



**Parks and Recreation Advisory Board  
Meeting Minutes - FINAL  
December 14, 2017**

**Members Present:** Mina Liebert, Gary Feffer, Jason Rupinski, , Carol Beckman, Hank Scarangella, Daniel Bowman, David Siegel, Ron Ilgen, Michael Phan

**Members Absent:** N/A

**Alternates Present:** Brooks Williams

**Alternates Absent:** N/A

**Staff Present:** Karen Palus, Britt Haley, Kurt Schroeder, Kim King, Christi Mehew, Connie Perry, David Deitemeyer, Tilah Larson

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**Called to Order:** Board Chair Mina Liebert brought the meeting to order at 9:02a.m.

**Announcements**

Allen Beauchamp, Bike Colorado Springs, stated he has bicycled with hundreds of people around the Legacy Loop and has received feedback that the signage needs to be improved. Colorado Springs Forward generously donated money towards the purchase of the signs and last Saturday twenty one signs were installed with the help of Colorado Springs Leadership Institute and community volunteers. This is the initial stage of the Legacy Loop signage package.

**Approval of Minutes** – November 9, 2017

**Motion:** A motion to approve the November 9th, 2017 minutes with the revisions submitted by Mina Liebert. Gary Feffer and Jason Rupinski abstained from voting due to being absent from the November meeting.

1st – Hank Scarangella, 2nd – Carol Beckman, Approved, Unanimous

**Action Items**

**The Farm – Land Use Master Plan Amendment, Filing No.5** (Presented by Connie Perry, Landscape Architect and Cody Humphrey, La Plata, Director of Planning)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: an overview; site aerial displaying existing vegetation and land forms to be preserved; the 2014 approved The Farm Master Plan; 2017 proposed

master plan amendment; park credit calculation; park amenities and trails map; park credit exhibit; 2017 coordinated park credit calculation; and a summary.

The Farm consists of approximately 475 acres of land between Interstate 25 and Voyager Parkway, located on the west side of Voyager Parkway at Ridgeline Drive. The Parks and Recreation Advisory Board last took action on this Master Plan in 2014 and approved an amendment to maintain the original 50 foot trail corridor along Black Squirrel Creek (approximately 14.57 acres) with multiple park sites creating a linear park concept totaling 21.86 acres.

La Plata Communities, LLC has submitted to the City Planning and Community Development Department a Land Use Master Plan Amendment application. The proposed Master Plan reduces the parkland obligation from 21.83 acres to 17.80 acres based upon the revised final densities of the approved Filings 1-4, proposed Filing 5; and newly estimated densities for future Filings 6 and 7.

The new parkland configuration eliminates one prior park site (the bike park). The park spaces to receive credit are: Overlook Park (2.89 acres), Knoll Park (0.36 acres), Filing 5 (south) pocket park (0.13 acres), Homestead Park (1.27 acres), Swing Park (0.20 acres), Slide Park (5.66 acres); and an ADA accessible City Tier 2 public trail corridor plus a Tier 2 soft surface trail (combined to satisfy the original 50 foot public trail corridor obligation). Combined with the entire interior community trails and open spaces, the community will far exceed the City Parkland (17.8 acres) obligation. These park sizes are being finalized with each plat application approval.

Staff has requested that La Plata Communities, LLC bring forward in 2018 the completed park master plan designs for the full 17.8 acres to ensure amenities within the overall linear park fully meet the Park and Trail Master Plan intent.

Board member Daniel Bowan stated he had concerns about the bike trail being near the creek and that there is not a concrete trail designed to go under Interstate 25. Based on the Parks Master Plan this creek is identified as a greenway. He is concerned that this is not honoring the current plan and improving safety. Connie Perry stated that because the trail splits, the soft surface trail will be along the creek; however, the trail is not low near the creek. Cody Humphrey stated the creek corridor is Prebbles Meadow Jumping mouse habitat that is endangered and they are not allowed to have access to this area. The trail corridor transitions from soft surface to concrete. There will be mature vegetation that will run next to the trail and then there is a steep grade down to the creek. All trails will have proper signage for users. He would like to have the Parks and Recreation Advisory Board go on a tour of the area to gain more perspective of the project.

Daniel Bowan stated cyclists are stressing the importance to be more away from streets and roads. He stated the master plan focuses on safety near greenways and this project is pulling away from this aspect. Connie Perry stated the La Foret trail is almost completely paved.

**Motion:** A motion approving The Farm Master Plan Amendment revising the parkland obligation from 21.83 acres to 17.80 acres of parkland. This will include the City Public Tier 2 Black Squirrel Creek Trail (the combined ADA accessible and soft surface trail alignments to satisfy the original single 50 foot trail corridor).

1<sup>st</sup> – Carol Beckman, 2<sup>nd</sup> – Ron Ilgen

- 8 yays - Mina Liebert, Gary Feffer, Hank Scarangella, Ron Ilgen, Jason Rupinski, Carol Beckman, Michael Phan, David Siegel
- 1 nay – Daniel Bowan
- Approved 8 to 1

**Garden of the Gods Restrooms** (Presented by David Deitemeyer, Park Planner)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: the project team; 1994 Master Plan; project goals; public engagement process; public comment to date – existing facilities; public comment to date – proposed facilities; public comment to date – restroom features important to visitors and top restroom design features; project locations – overview map; north main parking lot – existing conditions; north main parking lot – existing conditions; north main parking lot - option 1; north main parking lot – option 2; north main parking lot – option 3; north main parking lot – preferred option; central garden – parking lot 7 – existing conditions; central garden – parking lot 7 – option 1; central garden – parking lot 7 - option 2; central garden – parking lot 7 - option 3; central garden – parking lot 7 - option 4; parking lot 10 south garden – preferred option; parking lot 10 south garden – existing conditions; parking lot 10 south garden - option 1; parking lot 10 south garden- option 2; parking lot 10 south garden – option 3; parking lot 10 south garden – option 4; parking lot 10 south garden – preferred option; Scotsman picnic area – existing conditions; Scotsman picnic area – option; architectural standards; architectural inspiration; restroom systems; and recommendations.

The proposed Garden of the Gods Restroom Facility plan includes the demolition and reconstruction of the two existing restroom buildings in the park as well as the addition of two new restroom buildings within the Garden of the Gods to better serve the park users and meet the visitor demand. The recommended location of the two new restroom facilities are near Parking Lot 7 at the Central Garden and in the South Garden Parking Lot 10.

The City of Colorado Springs selected RTA Architects to create the Facility Improvement Plan focusing on the public process for selecting locations for the new restrooms as well as providing architectural design and construction drawings for the new buildings. The project began in the late summer of 2017 with the goals identified to increase restroom facility capacity with growing visitor demand, create facilities that blended architectural designs with the natural environment of the park, and improve the park visitor experience.

The public process included two stakeholder meetings, Parks, Recreation and Cultural Services staff interviews, tribal consultation, an online survey, an in-the-park survey, and two community meetings. The public process collected feedback on users' opinions of the existing facilities, desired restroom amenities and features, design features and preferences on locations in the park for new facilities. There is strong community support for facilities that are low in maintenance, highly durable, conservation-minded and architecturally blended with the natural setting of the park.

The recommended locations are:

- **North Main** – This facility is supported and recommended for demolition and reconstruction of a new facility. This is the only location in the park with water service and sanitary sewer. The new facility is being recommended for enlargement, providing more capacity for park users. The existing informational kiosk is being recommended for removal to improve the view shed of the rock formations with relocation of the interpretive panels closer to the restroom building.
- **Scotsman Picnic Area** – This facility is supported and recommended for demolition and reconstruction of a new facility, available for year round use. The building is served by an existing water main and is currently on a septic sewer. Additional sidewalks are being considered for improved connectivity between the two parking lots and the restroom facility.
- **Central Garden Lot 4** – This site is located near the former Hidden Inn and adjacent to Parking Lot 4. The optional location was selected for consideration because of its proximity to the parking lot with accessible parking stalls, the proximity to the existing water main that served the Hidden Inn as well as its adjacency to the Perkins Central Garden Trail. This option was considered against the Central Garden Lot 7 location. Through the majority of the public process, feedback indicated that this location was less desirable when compared to the proposed location near Lot 7. This location was less desirable due to concerns of high visibility of the facility from the scenic overlook at pull off #3. Additionally, this portion of the Perkins Central Garden Trail was less traveled than the alternative site near Lot 7.
- **Central Garden Lot 7** – This site is located near Parking Lot 7 on Juniper Way Loop. The proposed site is along the Scotsman Trail (which provides access to the southwest sections of the park), adjacent to the Perkins Central Garden Trail and near the Three Graces and Cathedral Spires rock formations. The trails and rock formations within this location are very popular and frequently visited. During the second community meeting, more concern was expressed concerning a facility in this location due to additional impacts to previously undisturbed native areas as well as building visibility and viewshed concerns. Park Staff believes that these recent concerns can be addressed with the strategic architectural design and building placement. It is important to note there are no existing utilities in this location.
- **South Garden Lot 10** – Located in the second largest parking lot for the Garden of the Gods, this facility was identified to serve park users in the southern portions of the park. Parking Lot 10 serves as the trailhead to the Garden of the Gods Mountain Bike Area as well as overflow parking for the Central Garden. There is an existing water main in the

vicinity that can be utilized. Through the public process there was support to integrate the new building with the existing information kiosk at the north end of the parking lot.

The 2016 Parks, Recreation and Cultural Services Budget included \$470,000 for the Garden of the Gods Restroom Facility Improvement Plan. The architectural services are being funded with this budget allocation. Full implementation of the Garden of the Gods Restroom Facility Improvement Plan will require additional funding.

The public preferred the following areas and options: the North Main Parking Lot - option 3; the Central Garden Parking Lot 7 - option 1; and Parking Lot 10 South Garden - option 2.

Board member Jason Rupinski asked if there will be any expansion of parking and if the infrastructure can handle the increased number of stalls. David Deitemeyer stated they are just addressing the restrooms at this time which will provide facilities for users of the park. There is a six inch sewer line that runs through the area that can handle the capacity and there are no concerns regarding water.

Board member Ron Ilgen inquired about:

- Why was the North Main – option 4 ruled out. David Deitemeyer replied that it was due to viewshed concerns and the majority of the traffic is in the southern part of the garden and Option 2 seemed to be a more appropriate location.
- The possibility of more handicap parking. David Deitemeyer stated that there could be consideration for more parking spaces in Lot 4 and Lot 7.
- The option of considering a restroom at Rockledge Ranch due to it being a future shuttle stop. David Deitemeyer said it was too early in the shuttle study to determine this as a possible location.
- Board member Hank Scarangella asked about what future discussions will occur regarding the designs and will any design options come back to the Parks and Recreation Advisory Board for consideration. David Deitemeyer stated there will be conversations with stakeholders and maintenance staff regarding architectural designs and he can provide updates to the Board.

Board member Gary Feffer inquired about security plans, specifically cameras outside the restrooms. David Deitemeyer stated there has been some internal discussion regarding security and he could see the need for cameras to be installed outside the facilities. The parking lots already have cameras in place.

Board member Daniel Bowan stated he is impressed with the work that has been done on this project and the public process. He would like to know going forward about shuttle stops for the restrooms, if urinals are being used at top capacity and he would like to see the designs once they are completed. He agreed with some of the public comments regarding the logistics of the shade and sitting areas.

Board member David Siegel stated he supports both locations and would like to be involved in the design aspect of the project. He would like to see improvement of the drinking water in the park. David Deitemeyer said this topic has not been discussed specifically; however, as the project moves forward many comments will be received and addressed and he can continue to provide this information to the Board.

Board member Daniel Bowan asked what is the rationale in moving forward on this project before the transportation study is complete. David Deitemeyer replied it is a necessity due to public concern. This is a process with many steps and there will be some overlap with the transportation study.

Board member Gary Feffer asked the Board if it is being suggested that they want a voice in the design process. He shared his concern that they have hired RTA Architects and they specialize in the design process. He was not saying the Board shouldn't have a voice; however, when all this work is performed he is concerned if the Board comes back and scrutinizes the design.

Board member David Siegel stated he would like to see the design and the chosen locations. The location will be effected by the actual design of the facilities and he was not suggesting nitpicking the designs.

Board Chair Mina Liebert stated board members can provide input at public meetings and the Parks Department can bring the architectural renderings to the board for additional feedback when they are completed. Hank Scarangella and Carol Beckman are the board representatives for this project and can keep the board updated. David Deitemeyer mentioned the information will be posted on the website and an email newsletter will be sent to the project email distribution list.

Board member Michael Phan asked if the discussion regarding Lot 7 was about it being a high traffic area versus the appropriateness of building on the site. David Deitemeyer stated there were very limited concerns about the impact of this location and focus was more on the proximity of the trail. Michael stated he would like to minimize the amount of building in the park and look at building a new structure versus how much traffic there is to demand this need. He favors Lot 10 and is not in favor of Lot 7. David Deitemeyer replied alternatives can be suggested and motions can be amended.

Board member Carol Beckman stated the previous shuttle discussion was in regards to having the shuttle go from Rockledge Ranch to the Nature and Visitor Center as they want users to come to the Visitor Center first to get information prior to entering the Garden of the Gods park.

Board member Carol Beckman asked if Lot 7 could have a restroom but not a shade structure which would reduce the visual impact. David Deitemeyer stated this can be considered and the options that are selected are not firm. This is an analysis needed for feasibility consideration; however, the general consensus has been considered.

Board member Hank Scarangella stated they plan to work on one of the facilities before this summer and inquired if there is a schedule for the rest of the facilities to be completed. David Deitemeyer replied they are trying not to have too much impact on park users and some facilities should be completed next Fall.

Kurt Schroeder asked the Board to keep in mind the 4 million people that visit the park each year and not having enough restrooms. The question the Garden of the Gods maintenance staff continues to get on a daily basis is “where are the restrooms” so it is imperative that this project continues to move forward.

Board Chair Mina Liebert stated the vote is to determine if the Board wants an amendment to the Garden of the Gods Master Plan.

Motion: To approve the Garden of the Gods Restroom Facility Improvement Plan, and amend the Garden of the Gods Master Plan to allow for the addition of two new restroom facilities located near Parking Lot 7 at the Central Garden and in South Garden Parking Lot 10.

Michael Phan amended the motion to approve Lot 10 and not approve Lot 7 therefore bringing the number of restroom facilities constructed from four down to three. He expressed the desire to have the Scotsman Picnic Area restroom location larger and more robust. David Deitemeyer stated he was not sure if it could be made larger. The motion was not seconded by a board member.

1<sup>st</sup> – Carol Beckman, 2<sup>nd</sup> – Hank Scarangella

- 8 yays - Mina Liebert, Gary Feffer, Hank Scarangella, Ron Ilgen, Jason Rupinski, Carol Beckman, Daniel Bowan, David Siegel
- 1 nay, Michael Phan
- Approved 8 to 1

**Ceremonial items** (10:00 a.m. time certain)

**Timberline Thank You** (Presented by Tilah Larson, Senior Grant Analyst) A shadow box was presented to Tim Emick for his generosity and support of the Parks, Recreation and Cultural Services 2018 calendar as well as the entire Timberline Landscaping’s team for their dedication and hard work on the completion of Phase III of the Manitou Incline.

**Austin Bluffs Trail Restoration- Rocky Mountain Field Institute, Tapis Associates and Volunteers for Outdoor Colorado** (Presented by David Deitemeyer) Awards were presented to Priscilla Marbaker (TAPIS Associates), Jennifer Peterson, Joe Lavorini, and Molly Mazel (Rocky Mountain Field Institute) and Eric Folk (Volunteers for Outdoor Colorado) for their incredible restoration work on the Austin Bluffs Trail.

[Link to PowerPoint presentation](#)

## **Presentations**

**The Sands – New Master Plan Parkland Obligation** (Presented by Connie Perry, Landscape Architect, Jason Alwine, Thomas & Thomas, and Jeff Mark, Landhuis & Company)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: a vicinity map; Colorado Springs master plan trail priority recommendations; The Sands Master Plan site data chart; and Park Land Dedication Ordinance requirements.

**Budget Update** (Presented by Karen Palus, Parks, Recreation and Cultural Services Director)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: Parks, Recreation and Cultural Services budget history; 2018 general fund position and operating increases; and 2018 City-Wide budget impacts.

**Lake Usage Hours** (Presented by Kim King, Recreation and Administration Manager)

[Link to PowerPoint presentation](#)

The PowerPoint presentation included: lake scheduling, Memorial Park; user schedule – motorized vs non-motorized; current schedule at Quail Lake; current 2017 schedule for Prospect Lake - motorized and non-motorized hours; proposed 2018 schedule options - scenario A, B, C; change in hours; input and concerns; safety on the lake; enforcement of rules; how can we make prospect lake a more enjoyable experience; looking ahead; additional 2018 enhancements; and questions.

Getty Huhn, citizen, stated she has been swimming in Prospect Lake for 15 years and hopes the swimming activities will continue for families.

Becky Leinweber, Co-Director Pikes Peak Outdoor Recreation Alliance, stated that the types of users of the lake need to be recognized and it would benefit the community to have more non-motorized time on Prospect Lake. Safety is an issue and when there is more activity and improvements are made to the lake usually less security is needed.

Andrew VanDerWege, Go West Camps owner, stated his business only uses Quail Lake due to safety concerns as there is not any motorized use on this lake. He said Prospect Lake is not necessarily appropriate and large enough for motorized use and hopes that the Board considers less motorized use in the future. The lake is in need of some shoreline improvement for boat launching and signage that designates areas and their uses.

Jacob Figueroa, Standup Paddle Board (SUP) Colorado Springs owner, stated that the season was only thirty to forty days long; however, hundreds of people participated in activities this



past season on the lake. His business had a 70% increase over last year and he is in favor of the Tuesday, Thursday and Saturday schedule. This schedule offers them to use of the lake fifty percent of the time.

**Code Scrub Update** (Presented by Karen Palus, Parks, Recreation and Cultural Services Director)

This presentation was moved to the January 2018 meeting.

**Board Business**

Ron Ilgen said he attended a North Cheyenne Canon meeting and the interpretive presentation was very good and impressive in regards to the two facilities, Starsmore Visitor and Nature Center and Helen Hunt Falls Visitor Center. The presentation did bring up what is the purpose of this park – is it a local park for hiking and biking or is it a tourist destination. He asked if the Park staff would like to comment on the articles in the paper regarding the Strawberry Hills appraisal. Britt Haley stated that the City Attorney’s response was on Tuesday and the appraisal itself was not faulty and the only thing determined was the work file did not have enough documentation to support one element of the appraisal. The core question being raised by concerned individuals is that they believe the comparable analysis should have been based upon development potential criteria. Council Member Don Knight responded that due to the conservation easement and public access the area will never be under development.

Hank Scarangella stated he heard that the Olympic City photo frame has been installed in Garden of the Gods Park. Mrs. Suthers during the citizen comment portion of the February Parks and Recreation Advisory Board explained the concept of putting these frames around the City for users to take a picture. He asked why it didn’t require any master plan consideration before implementation. Kurt Schroeder, Park Maintenance and Operations Manager, stated it has been installed. They looked at the Master Plan and believed the installation of the frame was appropriate and it did not change any uses of the park. Hank stated it was during the citizen comment portion and a presentation was not on the agenda. He said it was inappropriate for the frame to be installed without a presentation given to the Board as well as a public engagement process. In addition, he said anything to do with Garden of the Gods Park and the Master Plan should be discussed prior to implementation. Kurt Schroeder replied that it is not a permanent structure and it doesn’t change the use and felt it enhances the user’s experience of the park. Hank stated he disagreed with Kurt Schroeder’s opinion.

**Adjournment**

Motion: Move to adjourn at 12:14 p.m.

1<sup>st</sup> – David Siegel, 2<sup>nd</sup> – Carol Beckman, Approved, Unanimous