

Parks, Recreation and Cultural Services



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

Agenda

Parks, Recreation and Cultural Services Advisory Board

Thursday, December 14, 2023	10:30 a.m.	1401 Recreation Way
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The Parks, Recreation and Cultural Services Advisory Board, TOPS Working Committee, and Westside Community Center Working Committee Holiday Breakfast will be held from 10:00 a.m. – 10:30 a.m. at Parks Headquarters, Open Space Room.

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 – November 9, 2023

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>

Action Items

Karman Line Land Use Plan

Caroline Miller

Presentations

Bluestem Prairie Open Space Project

Lonna Thelen

Staff Updates

Capital Projects Update

New Staff Introductions/Staffing Update

Lonna Thelen/Britt Haley

Board Business

Adjournment



KARMAN LINE LAND USE PLAN

PARKS ADVISORY BOARD

THURSDAY, NOVEMBER 9, 2023



Karman Line Overview



QUICK FACTS

Address:

14050 Bradley Road

Location:

El Paso County, Northwest corner of
Bradley Road and Curtis Road

Zoning and Overlays

Current: Rural Residential

Proposed: Agricultural with Streamside
overlay

Site Area

1,912.6 acres

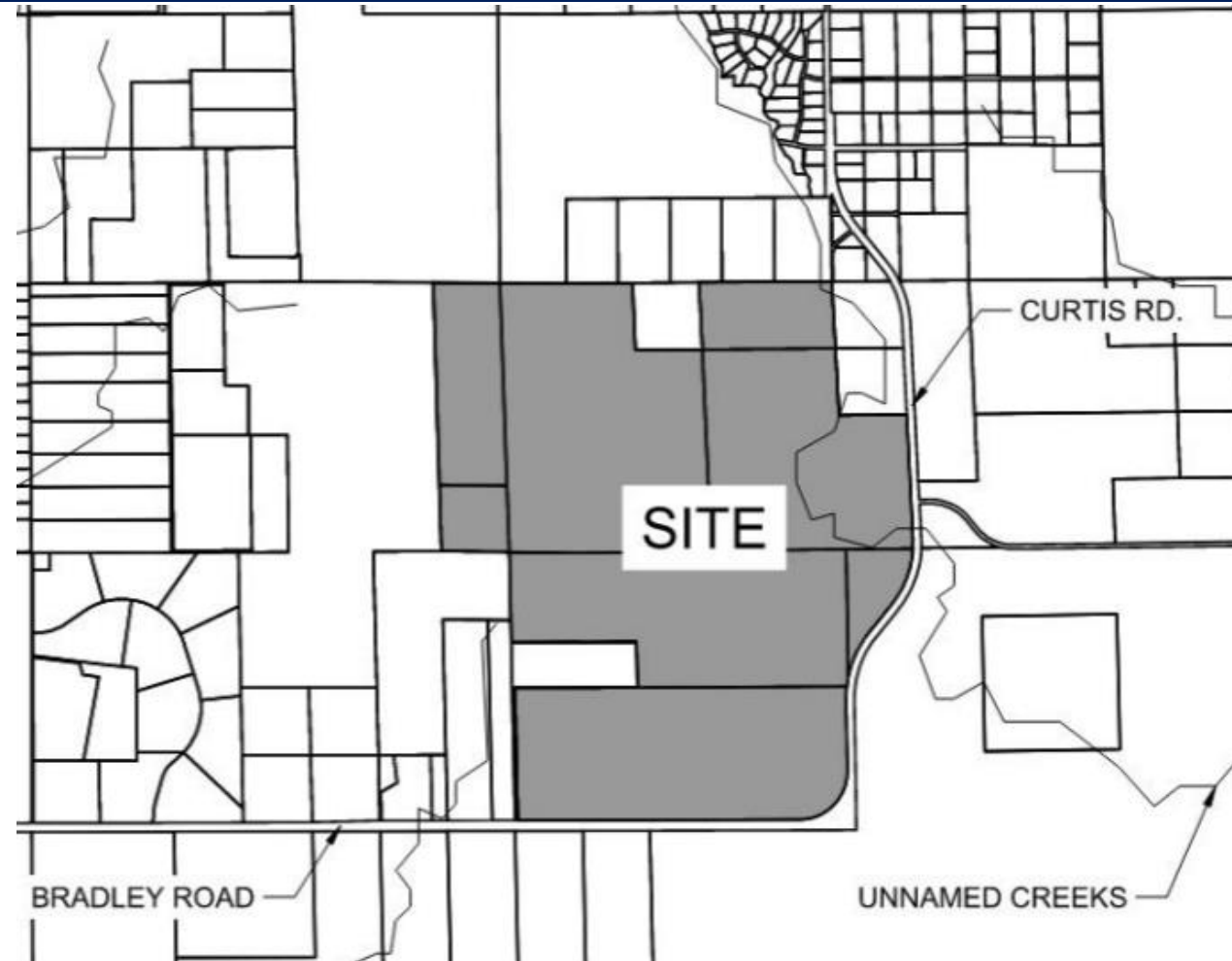
Proposed Land Use

Future: Light Industrial, Office,
Commercial, Public Facilities, Residential

Residential Maximum Number of Units:

6,500

VICINITY MAP



Karman Line Land Use Review



File #(s):

Land Use Plan: MAPN-23-0002

Zone Change: ZONE-23-0009

Annexations: ANEX-23-0009 – ANEX-23-0015

Applications:

Annexation, Land Use Plan, Zone Change

Review Boards

Parks Advisory Board – Current

Airport Advisory Commission – Not Applicable

Utilities Board – Est. Early 2024

City Planning Commission – Est. Early 2024

Decision Making Body

City Council



Karman Line

Park Land Dedication Ordinance



Residential Use - Obligation

Park Land Dedication Ordinance Calculations - Karman Line Land Use Plan

Land Use Plan: MAPN-23-0002

Parks Advisory Board - Land Use Plan: 11/9/23 & 12/14/23

Overall Park Land Dedication Requirements

Based upon standard 5.5 acres/1,000 population

Use Type	Housing Type	Estimated No. of Residential Units	Number of Units per Structure	Neighborhood Park Land Dedication per unit (acre)	Neighborhood Park Land Dedication Total	Community Park Land Dedication per unit (acre)	Community Park Land Dedication Total	Neigh. + Community Land Per Unit Dedication	Total Land Dedication
Residential Low	Single Family Detached	2368	1	0.0066	15.6	0.008	18.9	0.0146	34.5728
Residential Low	Single Family Attached	1664	2-4	0.0053	8.8	0.0064	10.6	0.0117	19.4688
Residential Medium	Mutli-Family Housing (1)	1488	5-19	0.0048	7.1	0.0058	8.6	0.0106	15.7728
Residential High/MX	Multi-Family Housing (2)	980	20-49	0.0044	4.3	0.0053	5.2	0.0097	9.5060

Total Maximum Number of Units
6500

Sum of Neighborhood Park Land Obligation (acres)
35.9

Sum of Community Park Land Obligation (acres)
43.4

Sum of Total Land Obligation (acres)
79.3

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.

Karman Line

Obligation to be Met



Sum of Neighborhood Park Land Obligation <i>(acres)</i>
35.9

Neighborhood Park Obligation – Type I Alt. Compliance, Metro District Owned Park
7 Neighborhood Parks – totaling 36.0 acres

Type I Alt. Compliance can meet up to 100% of Neighborhood Park 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 Development to be completed by 50% of adjacent Building Permits within the applicable phase section

Sum of Community Park Land Obligation <i>(acres)</i>
43.4

Community Park Obligation – Land Dedication

43.4 acres of Land Dedication for a Community Park

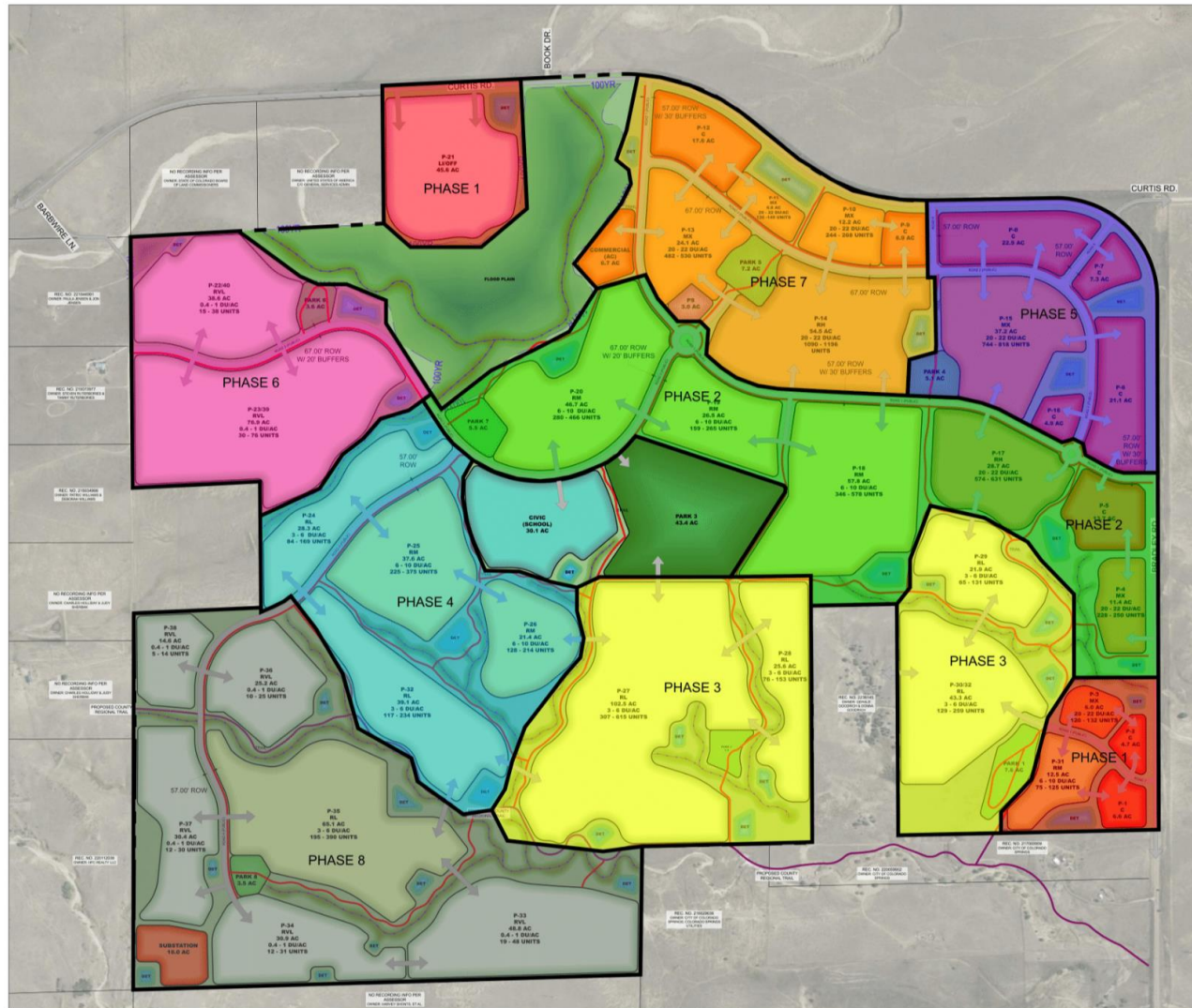
Centrally Located, Adjacent to District 22 School Site

Accessible via minor arterial roadway, community trails

Developer will zone PK at time of plat and dedicate to City via plat

Parks, Recreation, and Cultural Services Department would be responsible for development and maintenance

Karman Line Phasing Plan



LEGEND

SYMBOLS	PHASE
[Red]	PHASE 1
[Green]	PHASE 2
[Yellow]	PHASE 3
[Cyan]	PHASE 4
[Purple]	PHASE 5
[Pink]	PHASE 6
[Orange]	PHASE 7
[Grey]	PHASE 8

DEVELOPMENT SCHEDULE

PHASE	TIMELINE	SINGLE-FAMILY	MULTI-FAMILY	COMMERCIAL	INDUSTRIAL	TOTAL
1	2025-2040	75	30	13.7 AC	45.6 AC	105
2	2027-2045	815	901	21.3 AC		1716
3	2030-2035	704				704
4	2034-2038	618				618
5	2035-2045		750	56.2 AC		750
6	2038-2042	60				60
7	2040-2050		2167	74.3 AC		2167
8	2036-2041	380				380
TOTAL		2652	3848	163.1 AC	45.6 AC	6500

Number of Neighborhood Parks to be brought online by Phase:

Phase 1	0
Phase 2	1
Phase 3	2
Phase 4	0
Phase 5	1
Phase 6	1
Phase 7	1
Phase 8	1



Questions?



Karman Line

Annexation, Land Use Plan, and Rezoning

City of Colorado Springs Parks Advisory Board

December 14, 2023

Craig Dossey – Vertex Consulting Service
Phil Stuepfert – HR Green

Location and Regional Context

Peterson Air Force Base
Peterson Space Force Base

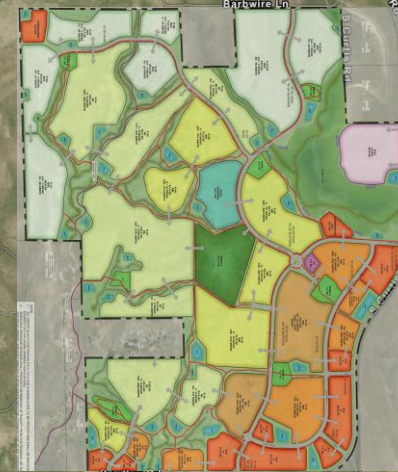
Colorado Springs Airport

Schriever Space Force Base

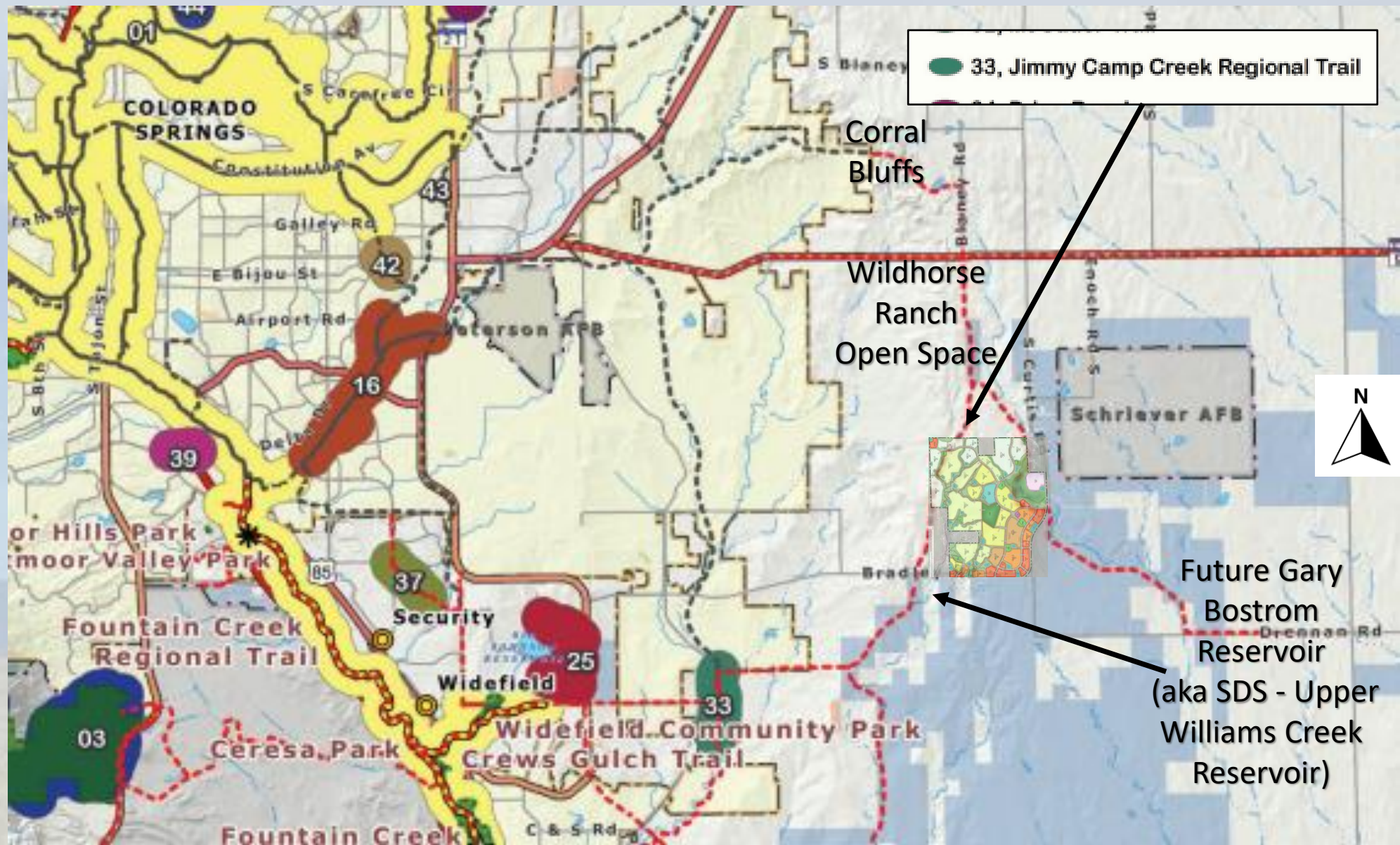
Bradley Road

Marksheffel Road

Curtis Road



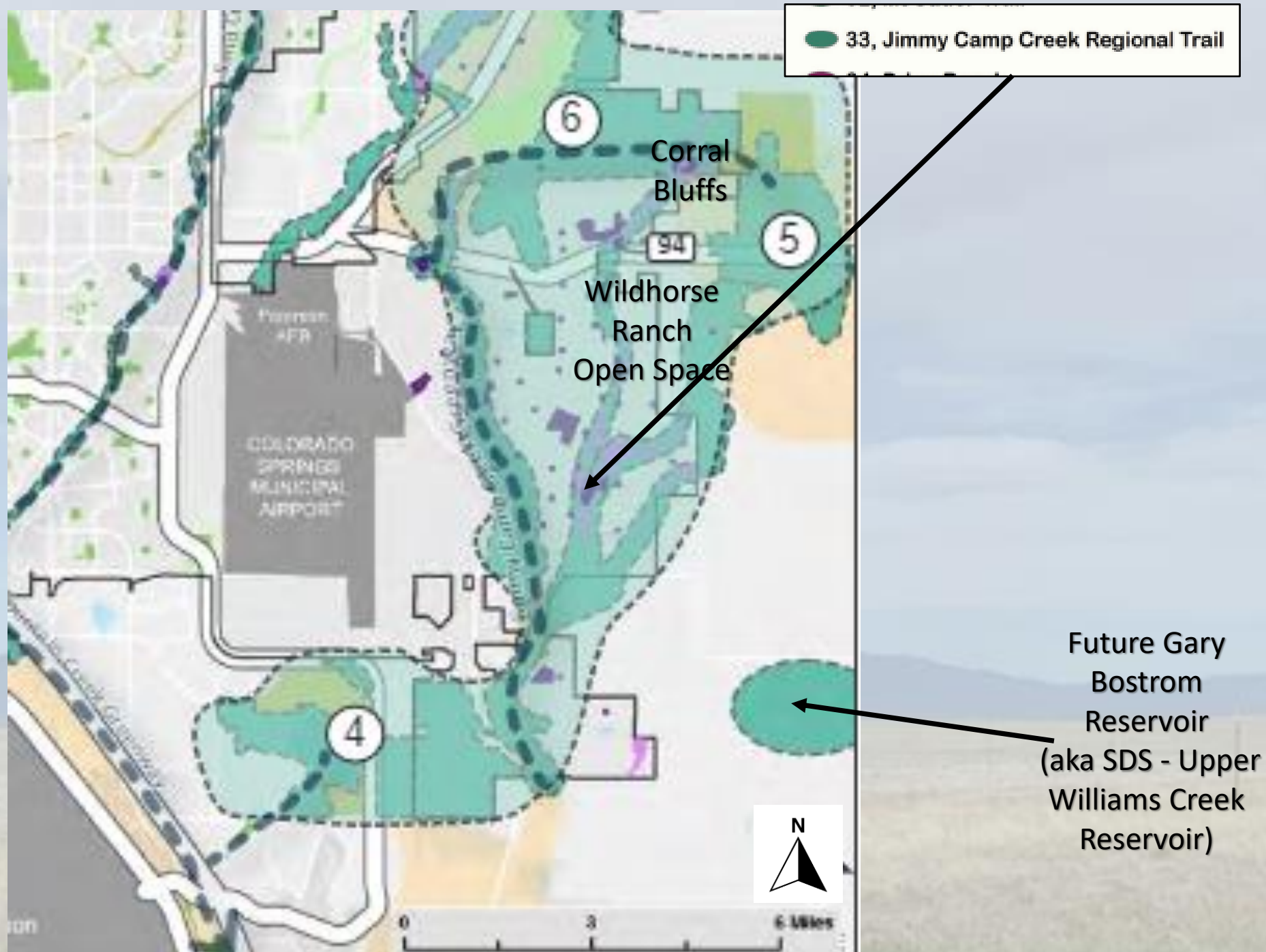
Parks Facilities Regional Context



Parks Facilities Regional Context

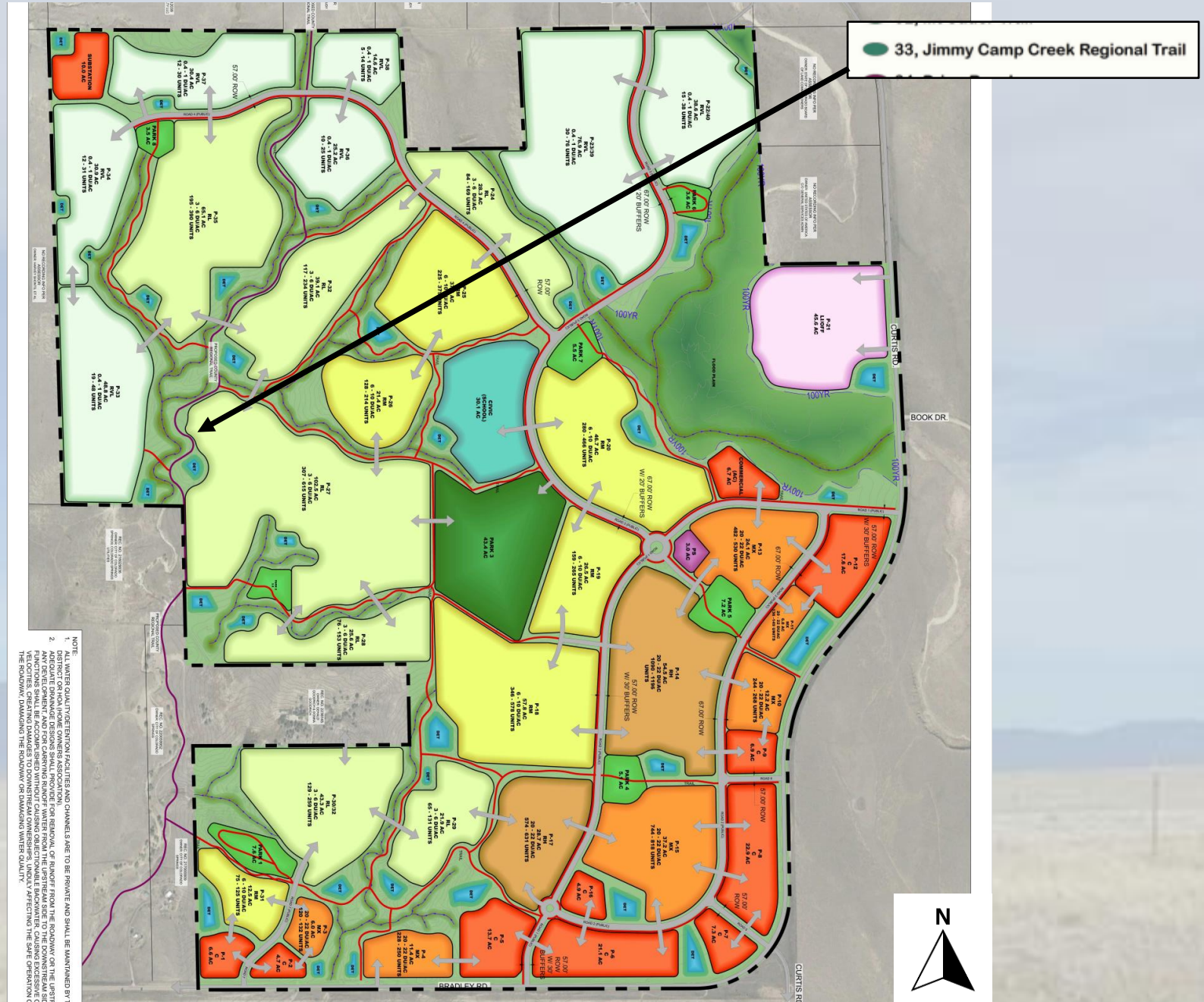
Candidate Open Space Areas

- ① Mountain Shadows
- ② Cheyenne Cañon / Cheyenne Mountain
- ③ Rock Creek
- ④ Bluestem Prairie
- ⑤ Jimmy Camp / Corral Bluffs
- ⑥ Corral Bluffs Expansion

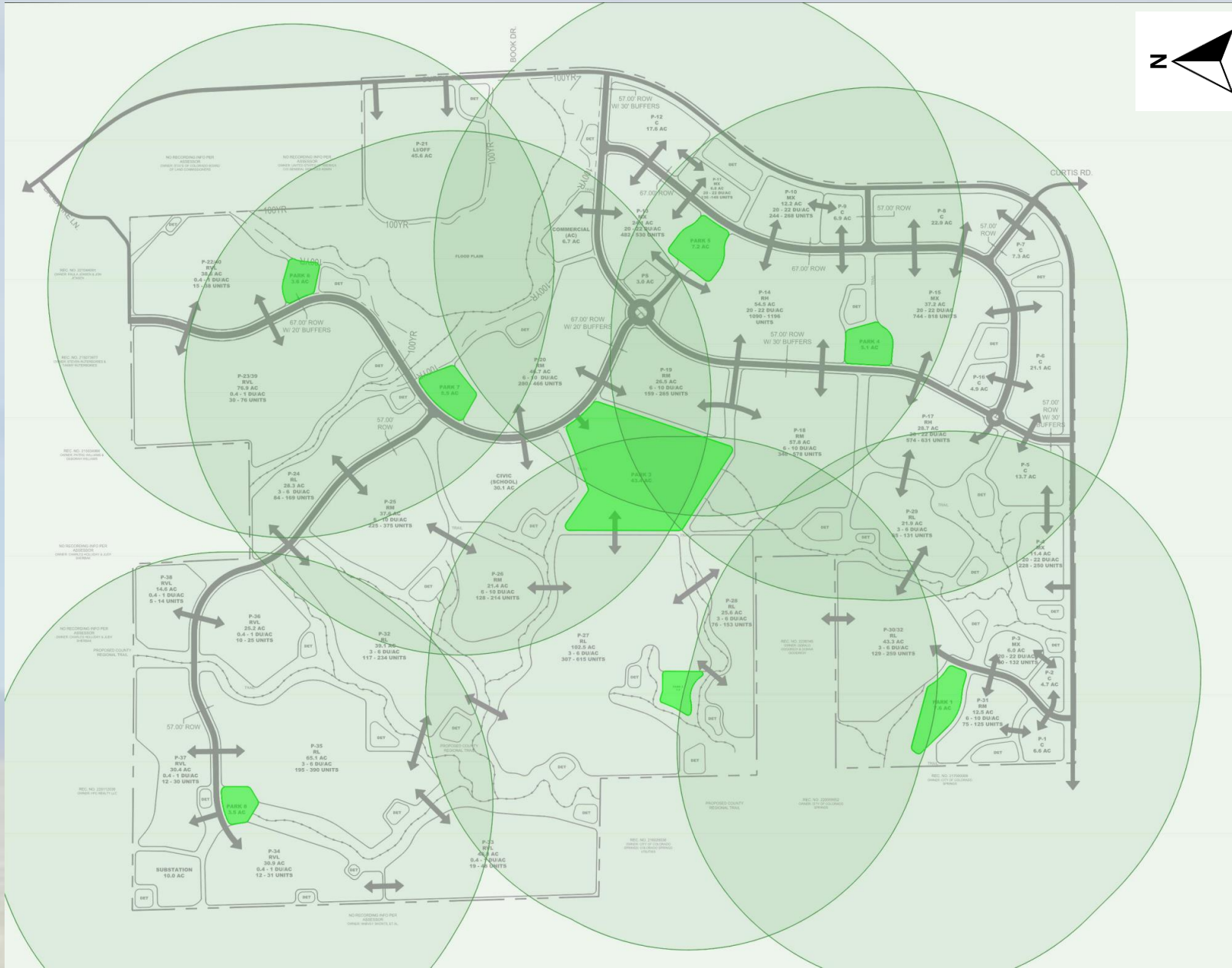


Karman Line Land Use Plan

- 1,912.6 acres (including ROW)
- Variety of Very Low, Low, Medium, and High Density Residential
- Mixed Use
- Max Unit Count of 6,500 dwellings
- Commercial (112.4 acres)
- Light Industrial/Office (45.6 acres)
- Fire Station (3 acres)
- School Site (30.1 acres)
- Open Space (444.5 acres)
- Parks (79.4 acres)



Karman Line Parks Location Map



PARK TABLE			
PARK	TYPE	ACREAGE	MAINTENANCE/RESPONSIBILITY
1	NEIGHBORHOOD PARK	7.6 AC	POA/HOA/DISTRICT
2	NEIGHBORHOOD PARK	3.5 AC	POA/HOA/DISTRICT
3	COMMUNITY PARK	43.4 AC	CITY OF COLORADO SPRINGS
4	NEIGHBORHOOD PARK	5.1 AC	POA/HOA/DISTRICT
5	NEIGHBORHOOD PARK	7.2 AC	POA/HOA/DISTRICT
6	NEIGHBORHOOD PARK	3.6 AC	POA/HOA/DISTRICT
7	NEIGHBORHOOD PARK	5.5 AC	POA/HOA/DISTRICT
8	NEIGHBORHOOD PARK	3.5 AC	POA/HOA/DISTRICT
TOTAL		79.4 AC	

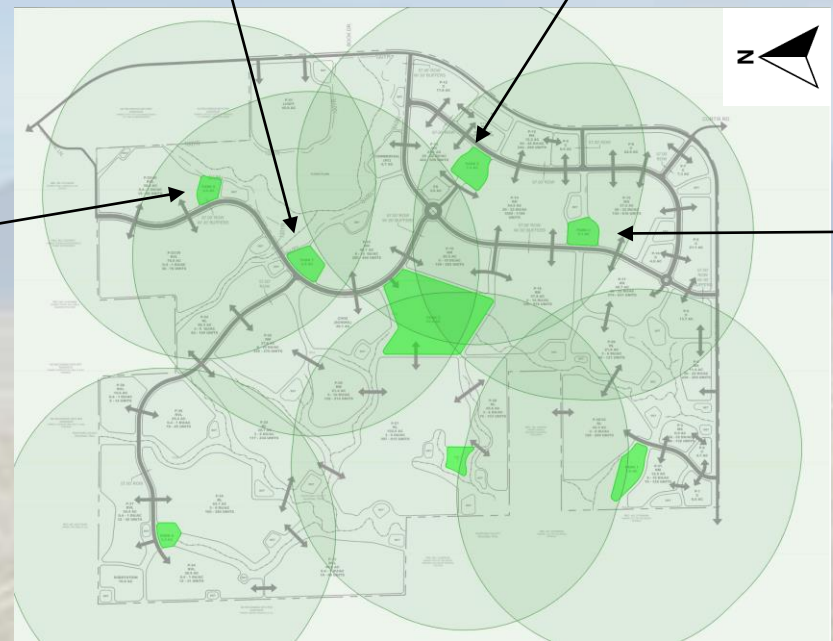
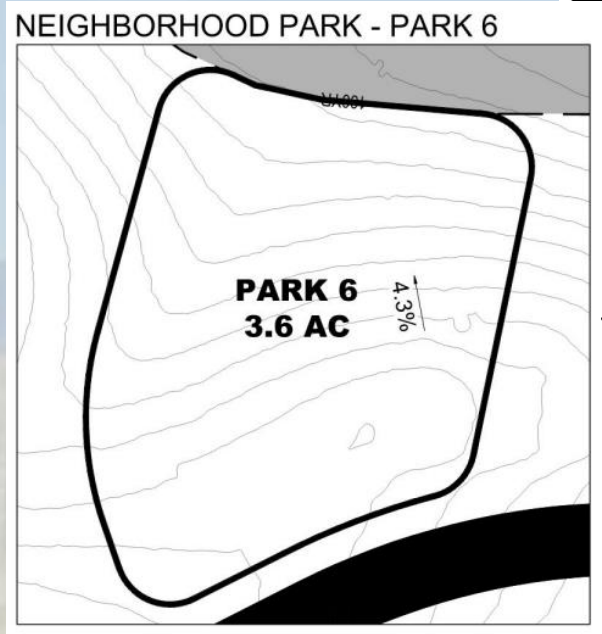
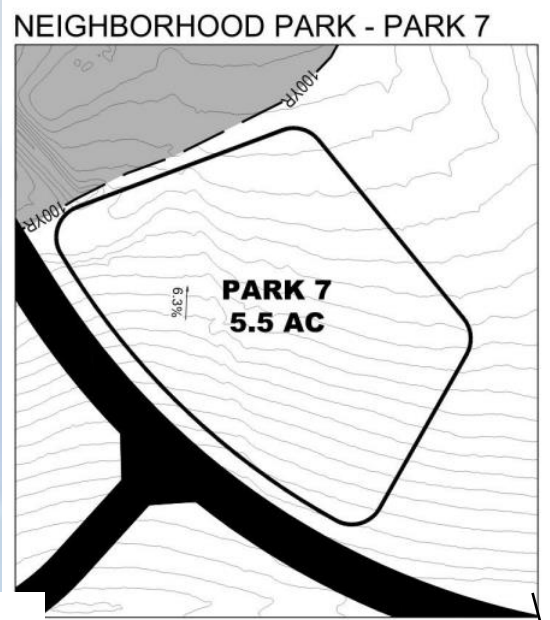
PARK VICINITY LEGEND

- PROPOSED PARKS
- 1/2 MILE RADIUS
(NEIGHBORHOOD PARKS)
- 2 MILE RADIUS
(COMMUNITY PARK)

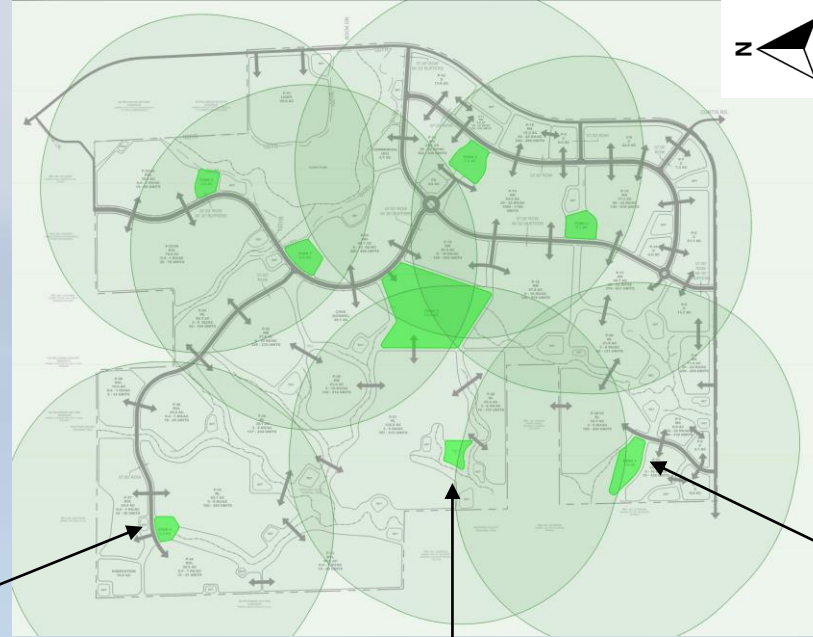
Karman Line Parks Land Dedication Calculations

PARK LAND DEDICATION CALCULATIONS						
BASED UPON STANDARD OF 5.5 ACRES / 1,000 POPULATION (MAXIMUM OF 6,500 UNITS)						
HOUSING TYPE	ESTIMATED MAX NO. OF UNITS	NO. OF UNITS PER STRUCTURE	ACRES OF DEDICATION PER UNIT	TOTAL ACRES OF LAND DEDICATION REQUIRED	ACRES OF NEIGHBORHOOD PARK REQUIRED (2.5AC/1,000 RESIDENTS)	ACRES OF COMMUNITY PARK REQUIRED (3.0AC/1,000 RESIDENTS)
SINGLE-FAMILY DETACHED	2368	1	0.0146	34.57 AC		
SINGLE-FAMILY ATTACHED	1664	2-4	0.0117	19.47 AC		
MULTI-FAMILY HOUSING (1)	1488	5-19	0.0106	15.77 AC		
MULTI-FAMILY HOUSING (2)	980	20-49	0.0097	9.51 AC		
TOTAL				79.3 AC	35.9 AC	43.4 AC

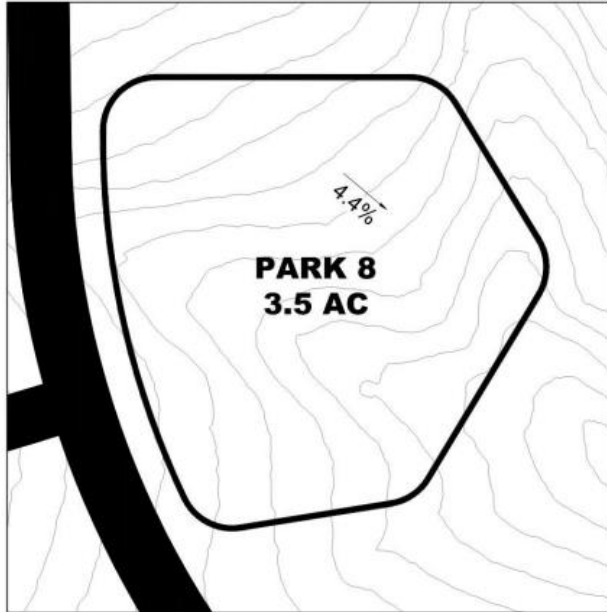
Neighborhood Parks



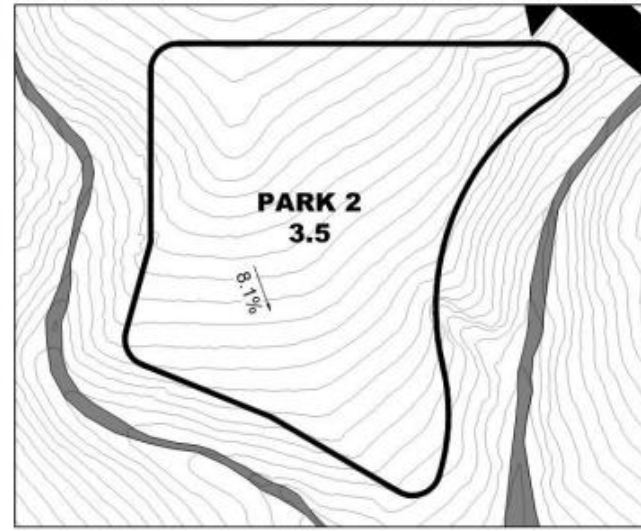
Neighborhood Parks



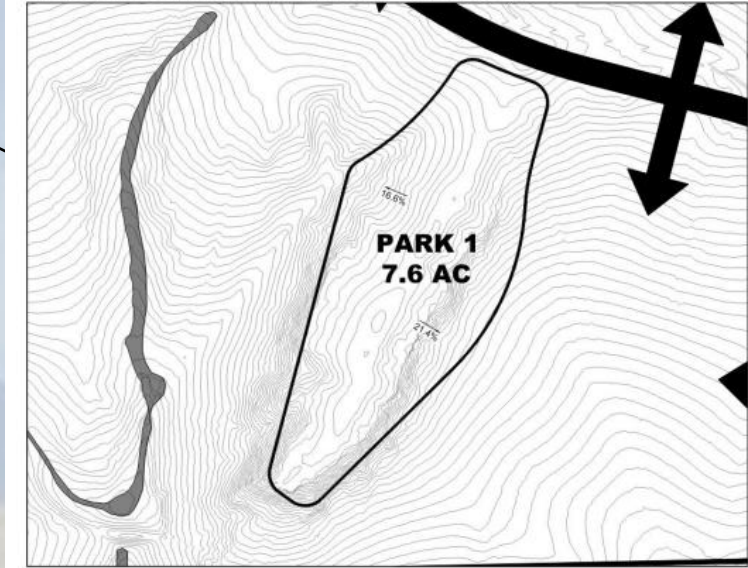
NEIGHBORHOOD PARK - PARK 8



NEIGHBORHOOD PARK - PARK 2

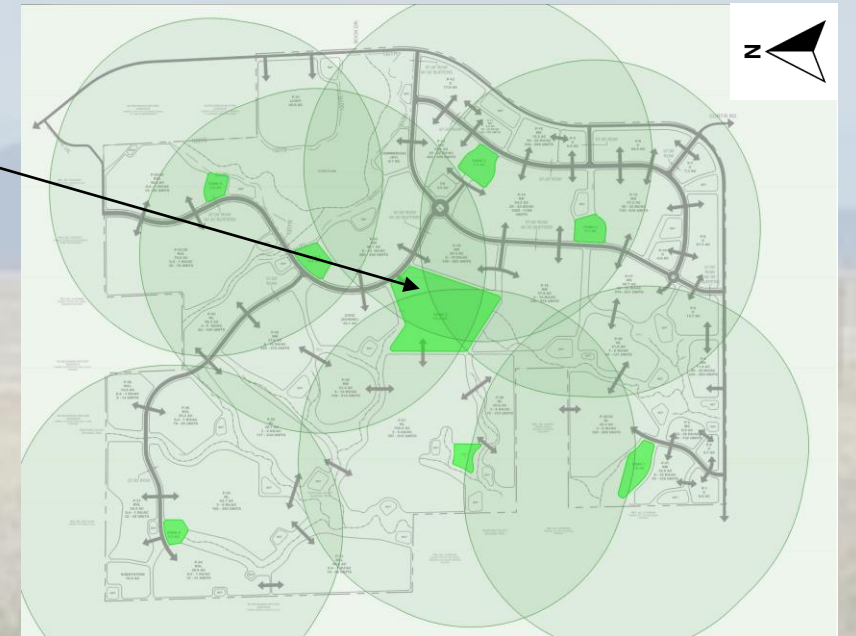
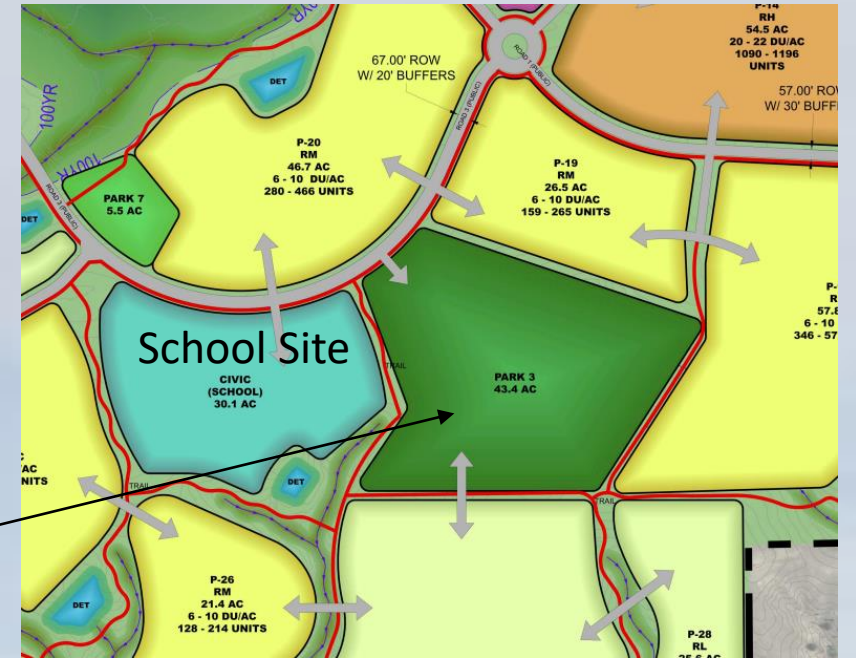
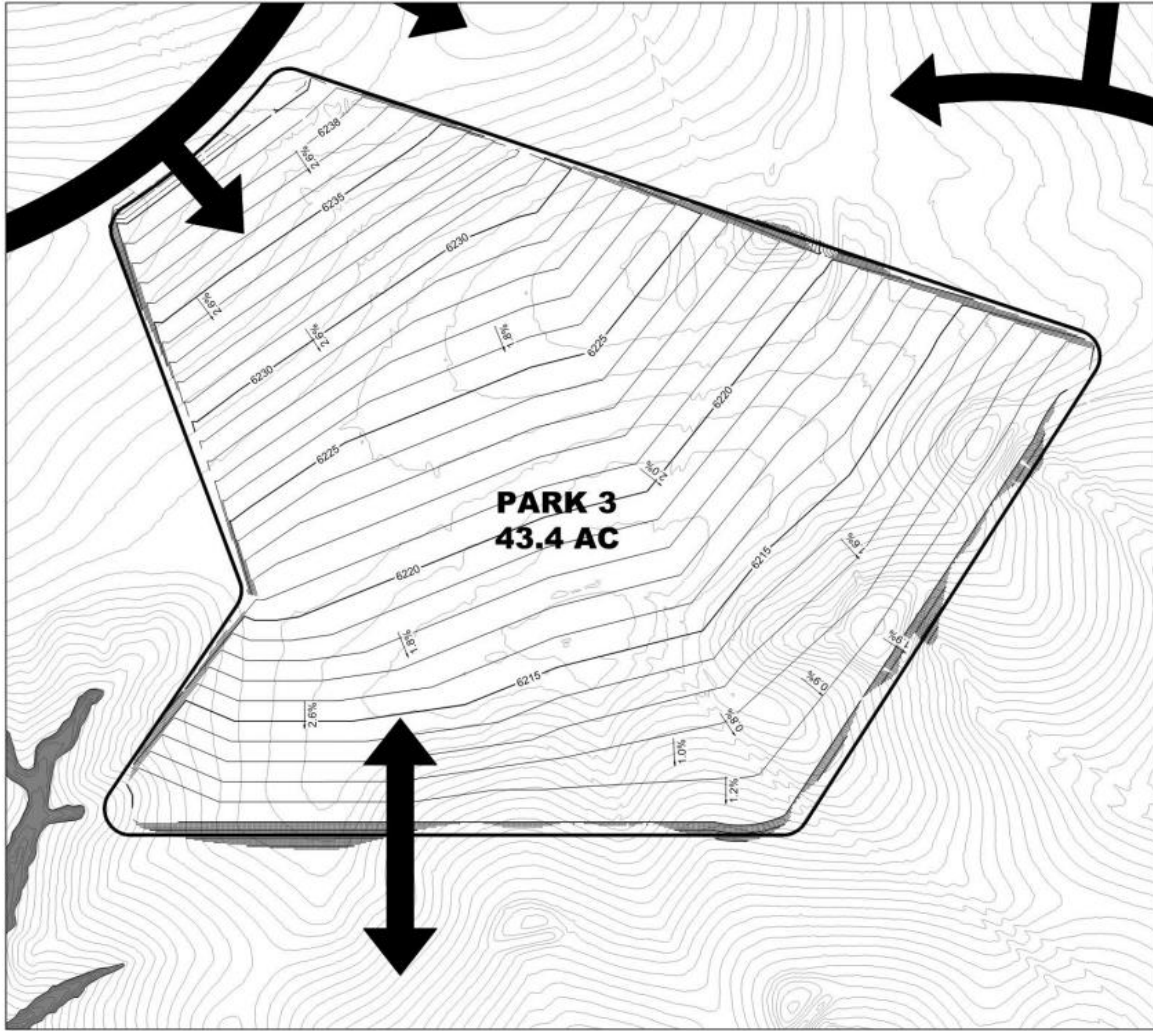


NEIGHBORHOOD PARK - PARK 1



Community Park

COMMUNITY PARK - PARK 3

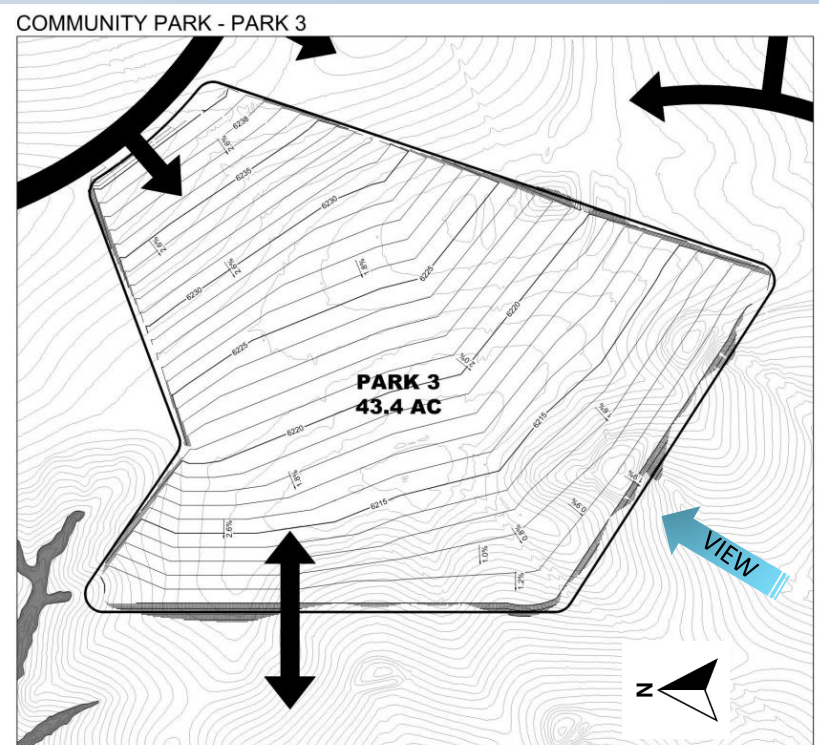


A wide-angle landscape photograph capturing a sunset over a vast, flat, grassy plain. The foreground is filled with tall, dry grasses in shades of brown and tan. In the middle ground, a range of low mountains stretches across the horizon, their peaks silhouetted against the bright orange and yellow glow of the setting sun. The sky transitions from a deep orange near the horizon to a pale, clear blue at the top. Two thin, parallel white streaks, likely from an aircraft, are visible in the upper right portion of the sky. The word "Questions?" is centered in the upper half of the image in a large, black, sans-serif font.

Questions?

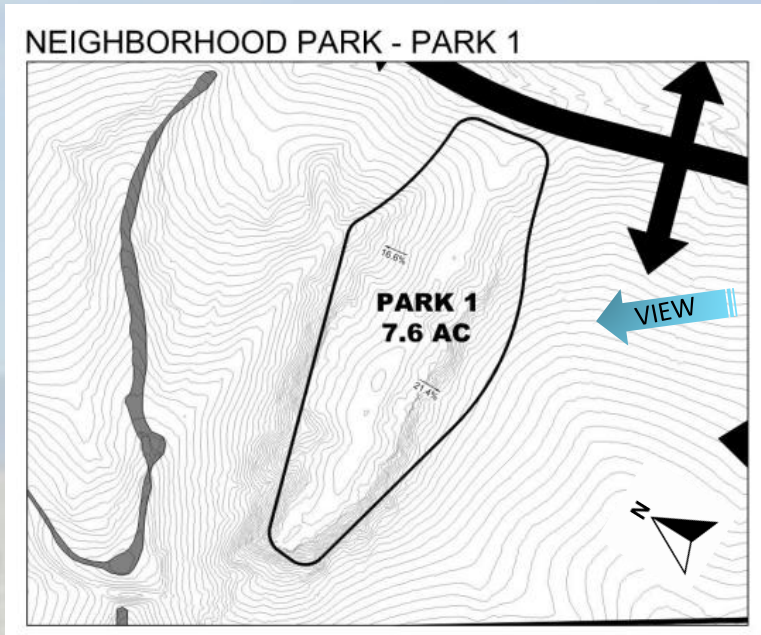
Community Park Site

View: Looking towards the
N/NE from a location
S/SE of Community Park Site



Neighborhood Park No. 1

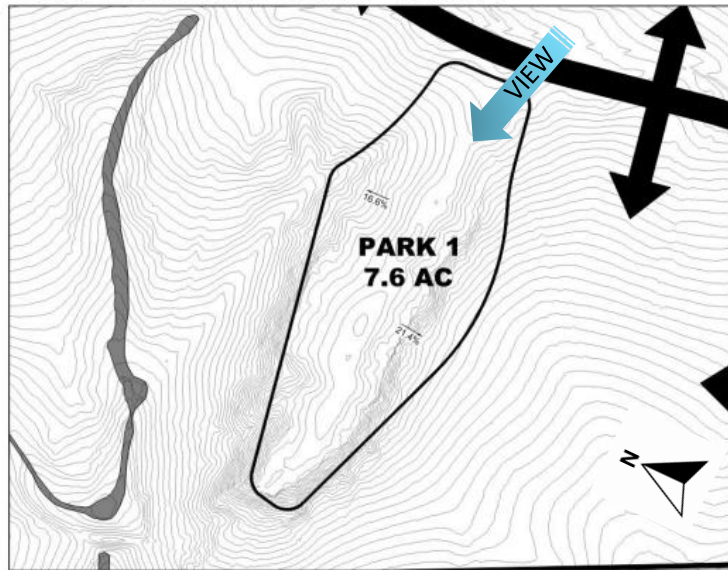
View: Looking towards the north from a location south of Park No. 1



Neighborhood Park No. 1 (cont.)

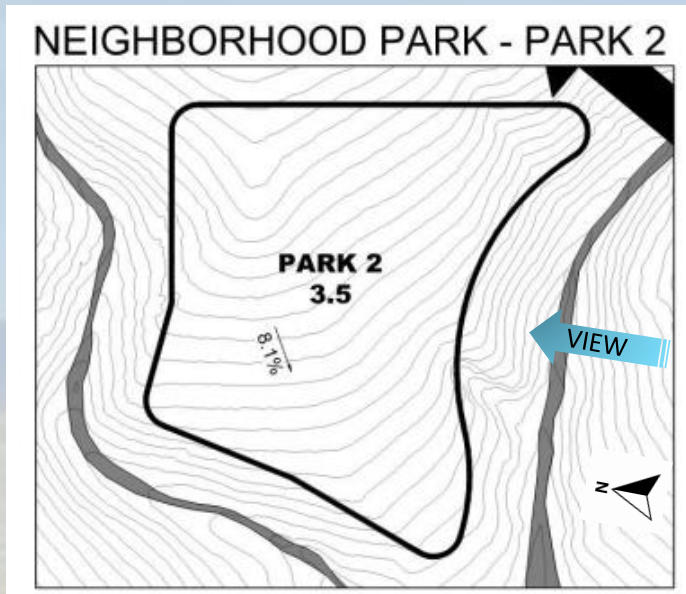
View: Looking towards the west from a location immediately adjacent to the east of Park No. 1

NEIGHBORHOOD PARK - PARK 1



Neighborhood Park No. 2

View: Looking towards the north from location next to the northern boundary of the adjacent outparcel



Neighborhood Park No. 4

View: Looking towards the southeast from point of higher elevation located northwest of Park No. 4

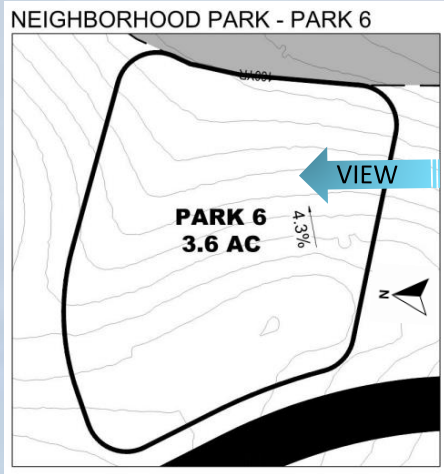


Neighborhood Park No. 5

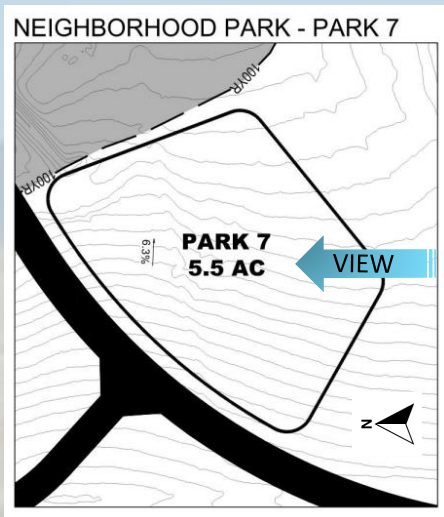
View: Looking towards the east from point of higher elevation located west of Park No. 5



Neighborhood Park Nos. 6 and 7



View: Looking towards the North from point of higher elevation located south of Park Nos. 6 and 7



Neighborhood Park No. 8

View: Looking towards the west from point of higher elevation located east of Park No. 8



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

Date: December 14, 2023
Item Number: Action Item # 1
Item Name: **Karman Line: Land Use Plan (Park Land Obligation)**
By: Caroline Miller, Park Land Dedication Ordinance Program Administrator

BACKGROUND:

Vertex Consulting, on behalf of Norris Ranch Joint Venture, LLC, has submitted the Karman Line Land Use Plan application to the City of Colorado Springs Land Use Review Division, totaling 1,912 acres of undeveloped agricultural land pending final annexation application approval.

The proposed Karman Line Land Use Plan is located within El Paso County and has applied for annexation and zoning in the city. The property is located at the northwest corner of Bradley Road and Curtis Road, approximately one mile west-southwest of Schriever Space Force Base and is immediately north of a planned Colorado Springs Utilities Reservoir, known as Gary Bostrom Reservoir (aka upper Willaims Creek Reservoir).

The Land Use Plan application, if approved, would establish a variety of land uses: a mix of light industrial, office, commercial and residential land uses combined with a school, parks, trails, and other public facilities. The components of the project are focused to serve the commuting public, area residents, and the families of the employees and enlisted soldiers at Schriever Space Force Base. The Land Use Plan details 6,500 units as the maximum number of dwelling units for the overall development, utilizing a variety of densities.

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)

CURRENT STATUS:

The park land obligation estimate found below uses the maximum number of units, broken down into different structure types that are associated with the proposed residential densities of the 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.

Park Land Dedication Ordinance Calculations - Karman Line Land Use Plan
 Land Use Plan: MAPN-23-0002
 Parks Advisory Board - Land Use Plan: 11/9/23 & 12/14/23

Overall Park Land Dedication Requirements									
Based upon standard 5.5 acres/1,000 population									
Use Type	Housing Type	Estimated No. of Residential Units	Number of Units per Structure	Neighborhood Park Land Dedication per unit (acre)	Neighborhood Park Land Dedication Total	Community Park Land Dedication per unit (acre)	Community Park Land Dedication Total	Neigh. + Community Land Per Unit Dedication	Total Land Dedication
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Residential High/MX	Multi-Family Housing (2)	980	20-49	0.0044	4.3	0.0053	5.2	0.0097	9.5060
		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)
		6500			35.9		43.4		79.3

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

Neighborhood Park

The neighborhood park obligation is proposed to be met by seven neighborhood parks, to total 36 acres of metro district owned and maintained neighborhood park land, the type I option of Alternative Compliance within the Park Land Dedication Ordinance, City Code 7.4.307 F.2.a.

Generally, the seven neighborhood park sizes and locations meet the Park System Master Plan criteria of sizeable neighborhood parks ranging from 3.5 to 7.5 acres, road access, and walkability. The seven neighborhood parks provide a 0.5 mile service area, or a 10 minute walk, to 98% of the Land Use Plan area. The neighborhood parks are connected via community trails, and the regional Jimmy Camp Creek trail. Neighborhood Park 1 contains challenging topography of significant slopes but has the potential to be a creative amenity of the community.

A requirement for the Type I Alternative Compliance option is an executed agreement between the Karman Line 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 Parks), an easement, or other recorded document that cannot be eliminated without the consent of City Council. Neighborhood Park construction would be completed by the time 50% of the adjacent Building Permits within the applicable phase have been pulled.

Community Park

The community park obligation is proposed to be met by land dedication of one, centrally located 43.4-acre community park to be dedicated, upon the City's request, to the City of Colorado Springs. The developer will dedicate the community park land through a plat application to the City, and the developer will be responsible to zone the land PK (Public Parks) upon plat. The community park would then be the responsibility of the City of Colorado Springs to construct, operate, and maintain. The community park meets the Park System Master Plan criteria as it is centrally located within the development, adjacent to a proposed Ellicott School District site and medium and low residential development. It is connected through onsite community trails and the main minor arterial road of the development. The community park size is above the minimum standard of 35 acres for community parks and provides two miles of service area, encompassing the entirety of the Karman Line Land Use plan.

Separate from the Park Land Obligations, the Jimmy Camp Creek Regional Trail, currently a future El Paso County Regional Trail, is proposed to run through the Karman Line Land Use Plan. The Karman Line Metro District proposes to build, own, and maintain the regional trail to the Parks Department trail standards, while providing public access via easements.

Vertex Consulting, on behalf of Norris Ranch Joint Venture, LLC, requests a recommendation to City Council to approve the Karman Line Land Use Plan reflecting a 43.4-acre community park land obligation, to be met by 43.4 acres of land dedication to the City of Colorado Springs, and a 35.9 acre neighborhood park land obligation, to be met by 36.0 acres of Type I metro district owned neighborhood park option of alternative compliance at 100% of the neighborhood park land dedication requirement, to equal 35.9 acres within seven parks. The 0.1 acre of neighborhood park land to total 36.0 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 seven proposed neighborhood parks within Alternative Compliance would be owned, developed, and maintained by the Karman Line Metro District. 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 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.

Norris Ranch Joint Venture, LLC, the developer, proposes to convey one community park to the City of Colorado Springs, who would then be responsible to construct, operate, and maintain the community park.

ALTERNATIVES:

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

STAFF RECOMMENDATION:

Staff recommends approval of the Karman Line Land Use Plan as meeting the Park Land Dedication Ordinance by providing land for metro district owned neighborhood parks and land dedication for a Community Park which meets the criteria of the Parks Master Plan.

PROPOSED MOTION:

A motion to approve the Karman Line Land Use Plan reflecting a 79.3-acre park land obligation, with seven metro district owned neighborhood parks and one community park provided to satisfy the obligation.

ACTION NEEDED BY THE BOARD:

A motion to recommend approval, disapproval, postponement, or an amendment to the proposed Karman Line Land Use Plan.

PARTIES NOTIFIED OF THIS MEETING:

Craig Dossey, Vertex Consulting
Nina Ruiz, Vertex Consulting
Phil Stuepfert, HR Green
Justin Green, HR Green
Katie Carleo, Land Use Review Manager
Gabe Sevigny, Planning Supervisor
Lonna Thelen, Parks Design and Development Manager
Connie Schmeisser, Parks Design and Development

BLUESTEM PRAIRIE OPEN SPACE

Drainage Improvements



12/14/23

Lonna Thelen – TOPS Manager

SITE LOCATION

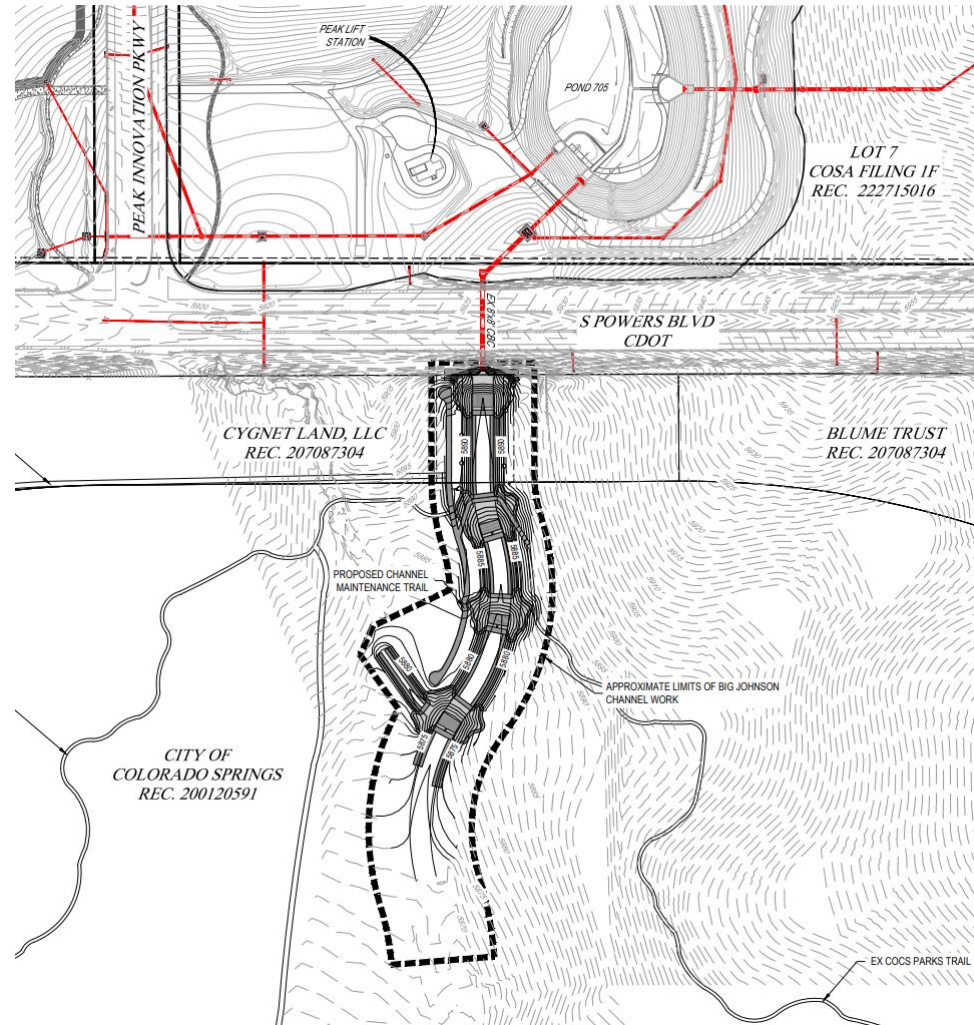


EXISTING CONDITIONS



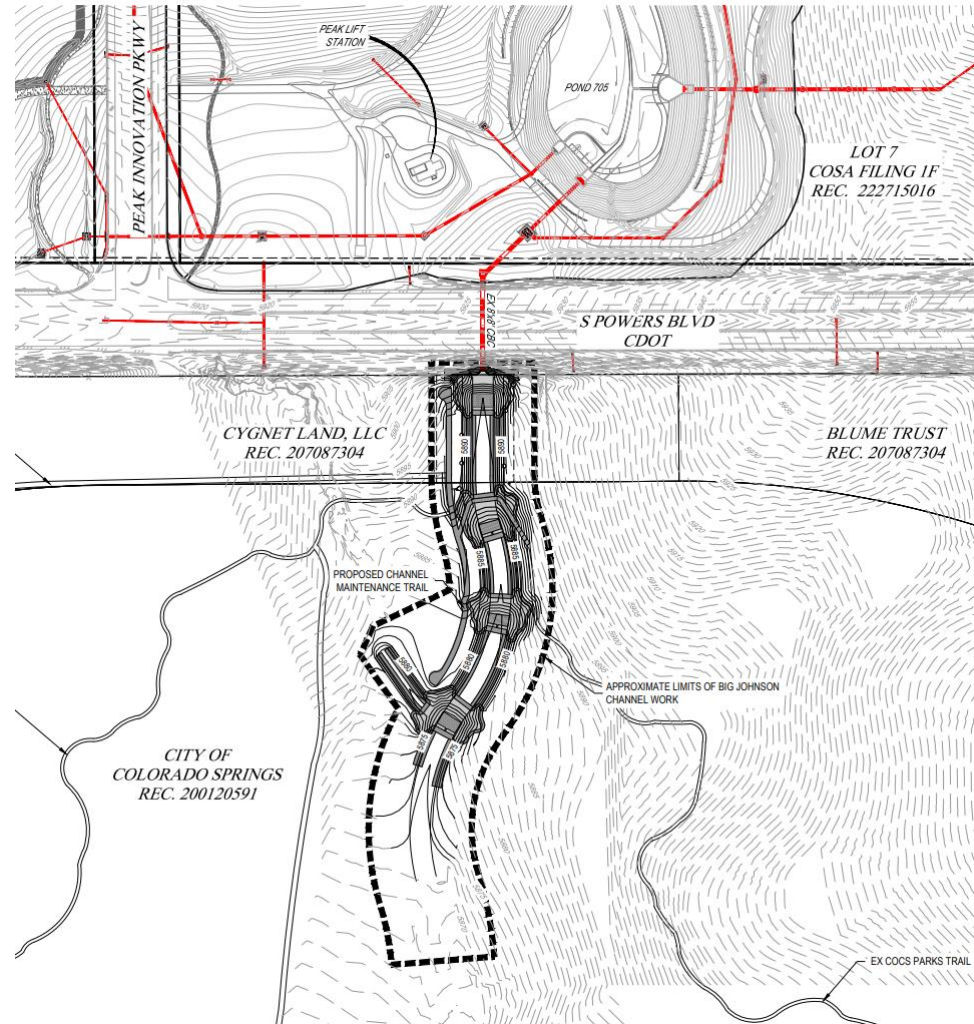
PROPOSAL

- Drainage improvements for the drainage channel.
- Re-grade and stabilize channel
- Create a flattened low slope
- Wider channel bottom
- Multiple sculpted concrete drop structures



REVIEW CONCERNS

- Preserve the resource
- Sculpted concrete drop structure to blend into surroundings
- Accommodate existing trail crossing
- Limited impact for construction and long term maintenance



PALMER LAND CONSERVANCY



- The property contains a conservation easement held by Palmer Land Conservancy
- Palmer Land Conservancy is supportive of the project to improve the existing drainage conditions.

QUESTIONS?



EXISTING DRAINAGE ISSUES

- A drainage that has historically exhibited stability and erosion issues
- Visible in the earliest available Google Earth imagery, back to 1985
- Cohesionless “non-stick” soils
- The drainage channel is steep and narrow for the first 1,000 feet south of S. Powers Blvd
- Beyond this, the grades flatten, the channel opens up, and erosion is minimized



UPSTREAM IMPROVEMENTS

- Drainage improvements are under construction north of S. Powers Blvd
- Conveyance improvements such as storm pipe and swales minimize erosion
- Regional water quality and detention pond, Pond 705, provides water quality treatment and detention to limit releases to historic rates
- These improvements will greatly minimize the transport of sediment across S. Powers Blvd to the south

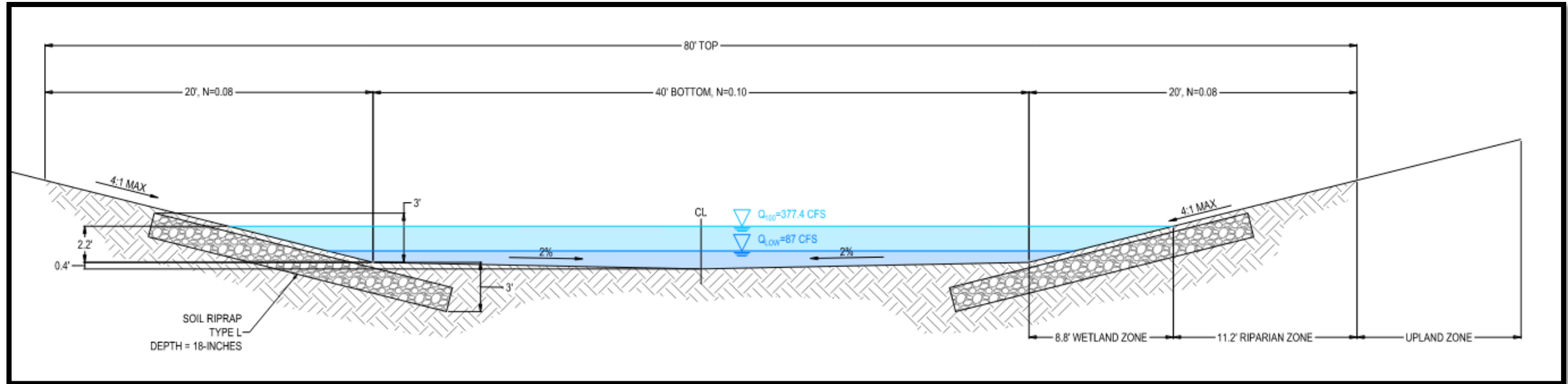


PROJECT IMPROVEMENTS



- General intent is to regrade and stabilize the channel, greatly reducing any further erosion
- Achieve this by addressing existing issues; steep channel slope and narrow cross section
- Improvements begin at S. Powers Blvd and end approximately 1,000 feet south where existing slopes flatten and the channel spreads out

PROJECT IMPROVEMENTS



- Widen channel section to 40-FOOT minimum bottom width
- Lay back slopes and protect edges of channel with a buried “soil” riprap

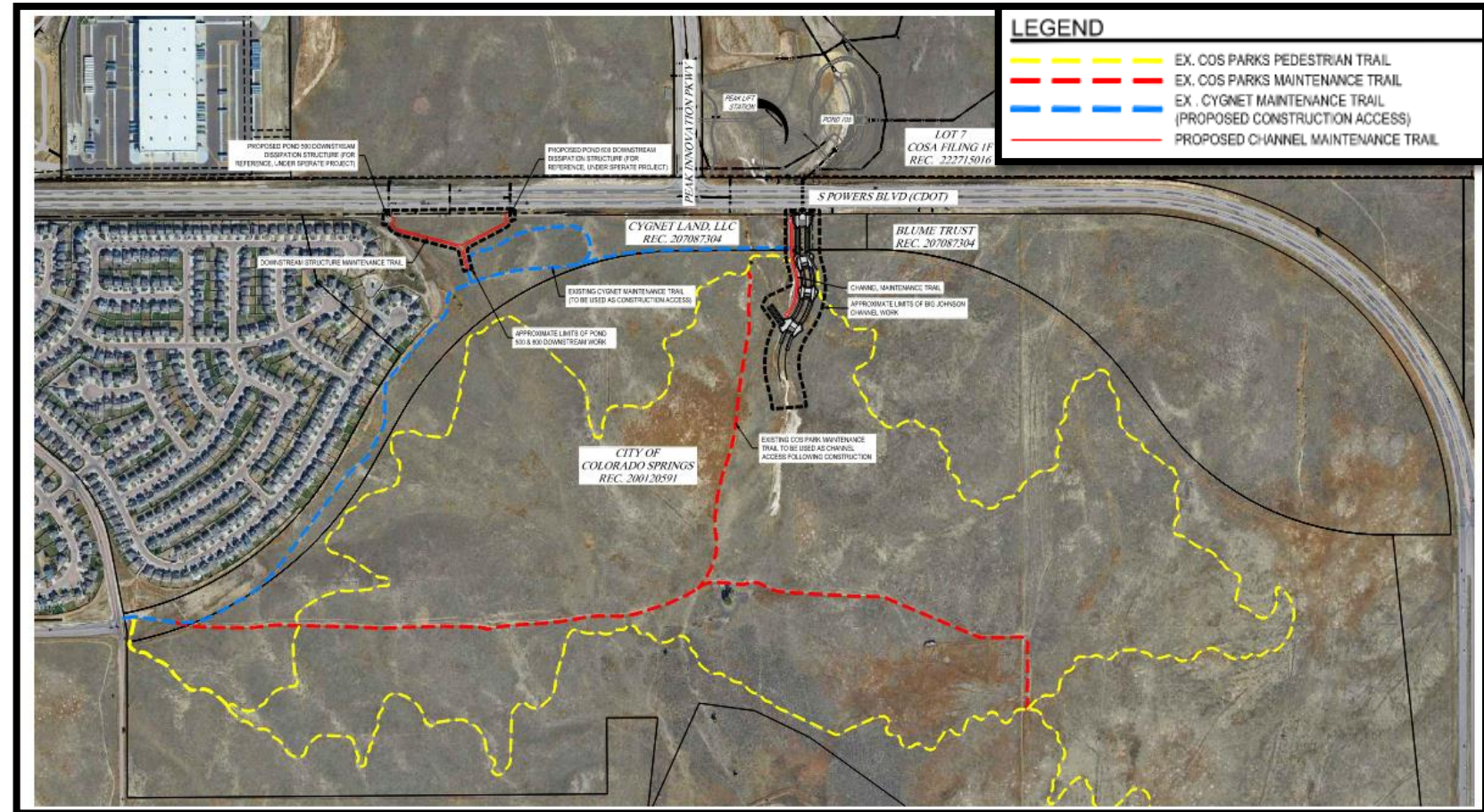
PROJECT IMPROVEMENTS



- Flatten the channel slope from 3% (existing conditions) to 0.3%
- Incorporate sculpted concrete drop structures as requested by the parks department
- Picture above is an example from the parks department. This is cottonwood creek just after completion and prior to vegetation establishment.

CONSTRUCTION & ACCESS

- Construction access from existing trail on cygnet property (blue line)
- Long term maintenance access from existing trail on co springs property (yellow line)
- Construction and maintenance access can not be taken from S. Powers Blvd due to safety concerns and elevation difference





COLORADO SPRINGS ADDRESS
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Colorado Springs, CO 80903
719-632-3236

PUEBLO ADDRESS
121 W. City Center Dr, Ste 200D
Pueblo, CO 81003
719-941-9909

MAILING ADDRESS
P.O. Box 1281
Colorado Springs, CO 80901

November 27, 2023

Lonna Thelen, Parks Development and Design Manager
David Deitemeyer, Senior Landscape Architect
City of Colorado Springs Parks, Recreation and Cultural Services
1401 Recreation Way
Colorado Springs, CO 80905

Dear Lonna and David:

Thank you for meeting with me on Tuesday, November 21, 2023. I write to convey Palmer Land Conservancy's discretionary approval of drainage improvements to the Bluestem Prairie Open Space that will be constructed under the authority of the Colorado Springs Airport. Palmer finds that these improvements are consistent with the Deed of Conservation Easement ("Easement") and the 2016 Bluestem Prairie Open Space Management Plan. Specifically, those improvements are to include:

- Construction of drainage stabilization structures along the main drainage in Bluestem Prairie Open Space and temporary bypass trail for Meadowlark Loop

The Airport's request for approval states that the intention is to protect and preserve the land by reducing the stormwater flows originating from the Colorado Springs Airport business park known as Peak Innovation Park. The Meadowlark Loop crosses this large drainage just south of Powers Boulevard, and the drainage is heavily incised. Palmer approved construction of the Meadowlark Loop in 2020, and the trail has been successful in attracting mountain bikers, hikers and equestrians to the Open Space and discouraging social and rogue trails. Two separate attempted crossings have washed out, one in May 2020 and the other in May 2023.

On June 28, 2023, Palmer staff visited the property to inspect the existing Meadowlark Loop and the new trail alignment with you. Due to the heavy rains that the Colorado Springs area experienced in May 2023, the drainage crossing was in bad shape with significant erosion. The crossing was nearly impassable due to the damage, much worse even than the photo you had previously provided to us. Several mountain bikers were observed using the Meadowlark Loop. The Meadowlark Loop would cross the drainage on one of the armored structures to be installed by the Airport, which will help prevent future erosion and washouts. The proposed trail will not be paved or otherwise covered by concrete, asphalt, or other paving material.

We understand that the City Parks Department has negotiated the terms of a Memorandum of Understanding (MOU) with the Airport. The MOU will require the Airport to maintain the drainage improvements and access the area for construction and maintenance with the minimum possible impact to the land. The MOU will also contain a dispute resolution clause that will enable the City to enforce it. Please provide us with a copy of the MOU for our records when it has been fully executed.



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We understand that the City staff has some concerns about a second area to the west of the proposed drainage improvements which might be impacted by development of the business park. Palmer will make a note of this concern and instruct our monitors to keep a close eye on this area during our annual monitoring visits. Please send us a shapefile of the area in question so that we can include it in our monitoring software.

We understand that the Airport will also be required to treat any noxious weeds introduced to the site through construction. The Airport will hire a revegetation contractor who will treat any noxious weeds and revegetate disturbed areas with an appropriate native seed mix.

The Meadowlark Loop is a popular biking trail and we understand that the City plans to provide a temporary bypass for the trail during construction of the drainage improvements. The City's intent is to limit the amount of time that the trails is closed to the maximum extent possible, and we find that such a temporary bypass would be consistent with the conservation and recreation values associated with the Bluestem Prairie Open Space.

Recreational trails are identified as one of the central conservation values protected by the Deed of Conservation Easement encumbering the Bluestem Prairie Open Space property. The Conservation Easement notes that the Bluestem property presents a unique opportunity to "provide the people with open space, to protect wildlife habitat, and to protect a grassland ecosystem." The March 2016 Bluestem Prairie Open Space Management Plan identifies the goal of managing trails and visitor use facilities to provide a high-quality recreation experience while protecting natural resource values. The Management Plan envisions the completion of trail maintenance and improvement projects to provide visitors with a clear and positive experience on designated trails. The property appears to be managed in accordance with an approved land management plan as required by the Easement. Palmer finds that the proposed drainage improvements and temporary bypass are "reasonably necessary for, and otherwise consistent with the management of the Property by the City for open space purposes in a manner which preserves and protects the Property's Conservation Values."

We understand that the Airport intends to seek the Trails, Open Space and Parks Working Committee's approval of the drainage improvements at its December 7 meeting, and then seek the Colorado Springs Park and Recreation and Cultural Services Advisory Board's approval at its December 14 meeting. The Airport will go before the Planning Commission and City Council early next year with construction slated to commence in the Spring. We find that this public process is consistent with the conservation values protected by the conservation easement encumbering the Open Space.

The Airport would be responsible for all costs of constructing and maintaining the drainage improvements in the future. The improvements are intended to benefit the Open Space's conservation and recreation values by addressing an existing problem. The Parks Department will avoid having to pay for some improvements to the Meadowlark Loop because the Airport will be paying for them and maintaining them. For these reasons, Palmer exercises



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its authority to approve the request to construct the drainage improvements at the Open Space and create a temporary bypass for the Meadowlark Loop in order to limit the amount of time the trail is closed due to construction.

Palmer Land Conservancy appreciates the opportunity to approve this win-win-win outcome for the Bluestem Prairie Open Space, the Parks Department and the Airport and is pleased to approve its implementation. Please let us know when the improvements have been approved by the other interested parties and construction is scheduled to commence. Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Stephen D. Harris".

Stephen D. Harris
Land Stewardship Director

**COLORADO SPRINGS PARKS, RECREATION AND CULTURAL SERVICES
DEPARTMENT**

Parks, Recreation and Cultural Services Advisory Board

Date: December 14, 2023

Item Number: Presentation Item #1

Item Name: Bluestem Prairie Drainage Improvements

SUMMARY:

The City of Colorado Springs Airport is requesting approval to proceed with a proposed project to improve the drainage conditions for the downstream drainage channel southeast of Peak Innovation Parkway and Powers Boulevard. The Colorado Springs Airport Pond 705 is north of Powers Boulevard and connects to Bluestem Prairie Open Space via a downstream outlet culvert. The existing drainage channel south of Powers Boulevard in Bluestem Prairie Open Space has experienced severe erosion due to the lack of drainage infrastructure and channel stabilization. The City of Colorado Springs Airport proposes to improve the existing drainage infrastructure on the Bluestem Prairie Open Space to create a stabilized channel, this improvement includes a flattened low slope, wider channel bottom with soil riprap and multiple concrete drop structures.

BACKGROUND:

The existing Big Johnson Channel serves as the downstream drainage way for a large portion the Colorado Springs Airport Business Park. The channel is located between Powers Boulevard and Big Johnson Reservoir. The channel currently collects stormwater from an 8'x8' box culvert that runs under Powers Boulevard with no dissipation or stabilization. The lack of existing infrastructure to handle stormwater has caused erosion and cuts of six feet through the property and damaged the existing park trail system.

The subject parcel is 646.94 acres of land that was acquired with TOPS funds in 2000. The parcel consists of open space with a trail system. The existing drainage channel runs north to south where it eventually flattens out and opens to a spread-out drainageway before entering the Big Johnson Reservoir.

The current concern is erosion at the outfall of the box culvert is significant and if left alone it will worsen without improvements to stabilize this area. Recently, the channel has experienced cuts of four to six feet approximately 900' downstream of the culvert. The cuts will continue to erode and migrate due to the sandy soils in this area if not addressed.

The Peak Innovation Park is currently developing upstream of the existing drainage channel. Pond 705 is a part of the Peak Innovation Park COSA Filing 1F, Lot 7 and is currently under development. The pond was designed to capture and treat stormwater from future development in Peak Innovation Park in this drainage basin. The new pond will release stormwater through the existing 8'x8' box culvert at an equal or lesser rate than historic conditions.

To ensure a stable drainage channel on the Bluestem Prairie Open Space the City of Colorado Springs Airport is proposing to improve the drainage channel. The proposed improvements include re-grading the existing channel downstream of the City of Colorado Springs Airport to a full width low slope constructed channel lined with soil riprap and four full width sculpted concrete drop structures vegetated to reduce future erosion potential. Per Chapter 12, Section 1.6.2.2 and Table 12-1 of the Colorado Springs Drainage Criteria Manual, a constructed channel is to provide flood flow conveyance and shall be used when upstream drainage basins have already been

significantly altered or are expected to be in the future and should utilize revegetation with stabilized linings and full width drop structures. In addition to the proposed drainage improvements, maintenance access will be required along the stabilized channel for access and maintenance to be completed following completion of construction. The maintenance access will be provided by a combination of the existing park trail system and the proposed trails associated with the channel improvements along the west side of channel. Access will be controlled and minimal to ensure limited disruption of the open space.

During the initial planning phases of the project the staff made recommendations to enhance the natural aesthetics and improve the open space trail system connectivity by including the use of sculpted concrete for all drop structures and creating a trail crossing of the channel over the top of one of the drop structures. Both recommendations were followed as the drop structures have been changed from boulder drop structures to be sculpted concrete and trail improvements have been proposed in addition to providing a channel crossing over the top of one of the drop structures.

The Bluestem Prairie Open Space has a conservation easement held by the Palmer Land Conservancy. Staff coordinated the review of the proposed drainage improvements with the Palmer Land Conservancy to ensure that their conservation principles were met with the improvements. A letter has been provided from the Palmer Land Conservancy and is included as Exhibit A.

FINANCIAL IMPLICATIONS:

The City of Colorado Springs Airport through Peak Metro District Number 2 will provide the funds necessary to design, permit and construct the proposed improvements.

BOARD/COMMISSION RECOMMENDATION:

ALTERNATIVE:

Deny the request for drainage improvements, on the 646.94-acre TOPS Open Space parcel in Bluestem Open Space.

RECOMMENDATION:

Approval of the City of Colorado Springs Airport's request for improvements to the drainage infrastructure on the 646.94-acre Bluestem Prairie Open Space TOPS property. The proposed improvements include re-grading the existing channel downstream of the City of Colorado Springs Airport to a full width low slope constructed channel lined with soil riprap and four full width sculpted concrete drop structures vegetated to reduce future erosion potential.

PROPOSED MOTION:

Approval of the City of Colorado Springs Airport's request for improvements to the drainage infrastructure on the 646.94-acre Bluestem Prairie Open Space TOPS property. The proposed improvements include re-grading the existing channel downstream of the City of Colorado Springs Airport to a full width low slope constructed channel lined with soil riprap and four full width sculpted concrete drop structures vegetated to reduce future erosion potential.

Attachments:

Power Point Presentation

2023 CIP UPDATES



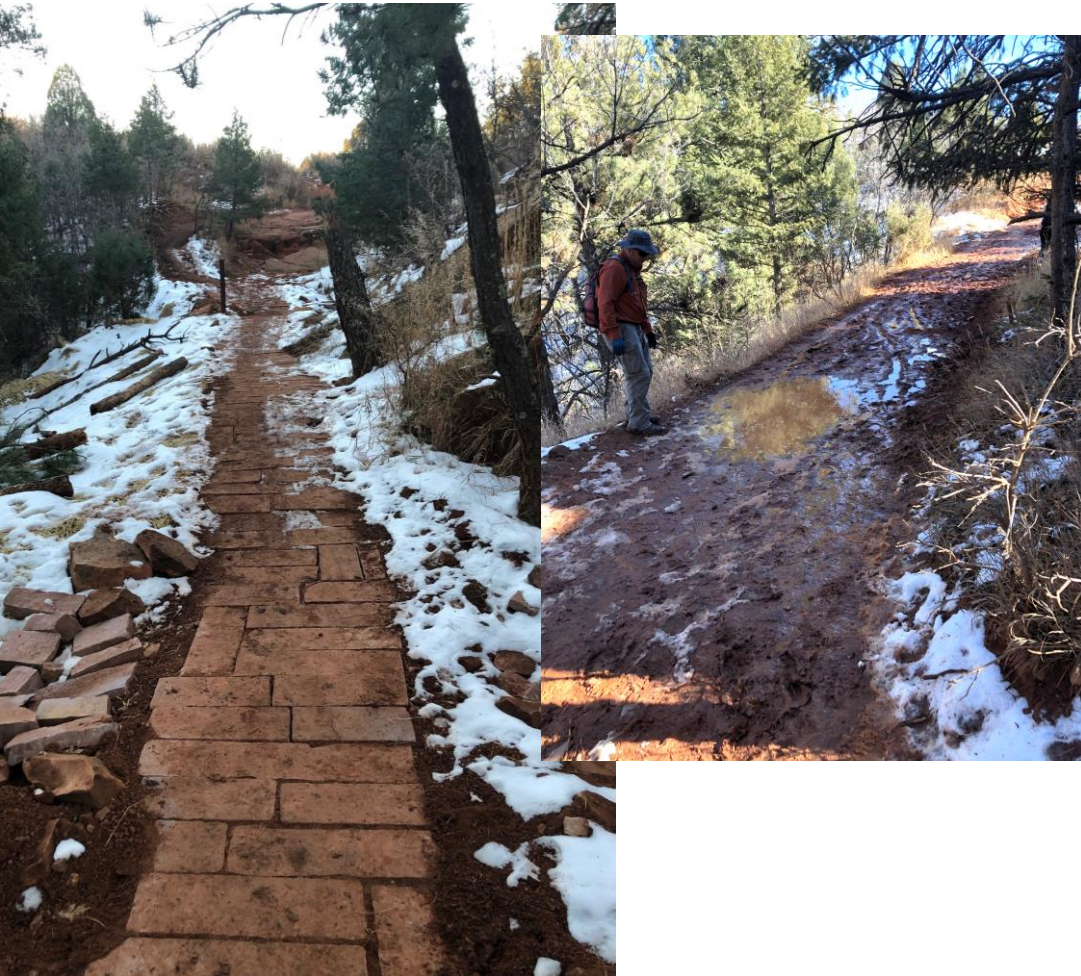
Lonna Thelen, Design and Development & TOPS Manager

- David Deitemeyer, Senior Landscape Architect
- Jake Butterfield, Capital Project Coordinator
- Emily Duncan, Trails Development Coordinator

12/14/23

PRCS Department – Design Development Division

RED ROCK CANYON OPEN SPACE



Red Rock Canyon Open Space Trail System Improvements

- Sustainable trail construction and maintenance of approximately 5 miles or singletrack trail, decommission of 3 miles of unsustainable trails
- Project Cost: - \$235,000
- Funding: TOPS Open Space
- Project Status – Completed November 2023

RED ROCK CANYON OPEN SPACE



Red Rock Canyon Open Space Pond Reclamation Project

- Conversion of an illegal pond/dam into a naturalized channel and landscape
- Project Cost: - ~\$100,000 hard cost. Staff value another \$150,000
- Funding: TOPS Open Space
- Project Status – Substantial completion in September. Revegetation in progress



WAYFINDING



Open Space Wayfinding – Trail markers installation

- Installation of wayfinding posts and decals in Ute Valley Park, Austin Bluffs Open Space, Red Rock Canyon Open Space and North Cheyenne Canon Park
- Project Cost: - ~\$190,000
- Funding: TOPS Open Space
- Project Status – Posts installed at all properties. Marker decals installation underway.

BLODGETT OPEN SPACE

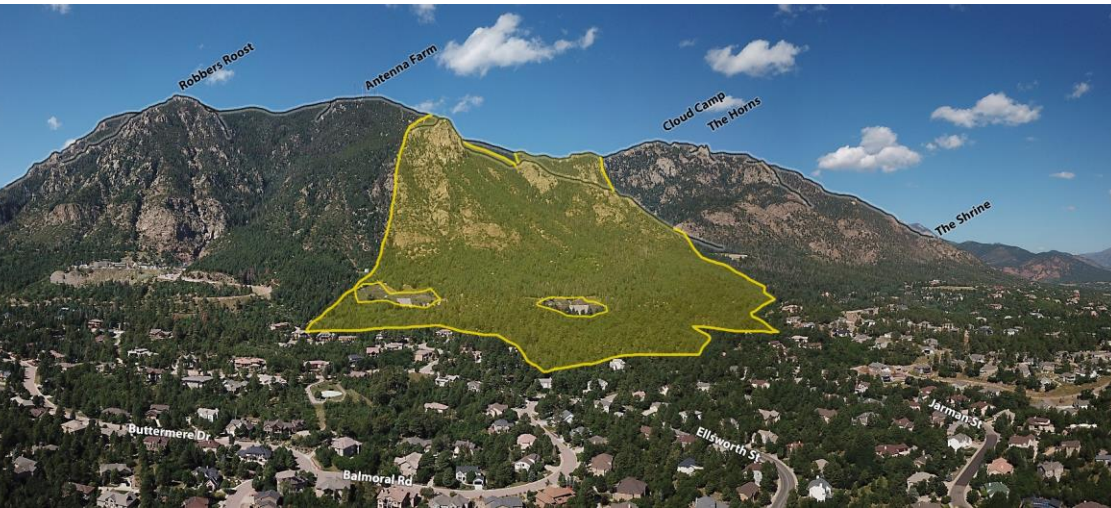


Blodgett Open Space Master and Management Plan public process

- Public process for the master and management plan
- Project Cost: - ~\$235,000
- Funding: TOPS Open Space
- Project Status – Recommended master and management plan posted late December 2023 for public review.
- Final plan presented to Parks Board in March and April

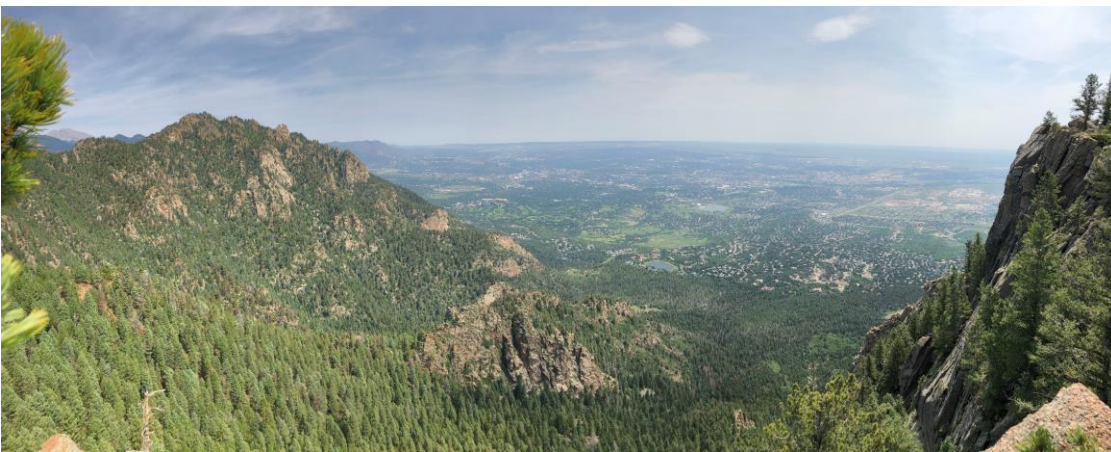


FISHERS CANYON OPEN SPACE

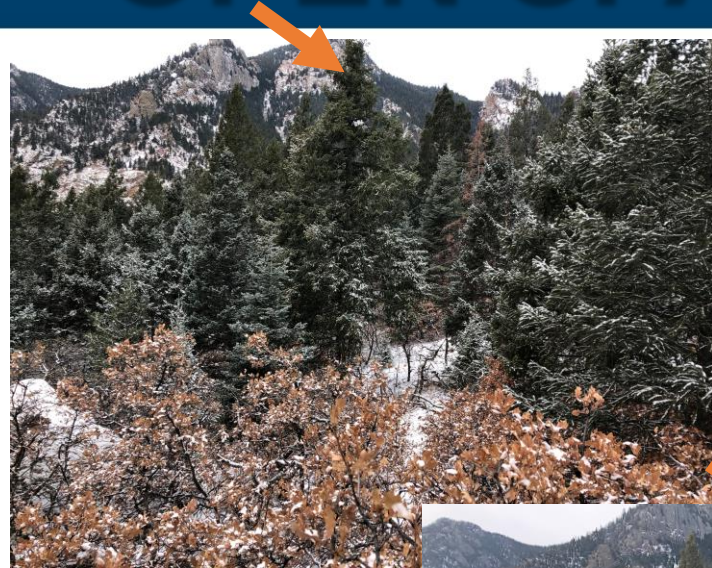


Fishers Canyon Open Space Master and Management Plan public process

- Public process for the master and management plan
- Project Cost: - ~\$250,000
- Funding: TOPS Open Space
- Project Status – Natural resources studies underway, focus stakeholder group meetings early December. Public meeting in first quarter of 2024

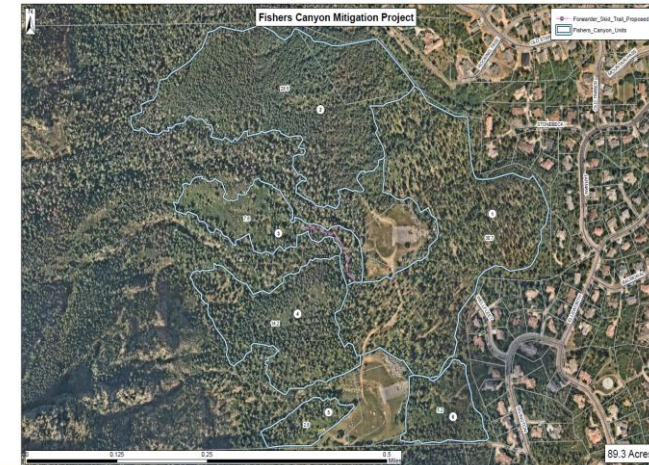


FISHERS CANYON OPEN SPACE



Fishers Canyon Open Space Fire Mitigation

- Fire mitigation on 89.5 acres within Fishers Canyon Open Space
- Project Cost: - ~\$510,000
- Funding: TOPS Open Space, Colorado Springs Utilities, and Tabor Fire Mitigation Funds
- Project Status – Work completed April 2023



ANTLERS DOG PARK



Antlers Dog Park

- Construction of the new dog park area
- Project Cost: - ~\$525,000
- Funding: Tabor Funds
- Project Status – Fall construction, substantial project completion by the end of the year

AUSTIN BLUFFS OPEN SPACE



Austin Bluffs Open Space Trail Development

- Construction of the new and improved singletrack trails
- Project Cost: - ~\$225,000
- Funding: TOPS Parks, Open Space, GOCO Grant
- Project Status – Ongoing in 2024
- Completed 10.6 miles of trail, 0.5 miles Bike-Only trail, and 8.25 rogue trail closure



OTHER NOTABLE PROJECTS



Additional projects

- Mt Cutler Trailhead Improvements
- Ladders Trail Planning and Design
- Limber Pine Trail Planning and Design
- Black Canyon Quarry Restoration Planning and Design
- Chamberlain Trail Planning and Design
- Garden of the Gods Trading Post Encroachment Correction
- South Cheyenne Canyon Road Bridge Replacement (and Chamberlain Trail Improvements)
- Red Rock Canyon Open Space Trail Maintenance Projects

MONUMENT VALLEY PARK IMPROVEMENTS



Monument Valley Shadow & Duck Lake
Rebuild/Historic Stone Walls Rebuild, install new south
MVP irrigation system

- Rebuild Shadow and Duck Lake, rebuild and repair historic stone walls in Monument Valley Park and replace irrigation system in South Monument Valley Park.
- Project Cost: - \$2,095,000
- Funding: Tabor 2B – \$1.3 million
 - Hill Foundation - \$400,000
 - ARPA - \$385,000
 - Broadmoor Garden Club - \$10,000
- Project Status – All complete but Duck Lake, Construction will begin in 2024 and will cost an additional \$850,000.

DEVELOPED PARK PROJECTS



These are smaller projects in developed parks

- Skyview Turf replacement - \$325,000
- Monument Valley Pickleball resurface - \$70,000
- Memorial Park, Veteran Memorial Masterplan - \$60,000
- Boulder Park landscape improvements - \$30,000
- Memorial Park Prospect Lake Westside Irrigation - \$200,000
- Palmer Park Playground EWF for Swings - \$20,000
- Union and Hancock sidewalk sections in Memorial Park - \$450,000, this was funded by City Engineering Department.
- Cottonwood Creek Storm Pipe Construction Observation around \$1 million, this was a Stormwater Project, Parks contributed \$100,000
- Rampart Park BMX Track partnership with Colorado BMX Initiative - \$20,000

PARKING LOT IMPROVEMENTS



- Leon Young Sports Complex Parking Lot, Tabor 2B Funding - \$805,000 ADA Funding - \$150,000
- Palmer Park Dog Park Parking Lot - \$133,000
- Garden of the Gods Overflow Lot Improvements - \$116,000
- Cottonwood Creek Park ADA Parking - \$64,000

PARK FACILITY IMPROVEMENTS



- Pioneers Museum HVAC Design and Procurement - \$400,000
- Valley Hi Club House reimagine process
- Garden of the Gods Overflow Lot Improvements - \$116,000
- Cottonwood Creek Park ADA Parking - \$64,000

LEGACY LOOP



Legacy Loop: Rock Island Trail

- Project Overview: Construction of over a mile of widened concrete trail for the Rock Island Trail segment of the Legacy Loop, from Van Buren Street east to Templeton Gap Road. This project also includes construction of trail underpasses, roadway access, retaining walls, sidewalk improvements, and fencing.
- Project Cost: \$3.1 million
- Funding: TOPS Trails, Land Water Conservation Fund Grant, Colorado the Beautiful Grant, and PLDO Funding
- Project Status: Trail constructed and open from Shooks Run Junction to Templeton Gap Road, trail and retaining wall construction underway. Tentative Spring 2024 completion.

LEGACY LOOP



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- Project Cost: \$3.1 million
- Funding: TOPS Trails, Land Water Conservation Fund Grant, Colorado the Beautiful Grant, and PLDO Funding
- Project Status: Trail constructed and open from Shooks Run Junction to Templeton Gap Road, trail and retaining wall construction underway. Tentative Spring 2024 completion.

LEGACY LOOP

Legacy Loop: Mesa Creek Crossing and Trail Construction

- Project Overview: Construction of a 90-foot pedestrian bridge spanning the Mesa Creek confluence at Monument Creek. Additional items include bridge construction (including helical piers), widened concrete trail, and fencing and handrail installation
- Project Cost: \$770,000
- Funding: TOPS Trails, Land Water Conservation Fund Grant, and PLDO Funding
- Project Status: Bridge abutments are complete. Awaiting Bridge order for mid December with assembly and installation to follow. Tentative completion February 2024



LEGACY LOOP



Legacy Loop: Pikes Peak Greenway Utility Undergrounding

- Project Overview: In partnership with Colorado Springs Utilities, undergrounding of overhead utilities (power, fiber, and communication) from the Mesa Creek Confluence, south to Uintah Street to allow for future trail construction.
- Project Cost: approx. \$750,000 (60:40 cost share)
- Funding: System Improvement Project Funds (SIP), TOPS Trails
- Project Status: All overhead lines have been undergrounded except a City fiber for the network, slated for mid-December undergrounding. Pole removal to follow, tentatively early January. Trail construction will follow, pending funding (2024).

SAND CREEK TRAIL



Sand Creek Trail: Hancock Expressway Crossing

- Project Overview: Construction of at-grade crossing improvements, drainage improvements, approximately 1000 linear feet of urban trail, and installation of fencing to protect the trail corridor from illegal dumping.
- Project Cost: \$1.3 million
- Funding: TOPS Trails, PPRTA, and City Stormwater Funds
- Project Status: Completed Spring 2023



SAND CREEK TRAIL



Sand Creek Trail: Hancock Expressway Crossing

- Project Overview: Construction of at-grade crossing improvements, drainage improvements, approximately 1000 linear feet of urban trail, and installation of fencing to protect the trail corridor from illegal dumping.
- Project Cost: \$1.3 million
- Funding: TOPS Trails, PPRTA, and City Stormwater Funds
- Project Status: Completed Spring 2023

SINTON TRAIL



Sinton Trail at Arrowswest

- Project Overview: Construction of approximately 500 linear feet of concrete trail at the intersection of 30th Street and Garden of the Gods Road, along the frontage of a long-undeveloped property. This project completes the Sinton Trail alignment, and provides connectivity between the Sinton Trail and the Foothills Trail.
- Project Cost: \$312,000
- Funding: TOPS Trails
- Project Status: Completed Spring 2023

SINTON TRAIL



Sinton Trail at Arrowswest

- Project Overview: Construction of approximately 500 linear feet of concrete trail at the intersection of 30th Street and Garden of the Gods Road, along the frontage of a long-undeveloped property. This project completes the Sinton Trail alignment, and provides connectivity between the Sinton Trail and the Foothills Trail.
- Project Cost: \$312,000
- Funding: TOPS Trails
- Project Status: Completed Spring 2023

UTE VALLEY REGIONAL TRAIL



Ute Valley Regional Trail

- Project Overview: This project creates connectivity through the park from the northwest corner of the park to the trailhead located off of Rockrimmon Blvd. , with improvements to existing trails to align with regional trail standards, and construction of new trail. This has been underway with both staff and contractor work.
- Project Cost: \$385,000 Contracted, approx. \$130,000 in equivalent by staff (1.6 miles)
- Funding: TOPS Trails
- Project Status: Ongoing



QUESTIONS?

