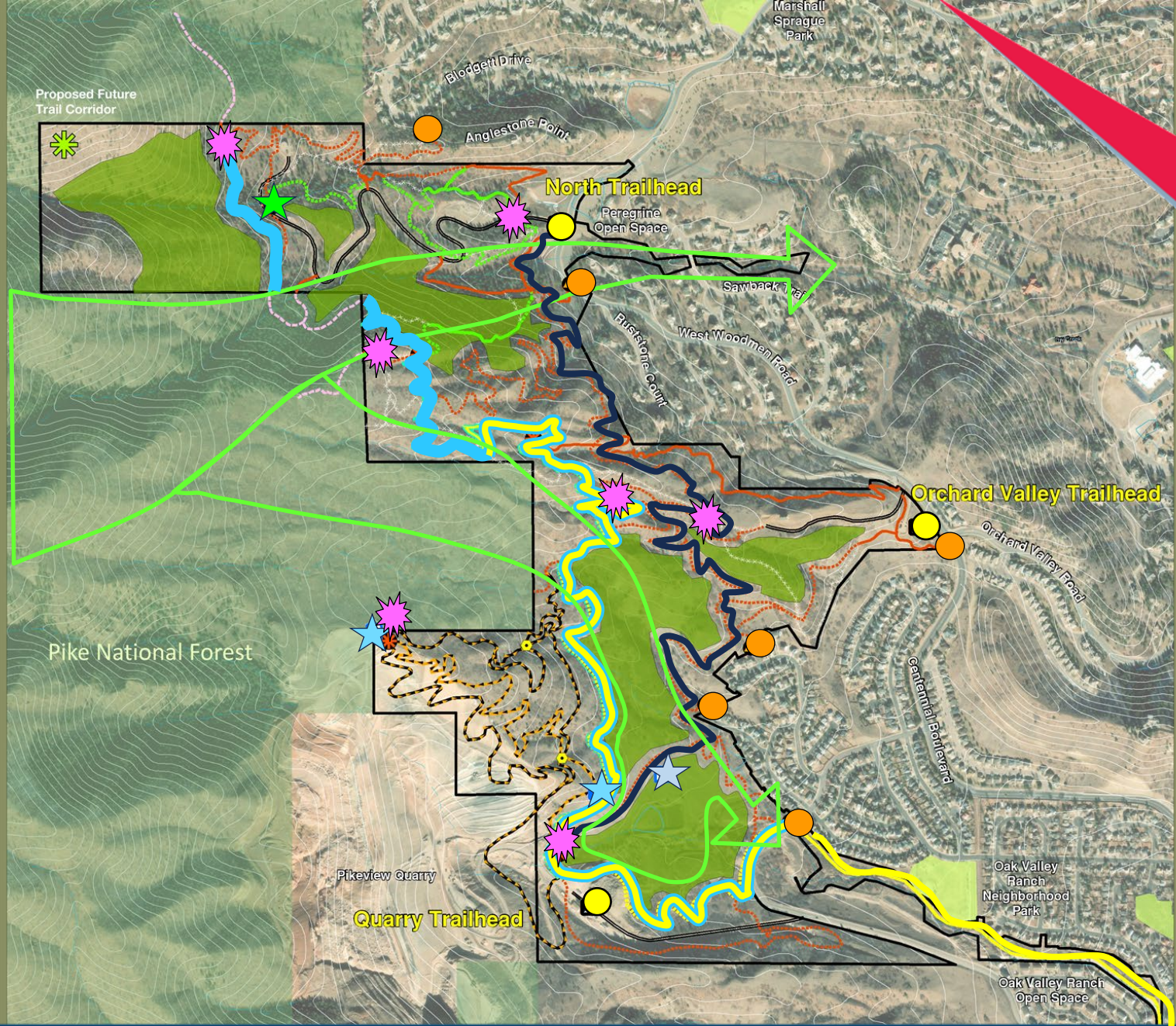
Recommended Master Plan

Chamberlain Trail
Park to
Peak Trail
and a
NS Trail



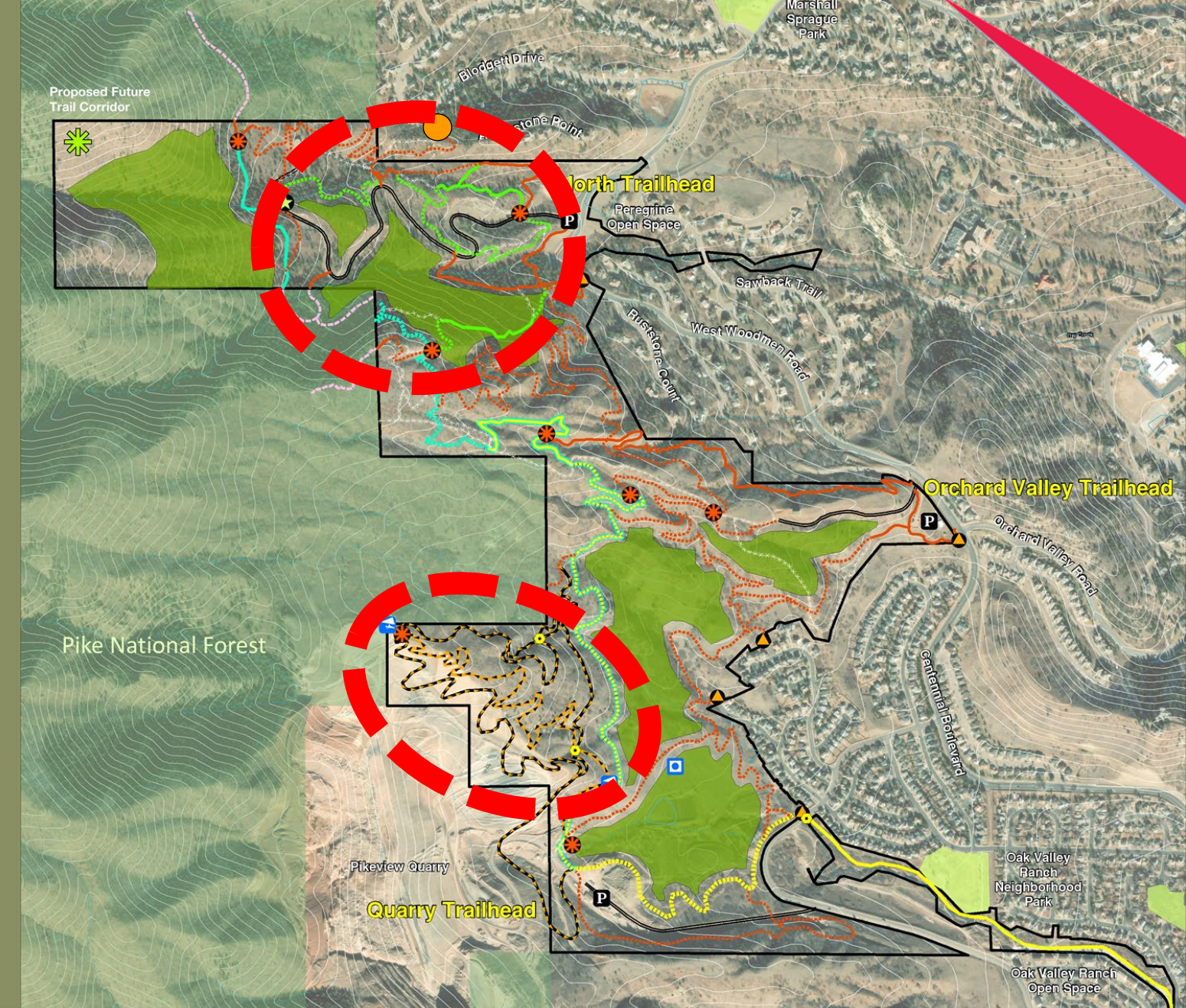
Recommended Master Plan

Neighborhood Connections, Trail Hubs and Special Use Areas



Recommended Master Plan

Multi-Use, Single-Use and Directional Trails



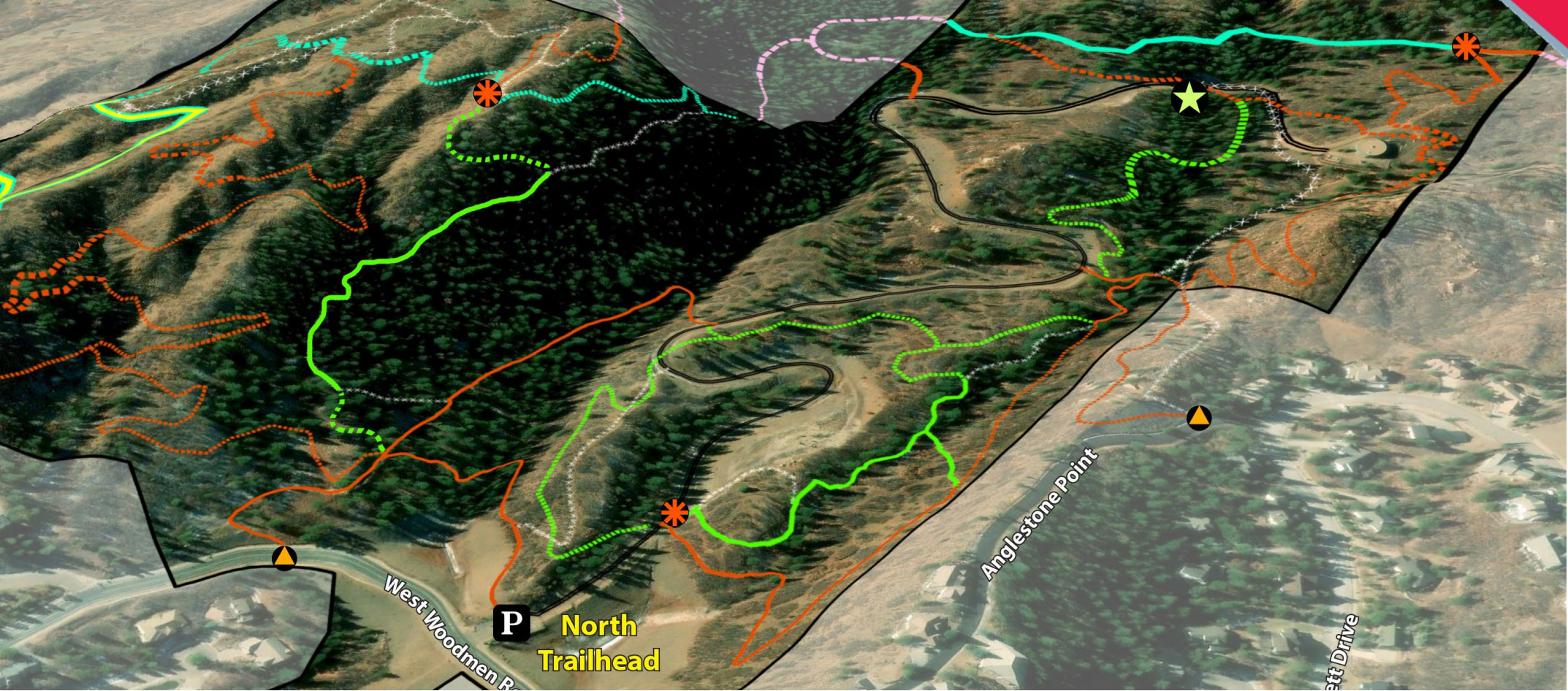
Recommended Master Plan

Single-Use Hiking Trails



Recommended Master Plan

Single-Use Hiking Trails



Recommended
**Master
Plan**

**Multi-Use,
and
Mountain
Bike
Single-Use
and
Directional
Trails**



Recommended
**Master
Plan**

**Multi-Use,
and
Mountain
Bike
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Directional
Trails**



Legend

- Blodgett Open Space
 - P Parking/Trailhead
 - ★ Special Use Area
 - ▲ Neighborhood Access
 - ✱ Wayfinding Node
 - Grade Separated Crossing
 - ▲ Paragliding Launch Area
 - Paragliding Landing Area
 - Existing Designated Multi-Use Trail
 - - - Proposed Multi-Use Trail
 - Existing Hiking Only Trail
 - - - Proposed Hiking Only Trail
 - Existing Chamberlain Trail
 - - - Proposed Chamberlain Trail
 - Existing Park to Peak Trail
 - - - User-Created Illegal Trail*
 - · - · - Proposed Park to Peak Trail
 - · - · - Existing Park to Peak and Chamberlain Trail
 - · - · - Proposed Park to Peak and Chamberlain Trail
 - - - Proposed Downhill Mtn. Biking Only Trail
 - - - Proposed Uphill Mtn. Biking and Multi-Use Trail
 - Access Road
 - - - - - Designated Trail to be Closed
- *subject to possible future Forest Service NEPA process
- Note: All illegal trails to be closed**

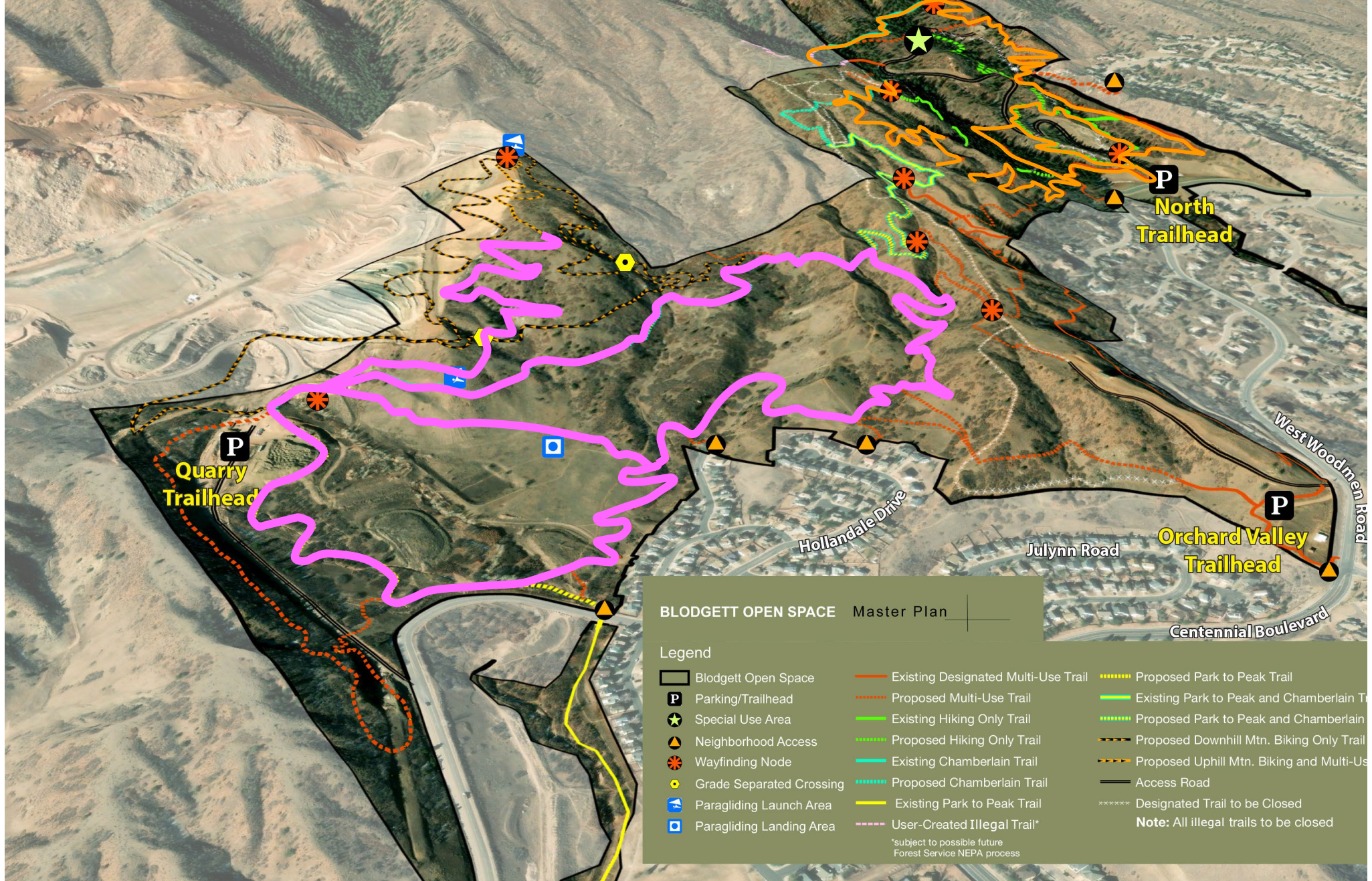
Recommended Master Plan

Trail Loop Options and Connections from the North Trailhead



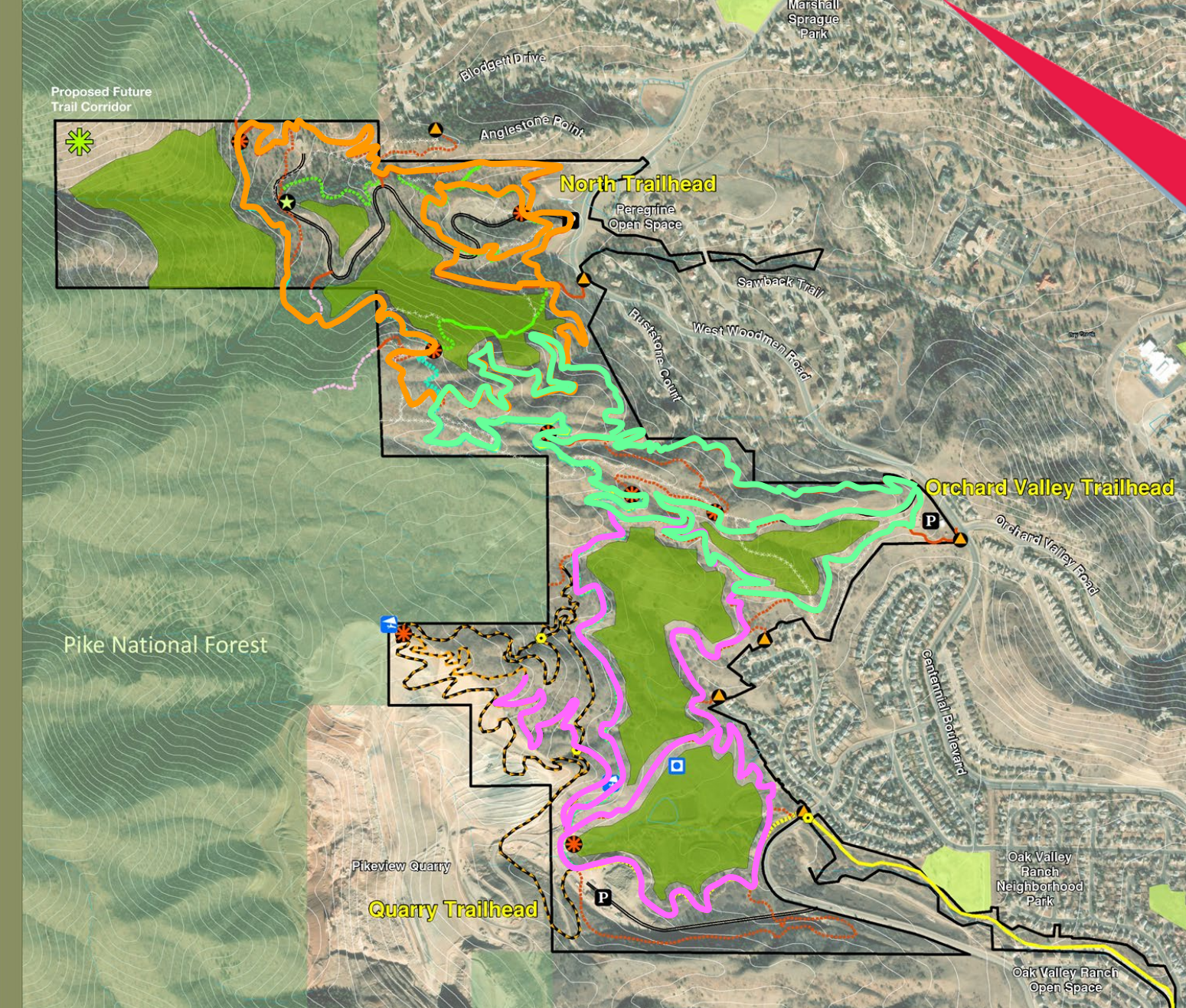
Recommended Master Plan

Trail Loop Options and Connections from the Quarry Trailhead

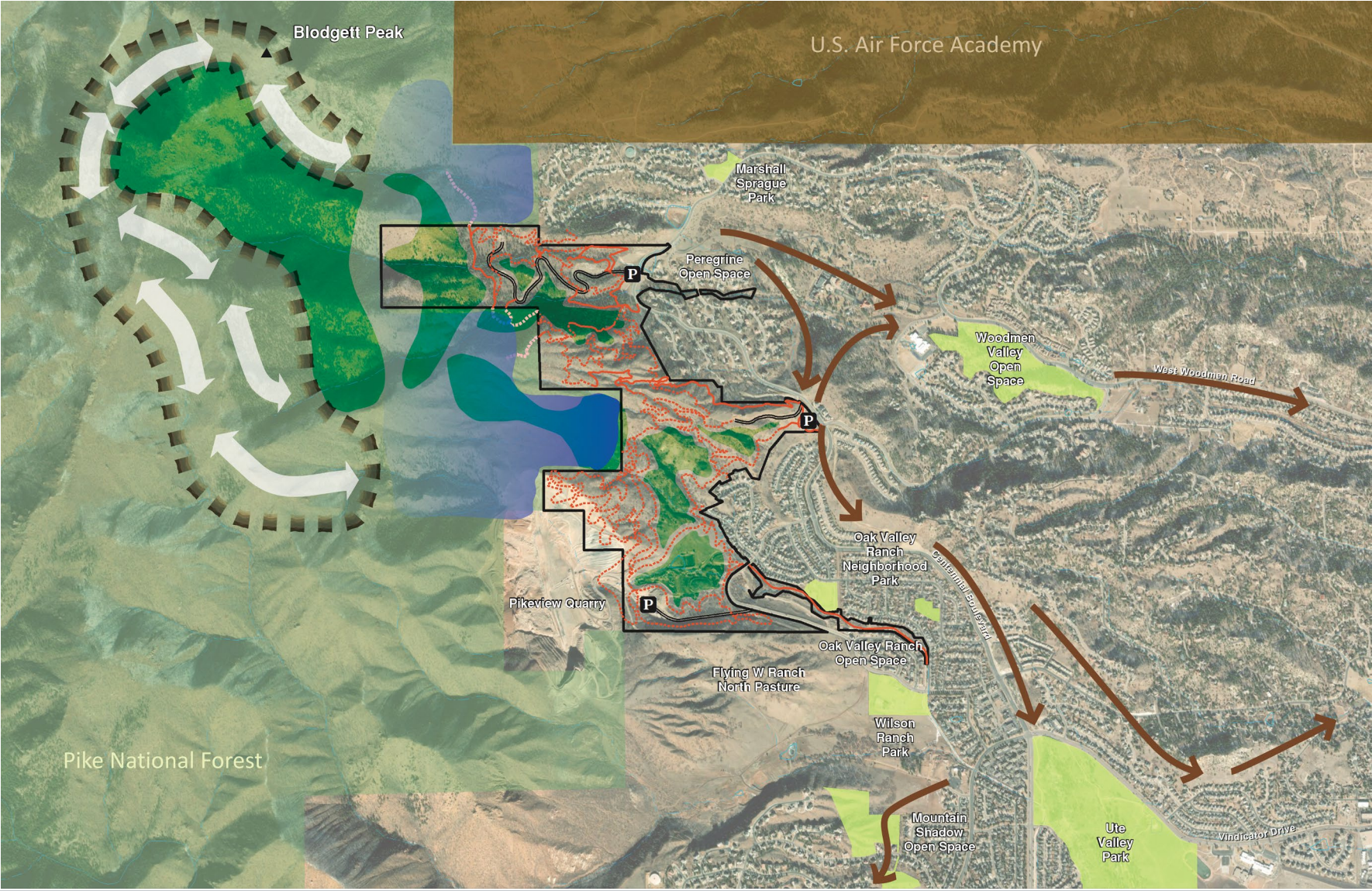


Recommended Master Plan

Trail Loop Options and Connections from the Orchard Valley Trailhead



Recommended Connectivity Plan



Neighborhood Connectivity Goals

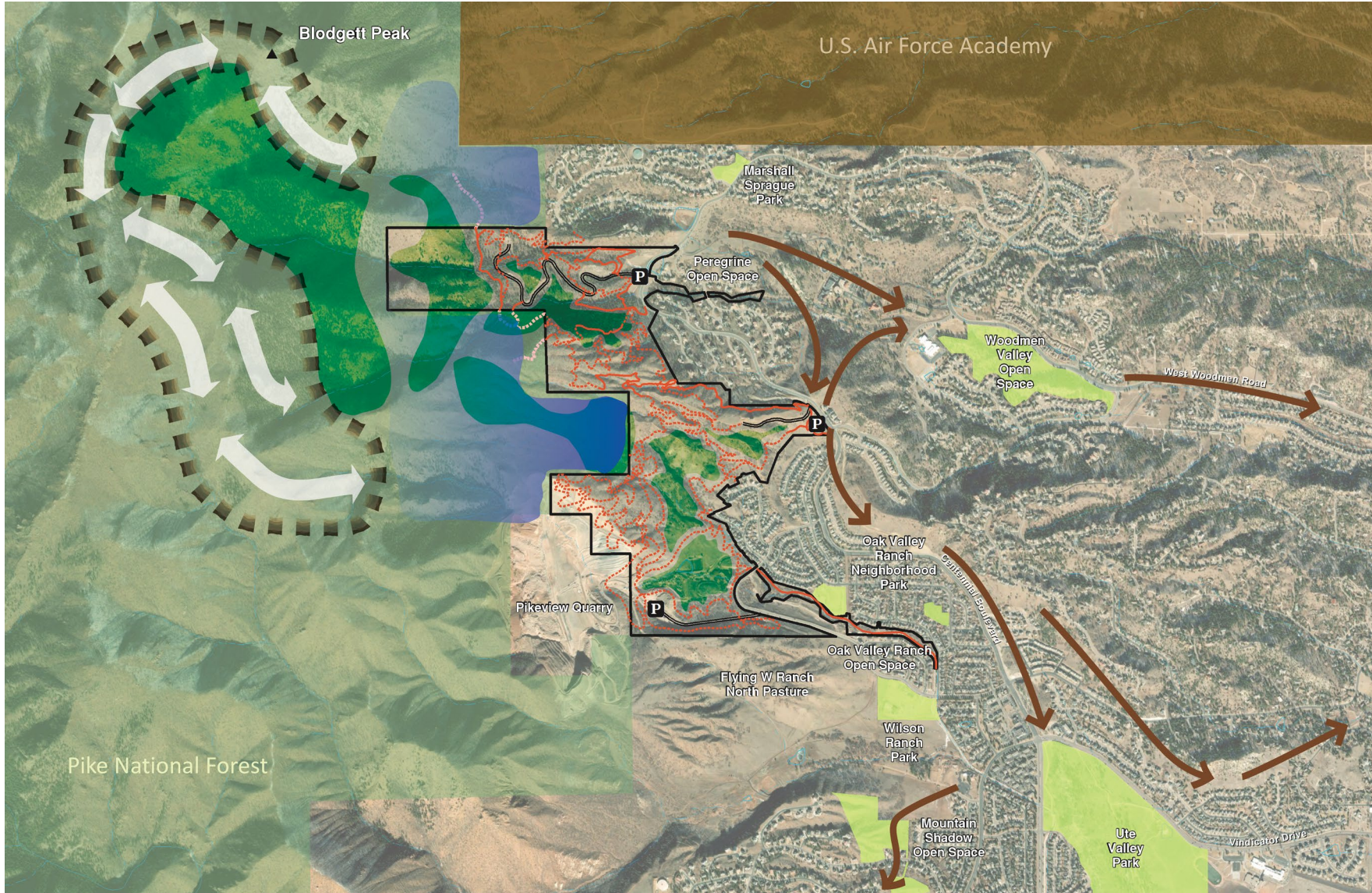
Non-motorized access options to Blodgett OS.

Park to Peak - Palmer Park - ABOS - UteVP – Blodgett OS.

Connectivity to neighborhood schools.

Connectivity to neighborhood parks and open spaces.

Recommended Connectivity Plan



Community Vision for adjacent USFS Lands

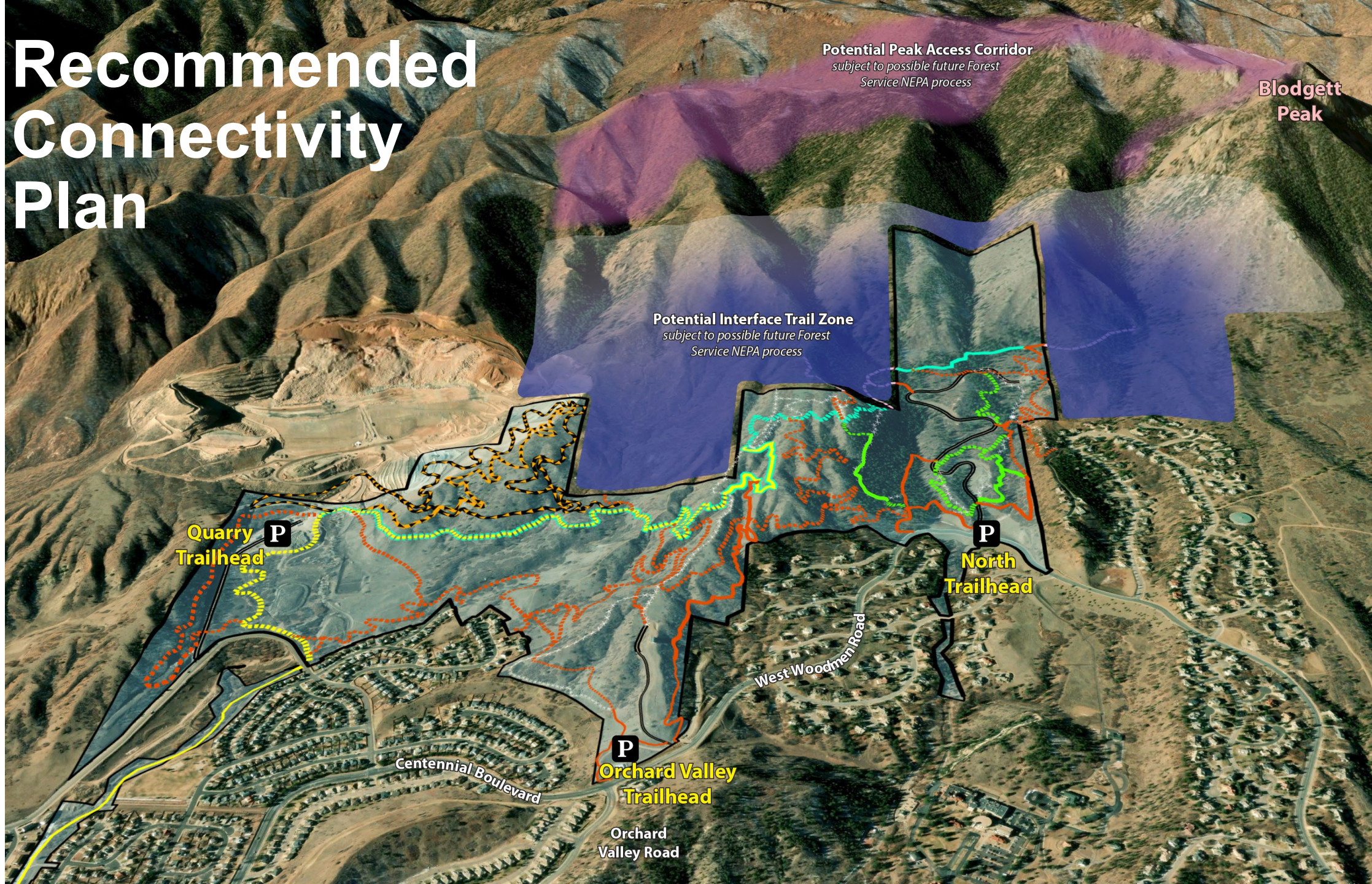
Multiuse BOS interface connections.

Multiuse Park to Peak Regional Trail Palmer Park to Blodgett Peak.

Decommissioning social routes, and consolidating habitat.

Hiking Route to Blodgett Peak.

Recommended Connectivity Plan



Management Plan

Integrating an Adaptive Management Approach



Adaptive management is a structured approach to decision making that:

- 1. Provides the ability to adjust to changing circumstances over time,**
- 2. Builds on existing and enhances formal monitoring networks and processes, and**
- 3. Maximizes opportunities to learn from experience.**

Blodgett Open Space Management Goals

The following goals were drawn from consistent responses received during the public engagement and planning process. They are intended to serve as guideposts during implementation of the Master and Management Plan.

Preserve and Protect the Open Space's Natural Character

- Maintain the rustic nature
- Preserve the natural beauty
- As good stewards, preserve the Open Space for future generations with sustainable use today

Manage the Trail System

- Establish a well-defined and well-maintained trail system
- Using sustainable design and decision-making principles, establish a trail system that supports current and future recreation
- Meet a variety of users' needs that promote use and compliance of designated trails
- Connect to the regional trail system
- Pursue connections with the USFS lands
- Plan for appropriate recreational uses that complement the natural environment

Manage and Sustain the Open Space

- Implement the Master and Management Plan
- Enhance and implement a monitoring and maintenance plan
- Manage and mitigate erosion throughout the Open Space
- Establish forest restoration and forest health strategies including long-term wildfire mitigation
- Enforce Open Space rules
- Create a safe Open Space where all users can get along
- Anticipate and manage increased use
- Provide adequate parking

Involve the Public

- Solicit and value public input
- Support the Open Space with volunteers and partnerships focused on preservation and recreation

Adaptive Management Strategies

Adaptive Management Diagram

Master and Management Plan



Baseline Evaluation



Implement/Manage



Monitor

*Social/Community Behaviors
Ecological Measurements
Financial/Manpower Measurements*

**Reference Back to
Master and
Management Plan**



Adjust/Actions



Each section includes:

- General description and guidance on the character experience, and specific management goals envisioned during the planning process.
- Monitoring Indicators – what to monitor
- Phase 1- 3 Implementation Actions and defined thresholds for action for specific conditions

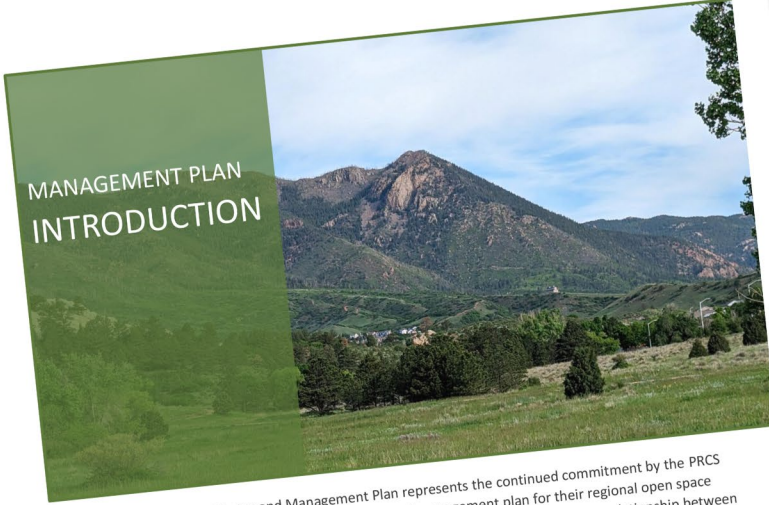
Management Plan

Integrating an Adaptive Management Approach



- ❑ Introduction
- ❑ Resource Management
- ❑ Trails and Recreation Management
- ❑ Neighborhood Access and Trailhead Management
- ❑ Perimeter Management
- ❑ Regulatory and Policy Management
- ❑ Implementation Priorities and Costs

Management Plan Introduction
Blodgett Open Space Master and Management Plan



The Blodgett Open Space Master and Management Plan represents the continued commitment by the PRCS Department to simultaneously create the master plan and management plan for their regional open space properties. This joint document improves the resulting plans by capitalizing on the close relationship between the two plans. In addition, this management plan benefits from the public engagement process and the input gathered as part of the master and management planning process.

The Blodgett Open Space Management Plan emphasizes natural and cultural resource protection and restoration while accommodating sustainable recreational and interpretive opportunities. The TOPS conservation mandates cover the entire property. An additional easement, held by El Paso County, mandates specific stewardship on one portion of the property through annual monitoring and reporting of the conservation values; copies of the conservation easement can be found in Appendix D.

Ultimately, the Blodgett Open Space Master and Management Plan aims to protect this regional Open Space for future generations.


Mission Statement for Regional Parks, Trails and Open Space Division

Regional Parks, Trails and Open Space is an experienced and diverse team of passionate individuals. We are dedicated to each other in our pursuit to preserve and steward world-class natural resources, enhance the quality of life in the Pikes Peak Region, and provide appropriate recreational opportunities.

Throughout this Plan Colorado Springs Parks, Recreation, and Cultural Services Department is referred to as "Parks," or "PRCS," Colorado Springs Utilities is referred to as "Utilities," the Pike-San Isabel National Forest & Cimarron and Comanche National Grasslands leadership is referred to as "USFS," Colorado Parks and Wildlife is referred to as "CPW," and the United States Air Force Academy is referred to as "USAF."

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Management Plan Introduction



Management Plan Introduction
Blodgett Open Space Master and Management Plan

How the Plans Work Together

As part of the 700-acre planning area, Blodgett Open Space is a 384-acre parcel located in the southwest corner of the City of Colorado Springs. It is owned and managed by PRCS. The Blodgett Open Space Regional Parks, Trails and Open Space Division (RPTOS) will employ adaptive management in accordance with the thresholds following the recommendations of the 2024 Blodgett Open Space Master Plan and Management Plan. Adaptive management is a structured approach to decision making that:

- Provides the ability to adjust to changing circumstances over time,
- Builds on existing and enhances formal monitoring networks and processes, and
- Maximizes opportunities to learn from experience.

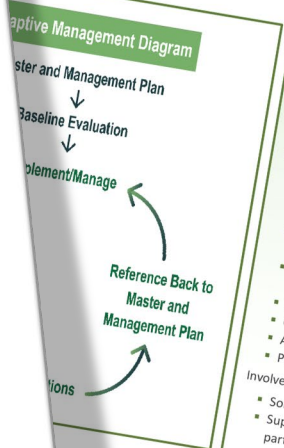
Adaptive management is a tool to inform future decision making. It will not result in permanent or substantial changes to the Blodgett Open Space Master Plan. Utilizing adaptive management strategies can be considered, assessed, and adjusted as conditions/use/resources change.

Blodgett Open Space Management Goals

The following goals were drawn from consistent responses received during the public engagement and planning process. They are intended to serve as guideposts during implementation of the Master and Management Plan.

- Preserve and Protect the Open Space's Natural Character
 - Maintain the rustic nature
 - Preserve the natural beauty
 - As good stewards, preserve the Open Space for future generations with sustainable use today
- Manage the Trail System
 - Establish a well-defined and well-maintained trail system
 - Using sustainable design and decision-making principles, establish a trail system that supports current and future recreation
 - Meet a variety of users' needs that promote use and compliance of designated trails
 - Connect to the regional trail system
 - Pursue connections with the USFS lands that complement the natural environment
- Manage and Sustain the Open Space
 - Implement the Master and Management Plan
 - Enhance and implement a monitoring and maintenance plan
 - Manage and mitigate erosion throughout the Open Space
 - Establish forest restoration and forest health strategies including long-term wildfire mitigation
 - Enforce Open Space rules
 - Create a safe Open Space where all users can get along
 - Anticipate and manage increased use
 - Provide adequate parking
- Involve the Public
 - Solicit and value public input
 - Support the Open Space with volunteers and partnerships focused on preservation and recreation

Adaptive Management Diagram



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    graph TD
      A[Master and Management Plan] --> B[Baseline Evaluation]
      B --> C[Implementation/Management]
      C --> D[Reference Back to Master and Management Plan]
      D --> A
    
```


Management Plan Resource Management

- Noxious weed monitoring and reduction strategies
- Forest health management and Wildfire mitigation
- Drainage evaluation, restoration and improvements
- Sensitive habitat protection
- Cultural Resource Management and protection
- Monitor, implement and adjust



Management Plan

Trails and Recreation Management

- Trail system management
- Sustainable trail system standards
- Special use areas
- Trail monitoring and assessment
- Monitoring land health and visitor safety & experience



Management Plan

Neighborhood Access and Trailhead Management

- Trailhead management and security improvements
- Adaptive strategies and phased implementation
- Sustainable neighborhood access



Management Plan Perimeter Management

- Encroachments monitoring, corrections
- Open Space connectivity
- Neighborhood connections
- USFS gateway
- Pikeview Quarry donation (new public process)



Management Plan

Regulation and Policy Management

- Agreements and partnerships with CSU and USFS
- Department Policies and Practices recommendations
- Enforcement recommendations



Management Plan

Implementation Priorities and Costs



- High Priorities
- Medium Priorities
- Low Priorities
- Flexible to changing priorities and funding

Estimated Implementation Costs

- Site Improvements [\$2,569,100]
- Forestry [\$595,000]
- Drainage [\$2,050,000]
- Design, Engineering, Contingency [\$1,681,530]
- Total Estimate \$6,895,630



2024 Projects

- Management projects
- Resource monitoring
- Trailhead management
- Forestry planning
- Open Space trails, single use trail project

Implementation Plan

\$450,000 Project Budget

\$250,000 Grant Request

\$200,000 TOPS Trails (City of Colorado Springs)

\$50,020 – Quarry Trailhead Improvement [50 stalls]

- Surfacing, Fencing and Signage

\$382,895- Trail Construction [estimated at 7.6 miles]

- Multi-use Open Space Trails, Bike Only Trails
- Chamberlain Trail, Park to Peak Trail
- Illegal trail closure

\$15,000 Wayfinding improvements [384 ac open space]

- Kiosk and Trail Markers

\$2,085 Stormwater Permit

- Application and document review for disturbance over 1 ac



TOPS Recommendation

The TOPS Working Committee voted unanimously (8-0) to recommend the approval and adoption of the Blodgett Open Space Master and Management Plan with a modification to allow up to 51 parking spaces at the North Trailhead, where a maximum of 41 spaces were presented.

TOPS Working Committee – April 3, 2024



Recommendation



Option 1: A motion to approve and adopt the Blodgett Open Space Master and Management Plan as presented.

Option 2: A motion to approval and adoption of the Blodgett Open Space Master and Management Plan as presented and to include the TOPS Working Committee modification to allow up to 51 parking spaces at the North Trailhead, where a maximum of 41 space were presented.



Thank You!

COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT
PARKS, RECREATION AND CULTURAL SERVICES ADVISORY BOARD

Date: April 11, 2024

Item Number: Action Item # 4

Item Name: **Presentation of the Recommended Blodgett Open Space Master and Management Plan**

SUMMARY:

Through an extensive public process, park staff and the consultant team (Tapis Associates) have prepared the Proposed Blodgett Peak Open Space Master and Management Plan for consideration by the Parks, Recreation and Cultural Services Advisory Board.

PREVIOUS COUNCIL ACTION:

N/A

BACKGROUND:

Blodgett Open Space, located on the northwest side of Colorado Springs, consists of multiple parcels of Trails, Open Space and Parks (TOPS) program acquired land over the past 20 years. The original Blodgett Open Space was first acquired in 2001. In recent years, the City of Colorado Springs Parks, Recreation and Cultural Services Department (PRCS) purchased additional land in 3 phases for the expansion of the open space. The most recent purchase on 153 acres occurred in the spring of 2021. The entirety of Blodgett Open Space comprises of 384 acres.

Blodgett Open Space has been used for passive recreation, including hiking, mountain biking and wildlife viewing. The open space also serves as a gateway to the Pike National Forest and several undesignated illegal trails, including access to Blodgett Peak. With the increase in visitation, newly acquired properties, creation of illegal trails and an outdated master plan for the open space, the necessity for the comprehensive planning and resource oversight was critical.

To establish a holistic new plan for the long-range enhancement and management of Blodgett Open Space, PRCS selected Tapis Associates to lead and facilitate an Open Space Master Plan and a Maintenance Management Plan (Management Plan). The combination of these plans will guide efforts to develop improvements and appropriately manage the open space over the next 15 to 20 years to meet today's and tomorrow's demands for the Colorado Springs Community and Pikes Peak Region. Staff and the consultant team have prepared the Proposed Plan for the Blodgett Open Space Master and Management Plan for review and input by the public, the TOPS Working Committee and the Parks and Recreation Advisory Board.

The Blodgett Open Space Master and Management Plan seeks to create a balance between the need to protect and maintain the open space's historic and natural resource integrity with the need to serve the current and future recreational users. At the start of this planning process, the City determined that natural/cultural resource management and public access could be most effectively balanced by managing the open space properties together. The properties are being collectively named and managed as Blodgett Open Space.

The master plan process began in February 2023 with the City working with a variety of technical experts to conduct baseline surveys of the property. Data was collected to inform the plan through a variety of methods including numerous site visits, an active stakeholder action committee, online surveys, in person meetings, and review of existing resource studies.

To help guide the planning process project givens were presented and adopted by participants of the community meetings. They represent the responsibilities of PRCS and provide the parameters for the decisions that were made through the Blodgett Open Space master planning process. From within this framework, master plan participants and the project team identified the key issues to be addressed throughout the process and established the project and management goals served as the guidepost in the decision-making process for the master and management plan.

These goals will provide management and stewardship of the open space through preservation of the natural and cultural resources, balancing wildlife with management practices, implementing a sustainable trail system, improving forest health, and involving the public.

A total of nine (9) public in-person meetings including two community workshops, five (5) stakeholder action committee meetings, three (3) agency meetings, three (3) online project surveys, three (3) online plan review surveys with 30-day comment periods, and the TOPS and Parks Advisory Board meetings. The public engagement process discussed the issues, challenges, opportunities, and possibilities within Blodgett Open Space. With a hands-on activity during each meeting, the public had an opportunity to hear the information that was presented and provide feedback on how that information was incorporated into the overall master and management plan.

Over 1,900 citizen engagements were recorded during the master plan process. The community meetings concluded with the addition of one neighborhood focus meeting on January 22, 2024 to address neighborhood concerns. The community plan review was posted Jan 17th, 2024 with a corresponding survey that was open for 31 days. Comments were reviewed by the planning team and modifications were made to the plan for further refinement of the proposed master and management plan. Although not all requests could be accommodated, the planning team did their very best to address and include all suggestions that were voiced within the context of the established Givens and plan goals. All of the input received from the public can be found within the appendix of the document.

The Blodgett Open Space Master and Management Plan represents a significant collaboration between the planning team, staff, agency partners, stakeholders, numerous partnership organizations, and the public. This comprehensive plan will guide the future of this important park resource for the next 15-20 years.

As a summary overview of the Blodgett Open Space Master Plan, the following are the list of recommendations:

1. Commitment to habitat protection.
2. Commitment to Natural and Cultural Resource Stewardship
3. Improved trail system, trail experience and trail connectivity
4. Enhanced interpretive and educational opportunities
5. Improved trailhead management, resource management and policy recommendations
6. Adaptive Management strategies for park staff to support a phased implementation and future management decision making.

The recommended Blodgett Open Space Master and Management Plan was presented to the TOPS Working Committee and the Parks Advisory Board in March 2024. Based on discussions and member input, the following revisions were made:

- Clarified language on additional public process requirements and format.
- Clarified definition for illegal trails.
- Added permanent closure of system trails to actions requiring additional public process.

The recommended Blodgett Open Space Master and Management Plan was presented for consideration to the TOPS Working Committee on April 3rd, 2024. The TOPS Working Committee voted unanimously (8-0) to recommend for approval and adoption the Blodgett Master and Management Plan as presented with one modification to allow for a total of 51 spaces at the North Trailhead, where a maximum of 41 parking spaces were presented.

FINANCIAL IMPLICATIONS:

The responsibility to own, design, construct and maintain Blodgett Open Space is with the City of Colorado Springs Parks, Recreation and Cultural Services Department.

BOARD/COMMISSION RECOMMENDATION:

The TOPS Working Committee voted unanimously (8-0) to recommend the approval and adoption of the Blodgett Open Space Master and Management Plan with a modification to allow up to 51 parking spaces at the North Trailhead, where a maximum of 41 spaces were presented.

ALTERNATIVE:

The Board can recommend approval, changes, postponement, or disapproval.

RECOMMENDATION:

Staff recommends the approval and adoption of the Blodgett Open Space Master and Management Plan as presented and to include the TOPS Working Committee modification to allow up to 51 parking spaces at the North Trailhead, where a maximum of 41 space were presented.

PROPOSED MOTION:

Option 1: A motion to approve and adopt the Blodgett Open Space Master and Management Plan as presented.

Option 2: A motion to approval and adoption of the Blodgett Open Space Master and Management Plan as presented and to include the TOPS Working Committee modification to allow up to 51 parking spaces at the North Trailhead, where a maximum of 41 space were presented.

ACTION NEEDED BY THE BOARD:

A motion to recommend approval, disapproval, postponement, or an amendment to the Blodgett Open Space Master Plan and Management Plan.

Attachments:

Blodgett Open Space Master and Management Plan presentation
Recommended Blodgett Open Space Master and Management Plan
Recommended Blodgett Open Space Master and Management Plan Appendices

All public meeting material to date for the Blodgett Open Space Master and Management Plan, along with compiled comments received throughout the public process, can be reviewed at :

www.coloradosprings.gov/BlodgettMasterPlan

PARTIES NOTIFIED OF THIS MEETING:

Participants of the Blodgett Open Space Master and Management Plan Process
Blodgett Open Space Stakeholder Action Committee

Project Partners
Trails and Open Space Coalition



PROPERTY ACQUISITION

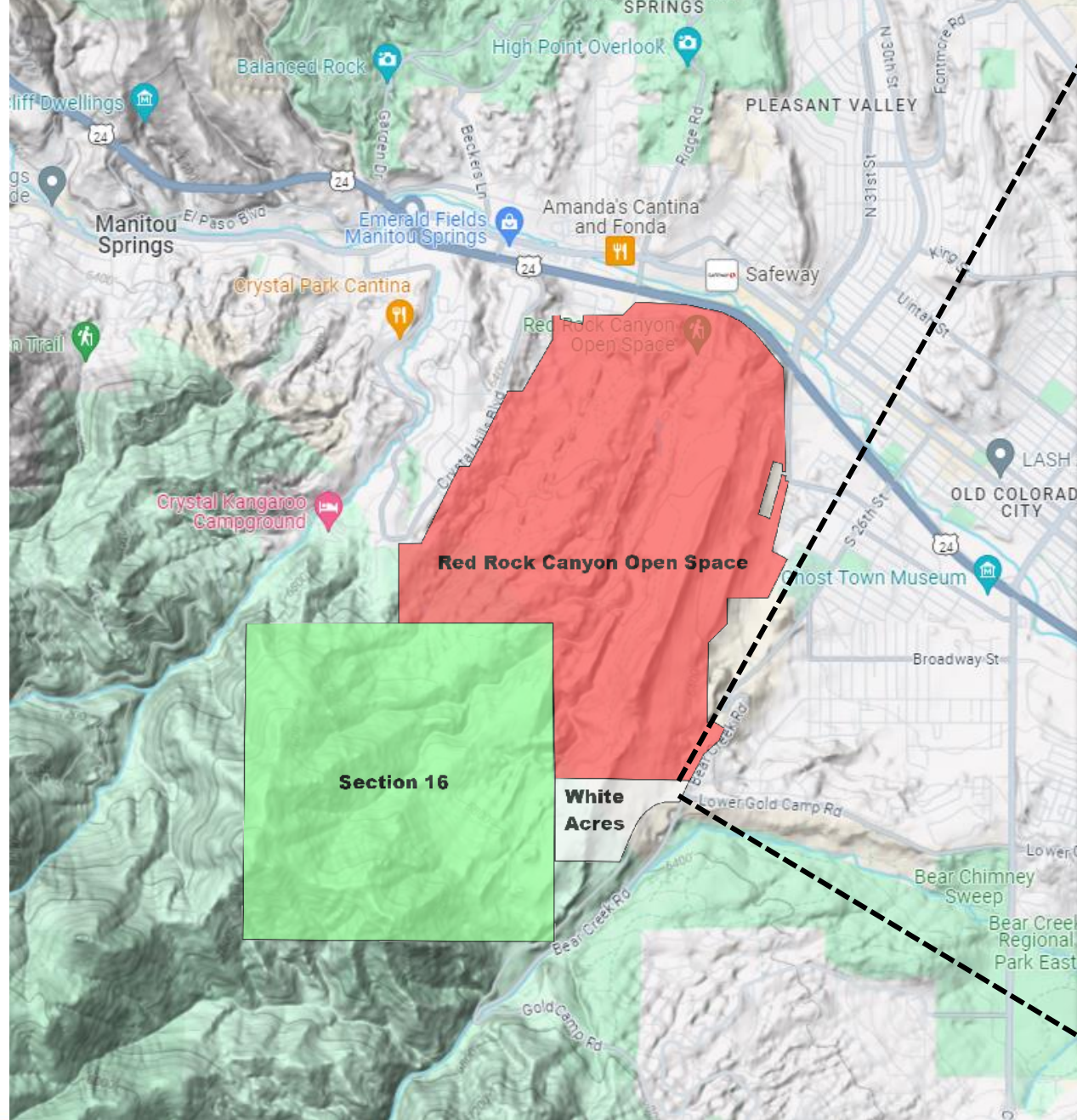
1680 S 26TH STREET

Parks Advisory Board

4/11/24

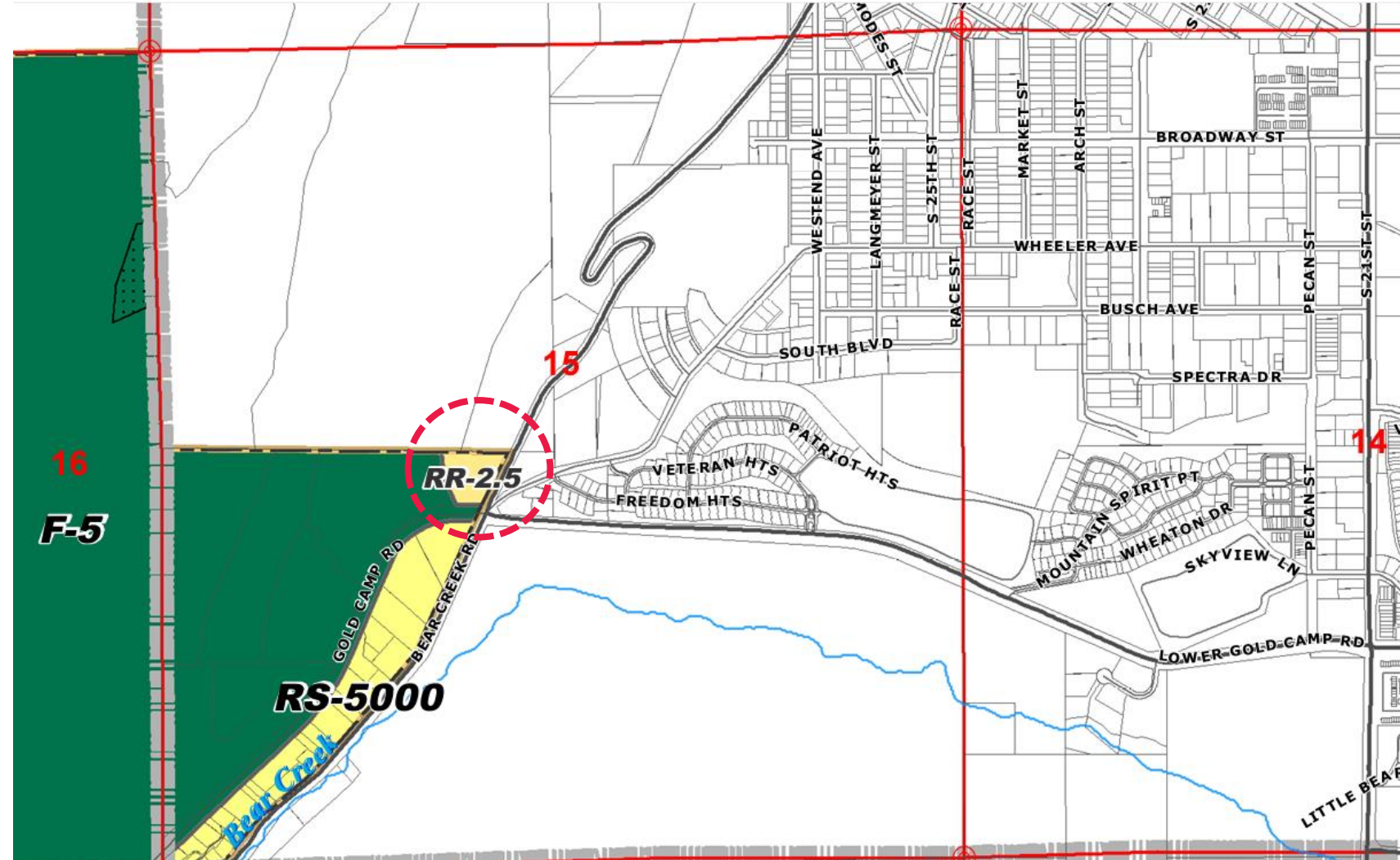
Lonna Thelen – TOPS Manager

David Deitemeyer – Sr Landscape Architect



1680 S 26TH STREET

- ❖ Nearest Location:
 - ❖ Gold Camp Road and 26th Street
- ❖ Property Size:
 - ❖ 2.54 Acres
 - ❖ 1,922 sf house
 - ❖ Built in 1955
- ❖ Adjacent Park:
 - ❖ Red Rock Canyon Open Space
 - ❖ Originally part of White Acres
- ❖ El Paso County
 - ❖ Zoned RR- 2.5



1680 S 26TH STREET

- ❖ Opportunity:
 - ❖ Extension of existing Red Rock Canyon Open Space,
 - ❖ Expand open space network
 - ❖ Large level space to create parking lot
 - ❖ Trailhead
 - ❖ Chamberlain Trail access
- ❖ Residence
 - ❖ Decision on use of facility to be determined at a future time
- ❖ Purchase Price
\$872,000



1680 S 26TH STREET



1680 S 26TH STREET



TENTATIVE SCHEDULE



- ❖ April 3, 2024 – TOPS Working Committee Presentation
- ❖ April 11, 2024 – Parks Advisory Board Presentation
- ❖ May 1, 2024 – TOPS Working Committee Action Item
- ❖ May 8, 2024 - Parks Advisory Board Action Item
- ❖ May/June 2024 – City Council Process
 - ❖ (Budget Committee, Work Session and Formal meeting)
- ❖ Closing Date: TBD

Final Acquisition Subject to City Council Approval Process.

QUESTIONS



COLORADO SPRINGS PARKS AND RECREATION DEPARTMENT
PARKS, RECREATION AND CULTURAL SERVICES ADVISORY BOARD

Date: April 11th, 2024

Item Number: Presentation Item # 1

Item Name: Open Space Acquisition

SUMMARY:

On April 1, 1997, an ordinance implementing a sales tax for trails, open space and parks (TOPS) was approved by the citizens of Colorado Springs. This tax went into effect on July 1, 1997. In 2023, this ordinance was amended to extend the TOPS sales tax through 2043. The TOPS Working Committee is responsible for setting priorities and making recommendations for the expenditure of TOPS funds. A 2.54-acre parcel is being considered for acquisition to be incorporated as TOPS Open Space and incorporated into Red Rock Canyon Open Space

PREVIOUS COUNCIL ACTION:

N/A

BACKGROUND:

The property of interest, located at 1680 S. 26th Street consists of 2.54-acre parcel with a single-family residence and garage (built in 1955). The property was once part of the larger property conglomeration known as the White Acres property. This larger White Acres property was owned by Bethany Baptist Church and consisted of 6 parcels. In 2009, the TOPS program acquired 5 of the 6 parcels of the White Acres for a total of 47.5 acers. The candidate open space parcels provided an expansion of Red Rock Canyon Open Space.

The 6th parcel, located at 1680 S. 26th Street was the residence and was retained by the Church. The church later sold the property to a staff member who had lived in the home as their caretaker.

The property is envisioned to be incorporated into and managed as part of Red Rock Canyon Open Space. The parcel has the potential to be utilized as a trailhead for Red Rock Canyon and the Chamberlain Trail, which is currently master planned to access this area. A decision on the use of and plan for the residence will be made at a future time.

The TOPS Working Committee is scheduled to tour the property in Mid-April. The City has completed the appraisal process and offered the seller fair-market value for the property of \$872,000. A signed contract is pending at the time of this write-up for the purchase agreement however the seller was supportive of the offer and the City's process.

This agreement is contingent upon final approval by City Council and acceptance of the property based on the City's due diligence work. The acquisitions would be funded with revenues from the TOPS Open Space Category.

FINANCIAL IMPLICATIONS:

Acquisition of the 2.5 ac property will require funding of \$ 872,000 plus real estate transactions costs from the TOPS Open Space Category. Maintenance, operations, and any future capital improvements will be funded by the TOPS program.

BOARD/COMMISSION RECOMMENDATION:

N/A

ALTERNATIVE:

N/A presentation item

RECOMMENDATION:

N/A presentation item

PROPOSED MOTION:

N/A presentation item

ACTION NEEDED BY THE BOARD:

N/A presentation item

Attachments:

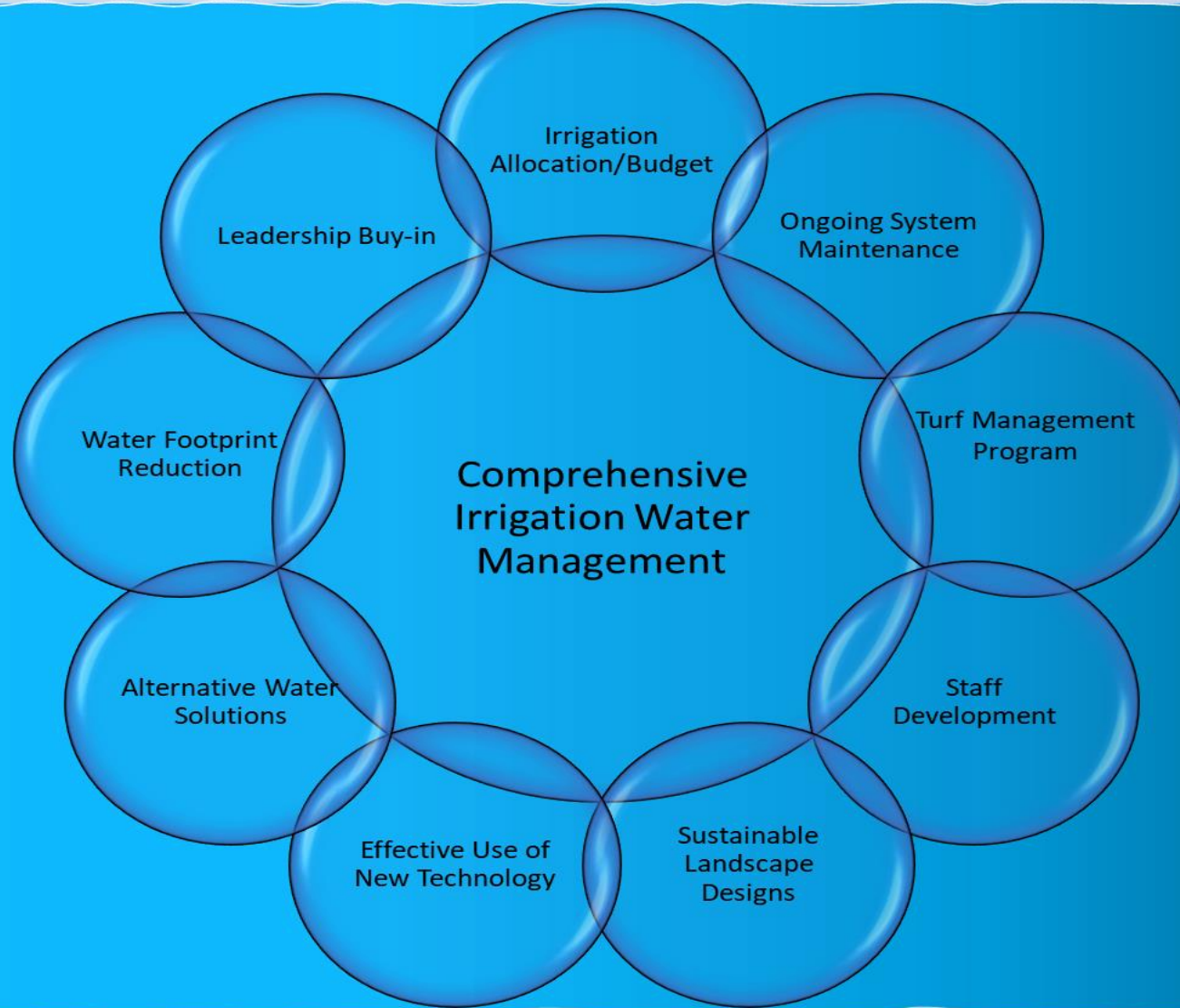
Powerpoint

PARTIES NOTIFIED OF THIS MEETING:

Friends of Red Rock Canyon Open Space
Trails and Open Space Coalition

2024 PARKS WATER CONSERVATION PROGRAM UPDATE





WATER MANAGEMENT STRATEGIES

Converting bluegrass turf to a different type of groundcover such as native grass or a perennial bed is an example of what type of management strategy?

- A. Turf Management Program
- B. Effective Use Of Technology
- C. Water Footprint Reduction
- D. Sustainable Landscape Design



WATER MANAGEMENT STRATEGIES

EFFECTIVE USE OF TECHNOLOGY



- ❑ Flow Sensing and Smart Controllers
- ❑ Staff Training – Water Managers
- ❑ Upgrading Infrastructure – Maximize Efficiency Of The Water We Apply.
- ❑ 132 Sites have irrigation systems over 30 years old - \$14M Deferred Maintenance

POTABLE WATER

Approximately how much does it cost to irrigate a typical 5-acre turf park per year?

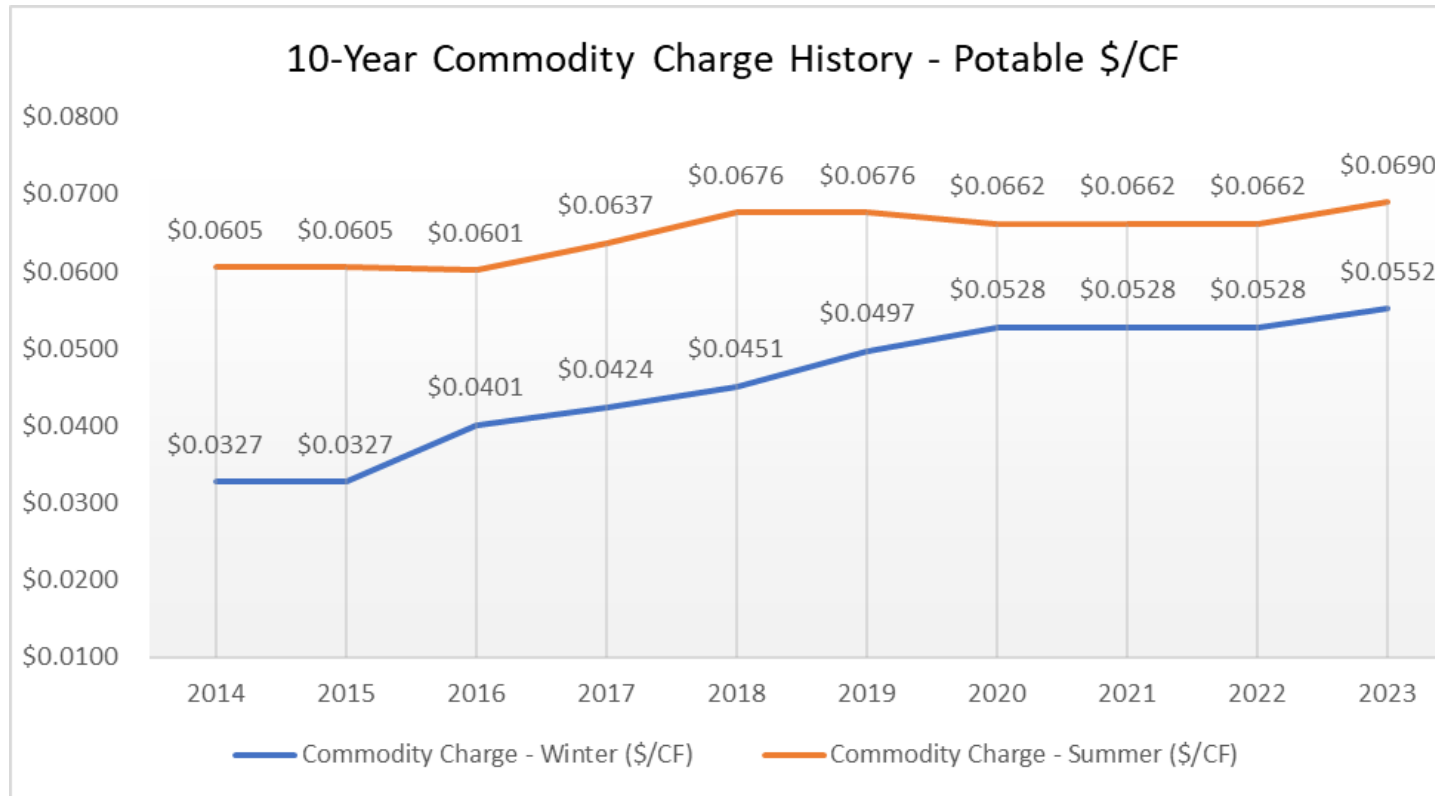
- A - \$7,300
- B - \$15,100
- C - \$28,500
- D - \$62,800



POTABLE WATER RATES



Over the last 10 years potable water has increased 14% for summer rates and 69% for winter rates.



NONPOTABLE WATER

- Colorado Springs Utilities non-potable water system is one of the oldest in the state and was first requested by CDOT to supply water to irrigate along the I-25 corridor during its construction.
- The current system supplies raw or reclaimed water or a blend of both to 30 customers. In the past ten years, between 10-12% of the total amount of water used in Colorado Springs parks was non-potable.
- Unfortunately, the somewhat limited infrastructure of the non-potable system makes adding additional sites cost prohibitive.
- At the present time, 97 acres of Parks property are irrigated using non-potable water.



NON-POTABLE WATER

Approximately how much does it cost to irrigate a typical 5-acre turf park per year with non-potable water?

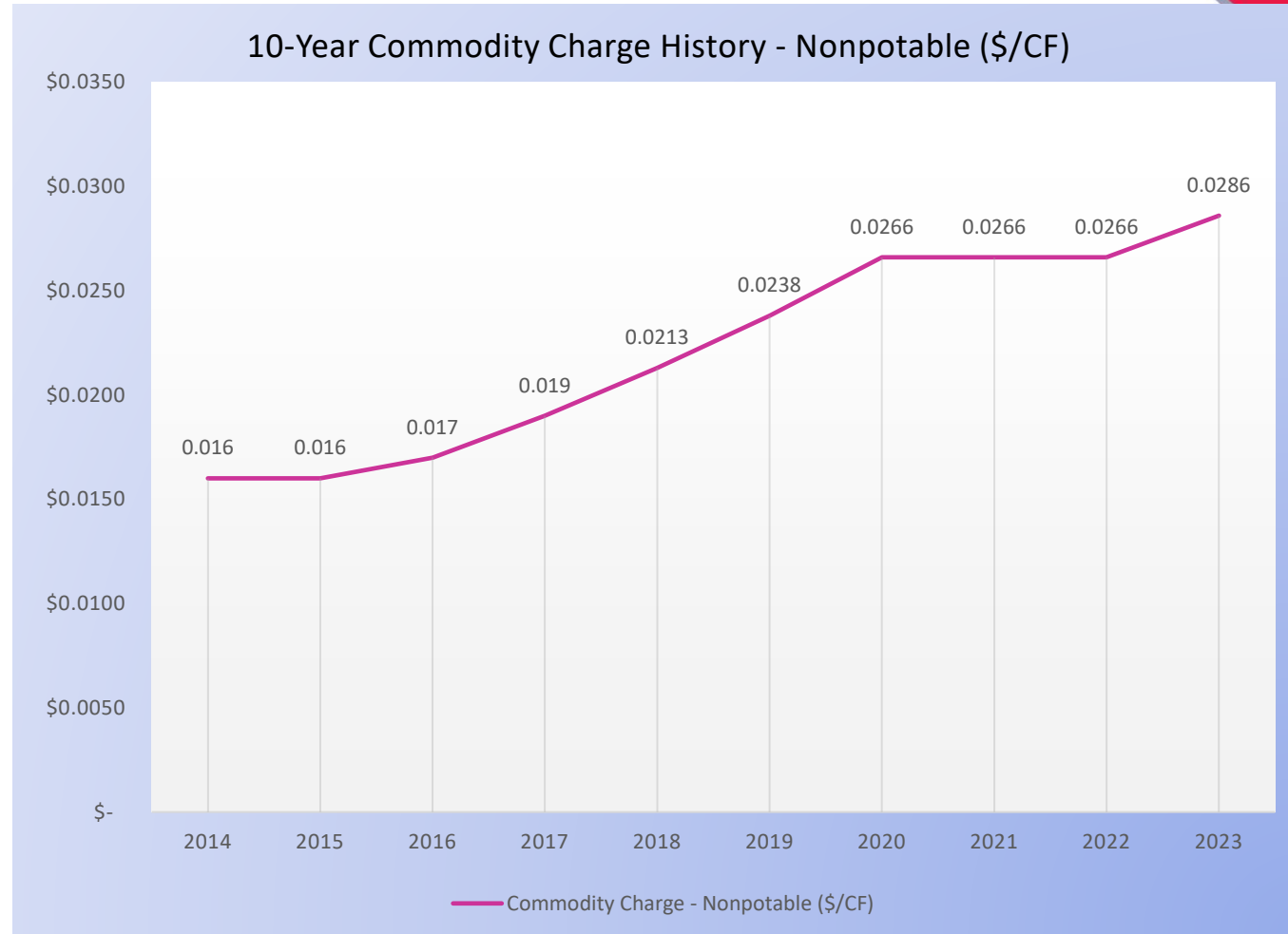
- A - \$1,300
- B - \$2,600
- C - \$8,800
- D - \$14,100



NONPOTABLE WATER RATES

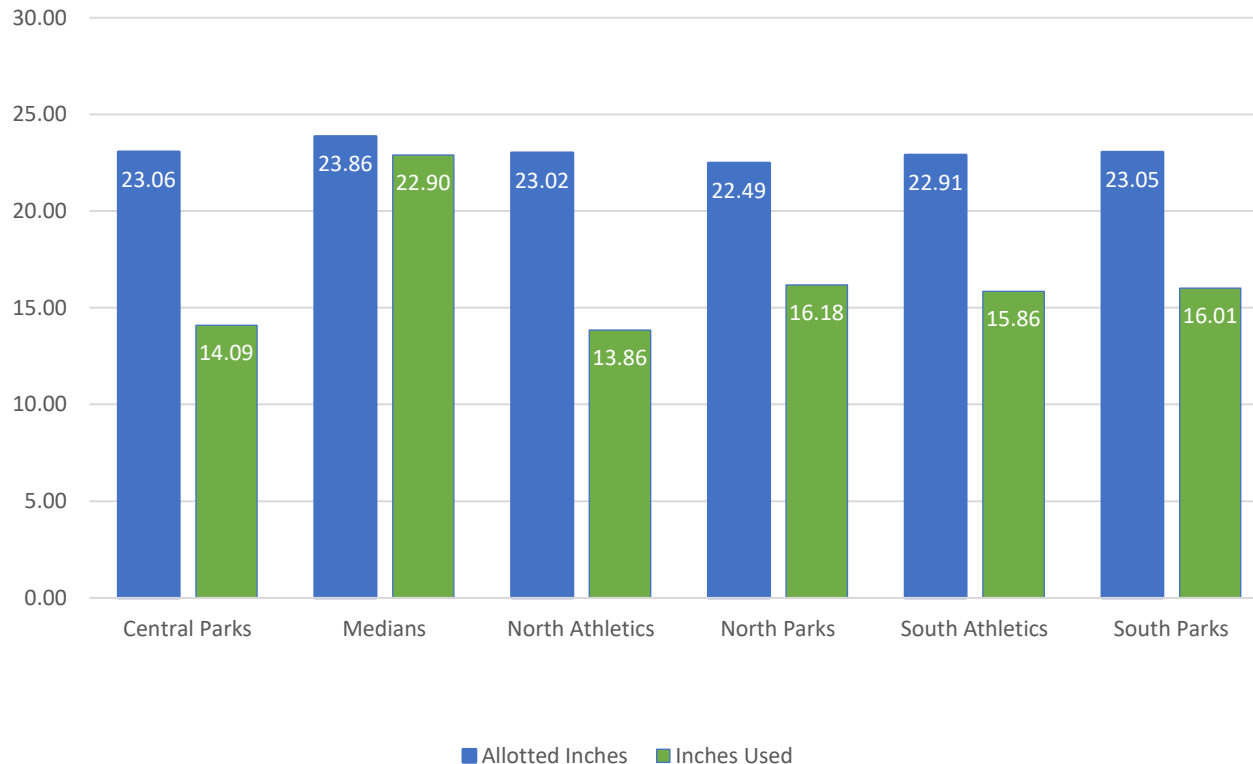


- Over the last 10 years non-potable water rate has increased 79%.
- In 2023 alone, rates increased by 7.5%.
- Non-potable water remains attractive for irrigation use: lower cost compared to potable water, no daily service fees, and less restrictions during times of drought.



WATER BUDGET

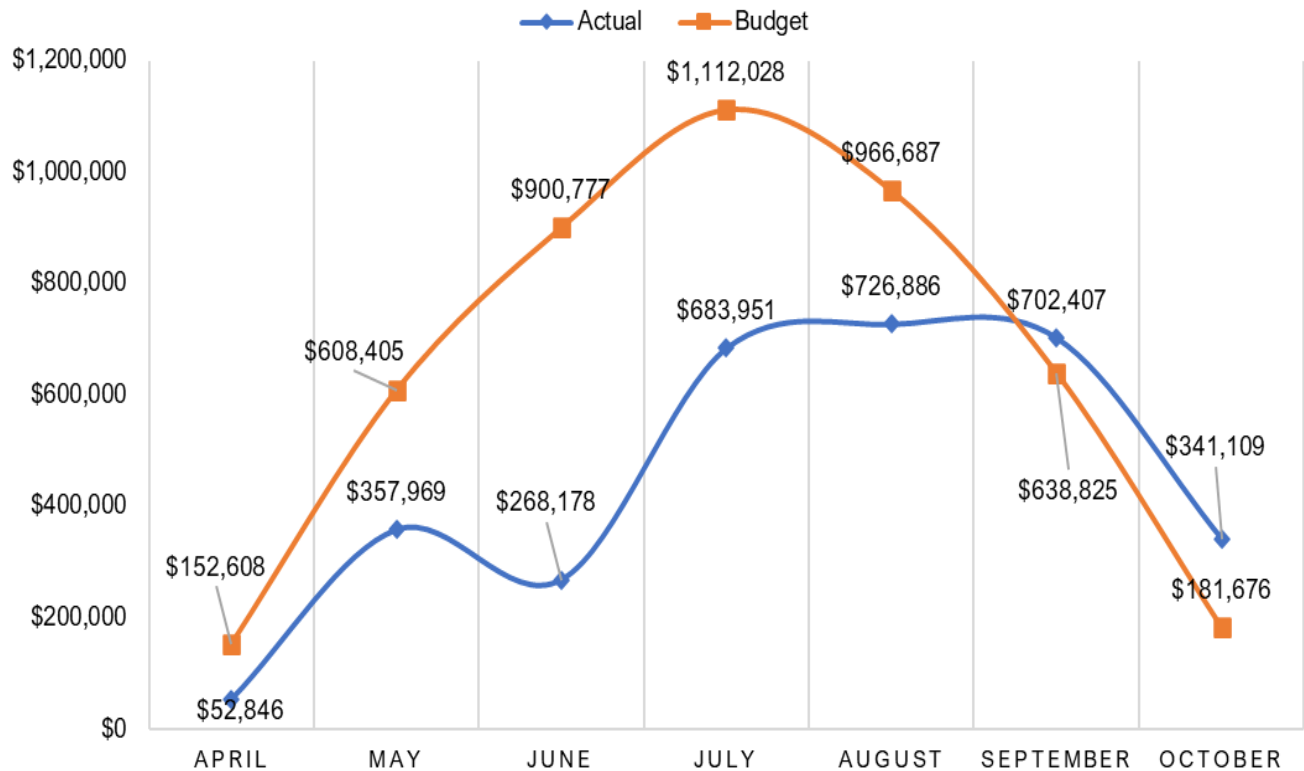
2023 Irrigation Water Usage (in.)



- Actual water usage compared to the water allotment is variable among districts.
- The Downtown Medians, which make up a small percentage of the total acreage and have the oldest and least efficient irrigation systems.
- Overall, all districts are under allotment.

WATER BUDGET

IRRIGATION WATER COST - ACTUAL VS. BUDGET



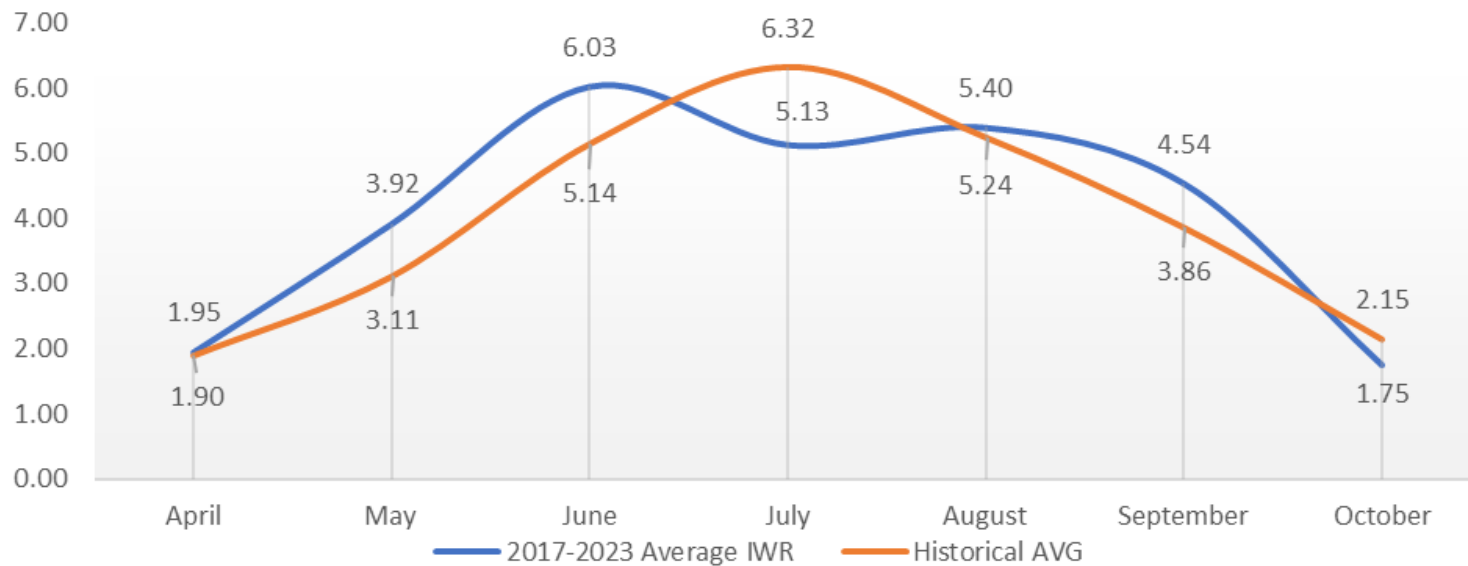
- ❑ 2023 – Very cold spring delayed start-ups. May and June, we started to receive significant rainfall.
- ❑ June 2023 was the wettest month ever in Colorado Springs, receiving 9.62” at the Airport!
- ❑ Going into July, the rain didn’t stop.
- ❑ By August through the remainder of the season, we began to dry out to normal conditions.
- ❑ The total budget for irrigation water was \$4.56M, and of that budget, 69% or \$3.13M was used in 2023.

WATER REQUIREMENTS

Irrigation Water Requirement.

- ❑ Throughout the irrigation season weather data is collected and comprehensively analyzed to determine the amount of supplemental irrigation water needed for the landscapes.
- ❑ Graph illustrates a possible change in statistical inference towards June being the month with the highest irrigation water requirement, rather than July.

2017-2023 Combined Average vs Historical Average IWR



2023 CAPITAL PROJECTS



- South Monument Valley Park – Phase II
- Irrigation System Replacement
- ARPA funded
- Total Cost - \$338,767
- Project Completion: May 2023

2023 CAPITAL PROJECTS

- Woodstone Park
- Turf Conversion
- Conversion Cost - \$28,810
- Less CSU Rebate - \$20,000
- Net Cost - \$8,810
- Annual Cost Savings - \$8,529
- Payback (Years) – 1.03
- Project Completion – June 2023



2023 CAPITAL PROJECTS

- Memorial Park Beach House
- Irrigation System Replacement
- Turf Conversion
- Total Cost - \$200,000
- Project Completion - July 2023



2023 CAPITAL PROJECTS



- Nor'Wood SIMD – Xeric Beds Conversions
- 10 entry way areas. 3 acres of turf.
- Completed – September 2023



2024 CAPITAL PROJECTS



FAIRVIEW CEMETERY

Irrigation System Installation



PROJECT DETAILS

FALL 2023

DESIGN COMPLETED

WINTER 2024

CONSTRUCTION START

MAY 2024

PROJECT COMPLETION

BUDGET: \$1,190,000

FUNDING: AMERICAN RESCUE PLAN ACT (ARPA)

CONTACT INFORMATION

PROJECT MANAGER

JAROD CLAYTON, URBAN PARKS MANAGER
JAROD.CLAYTON@COLORADOSPRINGS.GOV

FIELD MANAGER

SCOTT HUNT, IRRIGATION SPECIALIST
SCOTT.HUNT@COLORADOSPRINGS.GOV

2024 CAPITAL PROJECTS

- South Monument Valley Park – Phase III
- Irrigation System Replacement
- ARPA funded
- Total Cost - \$221,267
- Project Completion – May 2024



2024 CAPITAL PROJECTS

- Bricker, Otero, and Tomah Parks
- Irrigation System Replacements
- Total Cost - \$281,712
- Project Completion – Fall 2024
- Turf Conversions – Spring 2025
- TOPS Funded



IRRIGATION SYSTEM REPLACEMENT PLANS



Year 1

Park	District	Acres	Cost	MV/FS	Total Cost
Wahsatch - Willamette	Medians	3.20	\$56,000	\$2,800	\$58,800
Otero	North Parks	3.91	\$68,425	\$3,421	\$71,846
Tomah	North Parks	3.12	\$54,600	\$2,730	\$57,330
Bricker	South Parks	3.99	\$69,825	\$3,491	\$73,316
		Total	\$248,850	\$12,443	\$261,293

Year 2

Park	District	Acres	Cost	MV/FS	Total Cost
Bristol	Central Parks	1.58	\$27,650	\$1,383	\$29,033
Printers Parkway	Central Parks	2.35	\$41,125	\$2,056	\$43,181
Platte & Hancock	Medians	1.11	\$19,425	\$971	\$20,396
Nevada - Madison	Medians	2.50	\$43,750	\$2,188	\$45,938
Nevada - Van Buren	Medians	1.37	\$23,975	\$1,199	\$25,174
Carver South	North Parks	2.18	\$38,150	\$1,908	\$40,058
Formal Gardens	South Parks	2.36	\$41,230	\$2,062	\$43,292
Quail East	South Parks	1.02	\$17,850	\$893	\$18,743
		Total	\$253,155	\$12,658	\$265,813

Year 3

Park	District	Acres	Cost	MV/FS	Total Cost
Frank Waters	Central Parks	0.49	\$8,575	\$429	\$9,004
Little Britches	Central Parks	0.63	\$11,025	\$551	\$11,576
Nevada 3001	Medians	0.14	\$2,450	\$123	\$2,573
Jackson	North Parks	8.23	\$144,025	\$7,201	\$151,226
Bott	South Parks	3.54	\$61,950	\$3,098	\$65,048
Rock Gardens	South Parks	1.46	\$25,463	\$1,273	\$26,736
		Total	\$253,488	\$12,674	\$266,162

Year 4

Park	District	Acres	Cost	MV/FS	Total Cost
Bonforte	Central Parks	7.66	\$134,050	\$6,703	\$140,753
Munchkin	Central Parks	0.28	\$4,900	\$245	\$5,145
Roswell	Central Parks	1.74	\$30,450	\$1,523	\$31,973
Nevada - Commerce	Medians	0.42	\$7,350	\$368	\$7,718
Golden Hills	North Parks	4.26	\$74,550	\$3,728	\$78,278
		Total	\$251,300	\$12,565	\$263,865

Year 5

Park	District	Acres	Cost	MV/FS	Total Cost
Mt View	Central Parks	0.36	\$6,300	\$315	\$6,615
Wagner	Central Parks	4.63	\$81,025	\$4,051	\$85,076
Nevada 3100	Medians	0.19	\$3,325	\$166	\$3,491
Wahsatch & Washington	Medians	1.45	\$25,375	\$1,269	\$26,644
Fremont	North Parks	7.86	\$137,550	\$6,878	\$144,428
		Total	\$253,575	\$12,679	\$266,254

Year 6

Park	District	Acres	Cost	MV/FS	Total Cost
Nevada - Vermijo	Medians	1.75	\$30,625	\$1,531	\$32,156
Nevada - Willamette	Medians	1.59	\$27,825	\$1,391	\$29,216
Willamette Medians	Medians	2.96	\$51,800	\$2,590	\$54,390
Foothills Park	North Parks	2.53	\$44,275	\$2,214	\$46,489
Bott	South Parks	3.54	\$61,950	\$3,098	\$65,048
James Smith	South Parks	2.15	\$37,625	\$1,881	\$39,506
		Total	\$254,100	\$12,705	\$266,805

Year 7

Park	District	Acres	Cost	MV/FS	Total Cost
Boulder	Central Parks	7.12	\$124,600	\$6,230	\$130,830
Happy Hollow	Central Parks	0.23	\$4,025	\$201	\$4,226
Honey Bear	Central Parks	0.23	\$4,025	\$201	\$4,226
Mark Twain	Central Parks	4.54	\$79,450	\$3,973	\$83,423
Trues Mill	Central Parks	1.46	\$25,550	\$1,278	\$26,828
Cascade - Cucharras	Medians	0.48	\$8,400	\$420	\$8,820
Cascade - Library	Medians	0.12	\$2,100	\$105	\$2,205
Nevada - Polk	Medians	0.16	\$2,800	\$140	\$2,940
		Total	\$250,950	\$12,548	\$263,498

Year 8

Park	District	Acres	Cost	MV/FS	Total Cost
Heather Crest	Central Parks	4.50	\$78,750	\$3,938	\$82,688
North Shook's Run	Central Parks	7.63	\$133,525	\$6,676	\$140,201
Wahsatch - Caramillo	Medians	2.34	\$40,950	\$2,048	\$42,998
		Total	\$253,225	\$12,661	\$265,886

Year 9

Park	District	Acres	Cost	MV/FS	Total Cost
Betty Krouse	Central Parks	2.14	\$37,450	\$1,873	\$39,323
Prairie Dog	Central Parks	0.87	\$15,225	\$761	\$15,986
Prairie Grass Park	Central Parks	1.84	\$32,200	\$1,610	\$33,810
Bijou Median	Medians	1.11	\$19,425	\$971	\$20,396
Nevada - Taylor	Medians	0.28	\$4,900	\$245	\$5,145
Deerfield	South Parks	8.06	\$141,050	\$7,053	\$148,103
		Total	\$250,250	\$12,513	\$262,763

Year 10

Park	District	Acres	Cost	MV/FS	Total Cost
Cascade - Cache La Poudre - Colorado College Shares	Medians	3.57	\$62,475	\$3,124	\$65,599

THE END

- Questions?
- John Gebhart – SIMD Administrator

