

Parks, Recreation and Cultural Services



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

Agenda

Parks, Recreation and Cultural Services Advisory Board

Thursday, August 10, 2022

7:30 a.m.

1401 Recreation Way

How to call in to the meeting for citizens:

Please dial +1 (720) 617-3426 Conference ID: 190 000 541#

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

New Board Member Introductions

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 – July 13, 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

Villages at Waterview

Connie Schmeisser/Caroline Miller

Presentations

Staff Updates

Prospect Lake Update
Park and Recreation Month Overview

Emma Logan
Stephanie Adams

Board Business

Ethics Training/Open Meetings Law Training
TOPS Working Committee Reappointments

Young Shin
Britt Haley

Adjournment

Villages of Waterview North

Master Plan/Concept

Parks, Recreation and Cultural Services Advisory Board

August 2023





Villages at Waterview North

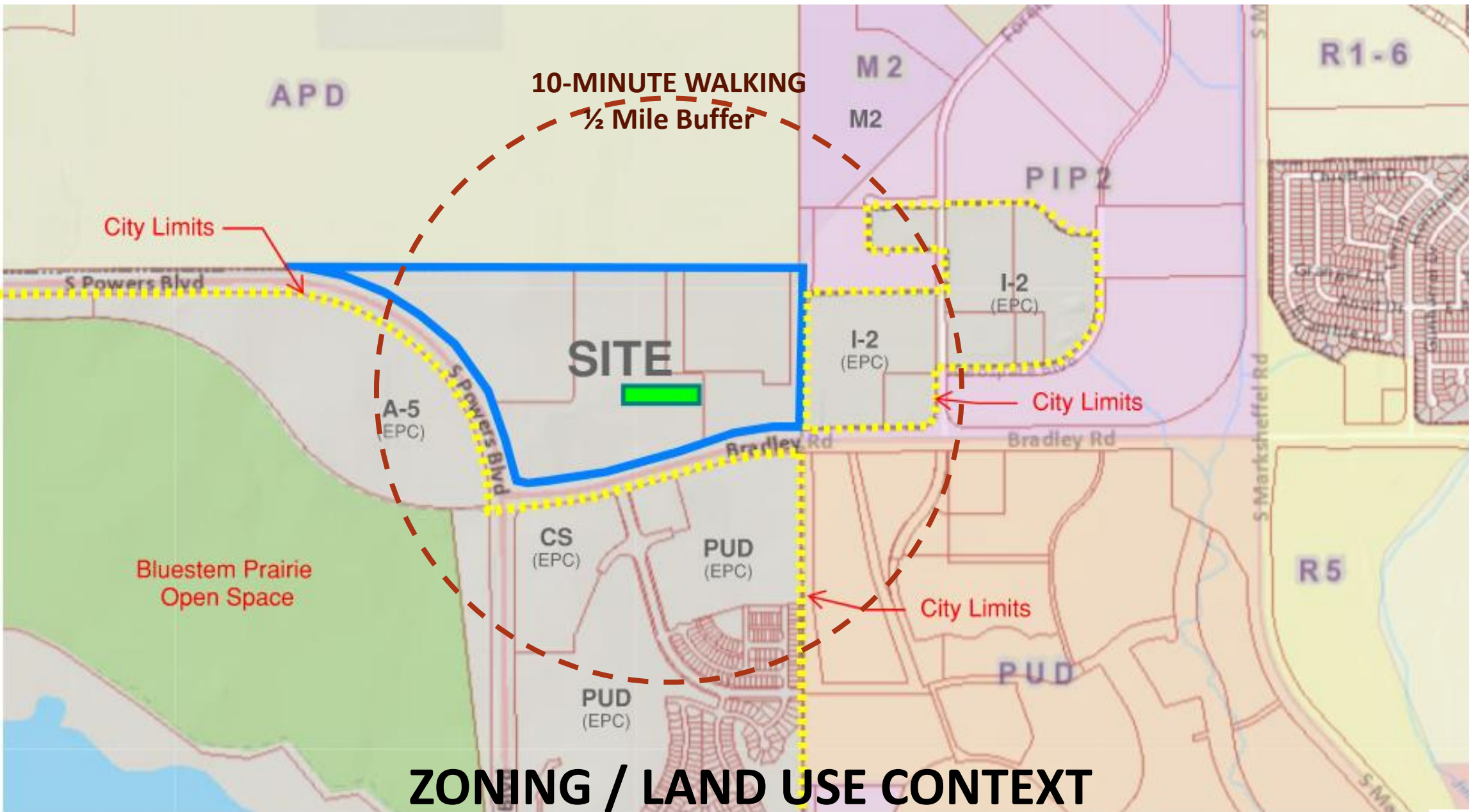
- Planned 116.5 AC
- Access Plan
 - Power Blvd.
 - Bradley Road
 - Foreign Trade Zone (west of)
- South of COS Airport

Project History:

- EPC-Sketch Plan and Zone Change
- Project Development Commitments
- Regional Water System and Widefield District
- Annexation



Villages at Waterview North FUTURE TRAIL AND OPEN SPACE CONTEXT



Overall Parkland Dedication Requirements

Based upon standard 5.5 acres/1,000 population

Master Plan/Concept Plan - Densities	Master/Concept Plan Est. # of Units	Housing Type	Number of Units per Structure	Neighborhood Parkland Dedication per unit (acre)	Neighborhood Parkland Dedication Total (acres)	Community Parkland Dedication per unit (acre)	Community Parkland Dedication Total (acres)	Neigh. + Comm. Parkland Dedication Sum (acres)
Parcel 3: Zone R-5, 25 du/ac max.	300	Multifamily Housing	5-19	0.0048	1.44	0.0058	1.74	3.18
	350	Multifamily Housing	20-49	0.0044	1.54	0.0053	1.855	3.395
Parcel 4: R-Flex-Medium, 5 - 16 du/ac	150	Single-Family Detached	1	0.0066	0.99	0.008	1.2	2.19

Master/Concept Plan Est. Total Number of Units
800

Sum of Neighborhood Parkland Obligation (acres)
3.97

Sum of Community Parkland Dedication (acres)
4.795

Sum of Estimated Parkland Obligation (acres)
8.765

NOTE: There will be a 3.5 acre land dedication and fees in lieu for remainder.



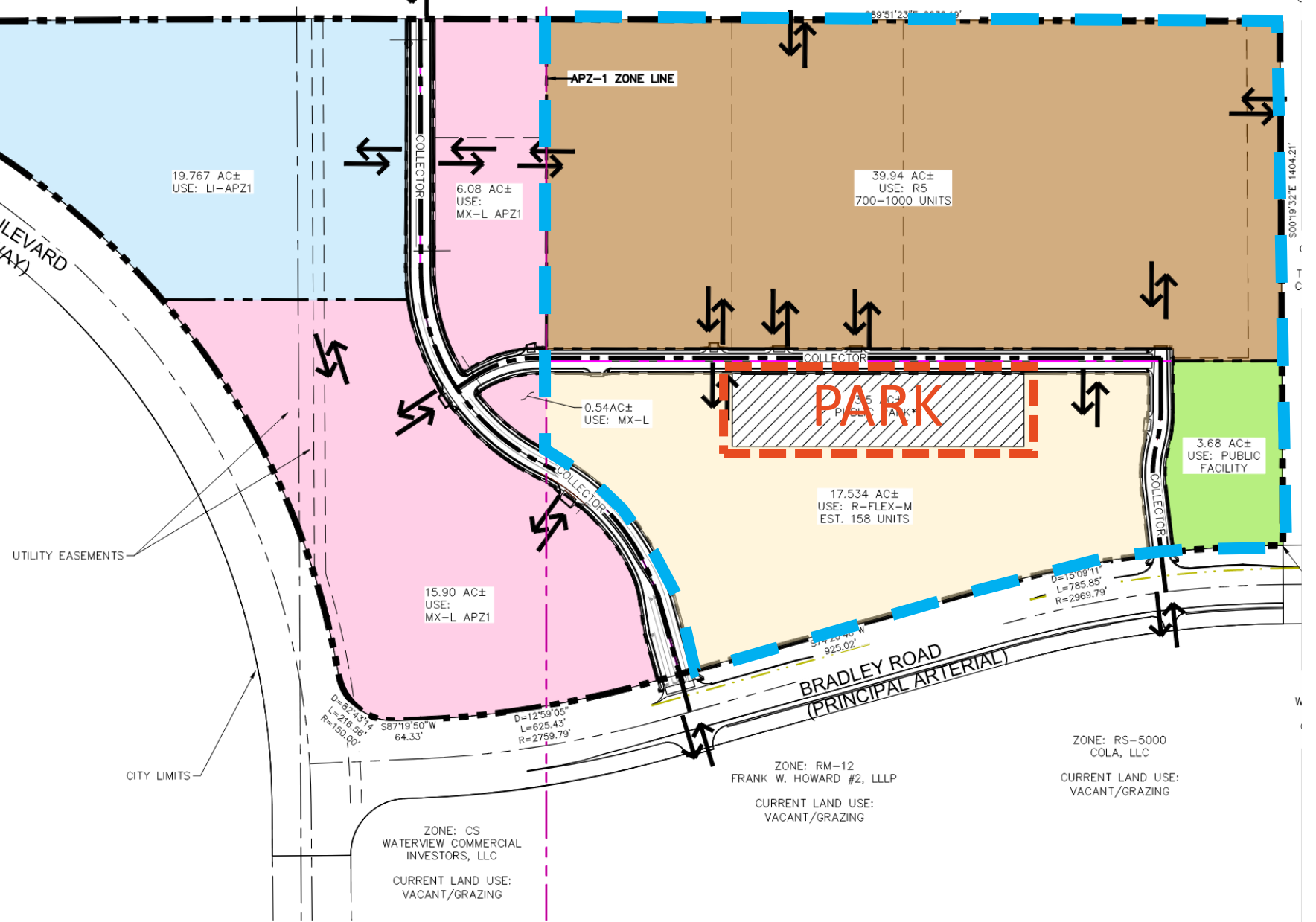
Proposed Concept Plan:

- R-Flex-Med
- R-5
- MX-L-AO
- LI-AO

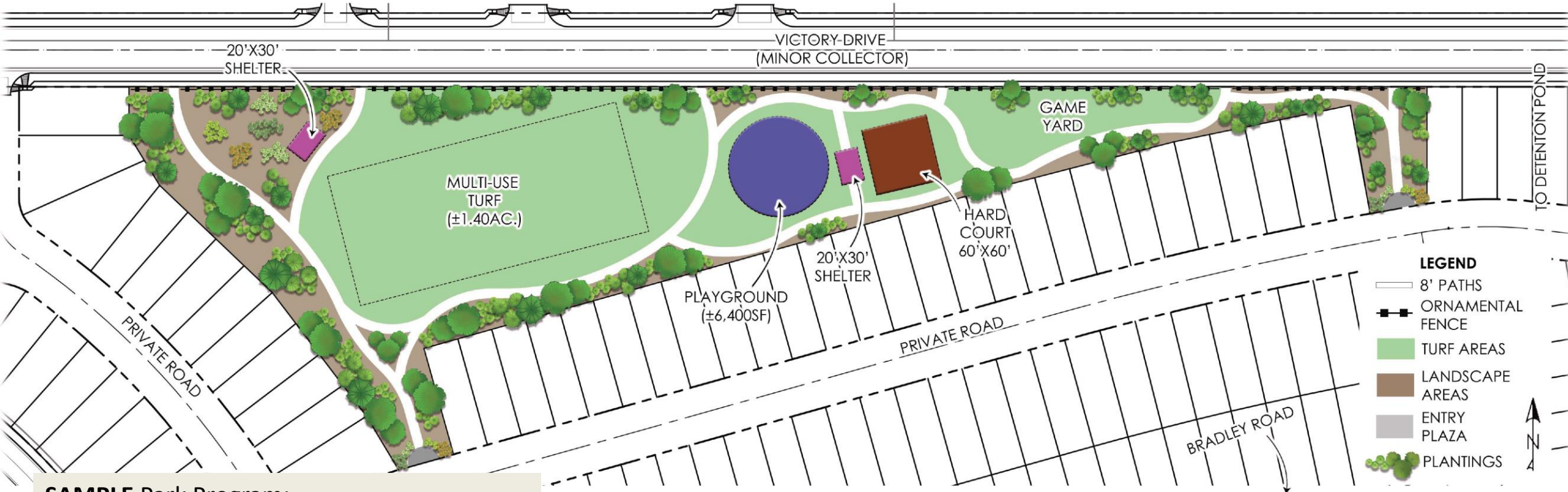
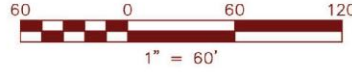
- Drainage/Open Space (4.28ac)
- Parks (3.5ac)

LEGEND

	PROPERTY BOUNDARY
	CENTERLINE R.O.W.
	EXISTING EASEMENT LINE
	PARCEL LINE
	PARCEL LINE
	DISTRICT BOUNDARY LINE
	PROPOSED ACCESS
	PUBLIC FACILITY (PF)
	MIXED-USE LARGE SCALE (MX-L)
	LIGHT INDUSTRIAL (LI)
	RESIDENTIAL FLEX MEDIUM (R-FLEX-M) 5 - 16 DU/AC
	RESIDENTIAL MULTIFAMILY-HIGH (R-5) 25 DU/AC



CONCEPTUAL NEIGHBORHOOD PARK (3.50 AC)



SAMPLE Park Program:

- Playground (6,400 sf)
- Shelter Area (600 sf) x2
- Multi-Purpose Field (1.4 ac)
- Hard Court (3,600sf)
- Game Yard

SAMPLE PARK LAYOUT (Within Area-4)



"MULTI-PURPOSE FIELD"



45 YD X 90 YD
(U12) "MUTLI PURPOSE FIELD"

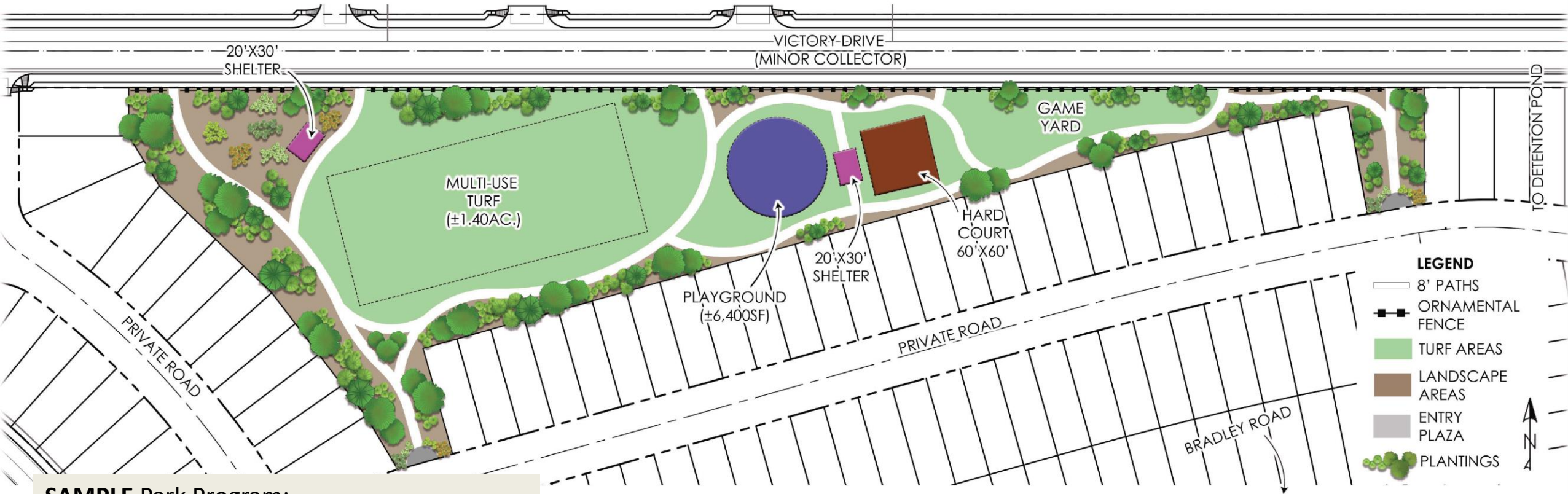


"GAME YARD"



“PLAYGROUND”

CONCEPTUAL NEIGHBORHOOD PARK (3.50 AC)



SAMPLE Park Program:

- Playground (6,400 sf)
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QUESTIONS?

SAMPLE PARK LAYOUT (Within Area-4)

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

Date: August 10, 2023

Item Number: Action Item #1

Item Name: Villages of Waterview North: Land Use Master Plan (Parkland Obligation)

By: Caroline Miller, Parkland Dedication Ordinance Program Administrator

BACKGROUND:

Kimley-Horn and Associates on behalf of CPR Entitlements, LLC, has submitted the Villages of Waterview Land Use Master Plan application to the City Land Use Review office, totaling 116.53 acres of undeveloped ranch land pending final annexation application approval.

The proposed Villages of Waterview North Master Plan is located within El Paso County and has applied for annexation into the city. The location is on the northeast area of the Powers Boulevard and Bradley Road Intersection, east of Bluestem Prairie Open Space.

The master plan application, if approved, would establish all the land uses: a mix of various zones and acreages of industrial, commercial, and mixed residential development. The goal of the project is to develop an integrated patchwork of residential neighborhoods that offer a variety of housing options. The overall Master Plan is estimated to provide approximately 800 residential units. The new residential land use triggers compliance with the Parkland Dedication Ordinance. This parkland obligation can be satisfied through land dedication, fees in lieu of land dedication, an alternative compliance agreement with the Parks, Recreation, and Cultural Services Department, or a combination of these options.

CURRENT STATUS:

The parkland obligation estimate found below uses the average of the proposed density range to estimate total number of units, broken down into three structure types, and multiplied by the associated land rate per ordinance. The land obligation is broken down by the ordinance’s neighborhood and community park requirements, and its total sum.

Parkland Dedication Ordinance Calculations - Villages of Waterview North

Master Plan: MAPN-22-0002

Concept Plan: COPN-22-0002

Parks Advisory Board - Master Plan Date: 7/13/23 & 8/10/23

Parkland Dedication to City 3.5 acres & Fees in Lieu for Remainder

Overall Parkland Dedication Requirements								
<i>Based upon standard 5.5 acres/1,000 population</i>								
Master Plan/Concept Plan - Densities	Master/Concept Plan Est. # of Units	Housing Type	Number of Units per Structure	Neighborhood Parkland Dedication per unit (acre)	Neighborhood Parkland Dedication Total (acres)	Community Parkland Dedication per unit (acre)	Community Parkland Dedication Total (acres)	Neigh. + Comm. Parkland Dedication Sum (acres)
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Parcel 4: R-Flex-Medium, 5-16 du/ac	150	Single-Family	1	0.0066	0.99	0.008	1.2	2.19
	Master/Concept Plan Est. Total Number of Units				Sum of Neighborhood Parkland Obligation (acres)		Sum of Community Parkland Dedication (acres)	Sum of Estimated Parkland Obligation (acres)
	800				3.97		4.795	8.765

The applicant proposes a combination of land dedication for one 3.5 acre neighborhood park to the City of Colorado Springs and fees in lieu of land dedication of 5.26 acres to meet the total 8.765 acres of obligation. Generally, the park size and location meet the Park System Master Plan criteria for a minimum (3.5 acre) neighborhood park size, walkability, street access, and park development potential.

The neighborhood park is situated in the center of the Master Plan, with high density residential (townhomes/apartments) to the north, and lower density residential (single family, duplexes) to the south. The neighborhood park encompasses all the residential areas within a half mile, or 10 minute walk, to the park. The adjacent collector road can accommodate parallel parking, confirmed by Traffic Engineering.

The developer will dedicate the neighborhood park land through a plat application to the City, and they will zone it PK (Public Parks) upon plat. The Neighborhood Park will then be the responsibility of the City of Colorado Springs to construct, operate, and maintain.

Kimley-Horn and Associates on behalf of CPR Entitlements, LLC, requests a recommendation to City Council to approve the Villages of Waterview North Master Plan reflecting an 8.765 acre parkland obligation, met by 3.5 acres of land dedication and 5.26 acres of fees in lieu.

FINANCIAL IMPLICATIONS:

CPR Entitlements, LLC, the developer, proposes to convey one 3.5 acre neighborhood park to the City of Colorado Springs, who will then be responsible to construct, operate, and maintain the neighborhood park. 5.26 acres of remaining obligation will be paid as fees in lieu as lot development progresses (fees to be due at time of building permit).

ALTERNATIVES:

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

STAFF RECOMMENDATION:

Planning staff recommends approval of the Villages of Waterview North Master Plan as meeting the Parkland Dedication Ordinance by combination of providing centrally located neighborhood parkland that will meet a half mile walking distance from all proposed residential development in the Master Plan and paying fees in lieu of land for the remainder of the obligation.

PROPOSED MOTION:

A motion to approve the Villages of Waterview North Master Plan reflecting an 8.765 acre parkland obligation, met by land dedication and fees in lieu.

ACTION NEEDED BY THE BOARD:

A motion to recommend approval, disapproval, postponement, or an amendment to the proposed Villages of Waterview North Master Plan.

PARTIES NOTIFIED OF THIS MEETING:

Jim Houk, Kimley-Horn and Associates
Larry Salazar, Kimley-Horn and Associates
Katie Carleo, Land Use Review Manager
Gabe Sevigny, Planning Supervisor
Lonna Thelen, Parks Development Manager
Connie Schmeisser, Parks Design and Development



OBSERVED USE OF PROSPECT LAKE SUMMER 2023

COLORADO SPRINGS PARKS,
RECREATION, AND CULTURAL
SERVICES

EMMA LOGAN

INTRODUCTION



- Hi! My name is Emma Logan (she/hers)
- Public Interest Fellow from Colorado College
- Continued project from 2022 for iteration project

Observations at Prospect Lake:

- Methods
- Data
- Recommendations to inform future park activations and discussion of motorized vs non-motorized use

METHODS/SCHEDULE



- Categorized day into time blocks
- Conducted hour-long observations in each block on each day twice
- 35 total hours of observation over five weeks
- **5285 total patrons recorded**

A	B	C	D	E	F	G	H
	Monday 6/26	Tuesday 6/27	Wednesday 6/28	Thursday 6/29	Friday 6/30	Saturday, 7/1	Sunday, 7/2
9am-12pm	X			X	X		
12pm-3pm							X
3pm-6pm	X						
	Monday 7/3	Tuesday 7/4	Wednesday 7/5	Thursday 7/6	Friday 7/7	Saturday, 7/8	Sunday, 7/9
9am-12pm						X	
12pm-3pm				X	X		X
3pm-6pm			X		X		
	Monday 7/10	Tuesday 7/11	Wednesday 7/12	Thursday 7/13	Friday 7/14	Saturday, 7/15	Sunday, 7/16
9am-12pm	X	X	X			X	
12pm-3pm		X	X	X		X	
3pm-6pm	X						
	Monday 7/17	Tuesday 7/18	Wednesday 7/19	Thursday 7/20	Friday 7/21	Saturday, 7/22	Sunday, 7/23
9am-12pm				X			
12pm-3pm	X	X	X		X	X	X
3pm-6pm		X		X			
	Monday 7/24	Tuesday 7/25	Wednesday 7/26	Thursday 7/27	Friday 7/28	Saturday, 7/29	Sunday, 7/30
9am-12pm		X	X		X		
12pm-3pm	X		X				
3pm-6pm		X	X	X	X		

RECREATIONAL ACTIVITY MEASURED

- Walking/Running/Biking/Use of Path
- Sitting/Use of Picnic Tables
- Swim/Beach
- Fishing
- Basketball
- Volleyball
- Playground
- **Motorized and Non-Motorized Lake Activity**

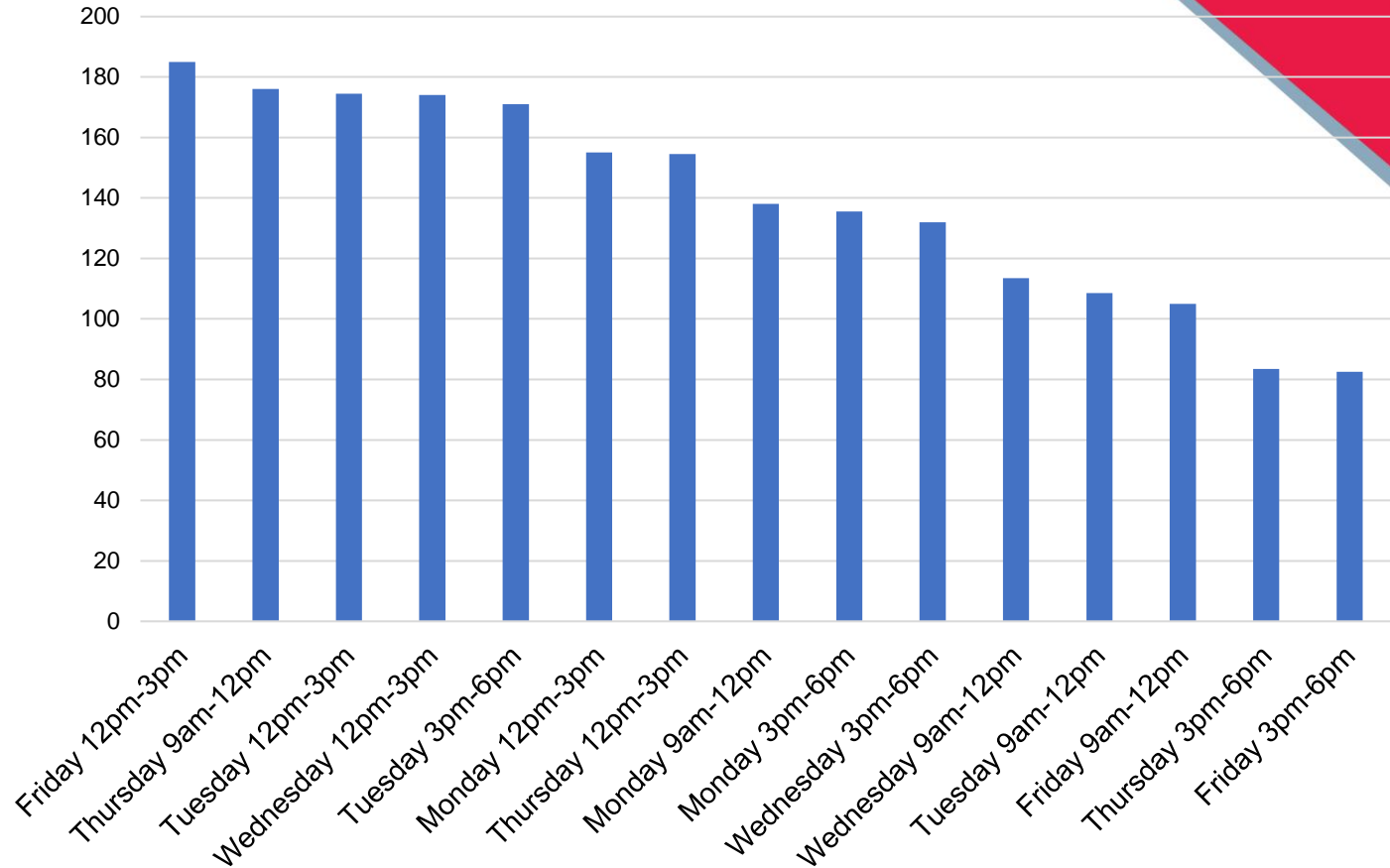


MOST POPULAR WEEK DAYS BY VOLUME

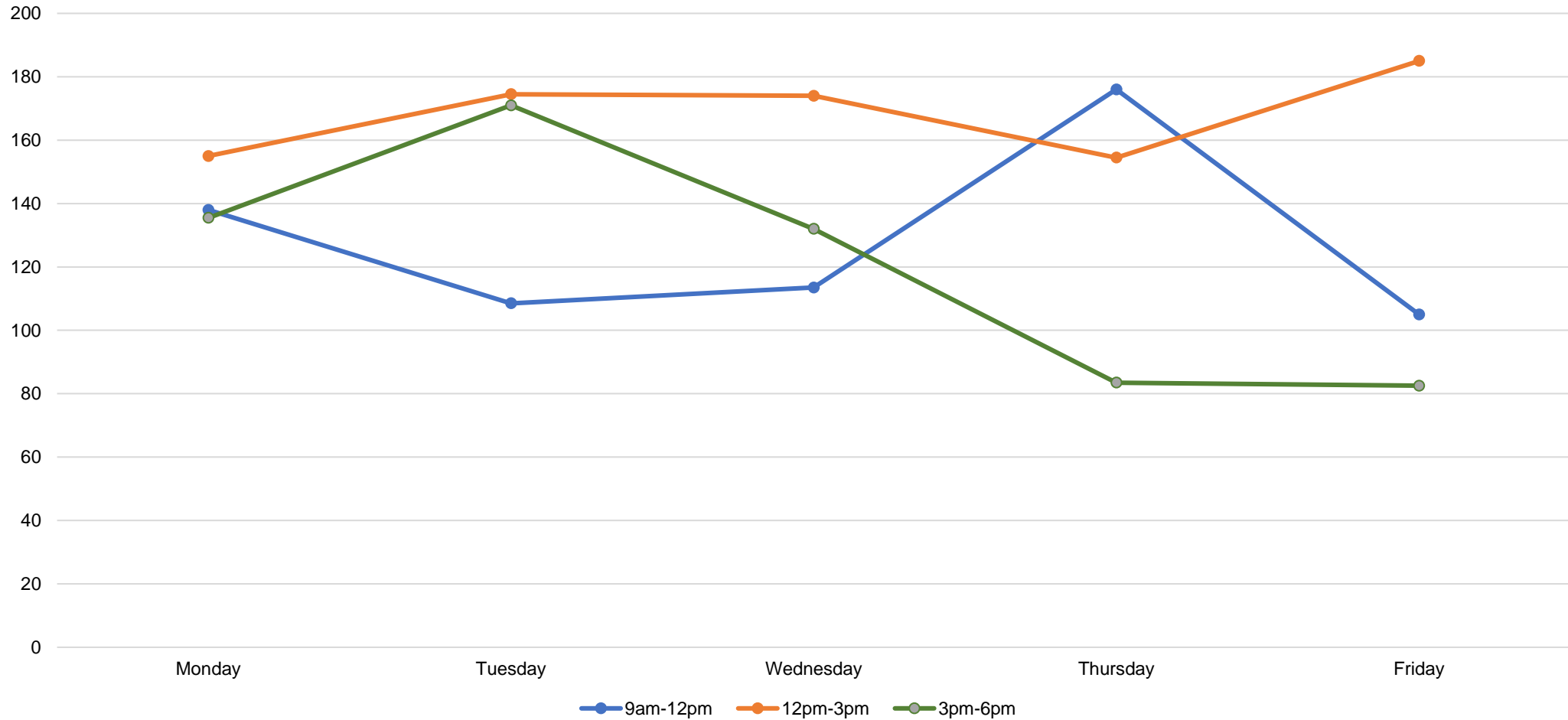


- Fridays 12pm-3pm
- Thursdays 9am-12pm
- Wednesday, Tuesday, Monday, Thursday 12pm-3pm

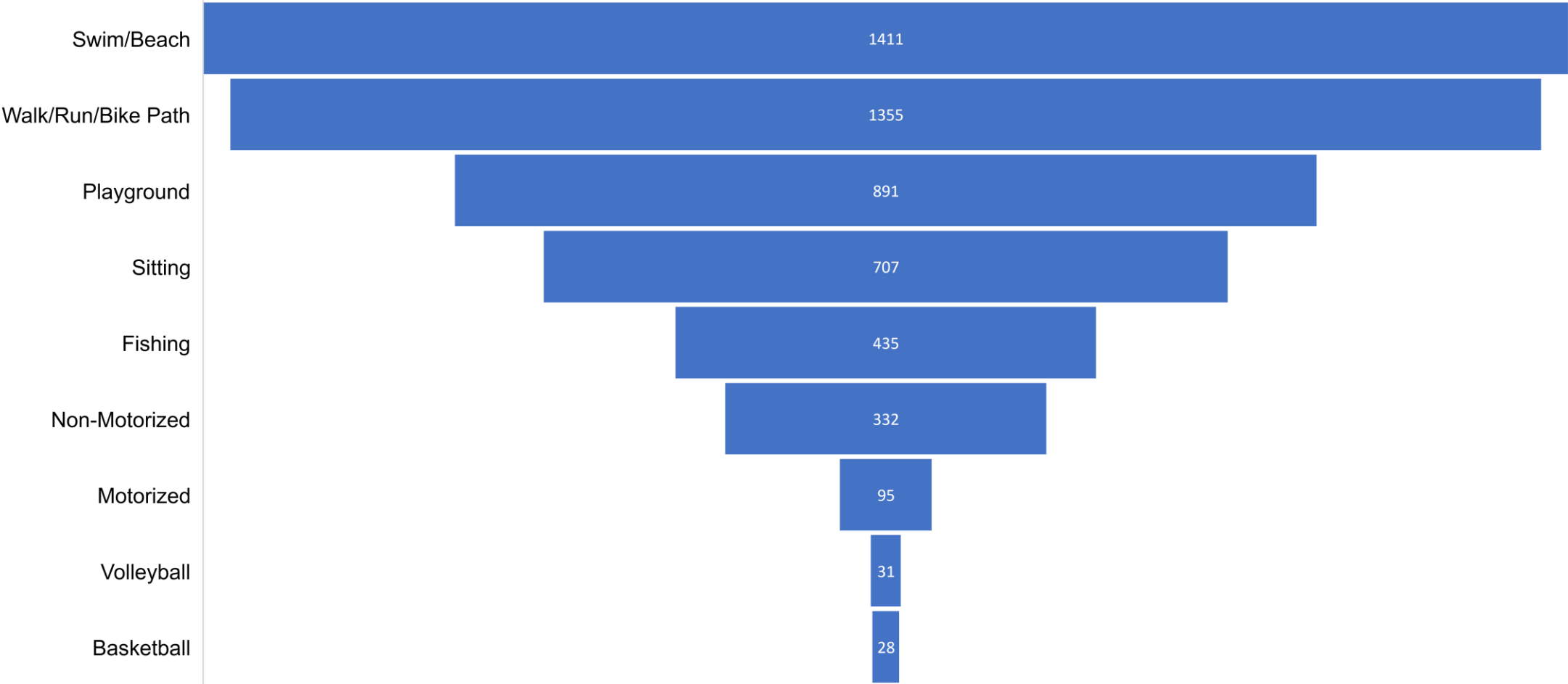
Average # of People at the Park at Various Times



PARK VOLUME THROUGHOUT THE WEEK



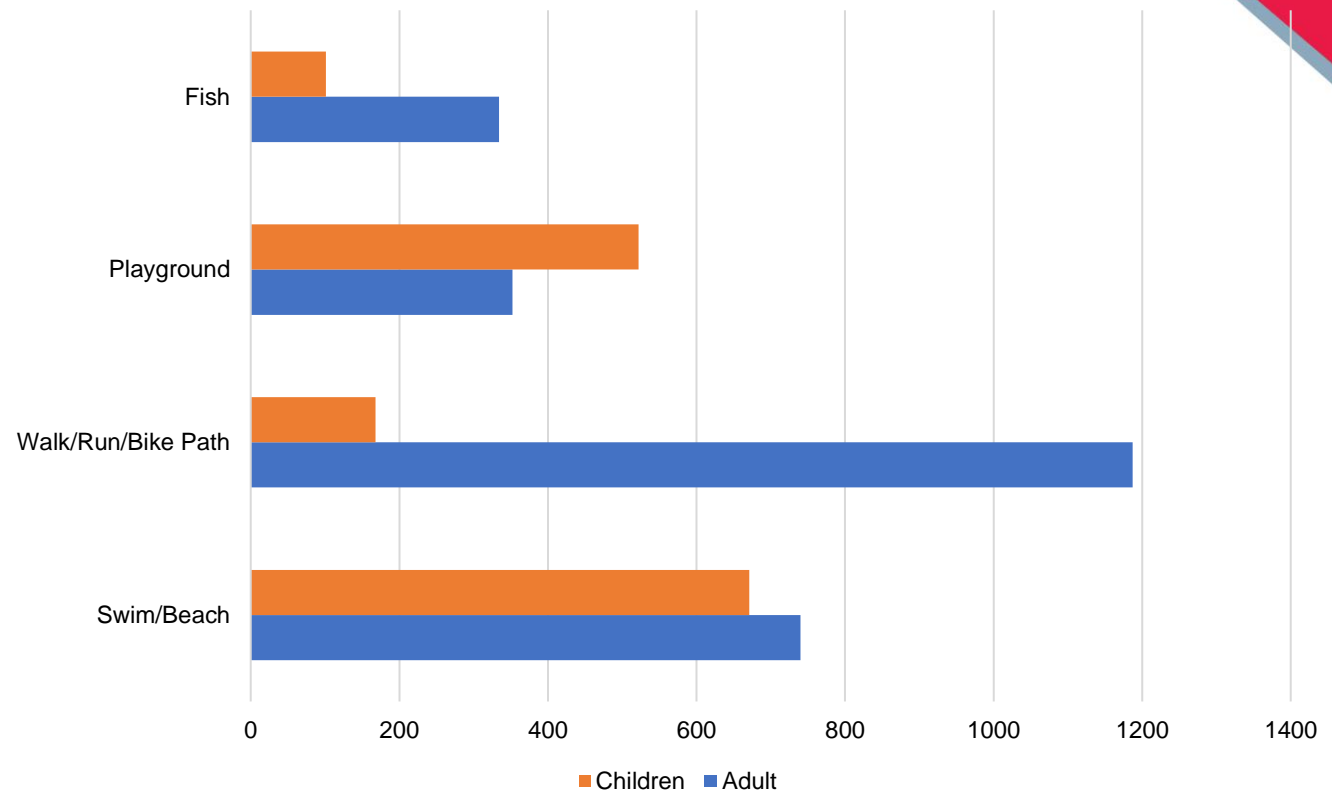
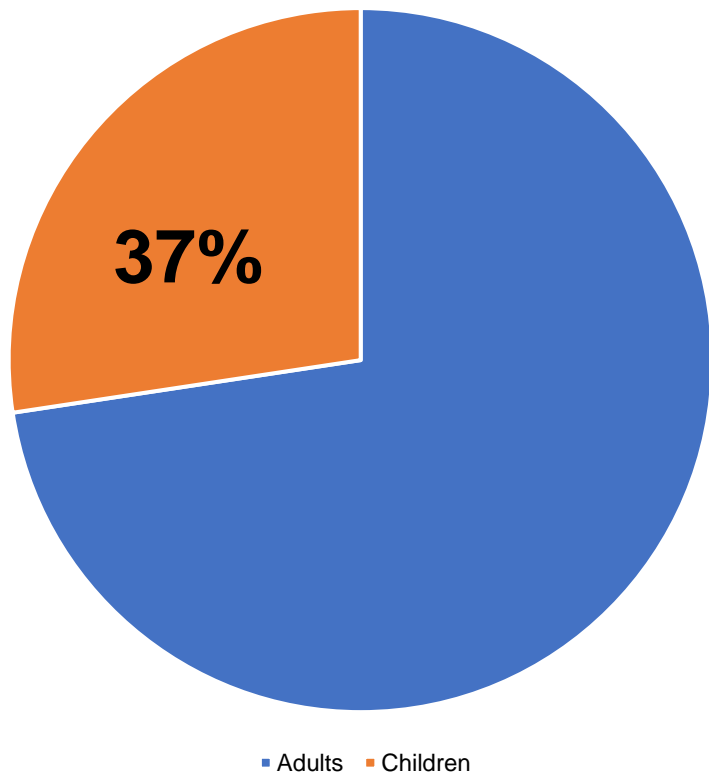
MOST POPULAR ACTIVITIES BY VOLUME



YOUTH VS ADULT VOLUME IN ACTIVITIES

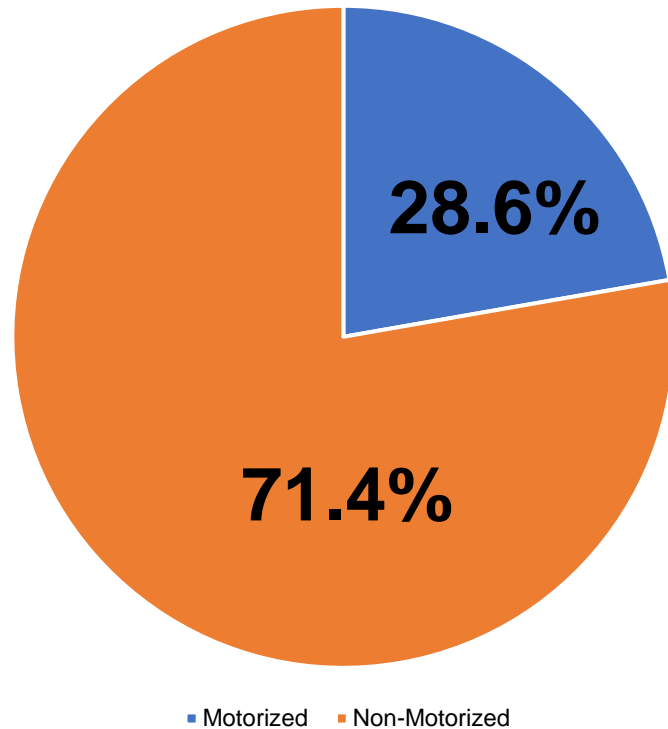


Total Participants - All Observations



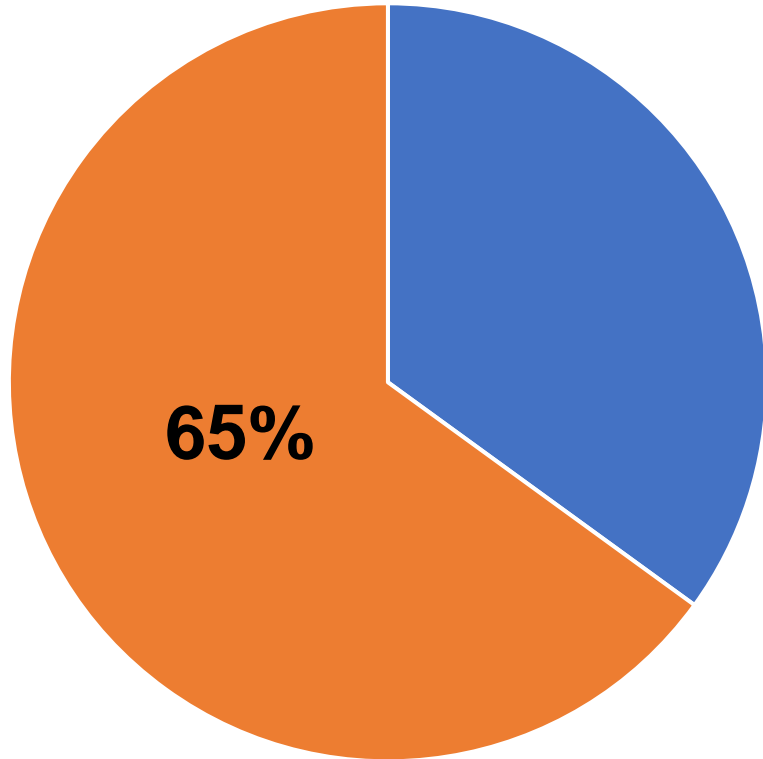
PREVALENCE OF MOTORIZED VS NON-MOTORIZED USE

Lake Usage by Participant



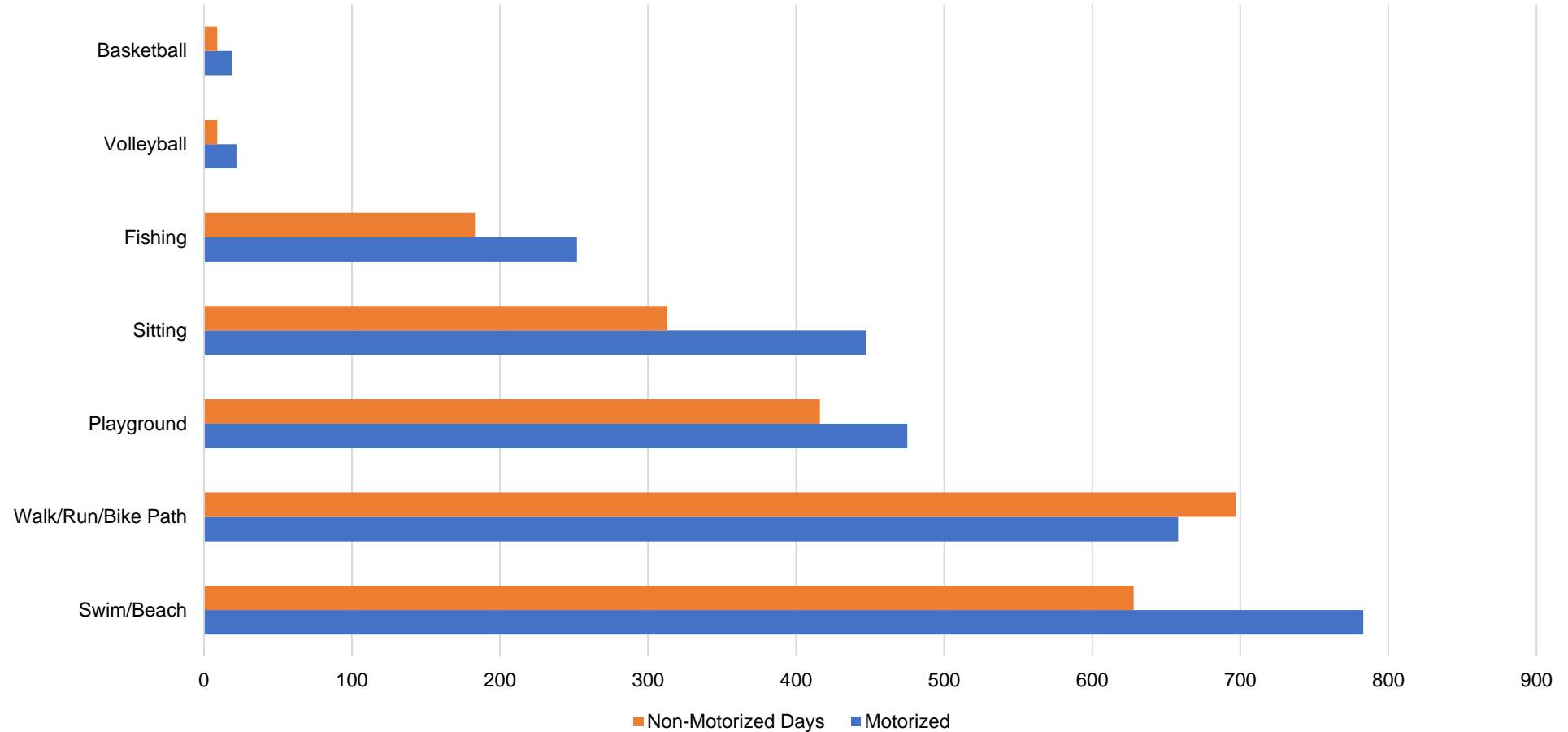
	Motorized	Non-Motorized
Monday All Times	13	22
Tuesday All Times	0	103
Wednesday All Times	63	9
Thursday All Times	1	75
Friday All Times	6	16
Saturday All Times	0	91
Sunday All Times	12	16
Total:	95	332

UNAUTHORIZED NON-MOTORIZED USE



- All observations on motorized days
- Days with unauthorized non-motorized use

MOST POPULAR ACTIVITIES BY VOLUME ON MOTORIZED VS NON-MOTORIZED DAYS



ADDITIONAL QUALITATIVE INFORMATION

- Non-motorized permits are often not being purchased
- Clear confusion between non-motorized and motorized days on part of non-motorized users
- Motorized users are a well-informed and vocal minority
- Enforcement is neither realistic nor wanted by motorized users



RECOMMENDATIONS



- Reevaluate designation of motorized vs non-motorized days (motorized having an extra weekday)
- Increase physical signage dictating rules around lake
- Improve location of signage to areas where patrons enter lake
- Emphasize safety reasoning in signage

QUESTIONS?



THANK YOU!

emma.logan@coloradosprings.gov
or
e_logan@coloradocollege.edu