

Parks, Recreation and Cultural Services



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

Agenda

Parks, Recreation and Cultural Services Advisory Board

Thursday, November 9, 2023

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 – October 12, 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>

Ceremonial Items – Time Certain 9:00 a.m.

Recognition of CPRA Award for Community Champion – Stephannie Finley-Fortune
Recognition of CPRA Award for Best Renovated Park Design – Panorama Park

Action Items

Presentations

Karman Line Land Use Plan

Connie Schmeisser/Caroline Miller

Staff Updates

Cultural Services Update

Velodrome Update

Budget Update

Staffing Update/New Staff Introductions

Matt Mayberry

Kim King

Britt Haley

Board Business

TOPS Working Committee Reappointment

Board Liaison Roles

Updated Board Photo

Lonna Thelen

Adjournment



2023 COLORADO PARKS & RECREATION ASSOCIATION

Community Champion Award
Presented Posthumously to
Stephannie Finley-Fortune

Britt Haley – Parks, Recreation and Cultural Services Director

COMMUNITY CHAMPION AWARD



Stephannie Finley-Fortune

COMMUNITY CHAMPION AWARD



<https://vimeo.com/874825983/3a1303d433?share=copy>

Stephannie Finley-Fortune

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

Date: November 9, 2023

Item Number: Recognition

Item Name: Recognition of the Colorado Park & Recreation Association Award for Community Champion Presented Posthumously to Stephannie Finley-Fortune

BACKGROUND:

The Colorado Parks & Recreation Association Awards Program is intended to recognize and celebrate the individuals and organizations that contribute to the success and value of parks and recreation in the state of Colorado. Designed to bring attention to its recipients, the awards program highlights the successes of association members and community champions. On Thursday, September 28, 2023, Stephannie Finley-Fortune was posthumously awarded the Community Champion award.

Stephannie's influence in Colorado Springs has been immeasurable. Over her 25+ years in Colorado Springs, she played a vital role in supporting numerous leaders and initiatives dedicated to propelling positive change across the city. After an exceptional career in government affairs and many years of board service to community non-profits, Stephannie decided to take her talents to City Council.

It was Stephannie's collaborative spirit that also made her an exceptional City Councilwoman. With enthusiasm, she embraced the needs of District 3, actively engaging residents and advocating for the unique needs of the Westside. One notable initiative she took great pride in was the operational transition at the Westside Community Center (WCC). Working alongside city staff, she supported hiring a skilled facilitator to conduct community visioning exercises, ensuring that the voices and aspirations of the community were heard and incorporated into the path forward. Despite inheriting the WCC operational transition as a sensitive and often conflictual topic within her district, Stephannie navigated it with compassion - empowering and inspiring residents for the future. As a result of this successful process during Stephannie's council tenure, the Westside Community Center joined three other established centers under the operation of the Parks, Recreation, and Cultural Services Department. These centers play a vital role in offering essential multigenerational programs and services to the community, supporting overall health and well-being.

Like many urban communities, Colorado Springs also faces challenges with homelessness, particularly in parks and trails. Stephannie demonstrated her commitment to addressing this issue by publicly endorsing the creation of a new Urban Trail Ranger Unit. This dedicated team will be responsible for enhancing trail safety and coordinating regular clean-ups in the urban core. This team will also work in collaboration with existing homeless outreach providers, aiming to offer resources and support to those experiencing homelessness. Additionally, this team's presence will contribute to increased vigilance and improved safety for all trail users. Stephannie's advocacy and support from City Council played a crucial role in securing the necessary funding for the establishment of this unit.

By championing projects like these, Stephannie exemplified her wholehearted dedication to solving problems for her District. Her unwavering commitment to our city has left an indelible impact, particularly in enhancing recreational opportunities throughout our community.

Despite previously overcoming breast cancer, Stephannie faced another unexpected challenge when she was diagnosed with leukemia in late 2022. She exhibited incredible strength and dedication, fulfilling her responsibilities and completing her term on City Council with unwavering commitment. Tragically, she passed away in June 2023. Our community now mourns the loss of a true champion and friend. In recognition of her exceptional accomplishments and lasting impact, the Colorado Springs Parks, Recreation and Cultural Services Department would like to spotlight her contributions to encourage both the state of Colorado and the Pikes Peak Region to find inspiration in Stephannie's remarkable legacy through this year's Community Champion Award.

CURRENT STATUS:

RECOMMENDATION:

N/A

PROPOSED MOTION:

N/A

PARTIES NOTIFIED OF THIS MEETING:

N/A



2023 COLORADO PARKS & RECREATION ASSOCIATION

Columbine Award for Renovated Park Design
Presented to Panorama Park

Britt Haley – Parks, Recreation and Cultural Services Director

COLUMBINE AWARD FOR RENOVATED PARK DESIGN

Before



After



<https://vimeo.com/875313027/93388119b6?share=copy>

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

Date: November 9, 2023

Item Number: Recognition

Item Name: Recognition of the Colorado Park & Recreation Association Award for Renovated Park Design Presented to Panorama Park

BACKGROUND:

The Colorado Parks & Recreation Association Awards Program is intended to recognize and celebrate the individuals and organizations that contribute to the success and value of parks and recreation in the state of Colorado. Designed to bring attention to its recipients, the awards program highlights the successes of association members and community champions. On Thursday, September 28, 2023, Panorama Park received the Columbine Award for best renovated park design.

Panorama Park is a 13.5-acre neighborhood park located in Southeast Colorado Springs. To say Panorama Park was a special project would be an understatement. Attention for this park sprung to life through organized resident leaders, community partners, philanthropy, and community-centered design; a real lightning-in-a-bottle kind of project made possible through partnership. City Council's sustained and enthusiastic support for this project was a keystone to its success.

As a neighborhood park, Panorama serves Southeast Colorado Springs. Over 3,400 residents live within a 10-minute walk. In Southeast, many neighborhoods are geographically isolated, disparately served, and inundated by negative indicators for equity and health. The area has some particularly distressing statistics, as identified by El Paso County Health Indicators and American Community Survey data:

- Extremely limited health services, including zero primary care providers
- Disproportionately high incidence of youth violence
- 10-12 year lower life expectancy
- Limited tree canopy, resulting in hotter temperatures/heat island effect

Despite area hardships, Southeast residents dedicated their time and energy to rally around the renovation of Panorama Park and the opportunity to create recreational equity while also helping to address wellness trends and health disparities.

As an agency, our department also faced challenges in building trust in the community. By partnering with resident leader groups like RISE|Southeast and national experts like Trust for Public Land (TPL), the Parks Department was able to overcome these barriers. In that process, Southeast residents were invited to the table to not only suggest amenities or participate in surveys, but they drove design concepts. By engaging a Youth Advisory Council (YAC) with RISE|Southeast, partners and staff were able to reach new demographics of residents and build priceless ownership for the park.

The renovation project at Panorama Park has been creating community impact since its early vision. The collaboration between partners, the empowerment of community voices, and the trust built in the process are all examples of positive change at the heart of this project. The park itself, which is now full of resident-prioritized amenities and recreation spaces, is buzzing with

attendance and use, a vast change from the park prior to renovation. On any given day, the park is full of families, mothers with young children, teens, seniors, organized sports, youth programs, walking groups, and scheduled community events. Over 1,000 people came out to support the Grand Re-Opening of this park in August 2022. This park has become a community destination not only for Southeast neighbors but for all residents in Colorado Springs.

On a practical level, collaboration across different teams and city agencies helped to ensure long-term project success. The expert conservation staff collaborated on soils, native seed, and irrigation. The Forestry Division not only reviewed every plan set for tree selection, but they were also actively involved in tree inspection at the nursery, on-site, and supervised the contractors planting on-site. The design team worked closely with the City Stormwater enterprise staff to propose and explain the progressive design concept, troubleshooting all aspects so to not compromise the creative design while meeting MS4 Permit detention and water quality criteria.

The effectiveness of this project is already influencing local community engagement and how the Parks department approaches park design and development. Mayor Yemi Mobolade recently created a new Office of Community Affairs to capitalize on community power across the city. Panorama Park is an excellent example of the success that can be achieved when resident leadership, community partners, and professional staff, come together to problem-solve and shape the future.

The Colorado Parks & Recreation Association recognized the design and renovation elements, and the strong community engagement in support of this incredible project with the Columbine Award for Best Renovated Park Design.

CURRENT STATUS:

N/A

RECOMMENDATION:

N/A

PROPOSED MOTION:

N/A

PARTIES NOTIFIED OF THIS MEETING:

N/A



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

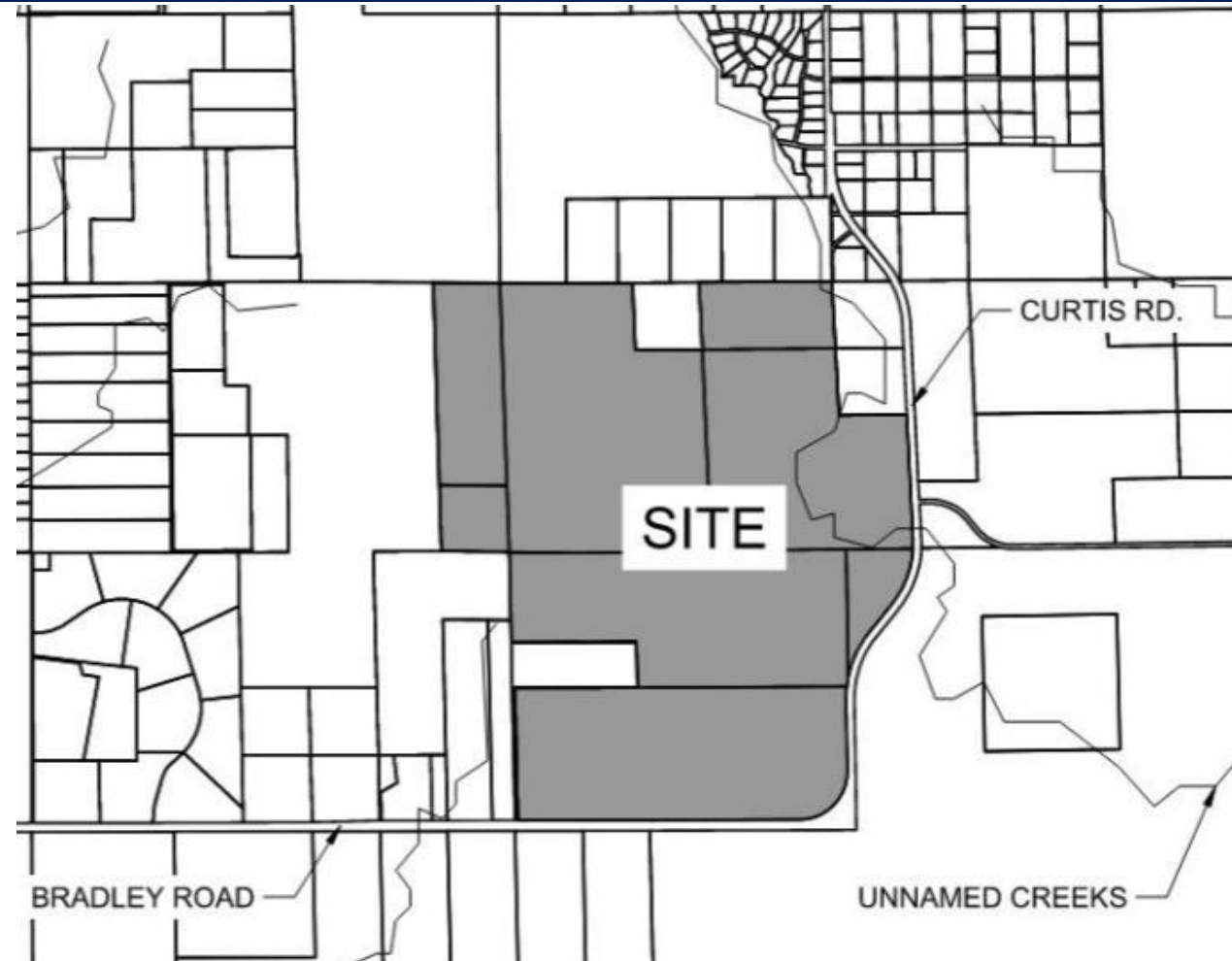
Proposed Land Use

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 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

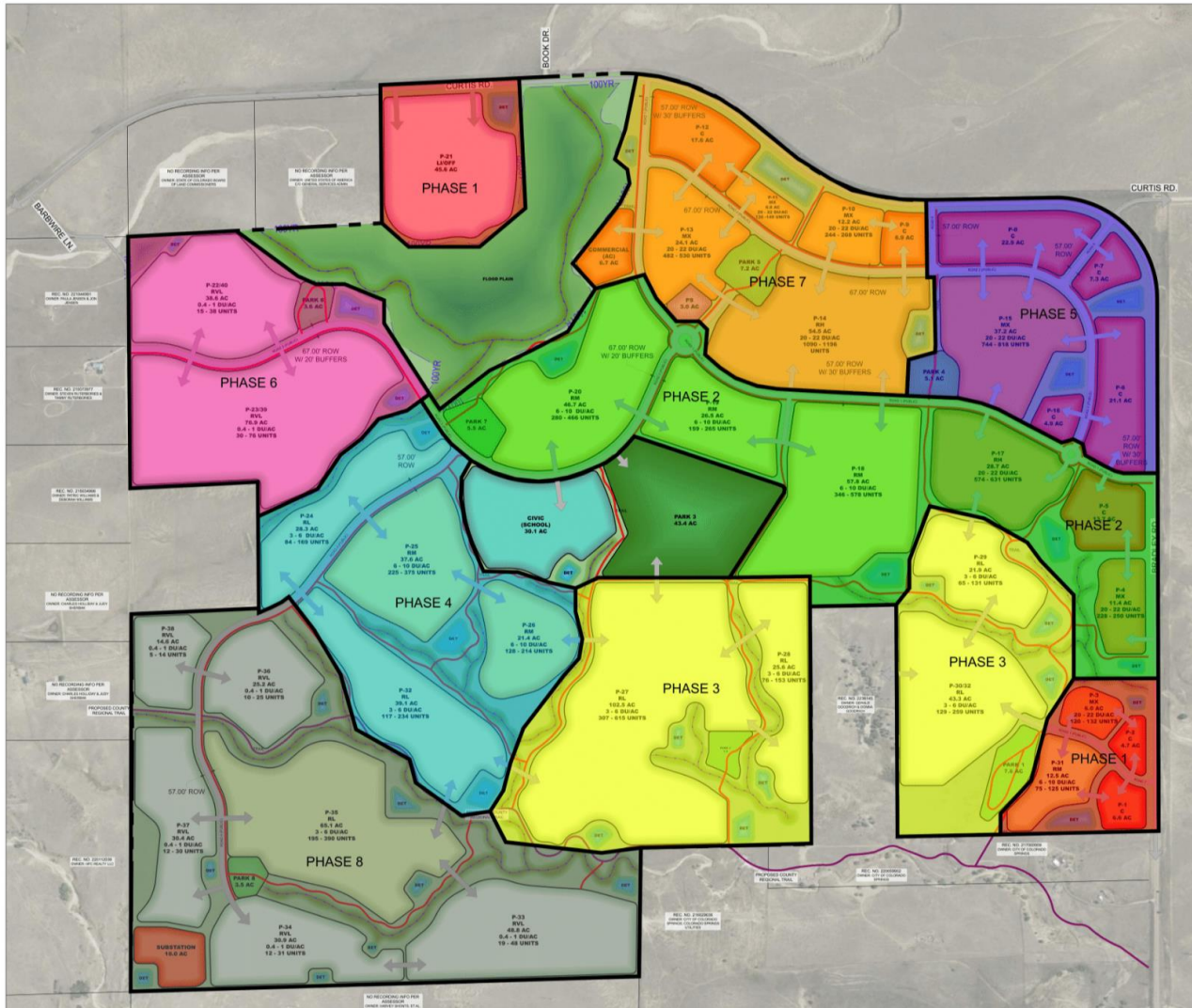
Centrally Located, Adjacent to District 22 School Site

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 Box] | PHASE 1 |
| [Green Box] | PHASE 2 |
| [Yellow Box] | PHASE 3 |
| [Light Blue Box] | PHASE 4 |
| [Purple Box] | PHASE 5 |
| [Pink Box] | PHASE 6 |
| [Orange Box] | PHASE 7 |
| [Grey Box] | 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

November 9, 2023

Craig Dossey – Vertex Consulting Service
Phil Stuepfert – HR Green

Location and Regional Context

Peterson Air Force Base
Peterson Space Force Base

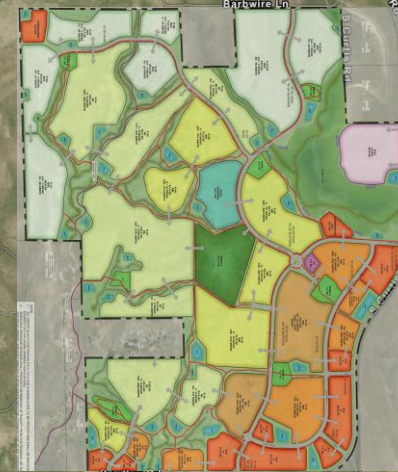
Colorado Springs Airport

Schriever Space Force Base

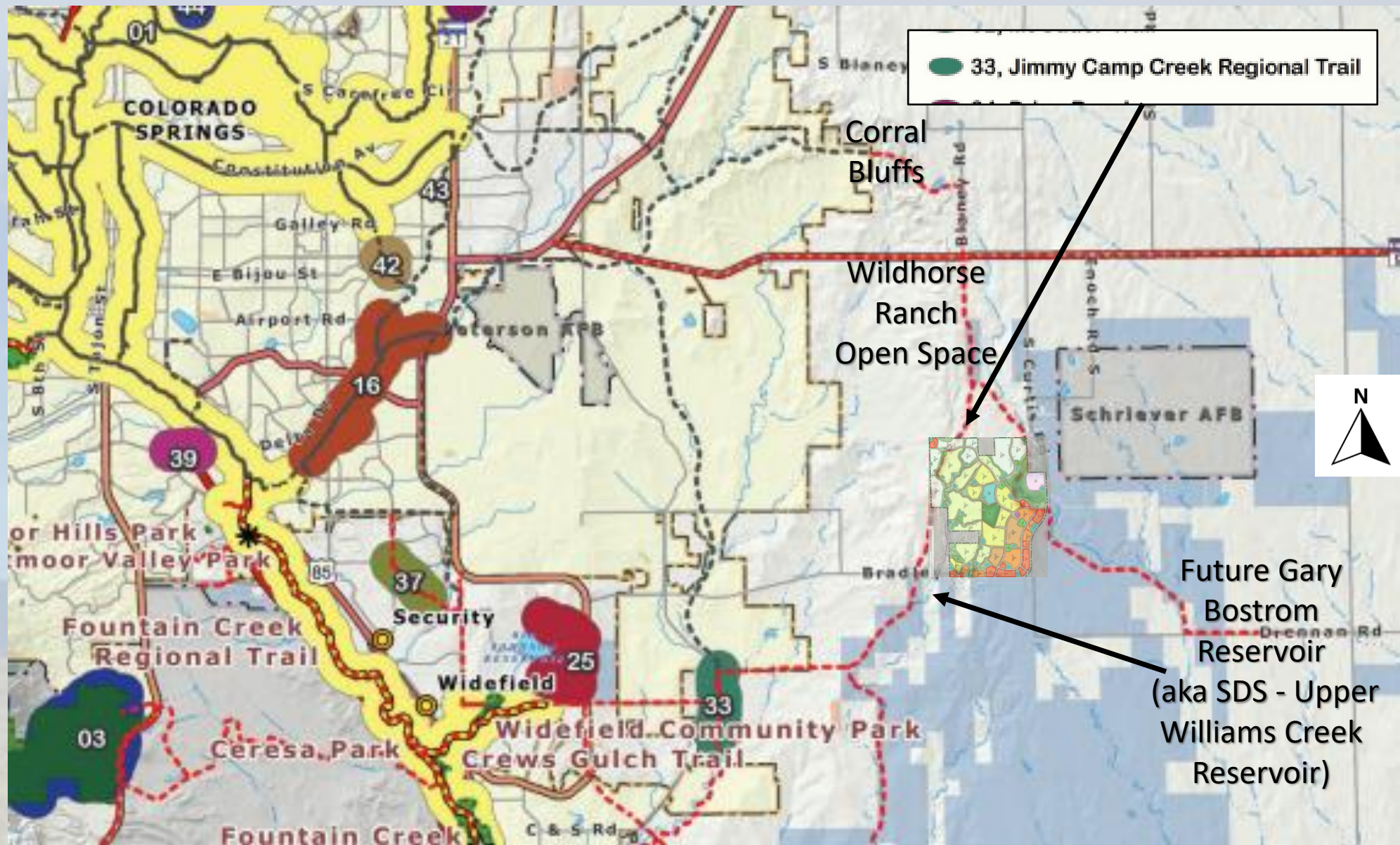
Marksheffel Road

Curtis Road

Bradley Road



Parks Facilities Regional Context



Parks Facilities Regional Context

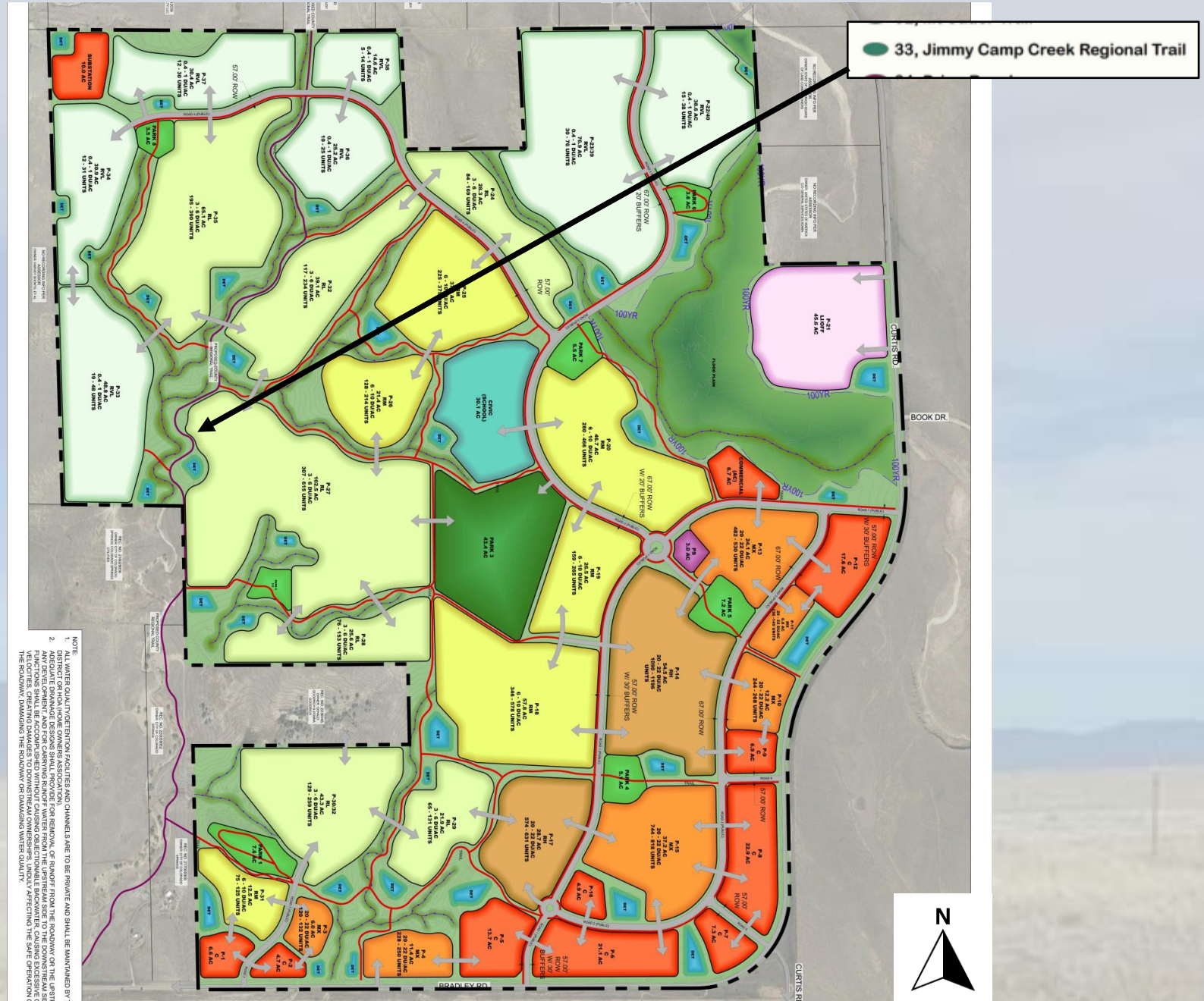
Candidate Open Space Areas

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

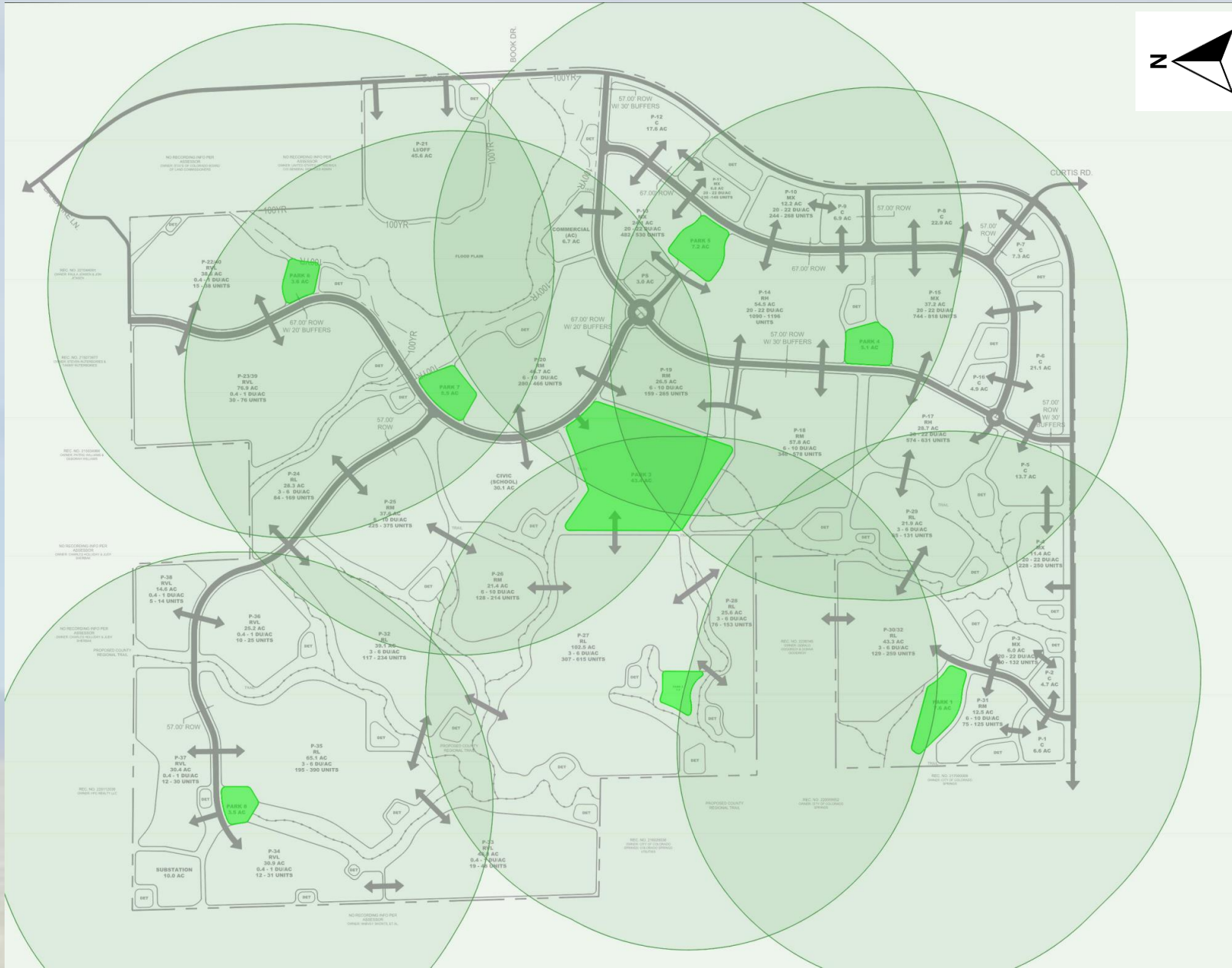


Karman Line Land Use Plan

- 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 | |

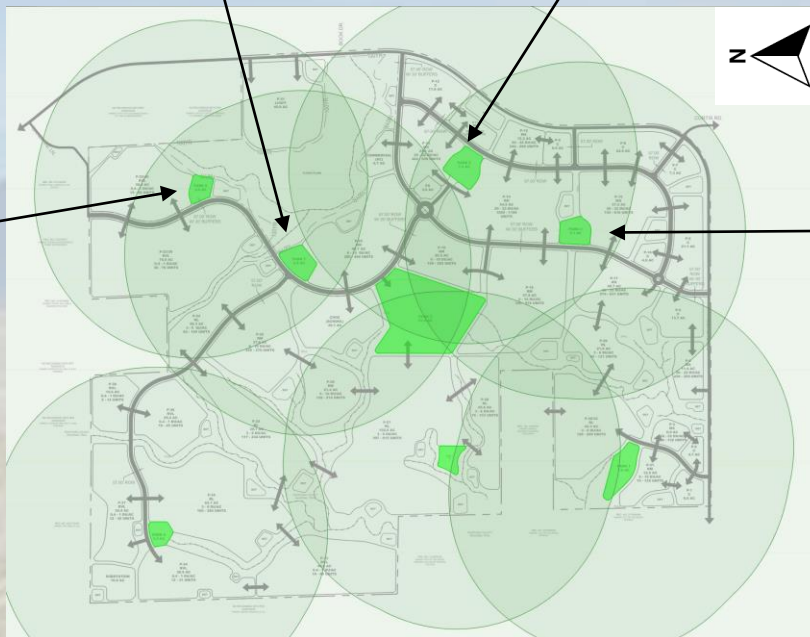
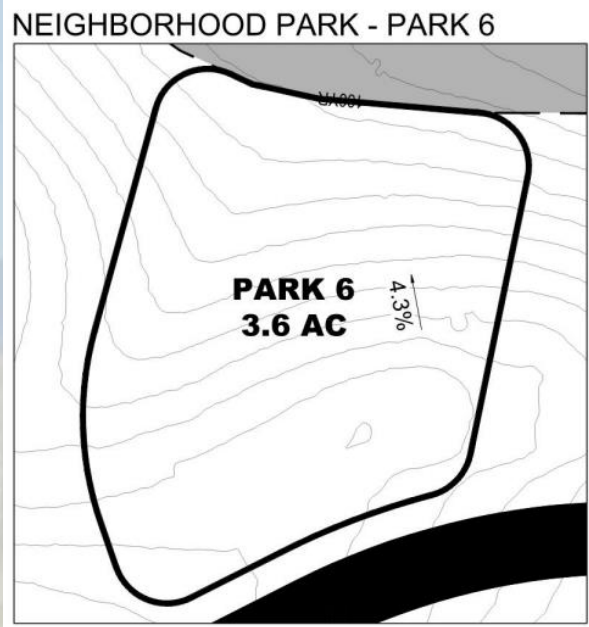
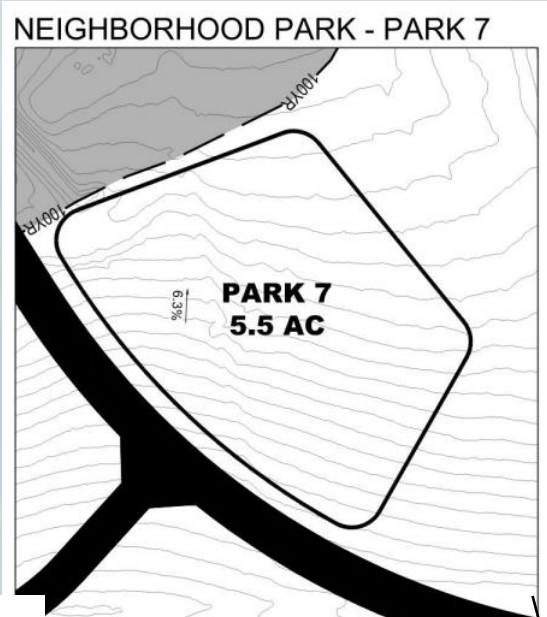
PARK VICINITY LEGEND

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

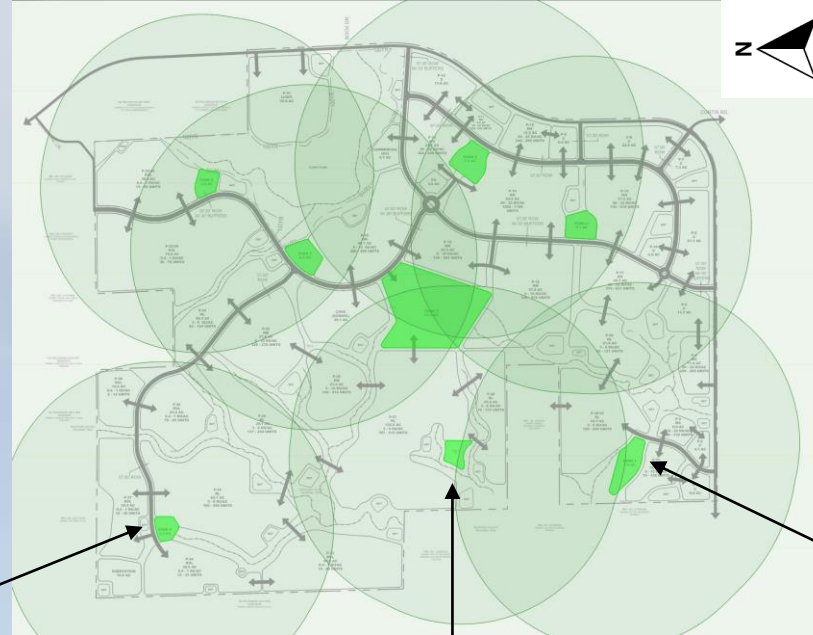
Karman Line Parks Land Dedication Calculations

| 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 |

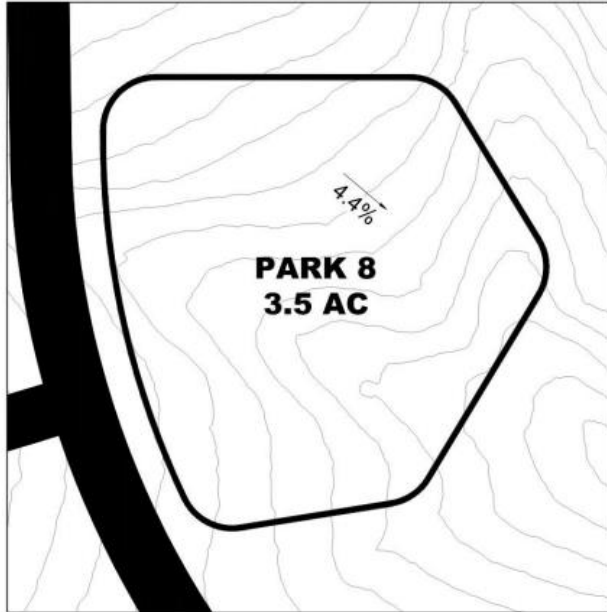
Neighborhood Parks



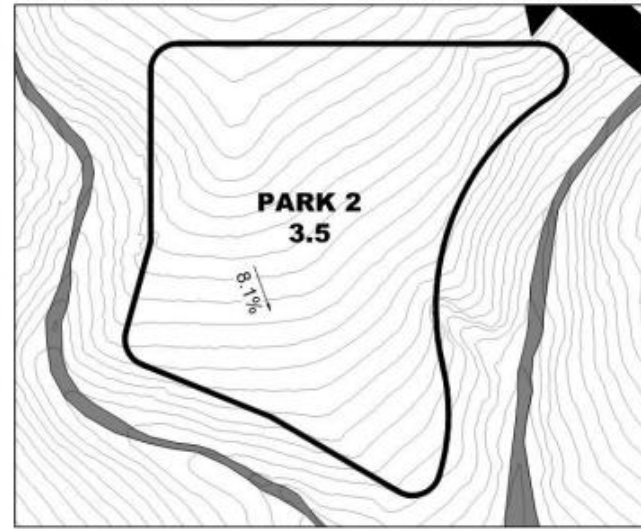
Neighborhood Parks



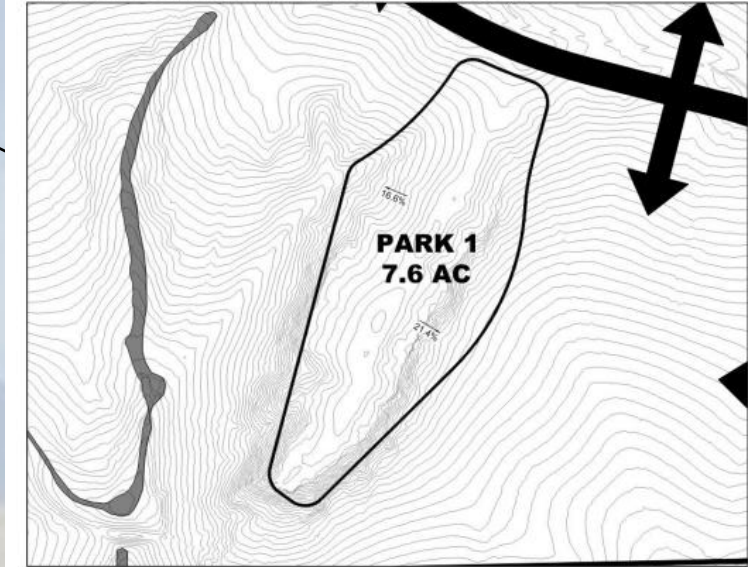
NEIGHBORHOOD PARK - PARK 8



NEIGHBORHOOD PARK - PARK 2

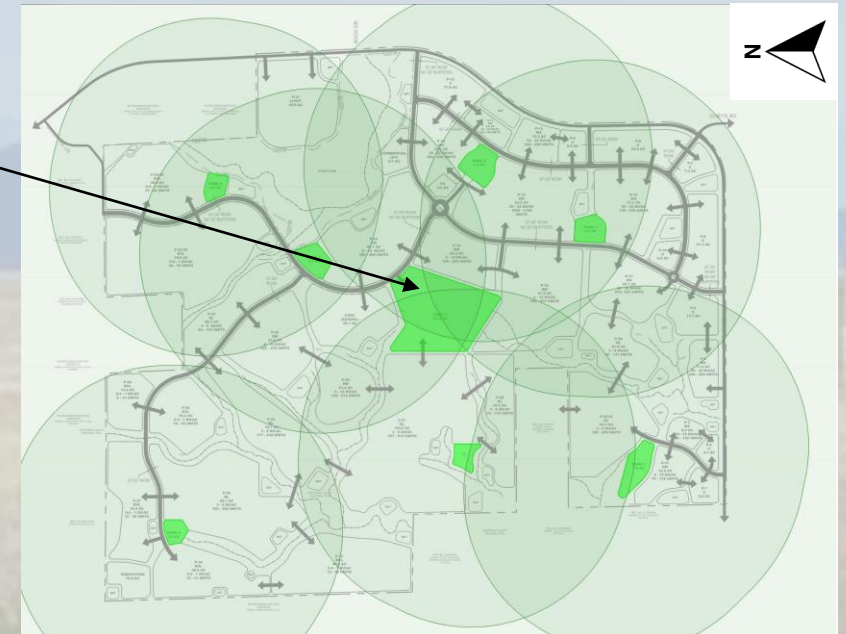
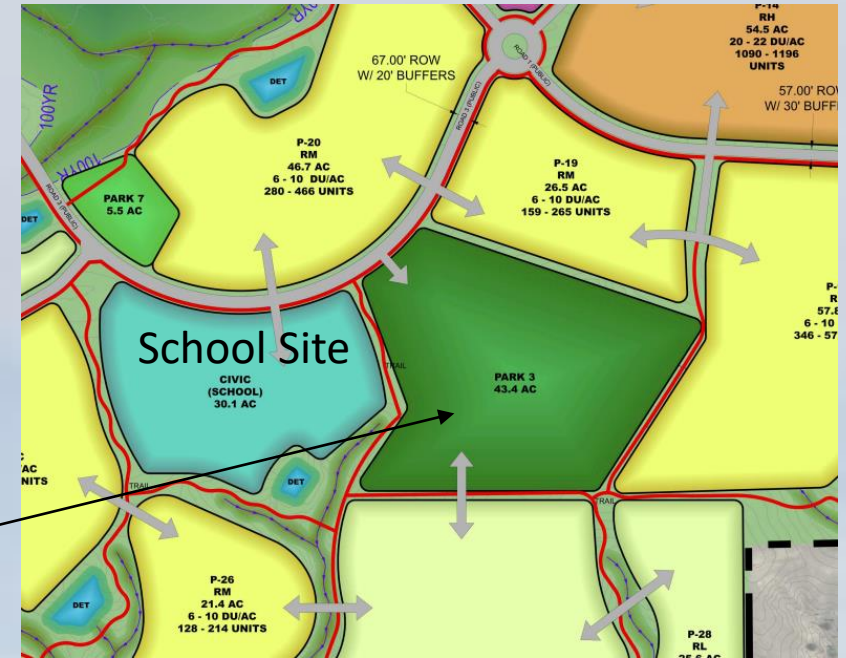
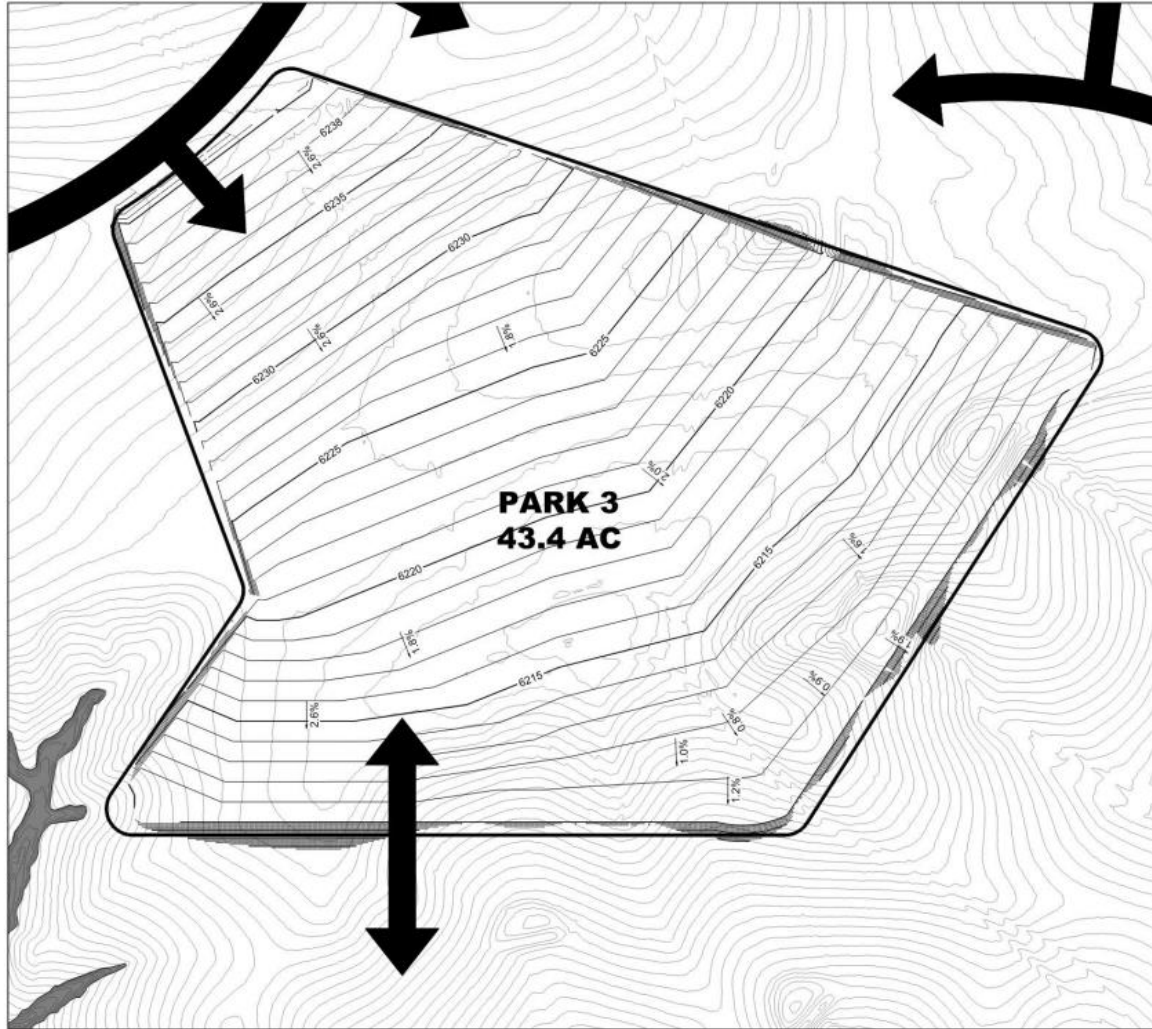


NEIGHBORHOOD PARK - PARK 1



Community Park

COMMUNITY PARK - PARK 3



A landscape photograph showing a wide, flat field of dry, yellowish-brown grass in the foreground. A simple wire fence with wooden posts runs across the middle ground. In the background, a range of low, dark mountains stretches across the horizon under a pale blue sky with scattered, light-colored clouds. The overall scene is open and desolate.

Questions?

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

Date: November 9, 2023
Item Number: Presentation 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 |
|---------------------|--------------------------|--------------------------------------|-------------------------------|---|---|--|--|---|---|
| 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 | | | 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 35.9 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 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 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 the 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.

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:

At a future meeting, when this item is set for action by the Board, 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 is not necessary for this presentation item. The proposal will return for Board consideration at the December 14, 2023, Parks, Recreation and Cultural Services Advisory Board meeting.

ACTION NEEDED BY THE BOARD:

Next Month: 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